



Current Planning Department

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Planning Commission
From: Dan Symer, AICP, Senior Planner
Through: Tim Curtis, Planning Commission Liaison
Date: May 26, 2010
Re: May 26, 2010 Scottsdale Healthcare Osborn Medical Center

Please see the attached stipulations. At the request of staff, and accepted by the applicant, stipulation 26 was incorporated for additional clarification as it relates to the a twelve (12) inch water line in East Osborn Road from Scottsdale Road to N. Drinkwater Blvd., which is a requirement of Master Basis of Design Reports (Water and Wastewater).

150' FEET PC
RECOMMENDATION

Architects: current condition
Hobby Berg - helpful
To uniform and not
frictional.
Shannon Focus on Better
Architectural

Fed. + ADULT condition
ALSO HELP
+ Increase Ped Access.

Schmitt
Hensley: OK

**Stipulations for the Zoning Application:
Scottsdale Healthcare Osborn Medical Center
Case Number: 10-ZN-2009**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

SITE DESIGN

1. **CONFORMANCE TO THE AMENDED DEVELOPMENT STANDARDS.** Development shall be in conformance with the Amended Development Standards submitted by Scottsdale Healthcare, with the city staff date of 03/24/2010, attached as Exhibit A, which is on file with the City Clerk of The City of Scottsdale and made a public record by Resolution No. 8237 on July 6, 2010. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
2. **ANCILLARY USE LISTING.** Development shall be in conformance with the Scottsdale Healthcare Osborn Medical Center List of Ancillary Uses submitted by Scottsdale Healthcare, with a city staff date of 03/24/2010, attached as Exhibit B, which is on file with the City Clerk of The City of Scottsdale and made a public record by Resolution No. 8237 on July 6, 2010. The Zoning Administrator may allow analogous uses to the List of Ancillary Uses.
3. **CONFORMANCE TO THE DEVELOPMENT PLAN.** Development shall be in conformance with the "Development Plan Scottsdale Healthcare Osborn Medical Center" submitted by Scottsdale Healthcare, with the city staff date of 03/24/2010, attached as Exhibit C, which is on file with the City Clerk of The City of Scottsdale and made a public record by Resolution No. 8237 on July 6, 2010. Other than changes to the Environmental Design Plan and Design Guidelines that are required by the Development Review Board, any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
4. **ENVIRONMENTAL DESIGN PLAN AND DESIGN GUIDELINES.** The owner shall obtain approval of the Environmental Design Plan and Design Guidelines from the Development Review Board prior to any new Development Review Board application for a new building, or building modification or expansion.
5. **MASTER SIGN PLAN/PROGRAM.** Any new and/or amended Master Sign Program and/or signs shall conform to the sign standards of the Scottsdale Healthcare Osborn Medical Center Master Sign Plan submitted by Scottsdale Healthcare, with the city staff date of 03/24/2010, which is included in attachment, Exhibit C which is on file with the City Clerk of The City of Scottsdale and made a public record by Resolution No. 8237 on July 6, 2010.
 - a. Unless a revised Master Sign Program is approved by the Development Review Board, all signs shall be consistent with the existing city approved Master Sign Program, 5-MS-2000, as amended prior to July 6, 2010.
6. **MAXIMUM FLOOR AREA RATIO (FAR).** Except as permitted in the Amended Development Standards, the maximum FAR shall not exceed 0.9, exclusive of residential,

based on the total net lot area of Scottsdale Healthcare Osborn Medical Center. The FAR shall not be amended without a separate public hearing by the Planning Commission and the approval of the City Council.

