

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:

General Plan Element: *Character and Design*

General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**Banner Health Medical  
Office Building  
6-DR-2024**

Request for approval of the site plan, landscape plan, and building elevations for a new +/- 119,000 square foot medical office building on a +/- 11-acre portion of a +/- 48-acre site, located west of the northwest corner of Hayden Road and Mayo Boulevard, with Planned Community District, Central Business District (P-C C-2) zoning.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Public comment related to land use received; no public comment related to design

## BACKGROUND

**Location:** E MAYO BL / N HAYDEN RD (NW Corner)

**Zoning:** P-C C-2

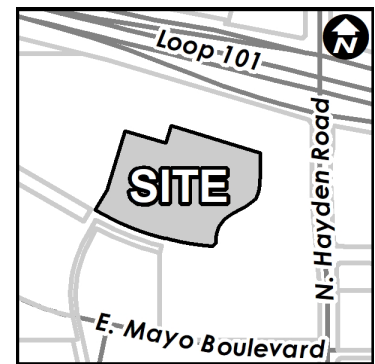
### Adjacent Uses

North: Vacant land (owned by applicant) and Loop 101 Freeway

East: Vacant land

South: Multi-family Residential consisting of three-story buildings constructed in 2020-2021

West: Vacant land (owned by applicant)



### Property Owner

Banner Health

### Applicant

Susan Demmitt, Gammage & Burnham

### Architect/Designer

SmithGroup

### Engineer

Dibble Corp

## **DEVELOPMENT PROPOSAL**

---

The property owner seeks approval of a new 119,500 square foot medical office building with surface parking and a covered drop-off at the main building entrance. Proposed site design allows for potential future expansion along the west side of the building. Primary access is proposed off Hayden Road, with secondary access provided off Mayo Boulevard. A large area of open space is provided along the Mayo Boulevard frontage that includes an 8-foot-wide, stabilized decomposed granite trail. At the request of staff, the applicant is coordinating with the property owner to the west (ASM Industries) to create a consistent streetscape, utilizing similar tree species and plantings. The ASM site is presently going through technical review and will be presented to the Board at a later date (3-DR-2024).

### **Development Review Board Criteria**

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

### **Sustainability**

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. All new development in Scottsdale is now required to comply with the regulations outlined in the International Green Construction Code (IgCC). This development proposal incorporates design elements that respond to this objective and IgCC requirements, including EV charging stations and infrastructure for electric vehicles, shading over hardscape and parking areas to minimize “heat island” impacts, a photovoltaic solar panel system, high-performance glazing for windows, and horizontal mullion extensions for curtain wall glazed assemblies.

## **STAFF RECOMMENDED ACTION**

---

Staff recommends that the Development Review Board approve the Banner Health Medical Office Building development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

### **RESPONSIBLE DEPARTMENTS**

**Planning and Development Services**  
Current Planning Services

### **STAFF CONTACTS**

---

Greg Bloemberg  
Principal Planner  
480-312-4306    gbloemberg@ScottsdaleAZ.gov

**APPROVED BY**

---



---

Greg Bloemberg, Report Author

---

9-9-2024

Date



---

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

---

9/11/2024

Date

**ATTACHMENTS**

---

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Open Space Plan
10. Landscape Plan
11. Building Elevations (color)
12. "Lantern" Exhibit
13. Perspectives
14. Materials and Colors Board
15. Lighting Site Plan
16. Exterior Lighting Cutsheets
17. Community Involvement



Context Aerial

6-DR-2024

ATTACHMENT #1



Close-up Aerial

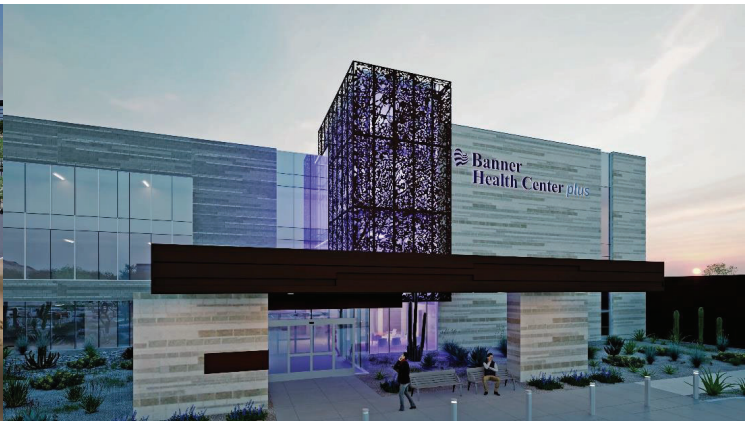
6-DR-2024



# BANNER HEALTH CENTER *plus*

Development Review Board Narrative

June 25, 2024



ATTACHMENT #3

## DEVELOPMENT TEAM

<b>Property Owner/ Applicant/Developer:</b>	<b>BANNER HEALTH</b> Troy Freeman <i>Vice-President, Real Estate Management</i> Mark Barkenbush <i>Vice-President, Facility Services</i> 2901 North Central Avenue, Suite 160 Phoenix, Arizona 85012 818 / 422.9122 Troy.Freeman@bannerhealth.com Mark.Barkenbush@bannerhealth.com	<b>Land Use Counsel:</b>	<b>GAMMAGE &amp; BURNHAM PLC</b> Susan E. Demmitt 40 North Central Avenue, 20 <sup>th</sup> Floor Phoenix, Arizona 85004 602 / 256.4456 sdemmitt@gblaw.com
<b>Planning /Architecture/ MEP/Engineering/ Landscape:</b>	<b>SMITHGROUP</b> Mark Koechling <i>Project Manager</i> Doug Nielsen <i>Associate</i> 435 North 3 <sup>rd</sup> Street, Suite 250 Phoenix, Arizona 85004 602 / 478.7759 mark.koechling@smithgroup.com Doug.Nielsen@smithgroup.com		
<b>Civil Engineer:</b>	<b>DIBBLE ENGINEERING</b> Shannon Mauck <i>Senior Project Manager, Land Development</i> 3020 East Camelback Road, Suite 201 Phoenix, Arizona 85016 623 / 935.2258 shannon.mauck@dibblecorp.com		

## TABLE OF CONTENTS

Development Team .....	2
1. Project Overview .....	4
2. Site .....	6
3. Banner Health Center <i>Plus</i> .....	7
4. Civil .....	13
5. Architecture & Design .....	15
6. International Green Construction Code (IgCC) .....	22
7. Development Review Board Criteria .....	23
8. Design Guidelines .....	26