7. **MAXIMUM DENSITY.** The maximum allowable residential density shall conform to the density allowance as provided in the Downtown District. The maximum density shall be based on the total net area of the Scottsdale Healthcare Osborn Medical Center.
8. **PARKING REQUIREMENTS.** The owner shall submit an update to the parking master plan with each new or building expansion that intensifies the parking requirements. The requirements for parking shall conform to the ratios indicated in the City Council approved parking plan of the development plan, unless less restrictive requirements are permitted by the zoning ordinance. The Zoning Administrator or designee shall have approved any updated parking master plan prior to a Development Review Board approval, if applicable, or the issuance of a building permit if a Development Review Board approval is not required. The plan shall include locations and number of parking spaces provided within the development site.
9. **PUBLIC PARKING.** With the submittal of the updated parking master plan, the owner shall identify the location of any displaced public parking that is within North Wells Fargo Avenue and East 4th Street Public Motorized Access Easements dedicated by the owner as a condition of the abandonment (4-AB-2009) related to these streets. At no cost to the city, any displaced public parking shall be relocated on to owner's property in a location that is north of East Osborn Road. The owner shall have the right to relocate these spaces at their sole discretion in a surface parking lot and/or parking structure to a location which is acceptable to the Zoning Administrator north of East Osborn Road on the Osborn Medical Campus. The owner shall execute licenses to the City that include the parking spaces specified herein and public access thereto. The indicated license shall be in a form acceptable to the City Attorney. The parking spaces that are relocated on the owner's property shall be available to for public use between the hours of 6:00 p.m. to 3:00 a.m. Monday through Thursday, and from 6:00 p.m. on Friday to 3:00 a.m. on Monday.
10. **REPLAT.** The property owner shall submit, and receive City Council approval of a replat and any related the Development Agreement utilizing the Perimeter Exception to eliminate the property lines that run through the buildings, addresses the sharing of parking, cross drainage, and other shared facilities within two (2) years from that date of the City Council approval of case 10-ZN-2009. If the replat is not completed within two (2) years, no building permit shall be issued after the two (2) year time frame until the replat has been approved by the City Council.
11. **PEDESTRIAN SKYBRIDGE.** Prior to the submittal of an application to the Development Review Board for the pedestrian skybridge that is proposed to cross East Osborn Road, as depicted in the Development Plan, and located west of the intersection of East Osborn Road and North Drinkwater Boulevard, the owner shall obtain approval from the City addressing all requirements, as determined by the Zoning Administrator.
12. **CITY COMMUNICATIONS INFRASTRUCTURE.** Unless otherwise agreed to by the owner and the City Council by a separate binding agreement, prior to the submittal of an application to the Development Review Board for the west tower identified in the development plan, the owner shall obtain approval from the City Council for a binding Agreement between the owner and the city to allow the city to install and maintain city communication equipment/infrastructure within, on top, and/or the outside of the building at no cost to the city, unless otherwise agreed to by the City Council. The agreement shall include:

- a. Microwave Roof Space Requirement – Space for up to two microwave dish antenna
 1. Each microwave antenna may be up to six feet in diameter. Depending on the mounting method used, an area of up to a twelve (12) foot by eight (8) foot area shall be provided. At the city's option, the dishes may be placed on a "non roof penetrating sled mount," or attached to a metal pipe that is bolted on an existing building parapet. The lowest antenna must be at least seven feet off of the roof or located in such a manner that maintenance personnel cannot cross the microwave path.
 2. Properly grounded bus bar(s) shall be provided on the roof where the dishes are to be mounted. The ground resistance shall be 5 ohms or less.
 3. Area on the rooftop to place Radio Frequency (RF) safety/exposure signs and other required notices or barriers to prevent uncontrolled exposure to RF energy.
 - b. Omni Antenna Roof Space requirement – The omni antenna will be no longer than six (6) foot in length. A minimum area of a three foot radius will be provided around the antenna. The antenna must be free of any line-of-sight obstructions for 360 degrees on the roof of the building that it is located on.
 - c. Omni Antenna Equipment Indoor Space Requirement
 1. A four (4) foot by (4) foot wall space will be required. The wall space typically requires approximately three feet of clearance for maneuvering, maintenance and servicing.
 2. Climate controls that maintain an ambient temperature of seventy-eight (78) degrees.
 3. A weather head roof penetration from the indoor space.
 4. A three (3) inch conduit from the indoor space to the Omni antenna location. The conduit shall be a direct run from the indoor space to the Omni antenna location.
 5. Access and conduit from an electrical service panel for one (1) twenty (20) amp electrical circuit breaker.
 6. Properly grounded bus bar(s) shall be provided in the indoor space and on the roof where the omni antennas are to be mounted. The ground resistance shall be 5 ohms or less.
13. CITY COMMUNICATIONS INFRASTRUCTURE. Prior to the construction of the any building or structure, if it is determined by City Staff that an interim location on and/or within a building within the Scottsdale Healthcare Osborn Medical Center or other building or structures wholly-owned or owned in part by Scottsdale Healthcare is necessary for city communication equipment/infrastructure due to the construction of a new or a large building on the campus, the owner shall provided necessary access, and sufficient area inside and outside of a building that the owner and the City Manager or designee agree to in conformance with stipulation 12 and subsections therein. Such access shall be provided at no cost to the city unless otherwise agreed to by the City Council.