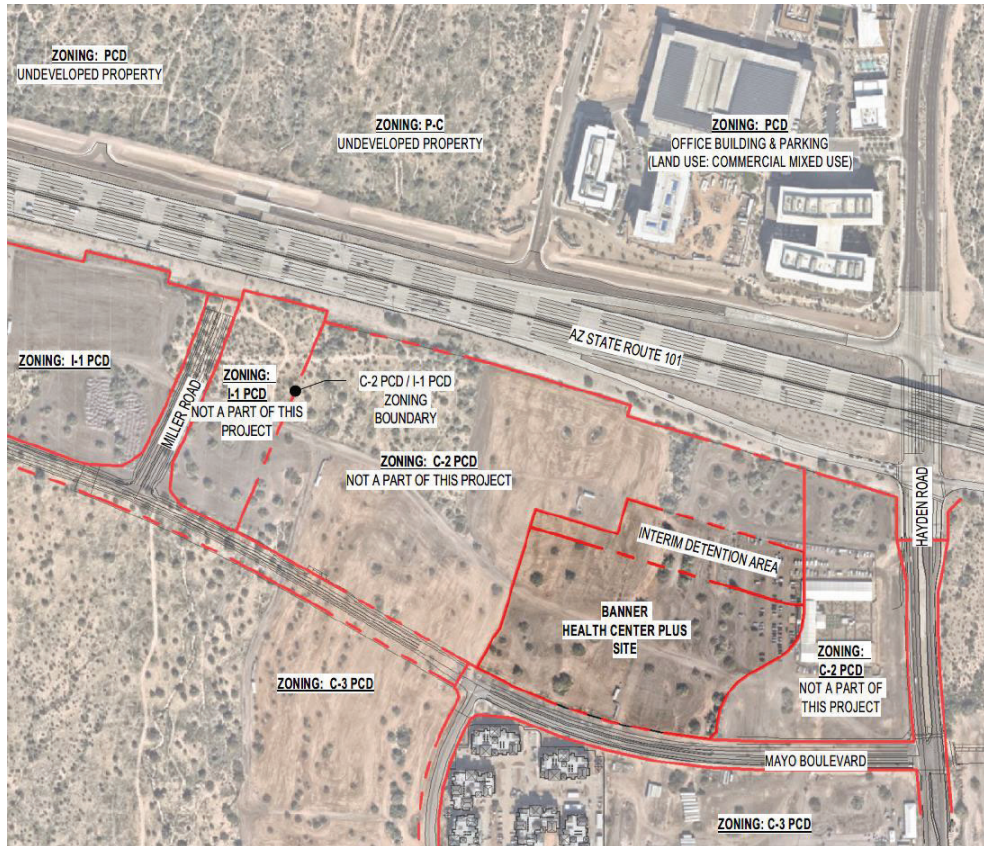
## 1. PROJECT OVERVIEW

Banner Health (“Banner” or “Applicant”) is submitting this Development Review Board Application (“Application”) to facilitate development of a new Banner Health Center *Plus* (“Health Center *Plus*” or “Project”), an outpatient medical office and services facility, to be developed on the approximate 15 gross acres generally located 700-foot west of the northwest corner of Hayden Road & Mayo Boulevard (“Site”). The Site is comprised of a portion of Maricopa County Assessor Parcel Number 215-07-209H (“Property”). See [Context Aerial Map](#). The remainder of the Property is not included in this Application. The Site is zoned Planning Community District–Central Business District (P-C C-2) by Ordinance No. 4594 (19-ZN-2022#11). The Site is located within Planning Unit IV of the Crossroads East Planned Community District (PCD). The proposed uses are allowed by right pursuant to the existing and approved zoning. No changes to the approved zoning or development standards are requested with this application. The 119,500 gross square-foot Banner Health Center *Plus* will be a state-of-the-art outpatient medical office and services facility will help continue to develop Banner’s care network in Scottsdale adding exciting specialties such as a Banner MD Anderson oncology program, ambulatory surgery, outpatient imaging, primary and specialty care, and related uses. The Banner Health Center *Plus* will serve as a new community healthcare resource for the benefit of the existing and growing population of North Scottsdale and greater North Phoenix.



The Health Center *Plus* facility will include an array of healthcare services, including a comprehensive MD Anderson Cancer suite that incorporates Radiation Oncology, Linear Accelerators, Infusion Center, Oncology Imaging, and Compounding Pharmacy, as well as Banner University Medical Group clinic space, a Banner Health Urgent Care, Retail Imaging Center, Banner Family Pharmacy, and an Ambulatory Surgery Center. The Project complies with the City’s adopted Green Building Program that mandates adherence to the International Green Construction Code. Design features included as part of the Project include EV-ready charging infrastructure, renewable energy solutions, and water use reduction strategies.

## 2. SITE



The Site is generally located west of Hayden Road between State Route 101 to the north and Mayo Boulevard to the south. The Site is currently vacant, undeveloped desert land, and is immediately bounded to the east by property owned by Hayden Loop 101 Investors LLC and zoned P-C C-2 in 19-ZN-2022#11; to the north west by the remainder of APN - 209H, which is also vacant, undeveloped land zoned P-C C-2, with a small portion near the Miller Road alignment zoned P-C I-1; and to the south by San Artes luxury apartment home community.

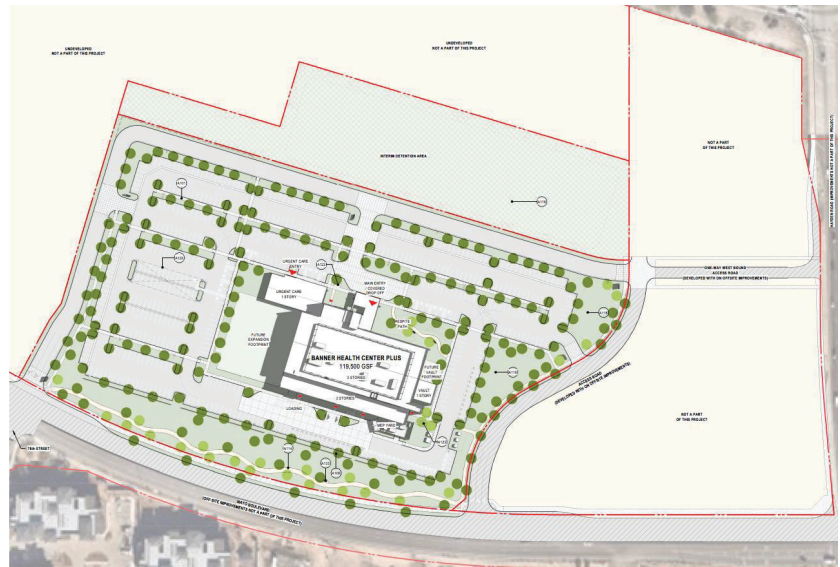
Notable uses in the surrounding area include the Nationwide/Cavasson campus to the north across State Route 101, the planned ASM campus and the under construction Optima McDowell Mountain condominiums to the west, and the Fairmont Scottsdale Princess and the TPC Stadium golf course to the southwest.

### 3. BANNER HEALTH CENTER *plus*

#### OVERALL SITE ORGANIZATION

The Health Center *Plus* facility is planned on the approximate 14.8 acres generally located 700-feet west of the northwest corner of Hayden Road & Mayo Boulevard. The Site Plan is generally organized along an east–west axis. The Project includes a 3-story, 119,500 gross square-foot medical office building, including a 1-story urgent care. The building is generally positioned in the middle of the Site, with associated site improvements, such as landscaping, open space and trail network, hardscape, and parking surrounding it.

Primary access to the Health Care *Plus* facility is planned along Hayden Road and at the intersection of 78<sup>th</sup> Street & Mayo Boulevard, with secondary access planned at the approximate midpoint between Hayden Road and 78<sup>th</sup> Street. Parking fields are distributed around the perimeter of the building, with patient parking and the main building entry oriented to the north. The urgent care entry is also located on the north side of the building; however, has a separate entrance from the main building. Staff parking is distributed around the perimeter, including a parking canopy with solar panels. Hardscape pathways are planned to provide connectivity and safe access to the facility's various entries/exits for staff, patients, and visitors.



**PROGRAMMING & PLANNING**

The Health Center *Plus* facility will provide comprehensive outpatient services as well as Outpatient Oncology services provided in conjunction with M.D. Anderson. M.D. Anderson services will include Radiation Oncology, Linear Accelerators, Infusing Center, Oncology, Imaging, and Compounding Pharmacy. Additionally, the facility will include clinic space for the Banner University Medical Group, Banner Health Urgent Care, Retail Imaging Center, Banner Family Pharmacy, and an Ambulatory Surgery Center. It is anticipated that the Banner University Medical Group clinics will occupy the entire 2<sup>nd</sup> floor, and are planned to include cardiac outpatient services, as well as other specialty services.



a



**HIGH PERFORMANCE DESIGN & FUNCTIONALITY**

The Health Center *Plus* facility is designed using site-adapted Banner Health template designs, which have been developed to maximize functional and operational efficiencies and provide state-of-the-art treatment spaces focused on exceptional patient care.

Synonymous with the MD Anderson Cancer Center brand, the building will also include a structural “Lantern Element” on the building exterior that serves as a beacon of hope for patients, families, and caregivers. Soothing color palettes, bespoke landscape design, natural trails, and accessible parking will make the facility a new healthcare landmark for the City of Scottsdale.

Design decisions were carefully evaluated by the integrated project delivery team comprised of Banner Health Design & Construction, Banner Health System clinical experts, SmithGroup, NexCore, Okland Construction Company, and construction sub-trades. The Banner Health Center *Plus* facility seeks to combine the best practices of Banner and NexCore's network of medical office buildings and implement new innovations in healthcare design.

The Project seeks to develop design and engineering strategies that promote health, healing, & wellness, while conserving water and energy, and respecting the natural ecosystem of the Site.



#### **PARKING**

Parking complies with City's requirement of 4 parking spaces per 1000 square-foot of building area, plus additional parking as determined based on Banner's extensive experience. Based on the various planned medical office uses, Banner is providing 4.43 parking spaces per 1,000 square-foot of building area, resulting in a total of 529 parking spaces, with the requisite number of ADA parking spaces clustered near the building's main entry.

## LANDSCAPING

The general site design focuses on exterior landscape improvements along the perimeter roadways and points of entry. The character of the design includes a natural desert palette with species and forms that are native to the general Sonoran region. Visual and physical wayfinding cues guide patients and visitors to parking areas that connect to pedestrian walks linking to building entries. Areas of respite with shade and seating are located throughout the Project and adjacent to building entries, serving as gathering spaces for visitors and staff at different scales with flexible programming opportunities. A small staff patio and garden planting area will be placed on the east side of the building to provide maximum shade for daytime use and views to the mountains. Landscape micro-basins and bio-swales contribute aesthetic and ecological benefits while also retaining water and conveying it to larger detention/retention areas. The planting along the Mayo Boulevard trail corridor and internal walking paths will be Sonoran native planting focused on providing ample pedestrian shade while promoting wildlife, such as local pollinators like butterflies and hummingbirds.

### LANDSCAPE PALETTE



### LANDSCAPE SPECIES PALETTE



Landscape planting design will consist primarily of trees, shrubs, cacti, accents, and ground cover plants. Mature native trees and cacti will be salvaged and relocated on site as part of the new landscape planting design to the greatest extent possible. Plant materials will be strategically selected based on characteristics of low water-use and low maintenance requirements. Stone top-dress and plant species selection will enhance and celebrate the native, desert character of the area to create a cohesive visual experience across the Site that blends into the contextual environment. Plant selections at building entries, staff/visitor amenity spaces, and pedestrian linkages will include a mixture of scale, form, texture, and color to celebrate the dynamic forms of the Sonoran Desert and provide seasonal interest.

Select high visibility areas are planned to receive increased masses and specimen materials. Plant densities will be highest within impact areas to encourage recognition of arrival points. Similar densities will occur along pedestrian walks and common areas for aesthetics and staff and visitor comfort. Tree and plant size and quantities will adhere to City requirements throughout Project.

## **IRRIGATION**

All landscape planting areas will be fed by a new automatic, underground irrigation system. This water-wise irrigation system will include a rain sensor so that in case of a rain event the irrigation system will shut off, allowing for the most efficiency and water conservation. The new system will be set up so all current and future irrigation areas tie back to one central controller unit. Plants of similar species and water demands will be valved separately to minimize water-use and prevent over-watering. Best stormwater management practices will seek to use drainage design to direct rain water to landscape plantings prior to reaching the storm sewer to reduce irrigation demand.



## **HARDSCAPE & SITE FURNISHINGS**

Premium paving materials will be used at the visitor entry plaza and vehicular entries to the parking lot to further layer and define site wayfinding and reinforce the architectural design language of the Project. The perimeter wellness trail will be constructed with stabilized decomposed granite to blend in with the adjacent desert ground plane, reduce the use of concrete, and increase the porosity of the Site. The overall site paving material palette will balance aesthetics with durability, maintenance, and ease of construction.

## LOADING & MECHANICAL

The service-related elements are planned along the south side of the building. A loading area has been provided with enough width to accommodate loading and for future mobile MRI capabilities. Additional services along the south side include access to the recycle and trash compactors, as well as dedicated parking for Ambulatory Surgery patient discharge. To the east of the refuse area, the main mechanical and electrical equipment yard is provided, fully screened. MEP yards have been provided in two areas on the site. On the western portion of the south elevation, one additional ground mounted mechanical unit is provided, and is fully screened.

## REFUSE

The Project, which includes calculated capacity for a total of 180,000 GSF, will provide a 6 cubic yard trash compactor and a 6 cubic yard recycle compactor. The calculations are provided below for conformance with the IgCC recycling requirements and Scottsdale Design Standards & Policies Manual (DSPM):

Total Capacity Gross Square Feet (Commercial/Non-Residential): **180,000 GSF**

Total Refuse Containers:  $(180,000/30,000) \times 2 = 12$  containers distributed as **6 trash and 6 recycling**.

6 containers x 4 cubic yards = 24 cubic yards of waste & 24 cubic yards of recycling.

Waste Compaction ratio:  $24 \text{ cubic yards} / 4 \text{ (ratio below)} = \mathbf{6 \text{ cubic yards trash compactor}}$

Recycle Compaction ratio:  $24 \text{ cubic yards} / 4 \text{ (ratio below)} = \mathbf{6 \text{ cubic yards recycle compactor}}$

## 4. CIVIL

### GRADING & DRAINAGE

The Grading & Drainage design approach will meet the City and Maricopa County Flood Control District requirements. The design will include storm drains and/or swales to collect and convey both off-site and on-site flows to surface detention basins. These flows will be discharged by means of storm drain bleed-off. All building finish floors are required to be set a minimum of 3' above the highest adjacent grade or above the 500-year storm event to meet City and Federal floodplain requirements. A 500-year floodplain analysis was conducted with assumptions for the grading to the west with results showing that the 500-year water surface elevation does not govern the finish floor elevation. The finished floor will be set at least 3' above highest adjacent grade.

The offsite flows that impact the Site from the northeast will be collected and conveyed as part of the parcels to the east, which will be designed and developed by others. These improvements will be in place prior to construction of the Health Center *Plus* facility. There will be a junction structure required at the end of the collection to connect the east storm drain to the existing culverts in Mayo Boulevard.

### WATER

There is an existing City 16" Ductile Iron Pipe (DIP) water main under Hayden Road and another 16" DIP Pipe that runs east-west under Mayo Boulevard. An on-site loop will provide fire protection to the building and hydrants, while domestic service will be taken from the main in Mayo Boulevard. There is a 12-inch public water line planned in the north drive while the fire loop through the Site is planned to be private. Fire hydrants will be spaced throughout the Site and along Mayo Boulevard to meet City Fire Code.

### SEWER

Site sewer will discharge to a planned City of Scottsdale sewer main running east-west in Mayo Boulevard that is being designed and constructed by others. A sewer stub will be provided to the north end of the Site to minimize disruptions during any future expansions. Sewer mains will be sized to convey flows for the Project and possible future development to the north. Manholes will be provided as required to meet City of Scottsdale requirements.

### **ACCESS & TRAFFIC**

Mayo Boulevard is planned to be extended to the west and widened along the north half-street. Two right turn lanes and two driveways are proposed along Mayo Boulevard to allow access to the Site. Both driveways are anticipated to be full access driveways. The east full access driveway will be a shared driveway between the Health Center *Plus* and future development to the immediate east. Additionally, in partnership with the property owner to the east, a private access drive connection to the Site from Hayden Road is being constructed that will allow access from southbound Hayden Road. These connections will allow for a looped circulation system for the Site. On-site private access drives to the north and the west of the Banner Health Center *Plus* will be designed and developed as part of this Project, while the access drive to the east will be designed and developed by others.

### **OFF-SITE IMPROVEMENTS**

The adjacent landowner to the east, Hayden Loop 101 Investors LLC, is responsible for all required Master Plans, pursuant to the requirements of the Crossroads East PCD, and will take the lead on design and construction of off-site improvements, including right of way dedication and easements for Hayden Road and Mayo Boulevard, construction of required off-site roadway improvements for Hayden Road and Mayo Boulevard, and off-site water and sewer infrastructure, as well as the internal shared access drive along the eastern portion of the Site and the internal drive that connects to and from Hayden Road. All required off-site improvements will be completed alongside design and construction of the Banner Health Center *Plus* facility.

## 5. ARCHITECTURE & DESIGN

### ARCHITECTURAL DESIGN & CONCEPT DRIVERS

The Banner Health Center *Plus* is designed with unmatched quality, which mirrors the quality of care and commitment to the community that Banner provides in all of their facilities. The building is designed using the foundation of the new Banner Health Center *Plus* model.

This Project has been designed to be rooted in its Southwestern context and use quality materials and massing strategies that are sensitive to the local surroundings in terms of scale and context adjacent to the Loop 101 freeway corridor. The Project builds off the design themes that were established with the Banner Health Center *Plus* at New River Trails (located at 75<sup>th</sup> Avenue and the Loop 101 Freeway), and Banner's system-wide legacy of high quality architecture at its many medical center, outpatient and cancer center projects, and specifically the campuses of Banner Ironwood, Banner Ocotillo, and Banner Gateway. The architecture and building massing are integrated with Site and building programming strategies aimed to provide relief stress for patients, enhance wayfinding for staff and visitors, communicate a premium care delivery environment, and integrate seamlessly into the natural desert environment.

### HEALTH CENTER PLUS BRAND PRECEDENT



### MD ANDERSON BRAND PRECEDENT





*North Elevation—Health Care Plus Entry*

This Project will be one of Banner’s most significant investments into the Scottsdale healthcare marketplace. To maximize the investment potential, the facility’s design plays an important role in communicating the mission of delivering a high quality of care to this community. A focus on health and wellness will elevate the experience of those visiting the facility. To emphasize placemaking and connectivity with the community, the natural desert site will be celebrated as well as the direct views to the McDowell preserve to the North and East of the site.

Design perspectives are included below and as part of the included exhibits along with building elevations that visually represent the approach to design and the adherence to the City’s design guidelines. Specific language for each design guideline is included below.



*North Elevation—Health Care Plus Entry*



*South Elevation (looking from walking trail)*



*South Elevation (looking from May Boulevard)*



*North Elevation (looking from respite trail)*



*West Elevation (looking from respite trail)*

## BUILDING MATERIALS

The blend of quality building materials, which include masonry block, metals, and synthetic finishes, combined with the composition of windows and shading elements, provide for proper and appropriate massing and scale, creating a comfortable environment on-site, as well as along the surrounding streetscapes.

The color palette is comprised of a range of natural earth tones, with the intent of staying away from large amounts of warm or dark colors. Light sand and tan colors are complimented by the cooler glass and small areas of metal panels. This approach gives the building a lighter feel, relying on the rich texture of the various materials to promote a sense of elegance and quality commensurate with the consistent visual identity of Banner's facilities. To celebrate the natural environment, synthetic cor-ten metal panels will be used with the cool synthetic zinc metal panels.