PUBLIC ART

14. PUBLIC ART. Consistent with the owner's narrative for this application, the owner shall provide works of art within the Scottsdale Healthcare Osborn Medical Center. The total value of all art work provided after the date of the approval this application by the City Council shall be a minimum of one million dollars (\$1,000,000).

- a. All artwork shall, including the selection of the artist shall be provided in accordance with a Public Art Plan approved by the Scottsdale Cultural Council's Scottsdale Public Art Program staff, or a future entity appointed by the City Council to manage the Scottsdale Public Art Program.
- b. The owner shall have the option of contributing all or a portion of the one million dollars (\$1,000,000) to the Downtown Cultural Trust.

INFRASTRUCTURE AND DEDICATIONS

14. **APS UTILITY BOX RELOCATION.** When requested by the City Manager or designee, the owner shall provide a location and associated public utility easements satisfactory to city staff on the east side of North Brown Avenue, south of East 2nd Street, and north of East 4th Street so that the City and/or Arizona Public Service (APS) may relocate the existing utility boxes on the northwest corner of North Brown Avenue and East 2nd Street to the provided location. The provided location shall be behind the screen wall adjacent to the existing APS equipment between the parking garage and the screen wall. The location shall not interfere with the pedestrian sidewalks, or open space areas as depicted in the Development Plan. Scottsdale Healthcare shall not be responsible for modifications to walls and/or footings due to relocation of the APS boxes stated herein.
15. **ABOVE-GROUND UTILITIES.** With each Development Review Board submittal for each new building or expanded building, the owner shall submit a master above-ground utility plan that identifies the proposed location of all proposed above-ground utilities that will accommodate the utility needs of the medical campus. The location above-ground utilities shall not interfere with the pedestrian sidewalks, or open space areas as depicted in the Development Plan, and shall be screen to the satisfaction of the Development Review Board.
16. **CIRCULATION IMPROVEMENTS.** Except as provided in 16.a., before any certificate of occupancy is issued for the site for a new building, or building modifications, over twenty-five thousand (25,000) square feet, the owner shall make the required dedications, and provide the following improvements as clarified in 16.b.1., in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. Upon request, as determined by the Zoning Administrator, if it is determined that a/the right-of-way dedication(s) are required at an earlier date, and/or any the improvements as clarified in 16.b.1., are required related to a new building, or building modifications under 25,000 square feet, the owner shall dedicate and provide only the requested improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

b. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Scottsdale Road	Major	55' Half Street (existing)	Construct a minimum 10 foot wide sidewalk	b.1.
Brown Avenue	Local Commercial	25' Half Street right-of-way along entire frontage		b.2.
Osborn Road	Major Collector	50' Half Street required, 40' Half Street (existing)		b.3.

- b.1. The sidewalk improvement shall be constructed with any new or redevelopment immediately abutting North Scottsdale Road. The improvements shall conform to Scottsdale Road Streetscape Guidelines. Where there is a conflict between the Scottsdale Road Streetscape Guidelines and the Downtown Plan Urban Design and Architectural Design Guidelines, the Downtown Plan Urban Design and Architectural Design Guidelines shall govern.
- b.2. Right-of-way dedication shall be required to provide a 25' half street right-of-way for the east portion of Brown Avenue.
- b.3. Right-of-way dedication shall be required to provide a 25' half street right-of-way for the north side of East Osborn Road.