## MATERIAL PALETTE



CMU - 1



CMU - 2



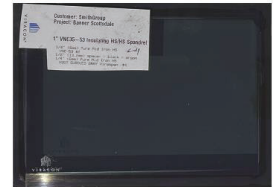
GL - 1



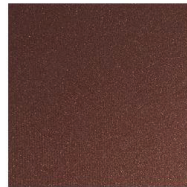
EIFS - 1



EIFS - 2



GL - 2



MTL - 1



EPT - 1



EPT - 2



CW/SF



Masonry is concentrated at the main entry points of the building (freeway exposure) and the south elevation along Mayo Boulevard. The masonry consists of four different colors and multiple masonry textures that are inter-woven in a pattern reminiscent of the natural Arizona landscape. This signature pattern also is used in site walls and to screen the building support areas on the south elevation. The placement of the masonry serves two primary functions—communicate design excellence which is representative of the care received and to be a focal element that stands out from the rest of the building perimeter to call one’s attention to a specific element.

Curtainwall and storefront high-performance glazing will be maximized in areas of highest public impact to connect users to the natural context on-site, as well as long range to the views outward from the Site. Glazing in staff circulation and break areas will also be maximized to allow for proper respite, collaboration, and recharge spaces.

Synthetic stucco (EIFS) of a similar color complement broken up by horizontal and vertical score lines is a predominant material on the east and west sides of the building. Punched window openings, areas of metal panel, canopies and other subtle accents provide a rich composition intended to create visual interest and avoid creating monolithic elevations.

Metal panel accents are used throughout the exterior of the building to provide a visual break from the predominant masonry or stucco exterior materials. These panels are used in a way that breaks the building’s cornice line with the intent of reducing the building scale and mass.





### **LANTERN DESIGN**

The signature focal element of the Banner Health Center *Plus* is the architectural 'lantern' element, similar to the 'Lantern of Hope' installed at the Banner MD Anderson Cancer Center at the Gateway campus in Gilbert, Arizona. The intention of the lantern element is to continue the legacy of design of similar Banner MD Anderson projects, but more importantly, recreate a similar effect of exposure from the adjacent freeway and a radiating message of hope for the users, patients and visitors to the building.



The design for the lantern utilizes clear glazed curtainwall, to maximize transparency of the element, and then a laser cut pattern of a palo verde tree canopy into an aluminum plate system held off the curtainwall by outriggers to create the layered effect. During evening hours, the lantern is illuminated to recognize the different colors associated with various cancer awareness platforms. It is proposed that the design utilizes interior lighting to create the nighttime lighting effect, with recessed lighting covers at the slab edges to minimize horizontal dark bands of the lighting affect around the perimeter.

## 6. INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC)

### HEAT ISLAND MITIGATION

A minimum of 50 percent of site hardscape has been provided with a combination of the following options (a) shading by trees and (b) SRI compliant hardscape material. Full compliance with this requirement is detailed on exhibits LP100.1-LP100.3, which illustrate shade provided from the trees on-site at 10 AM, 12 PM, and 3 PM at the summer solstice per City requirements. The mean shade provided from those times, plus the SRI compliant hardscape are detailed as part of the submittal.

### ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Based on the size of this Health Center *Plus* facility, 19 chargers are planned to be 'ready' and the infrastructure for an additional 28 total to be provided on-site (4% and 10% of the required parking).

### ENERGY COMPLIANCE PATH (PRESCRIPTIVE)

This facility is designed to be compliant with the 2021 International Energy Code and 2021 International Green Building Code as required by the City. Based on the glazing being less than 40% of the perimeter, the design will be confirmed and documented utilizing the DOE COMCheck compliance forms.

### ON-SITE RENEWABLE ENERGY SYSTEM

In accordance with IgCC amended Sections 701.3, this Project is to provide not less than 3% of the annual estimated energy use for the building mechanical, service water heating, and lighting.

The annual estimated energy use for the building mechanical, service water heating, and lighting is estimated at 18.2 kWh/sf-yr or 2,115,768 kWh/yr for this 119,500 SF building. Energy use intensity has been estimated based on the Department of Energy/Pacific Northwest National Laboratory prototype building energy models for an Outpatient Healthcare Facility built to IECC 2021 in Climate Zone 2B.

3% of 2,115,768 kWh/yr is approximately 64,000 kWh/yr. A 45 kWdc solar array, is estimated to produce enough power to meet the 3% of annual building mechanical, service water heating and lighting energy use requirement. A 45 kWdc solar array is estimated to produce 70,000 kWh/yr in Scottsdale at a 0° tilt and 78,000 kWh/yr with the City's Solar Submittal Guidelines recommended tilt of 18.5° based on PVWatts analysis.

This PV solar system will be provided on a parking canopy in the parking field west of the facility. The canopy section has also been provided with the site detail exhibits.

### REFUSE AND RECYCLING COLLECTION

Refuse and Recycling enclosures are provided and designed for in accordance with DSPM Section 2-1.309. Two (6) Cubic Yard vertical trash compactor will be provided for both recycling and refuse, one for each refuse line. Location and validating calculations have been provided on the Refuse exhibit.

## 7. DEVELOPMENT REVIEW BOARD CRITERIA

Section 1.904 of the City's Zoning Ordinance sets forth the criteria guiding the Development Review Board when considering applications for development:

1. *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

**Response:** The Banner Health Center *Plus* facility has been designed with a consistent theme, which conforms to the applicable design guidelines—Sensitive Design Program, Greater Phoenix Metro Green Infrastructure Handbook, MAG Supplements, Office Design Guidelines, Lighting Design Guidelines, and the Shading Design Guidelines, development standards, Design Standards & Policies Manual, master plans, Greater Airport Area Plan, and General Plan (see below).

2. *The architectural character, landscaping and site design of the proposed development shall:*

- a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

**Response:** The Project recognizes that the building should be scaled to its context. The Site Plan and design of the building integrate into the existing context of the area, through breaking-up the volume of the overall building, proportions, and height into smaller sub-volumes and by creating the appearance of grouping of smaller structures through the use of textures, materials, details, colors, and other architectural elements. Building materials were selectively chosen to include the use of quality masonry block, metals, and synthetic finishes, combined with the composition of windows and shading elements, which collectively provide for proper and appropriate massing and scale, creating a comfortable environment on-site, as well as along the surrounding streetscapes.

The Health Center *Plus* facility has been designed with a cohesive network of pedestrian and vehicular access points that provide appropriate public linkages and safe service access at the rear of the facility. The natural topography of the site slopes down from north to south and the buildings, pathways and open space relate appropriately to the sloping site. The structures will relate to the adjacent neighboring properties as well as the freeway for seamless contextual integration.

*b. Avoid excessive variety and monotonous repetition;*

**Response:** The Health Center *Plus* facility will have a unifying aesthetic as developed by the Banner Health Design Standards, which was appropriately conceived as a response to southwestern regional landscape and climatic features. The design will promote a cohesive massing strategy with textured/layered elevations and appropriate focus on elements to assist in intuitive wayfinding on-site.

The building has been scaled to its context and complies with all applicable development standards. The building elevations define a rhythm and pattern of windows, materials, colors, and architectural features that are similar in proportion, which also establish a human scale at the streetscape and building entries. In addition, the external design of the building expresses the position of each floor through materials, articulation of structural elements, and expression lines to avoid the appearance of large panelized facades or extensive featureless surfaces.

*c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

**Response:** The architecture of the desert southwest has traditionally responded to its surroundings to provide a green response in the design process. The Health Center *Plus* facility includes flat roofs that minimize the surface area exposed to the sun with internal building and roof deck insulation protecting the most vulnerable portion of the building. The facility's walls are predominately light in color to reflect the sun and provide adequate thickness to insulate the structure. Landscaping set against the building helps to soften the most extreme summer heat conditions. Overhangs at entries and recessed windows shade the required opening from direct sunlight, while providing an abundance of natural interior light. The Project includes use of trees in the landscaping, along with low water use, but green, vegetation below them to cool the building surroundings and exterior walls.

The Health Center *Plus* facility has been designed to respond to green initiatives, including site design elements of open space, storm water design, heat island effects, and water efficiencies. The building has been designed to optimize energy performance and use or reuse of recycled materials with control systems for lighting, thermal comfort, and ventilation.

The City's Sensitive Design Principles & Guidelines emphasize the unique character of the architecture. The planned structure, along with landscaping, streetscape, and elements of human scale are appropriate and relate to the context of the surrounding area. The Banner brand standards are rooted in the Sonoran Desert environment, and adherence to the Sensitive Design Principles are detailed in this Narrative and accompanying plan sheets.

*d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

**Response:** The proposed facility is not located in the ESL Overlay District.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

**Response:** The proposed facility is not located in the Historic Property Overlay District.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

**Response:** Mayo Boulevard is planned to be extended to the west and widened to the north, along with construction of two right turn lanes and two driveways providing access to the Site. Both driveways are anticipated to be full access driveways. The east full access driveway will be a shared driveway between the Health Center *Plus* and the future development to the immediate east. Additionally, the adjacent property owner is constructing a connection to and from the Site from Hayden Road that will allow access from southbound Hayden Road. These connections will allow for a looped circulation for the Site. On-site private access drives to the north and the west of the Site will be designed and developed as part of the Project, while the private access drive to the east will be designed and developed by the adjacent property owner as noted. Both Mayo Boulevard and Hayden Road will be improved with sidewalk and landscaping to ensure pedestrian safety and comfort.

The Site Plan has been designed to provide ease of access with clear and open view corridors and direct vehicular routes, in an effort to be efficient and convenient for patients, visitors, and staff. The Site Plan recognizes that a motorist becomes a pedestrian the moment the car is parked and exits the vehicle. As such, vehicular service traffic is separated from the patient and visitor circulation points and through direct routes. Additionally, the parking areas are clearly organized with separated and safe pedestrian routes through the parking lots to the main entries. See Pedestrian Circulation Plan and Vehicular Circulation Plan.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

**Response:** All rooftop mechanical equipment and appurtenances & utilities are screened and setback from the face of the building, as well as consistent with the building's material palette. The Health Center *Plus* facility has an on-grade mechanical and electrical yard plant that is designed as an integral part of the building and includes full-height screen walls to screen on-grade mechanical and electrical equipment.

5. *Within the Downtown Area, building and site design shall:*

- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

**Response:** The proposed facility is not located within the Downtown Area.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*

- a. *Accessibility to the public;*
- b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. *Location near the primary pedestrian or vehicular entrance of a development;*
- d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. *Location in conformance to standards for public safety.*

**Response:** The proposed facility is not subject to the CIP or PAP criteria.

## 8. DESIGN GUIDELINES

### AIRPARK ENVIRONMENTAL PLANNING

**GOAL EP 1**—*Reduce energy consumption through environmentally sensitive land use practices and design policies.*

- *Policy EP1.1—Promote green building alternatives that support sustainable, energy-efficient development.*
- *Policy EP1.3—Promote landscape design and irrigation methods that contribute to water and energy conservation.*

- *Policy EP1.4—Promote solar and alternative energy development standards in building and site design.*
- *Policy EP 1.7—Encourage design concepts that maximize building efficiency such as building orientation, air circulation, and shading.*

**Response:** The Health Center *Plus* facility will meet the City’s adopted International Green Construction Code (IgCC), which mandates sustainable design enhancements, such as energy efficiency systems design, EV-ready charging stations, PV solar parking canopies, and heat island mitigation strategies. Low water native plant species have been selected for a natural desert landscape palette, as well as a significant number of native species will be salvaged from the Site pre-construction. The facility is strategically orientated to maximize views for the main public spines to the surrounding Sonoran Desert views, as well as to optimize energy efficiency with its east-west axis orientation. Natural shading is provided throughout the Project to support the use of the respite trail network and sidewalks.

**GOAL EP 2—Promote the Greater Airpark as a laboratory for methods of energy efficiency and sustainable design.**

- *Policy EP2.2—Support the attraction and development of green and other energy-efficient technologies to the greater airpark.*

**Response:** Medical office and services are a positive contributor to science and research development and its proximity will support forward thinking partnerships in and around the Greater Airpark area.

**GOAL EP 3—Reduce the Urban Heat Island effect in the Greater Airpark**

- *Policy EP3.2—Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.*
- *Policy EP3.3—Incorporate opportunities for “cool” technologies that will help reduce the heat island effects, such as alternative pavement material, high solar reflectance building surface treatments, passive cooling elements, open spaces, and “green” roofs.*
- *Policy EP3.4—Increase tree planting as a ground-level ozone reduction measure.*

**Response:** Parking fields have been purposely designed to run along the east–west axis, with ample shading being provided on collector paths from the southern exposure. The roofing will feature a high solar reflectance, and the Project maximizes the amount of open space to support wellness and use of the pedestrian pathways. Tree sizes and quantities will adhere to City requirements and will be further supplemented by landscape salvage efforts for mature species integration into the Project. The densities of vegetation are planned to increase next to areas of heavy pedestrian use and major building elements.

**GOAL EP 4—Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark**

- *Policy EP4.2—Encourage all developments to respect and respond to the Sonoran Desert climate.*
- *Policy EP4.8—Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, color, textures, materials, and lighting.*

**Response:** The Health Center *Plus* facility is oriented to respect the Sonoran climate and pedestrian pathways are planned to have natural shading to provide for comfort.

Banner Health design standards were developed to be rooted in the themes of the Sonoran Desert context. The material configuration and types mimic natural landforms and textures, and to promote visual connectivity to the desert surroundings. Landscape design supports pedestrian movement and is aligned with the natural water flows through the Site.

**GOAL EP 5—Improve water conservation efforts and encourage the reuse of graywater**

- *Policy EP5.1—Review future development impacts on water use, and encourage development design that fosters water conservation*
- *Policy EP5.3—Promote rainwater harvesting techniques in site planning, landscape design, and landscape improvements for all development types.*
- *Policy EP5.4—Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous and adapted desert plants.*
- *Policy EP5.5—Use the City’s Water Campus as an environmental education center to foster public awareness of water use and waste water reclamation.*

**Response:** Water is critical component to the promotion of patient wellness within the healthcare facilities. Banner is committed to solutions that reduce water use without compromising patient care, including use of targeted areas through landscape design and low water use plant species. Open space and pedestrian pathways are planned to either have natural bioswales to promote water movement or depressions to increase water infiltration. Basins are designed to be integrated into the natural landscape design character and treat the first flush of any on-site collection. The Project includes no expansive turf areas—the landscape palette will consist of indigenous and adapted desert plant species.

**GOAL EP 6—Effectively manage and protect local and regional stormwater drainage ways.**

- *Policy EP6.1—Establish flood control design criteria that recognize, considers, and respects: sensitive aesthetic treatment; multiple uses that harmonize the character; and impact on wildlife habitats.*

- *Policy EP6.2—Continue to monitor stormwater runoff to identify and reduce stormwater pollution.*
- *Policy EP6.5—Integrate alternative stormwater detention practices, such as rainwater harvesting and water infiltration methods.*

**Response:** The detention basins have been designed to convey a natural aesthetic and like the existing washes will promote natural habitat and native plant population. Amenities, such as the respite walking trail and other passive areas, are planned to be integrated around the water conveyance systems.

Treatment is being provided to the stormwater before it leaves the Site for enhanced water quality. Additionally, a stormwater pollution prevention plan (SWPP) will be developed to protect stormwater from pollutants prior to, during, and post construction. The first flush will be retained on-site, which is anticipated to contain the most sediment and oils, reducing the stormwater pollution through the Site.

In areas of open space, the Project includes shallow areas and depressions to promote good infiltration, thus create bioswales along public pathways to promote wildlife habitat and natural landscape zones.

#### **SCOTTSDALE SENSITIVE DESIGN PROGRAM**

1. *The design character of any area should be enhanced and strengthened by new development.*

**Response:** The design of the Health Center *Plus* is consistent with the surrounding development along the Loop 101 Freeway corridor, and will add value through the use placement in proximity to other uses. The natural desert context will be supported and celebrated through the landscape design and open space planning.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

**Response:** The building is orientated to maximize views for patient, visitor, and staff areas to the surrounding unmatched Sonoran Desert context, as well as to optimize energy efficiency with its east-west orientation. Natural shading is provided throughout the Site to support the use of the pedestrian network of trails and sidewalk.

3. *Development should be sensitive to existing topography and landscaping.*

**Response:** All building finish floors will be set a minimum of 3' above the highest adjacent grade or above the 500-year storm event to meet City and Federal floodplain requirements. A 500-year floodplain analysis was conducted with assumptions for the grading to the west and results showed that the 500-year water surface elevation does not govern the finish floor elevation. The finished floor will be set at least 3' above highest adjacent grade. The site design will allow for the pedestrian network of trails to engage the natural topography. A natural desert palette will be developed for the landscaping and will be aided by an appropriate salvage of existing species on site.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

**Response:** The open space network seeks to restore and redevelop the natural desert conditions on the Site. Historic water conveyance through the site is maintained through the site planning with the existing topography and infrastructure enhancements. Micro-basins and bioswales will be paired with walking trails and pedestrian network of paths to allow for connectivity with the natural systems.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

**Response:** This Project seeks to promote a healing environment through its programmatic mission, as well as with its site design and building architecture. Community pathways are preserved and connections are enhanced with this development.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

**Response:** EV-ready charging stations are planned, and bicycle parking is provided at both staff and visitor entry points. There are no bus network connections currently in this area of Scottsdale.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

**Response:** The majority of the pedestrian routes to the building's entrances are purposely planned along the east-west orientation to allow for concentrated shaded routes from the southern exposure. A multi-use walking trail is provided along Mayo Boulevard to allow for site users and the general public to connect with the natural desert context and the views outward from the site.