- 17. **VEHICLE NON-ACCESS EASEMENT.** The owner shall dedicate a one foot wide vehicular non-access easement (VNAE) on Scottsdale Road, Osborn Road and Drinkwater Boulevard except at the approved street entrances. Each dedication of VNAE on the property abutting the indicated streets, shall in conjunction with any new development abutting the specific referenced street frontage(s).
- 18. **MEDIAN.** The owner shall reconstruct the existing median on North Drinkwater Boulevard to provide left-turn access into and out of the site at the proposed driveway north of 4th Street into the parking garage as determined by the approved Master Circulation Plan. These improvements shall be constructed when the existing garage on the northeast corner of the East 4th Street and North Drinkwater Boulevard is extended northerly.
- 19. **AUXILIARY LANE.** The owner shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all new site entrances on North Drinkwater Boulevard at the time new development, as required by the Traffic Impact Mitigation Analysis.
- 20. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

- b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
21. **TRANSIT CIRCULATION.** The owner shall coordinate the review and approval of any proposed changes to the Neighborhood Circulator Trolley and public bus circulation plans through the campus with City of Scottsdale Transportation Planning Staff.
22. **IN LIEU/REIMBURSEMENT PAYMENTS.** Before any building permit is issued for the site, if requested by city staff, the owner may elect to make an in-lieu payment to the city and/or reimburse the city of the actual cost of constructing specified street or infrastructure improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
23. **DRAINAGE REPORT.** In the required drainage report, the owner shall address:
- a. With each Development Review Board submittal for new phase of development, the owner/developer shall submit a Final Drainage Report for review and acceptance by City of Scottsdale Stormwater Management staff. The Final Drainage Report shall be in compliance with the accepted Master Drainage Report for Scottsdale Healthcare Osborn Medical Center, prepared by Evans, Kuhn & Associates, Inc, dated September 28, 2009, Plan Check No. 2976-09-2 and Zoning case number 10-ZN-2009. Any design that modifies the approved master reports requires from the owner a site-specific addendum to the master report, subject to review and approval by City Stormwater Management staff.
 - b. Development at this site shall generally conform to the accepted Master Drainage Report for Scottsdale Healthcare Osborn Medical Center, prepared by Evans, Kuhn & Associates, Inc, dated September 28, 2009, Plan Check No. 2976-09-2 and Zoning case number 10-ZN-2009. The master plan covers a multi year phased redevelopment project. Stormwater Storage Waiver in lieu fees shall be collected for each redevelopment phase. A signed and approved stormwater storage waiver is not part of this report, since this a master plan only. The stormwater storage waivers will be prepared individually for each redevelopment phase at the Design Review Board project phase.
24. **MASTER BASIS OF DESIGN REPORTS (WATER AND WASTEWATER).** Development at this site shall be in compliance with the accepted Master Basis of Design Reports (Water and Wastewater) for Scottsdale Healthcare Osborn Medical Center, prepared by Evans, Kuhn & Associates, Inc, dated November 11, 2009, Plan Check No. 2976-09-1 and Zoning case number 10-ZN-2009. The master plan covers a multi year phased redevelopment project. The owner shall construct the water and wastewater improvements required by the Master Basis of Design Reports (Water and Wastewater), and further delineated with each Basis of Design Report.
25. **BASIS OF DESIGN REPORTS (WATER and WASTEWATER).**
- a. With each Development Review Board submittal for new phase of development, the owner/developer shall submit Basis of Design Reports and Water Needs Reports for review and acceptance by City of Scottsdale Water Resources Department staff. The Basis of Design Reports shall be in compliance with the accepted Master Basis of Design Reports (Water and Wastewater). Any design that modifies the approved master reports requires from the owner a site-specific addendum to the master report, subject to review and approval by City Water Resources Department Staff. The owner shall construct the water and wastewater improvements prior to the issuance of a Certificate of Occupancy

of the building that is associated with the related Basis of Design Report (Water and Wastewater).

26. **WATER INFRASTRUCTURE.** The owner shall be responsible for construction of a twelve (12) inch water line in East Osborn Road from Scottsdale Road to N. Drinkwater Blvd. in accordance with the accepted Water Master Plan for the Osborn Medical Center. Construction of the water line shall be completed prior to the approval of any expansion project to the hospital campus of 25,000 square feet or more.
27. **CONSTRUCTION COMPLETED.** As determined by city staff, before any final inspection is issued for the site for a new building, building expansion, or development as required by Traffic Impact Mitigation Analysis, Scottsdale Revised Code, Basis of Design Reports and these stipulations, the owner shall complete unless an otherwise mutually agreed upon alternative(s) is determined between Scottsdale Healthcare and city staff, all related public infrastructure and improvements requirements in conformance with the Design Standards and Policies Manual and other applicable standards as of the date of the City Council approval of this application.