8. *Buildings should be designed with a logical hierarchy of masses.*

**Response:** The design of the Health Center *Plus* facility uses both material designation and height to mark the entry to the facility. In a healing environment, providing intuitive wayfinding is critical and the Banner design standards promote this hierarchy.

9. *The design of the built environment should respond to the desert environment*

**Response:** The massing of the Health Center *Plus* is aligned with the proper solar orientation as well as with respect to naturally ventilating winds through the Site with the planned open spaces adjacent to the structures. Generous landscape setbacks are provided along the rights-of-way that greatly exceeds the required minimum to better integrate this

structure its neighboring context. Views to the surround desert context are also promoted from this Site with the placement of the structure.

*10. Developments should strive to incorporate sustainable and healthy building practices and products.*

**Response:** Banner is committed to energy efficient strategies and the use of healthy building practices. The Health Center *Plus* facility will meet the City's adopted International Green Construction Code (IgCC), which mandates many sustainable design enhancements to the Site, inclusive of energy efficiency systems design, EV-ready charging stations, PV parking canopies, and heat island mitigation strategies. It also includes the use of healthy building practices and products.

*11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

**Response:** The landscape palette builds off the salvaged inventory of indigenous landscape materials on-site and create a new experience that will celebrate the existing desert context.

*12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

**Response:** The landscape palette will build on the salvaged inventory of indigenous landscape materials on the site and create a new experience that will celebrate the existing desert context, while be considerate for efficient water use.

*13. The extent and quality of lighting should be integrally designed as part of the built environment.*

**Response:** Exterior lighting will promote safe access to/from the facility and support wayfinding on-site.

*14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

**Response:** The Banner sign program will use materials from the building composition which are rooted in themes from the Sonoran Desert. The placement, size, and illumination support appropriate, timely and safe wayfinding practices on-site for both vehicles and pedestrian access.

## **DESIGN STANDARDS AND POLICIES MANUAL**

All design and construction of the Project will conform with the City's Design Standards & Policies Manual.

## **GREATER PHOENIX METRO GREEN INFRASTRUCTURE HANDBOOK**

The purpose of this Greater Phoenix Metro Green Infrastructure Handbook (“Handbook”) is to provide members of the design, planning, and development communities with guidance and specific techniques for low impact development (LID). The Handbook is intended to address non-point source pollutant load reductions, conformance with first-flush requirements, and stormwater peak flow and volume reductions for water quality and flood hazard mitigation. Equally important in the Sonoran Desert is the opportunity to ameliorate water supply/demand concerns by increasing rainfall infiltration, recharging groundwater, and harvesting stormwater to offset potable water used for outdoor purposes.

This project will implement LID best practices according to the Handbook. The first flush rainfall is the design storm used in the handbook since 82% of the storms record the first flush.

- Curb Openings: Parking lot and other site runoff will be routed through curb openings leading to vegetated landscape areas where possible, to promote infiltration and absorption.
- Concentrated flow inlets and rip rap spillway-on-site runoff will be conveyed to concentrated flow inlets and rip rap spillways to trap sediment.
- Bioswales: The vegetated or rock bioswales can provide additional removal of total suspended solids (TSS) as they drop out while slowly flowing through the swale in the smaller storms also reducing erosion.
- Stormwater First Flush Basins: The stormwater basins will detain at a minimum the first flush volume equivalent to the first 0.5” of rainfall, which is approximately the average annual runoff volume.
- Stormwater Pre versus Post Basins-sized to ensure post design flows off the site do not exceed pre-development flows (which often times exceeds the first flush) will detain water and allow for even more infiltration into the ground before slowly leaving the site.
- Water Quality Units: The first flush volume will be routed through hydrodynamic separator storm water quality units, which will further reduce the total suspended solids (TSS) and will then slowly be released downstream.
- Overflow structures will be designed to take the larger storms greater than the first flush downstream to other drainage facilities (sediment basins, culverts, storm drains).
- Landscape: The above LID practices will be combined with LID landscape.

## **MAG SUPPLEMENTS**

All civil construction for this project will be designed in conformance with the latest edition of the Maricopa Association of Governments (MAG) standard specifications and details, with City of Scottsdale amendments.

## **OFFICE DESIGN GUIDELINES**

The Health Center *Plus* facility is designed with unmatched quality, which mirrors the quality of care and commitment to the community that Banner provides in all of its facilities. It will be designed using the foundation of the new Banner Health Center *Plus* model, as established at the Banner Health Center *Plus* at New River Trail campus in Glendale (located at 75<sup>th</sup> Avenue and the Loop 101 Freeway). However, the Scottsdale Banner Health Center *Plus* design has been enhanced to further respond to its significant relationship with its McDowell Mountains and Sonoran Desert context. The Banner design standards are rooted in its Southwestern context and drive unique project specific solutions that accentuate appropriate local connections and responses to climatic influences. The Project will feature a unique architectural element, a ‘lantern of hope’ at the building entry which serves as a beacon of health and hope outwards to the community and enriches the visitor and patient experience within the building with its key programmatic placement off the offset core and lobbies.

The orientation of the Site and building are driven by its physical and environmental context. The freeway orients the Site in the east-west direction, promoting maximum site visibility to ease anxiety for the healthcare users and optimize mechanical systems with fenestration strategies. New pedestrian linkages are strengthened along Mayo Boulevard, which lead to the various building entries.

The Site design looks to maximize its open space connections to its local context by providing various paths to and from the building entries to external path networks and to the future adjacent retail parcels to the east of the Site. Adjacent to the main entry will be a reflective garden space with a meandering path that engages the senses with local flora and fauna and gives users the proper space to decompress and connect with nature during their healthcare journey.

This Project will be one of Banner’s most significant investments into the Scottsdale and the North Phoenix/Scottsdale healthcare marketplace. The facility’s design plays an important role in communicating the mission of delivering a high-quality of care to the community. A focus on health and wellness will elevate the experience of those visiting and be treated by Banner. To emphasize placemaking and connectivity with the community, the natural desert site will be celebrated as well as the direct views to the McDowell preserve to the north and east of the Site.

## **LIGHTING DESIGN GUIDELINES**

1. *The city places a high value on lighting design and technologies that are energy efficient and sensitive to the surrounding context.*
  - Exterior lighting sources are energy efficient LED.

- Exterior lighting is automatically controlled via a highly programmable, digital, astronomical timer.
  - Color temperature and light trespass have been analyzed and selected/designed accordingly.
2. *Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.*
- Exterior lighting has been designed with a focus on user safety, circulation, wayfinding, and architectural aesthetic.
3. *High-pressure-sodium (HPS) is the preferred light source for most large-scale projects. The preferred light source for smaller scale applications include linear fluorescent (RE170 series, triple-tube 4 pin), compact fluorescent, induction and LED lamps.*
- All light sources are 3000k LED.
4. *Incandescent and halogen sources are discouraged in all but the most unique applications.*
- All light sources are 3000k LED.
5. *The design of the lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes, and operate for only the minimum required hours.*
- Exterior lighting is automatically controlled via a highly programmable, digital, astronomical timer.
6. *Recommended light level guidelines and uniformity ratios established in the Illuminating Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.*
- Exterior lighting design is based on IESNA and City standards and requirements.
7. *Light glare or excess brightness should be minimized. Light trespass should be controlled by shielding or aiming fixtures away from adjacent uses.*
- Light fixture distribution and placement have been carefully considered to mitigate light trespass, excess brightness and glare.

8. *Architectural and landscape lighting should only be used to highlight special features and to embellish the lighting levels of ground level pedestrian areas.*

- Architectural and landscape lighting is specified to highlight key site design aspects in areas of high visibility and/or circulation.

9. *Limited low voltage lighting of landscape features and plant material area acceptable when associated with pedestrian spaces and site entrance.*

- Landscape lighting is specified to highlight key site design aspects in areas of high visibility and/or circulation.

### **SHADING DESIGN GUIDELINES**

The City's shading concepts are in response to the warm, dry climate of the Sonoran Desert that can have intense sun light exposure. The goals are to reduce energy consumption and to achieve indoor and outdoor spaces that are comfortable. The concepts embodied by the Shading Design Guidelines include a three tier approach to shading and climate appropriateness, heat avoidance through shading, passive cooling, and mechanical equipment.

- *Heat Avoidance Through Shading*
  - *'Hard' exterior Shading devices (horizontal overhangs, vertical fins, eggcrate (grids and screens), variations of these (clerestory windows, movable devices, louvers, etc.).*

**Response:** There are multiple approaches to properly protecting the fenestration of the Health Center *Plus* facility. The primary layer of protection is the glazing spec, with high-performance low-e clear glazing selected to promote transparency while minimizing the heat load on the glass. Further, at primary Project entries, deep canopies are provided to protect the glazing and allow for a covered entry into the facility. The building is oriented along the freeway elevation which is generally in the east-west direction. Accordingly, the majority of public areas and the maximized glazing is provided on the north façade.

- *'Soft' shading through plants (trees, vines on trellis, etc.)*

**Response:** Vegetation is clustered in areas directly adjacent to the building's entries and building fenestration to allow for maximize shading and visual connection to nature for building occupants. Mature salvaged species will be placed near building entries to allow for maximum immediate shading and scale impact. Pedestrian routes to the main entry will also be properly shaded with tree canopies.

- *Passive Cooling*

- *Shaded outdoor spaces, breezeways, cooling towers*

**Response:** Major building access from the parking lots are oriented in the east-west axis to allow for ample shading from the southern exposure. Additionally open space is planned to take advantage of the prevailing winds from the southwest to provide passive cooling for outdoor use and gathering.

- *Orientation of windows – minimize on south and west facades, angle so as to not have direct sunlight, double walls and/or roofs, etc.*

**Response:** As a primary approach to energy use and shading, the building is properly orientated along the east-west axis, which helps to maximize view opportunities to the north to the McDowell Mountains and Sonoran Desert, as well as control impacts to glazing on the other facades.

- *Minimal heat gain through treated glazing*

**Response:** The baseline for shading approach to Banner’s glazed openings is high performance glass that exceeds the City’s requirements for thermal performance.

- *Mechanical Equipment*

- *Ground (not roof) mounted, pre-cooling systems, over-night cold storage, etc.*

**Response:** The Project utilizes ground and roof mounted mechanical equipment to effectively and efficiently deliver the right amount of systems to the building based on equipment loads and operations.

- *‘Smart’ systems tuned to use, time of day, orientation of spaces, etc.*

**Response:** Banner intends on utilizing *Skyspark Controls* front end controls system that continues to monitor the mechanical system daily to ensure it is operating effectively and efficiently. All fans and pumps have variable frequency drives to control the speed of the motors to accurately track the load required as it changes throughout the day, thus creating energy efficiencies.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

---

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
  - *The applicant states that the project has been designed with a consistent theme. See Criterion #2 below for additional details.*
  - *This project is part of the Crossroads East Planned Community Development master plan, which is a +/-1,000-acre Planned Community Development (PCD) originally approved in 2002; and subsequently amended in 2018. There are no specific design guidelines for the Crossroads project, other than those indicated in the city's Design Standards & Policies Manual (DSPM) and the Greater Airpark Character Area Plan (GACAP). Staff confirms the proposal is generally consistent with the goals and policies of the GACAP, and the infrastructure master plans for this Planning Unit. Development in this area is encouraged to utilize design that incorporates a variety of building shapes and heights in order to promote visual interest (GACAP Policy CD 1.3). Additionally, unified streetscapes are encouraged (GACAP Goal CD 2). To that end, the applicant has coordinated with the property owner to the west (ASM Industries) to utilize similar tree and plant species along the Mayo Blvd. frontage (the ASM project will go before the Board on a future date. Reference case # 3-DR-2024). Finally, consistent with the 2008 Transportation Master Plan, the project includes a 10-foot-wide multi-use path, detached from street curb, along the Mayo Blvd. frontage. Once the rest of the frontage has been developed, the path will eventually connect pedestrian traffic from Scottsdale Road to Hayden Road.*
2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
  - b. Avoid excessive variety and monotonous repetition;
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - *The applicant states that the project has been designed to be rooted in its southwestern context and use quality materials and massing strategies that are sensitive to the local surroundings, in terms of scale and context. The architecture and building massing are integrated with site and building programming strategies aimed to provide relief from stress for patients, enhance wayfinding for staff and visitors, and integrate seamlessly into the natural desert environment. The blend of quality building materials, which include masonry block, metals, and synthetic finishes, combined with the composition of windows and shading elements, provide for proper and appropriate massing and scale. The color palette is comprised of a range of natural earth tones, with the intent of avoiding large amounts of warm or dark colors.*

*The proposal includes a design feature modeled after the "Lantern of Hope", which is part of the facility in Gilbert. The intention of the "lantern" is to continue the legacy of design of*

*similar Banner MD Anderson projects, but more importantly, recreate a similar effect of exposure from the adjacent freeway and radiating message of hope for the users, patients and visitors. The design utilizes clear glazed curtainwall, to maximize transparency of the element, and a laser cut pattern of a Palo Verde tree canopy into an aluminum plate system, held off the curtainwall by outrigging to create the layered effect. During evening hours, the "lantern" is illuminated to recognize the different colors associated with various cancer awareness platforms. To that end, design utilizes interior lighting to create the nighttime lighting effect, with recessed lighting coves at the slab edges to minimize horizontal dark bands of the lighting affect around the perimeter (refer to Attachment #12 for more details).*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed to promote safety and convenience.
  - *Mayo Blvd. will be extended from 78<sup>th</sup> Street to the west edge of the project site by the master developer (north half-street only). Two right turn lanes and two driveways are proposed at Mayo Blvd. to provide access to the site. Both driveways are intended to be full-access, with the easternmost driveway also intended to provide access to future development to the east. Additionally, in cooperation with the property owner to the east, a vehicular connection from Hayden Road will be provided. In accordance with the 2008 Transportation Master Plan, the project includes construction of a publicly accessible, minimum 10-foot-wide multi-use path along Mayo Blvd that will eventually connect pedestrians from Scottsdale Road to Hayden Road. Pedestrian connections are also provided at driveway intersections with Mayo Blvd. to provide access to the perimeter street, and connections are also provided to the easternmost drive aisle that will connect this project to future development on the parcel to the east, which is anticipated to include restaurants. A designated loading/unloading zone is proposed along the south side of the building, on the opposite side of the main building entrance, that will include refuse collection.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - *There will be both roof-mounted and ground-mounted mechanical equipment. Two separate service yards are proposed along the south side of the building. On the western portion of the south elevation, one additional ground-mounted mechanical unit is being provided. Both areas will be fully screened from off-site view.*
5. Within the Downtown Area, building and site design shall:
  - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
  - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
  - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
  - *This criterion is not applicable.*

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
  - a. Accessibility to the public;
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
  - c. Location near the primary pedestrian or vehicular entrance of a development;
  - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
  - e. Location in conformance to standards for public safety.
    - *This criterion is not applicable.*

## DEVELOPMENT INFORMATION

---

### Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. As of the publishing of this report, staff has received two written comments, one in support of the proposal, the other requesting information about a future hospital on the site (not part of this application).

### Context

Located on the north side of Mayo Blvd, approximately 550 feet west of Hayden Road in southern Scottsdale, the site is situated in an area where the only development is a multi-family residential project to the south consisting of mainly three-story multi-unit buildings. Construction on the project began in 2021 and was only recently completed. The remaining land abutting the project site is presently vacant, though it should be noted the applicant also owns the land to the west of the project site.

### Project Data

- Existing Use: Vacant
- Proposed Use: Medical Office
- Parcel Size: Overall parcel site: +/- 48 acres (net)  
Project site: +/- 11 acres (net)
- Commercial Building Area: 119,500 square feet
- Floor Area Ratio Allowed: 0.8 X net lot area (1,672,704 square feet)
- Floor Area Ratio Provided: 0.05\*\*
- Building Height Allowed: 42 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 42 feet (exclusive of rooftop appurtenances)
- Parking Required: 478 spaces
- Parking Provided: 529 spaces
- Open Space Required: 0.15 X net lot area (313,632 square feet)
- Open Space Provided: 185,757 square feet\*\*
- Frontage Open Space Required: 0.5 X overall open space requirement (156,816 square feet)
- Frontage Open Space Provided: 66,482 square feet\*\*

\*\* FAR and open space are based on net lot area (+/- 48 acres), not the project site area. There are no plans to subdivide the subject site from the rest of the parcel. FAR and open space will be provided cumulatively as future development occurs on the overall parcel.

**Stipulations for the  
Development Review Board Application:  
Banner Health Medical Office Building  
Case Number: 6-DR-2024**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Smithgroup, with a city staff date of 6/26/2024
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Smithgroup, with a city staff date of 6/26/2024
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Smithgroup, with a city staff date of 6/26/2024.
  - d. The case drainage report submitted by Dibble Corp. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Dibble Corp, upon its city approval currently outstanding.
  - f. The infrastructure master plans for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023), upon its city approval currently outstanding.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the subject site were: 19-ZN-2002#6 and 19-ZN-2002#11

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. With the construction plan submittal, applicable plans shall be revised to confirm any ladders for roof access will be internal to the building.

**SITE DESIGN:**

**Ordinance**

- C. INTERNAL ACCESS ROADS. Per the land division code and zoning approvals, accessways serving multiple parcels are to be contained in platted tracts. The platted creation of such tracts is to be recorded prior to any permit issuance of access connections outside of, and through non-, project parcels. Per the land division ordinance plats may not be recorded prior to improvement plan approvals.
- D. PARCEL BOUNDARIES. Per the land division code, no permits are permissible until the deeded project parcel boundaries, and the lands it came from, have been approved by the city through the city's approval of a preliminary plat (5-MD-2024) and the city's recordation of a conforming final plat, to include the posting of a financial assurance and execution of a covenant to construct agreement for all master plan infrastructure (37-SA-2023) and preliminary plat infrastructure (5-MD-2024). Also per the land division code, final plat approval is predicated on the city approval of all master plan infrastructure improvement plans (37-SA-2023) and preliminary plat infrastructure (5-MD-2024).

**DRB Stipulations**

5. All drive aisles shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse infrastructure in accordance with site plan DRB\_A1.1.1 dated June 18, 2024.

**LANDSCAPE DESIGN:**

**Ordinance**

- E. A minimum of 50% of all provided trees shall be mature, as defined in Article III of the Zoning Ordinance.

**DRB Stipulations**

7. With the final construction plan submittal, the landscape plan shall be revised as needed to confirm that the Mayo Blvd. streetscape is similar, with regard to tree and plant species, to the ASM project to the west (refer to case 3-DR-2024).

8. With the construction plan submittal, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
9. With the construction plan submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTERIOR LIGHTING:**

**Ordinance**

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

**DRB Stipulations**

10. Landscape lighting shall only be utilized to accent plant material.
11. All landscape lighting directed upward shall be black and utilize an extension visor shield to limit view of the lamp source.
12. All landscape lighting directed upward shall be aimed away from property lines and streets.
13. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line, except for the "Lantern" feature on the building, sign, and landscape lighting.
14. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation, except on the underside of the main entrance canopy.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation, except on the underside of the main entrance canopy.
  - c. The initial vertical luminance at 6-foot above grade along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
  - e. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**DRB Stipulations**

15. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

**STREET DEDICATIONS:**

**Ordinance**

- G. Prior to the issuance of any building permit for the development project, the property owner shall make fee simple right-of-way dedications to the City of Scottsdale in conformance with a city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024), as required by zoning approvals and land division code ordinance, upon their approvals and via a final plat.

**STREET INFRASTRUCTURE:**

**Ordinance**

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- I. MASTER PLANS. Prior to any construction plan submittal, the owner shall submit and obtain approval of infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- J. PRELIMINARY PLAT. Prior to any construction plan submittal, the owner shall submit and obtain approval of a preliminary plat and associated utility plans and basis of design reports for the master project known as the DeRito/Van Trust Lands (5-MD-2024)
- K. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval of civil construction documents to construct improvements in conformance with the city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023) and a preliminary plat submitted by (5-MD-2024). Prior to the project requesting a certificate of occupancy from the city the improvements shall be final accepted by the city and MCESD. The transportation improvements shall include but not limited to the following improvements, generally:
  - a. N Hayden Road widening,
  - b. E Mayo Blvd full street construction and widening
  - c. N Miller Road full street construction

**DRB Stipulations**

- 16. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 17. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval to install a traffic signal at the intersection of N. Hayden Road and E. Mayo Blvd. per the approved Master Circulation Plan. Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- 18. Prior to issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit and receive approval of a traffic signal design for the intersection of N. 78<sup>th</sup> Street and E. Mayo Blvd. All underground infrastructure required for said traffic signal shall be

installed by the master developer. Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process

**WATER AND WASTEWATER:**

**Ordinance**

- L. All water and wastewater infrastructure improvements shall be constructed in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- M. All development where there are chemicals used that require pretreatment shall provide a monitoring manhole. Coordinate with city Water Resources Industrial Pretreatment Department regarding evaluation inspection for all requirements associated with wastewater pretreatment and monitoring vaults. Design of infrastructure related to pretreatment or monitoring shall be included with the civil construction documents.
- N. MASTER PLANS. Prior to any construction plan submittal, the owner shall submit and obtain approval of infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- O. PRELIMINARY PLAT. Prior to any construction plan submittal, the owner shall submit and obtain approval of a preliminary plat and associated utility plans and basis of design reports for the master project known as the DeRito/Van Trust Lands (5-MD-2024)
- P. ON-SITE FINAL BASIS OF DESIGN REPORTS. Final Project Water and Sewer Basis of Design Reports have not been approved by Water Resources. Prior to submittal of project construction plans the owner shall submit and obtain approval of Final Project Water and Sewer Basis of Design Reports to include but not limited to utility plans.
- Q. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval of civil construction documents to construct improvements in conformance with a city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024), upon their own approvals. Prior to the project requesting a certificate of occupancy from the city the improvements shall be final accepted by the city and MCESD. The water and wastewater improvements shall include but not limited to the following improvements:
  - a. A 16-inch, 20-inch and 24-inch water distribution main lines generally beginning along Hayden Rd from Loop 101 to Mayo Blvd, continuing west along Mayo Blvd to 73rd St, along Miller Rd from north of Loop 101 to Mayo Blvd, and continuing east from Miller Rd north of Loop 101 to Claret Dr.
  - b. A 12-inch water distribution main line generally beginning at Hayden Rd north of Mayo Blvd, connecting to new 20-inch water distribution main line near 78<sup>th</sup> St and Mayo Blvd.
  - c. An 18-inch sewer main from the property owner service connection to new sewer to be located at Miller Rd and Mayo Blvd
  - d. New wastewater collection infrastructure from Miller Rd and Mayo Blvd to the city of Scottsdale North Pumpback Station, in construction as of September 12, 2024. The property owner will

have an obligation for a payback assignment for the proportionate costs associated with this wastewater collection sewer (currently in construction) that is required to serve this development in accordance with SRC Sec 49-212, SRC Sec 49-216.

- R. WATER AND WASTEWATER EASEMENTS. Provide minimum 20' wide easement extending from the water quality monitoring vault to the existing public wastewater system. Assure the vault is designed for access at all times to city crews.
- S. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTORS. The owner shall provide reduced pressure principle backflow preventer(s) in accordance with SRC 49-62.
- T. BUILDING BOOSTER PUMPS. Initial basis of design documents indicated that there is inadequate pressure to meet required water pressures at the highest finished floor of one or more buildings associated with this development. Booster pump(s) will be provided on the domestic service line(s) within the building and included in construction documents for permit issuance and construction accordingly.
- U. PUBLIC WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all public water and wastewater infrastructure improvements, including any new service line connections, fire hydrants, and manholes necessary to serve the development.
- V. PRIVATE WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all private water and wastewater infrastructure improvements, including water quality monitoring vault(s), service lines necessary to serve the development.

**DRB Stipulations**

- 19. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 20. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

- 22. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. Any easements necessitated by the city approval of infrastructure master plans for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and preliminary plat submitted by Kimley Horn and Associates (5-MD-2024).
  - c. Any easements called for in the city approved site plan.









PARCEL BY OTHERS

PARCEL BY OTHERS

ATTACHMENT #10

**SALVAGE PLANT LEGEND**

BOTANICAL NAME	QTY.
SYM. (COMMON NAME)	
<b>TREES</b>	
PARKINSONIA FLORIDA	6
BLUE PALO VERDE	22
PROSOPIS VELUTINA	1
MESQUITE	
OLNEYA TESOTA	
IRONWOOD	
<b>TREES</b>	
PARKINSONIA FLORIDA	
BLUE PALO VERDE	
PROSOPIS VELUTINA	
MESQUITE	
OLNEYA TESOTA	
IRONWOOD	
PROSOPIS VELUTINA	
MESQUITE	
OLNEYA TESOTA	
IRONWOOD	
PROSOPIS VELUTINA	
MESQUITE	
OLNEYA TESOTA	
IRONWOOD	

**KEYNOTES**

① RIGHT OF WAY LINE	⑪ STAFF PATIO	⑲ LANDSCAPE BERM
② EASEMENT	⑫ MOBILE MRI UNIT	⑳ LANDSCAPE AREA
③ LIMIT OF CONSTRUCTION / DISTURBANCE	⑬ EV CHARGING STATION	㉑ 3' HEIGHT CMU SCREEN WALL - SEE DETAIL 03L.S500
④ UNDERGROUND UTILITY - SEE CIVIL	⑭ DROP OFF ENTRY AREA	㉒ STABILIZED DG PATH
⑤ DETENTION BASIN - SEE CIVIL	⑮ BUILDING CANOPY - SEE ARCH.	㉓ CROSSWALK
⑥ TRANSFORMER - SEE ELEC.	⑯ ENTRY SIGNAGE - SEE ARCH.	
⑦ SERVICE YARD	⑰ TRASH ENCLOSURE - SEE ARCH.	
⑧ FUTURE PHASE BUILDING EXPANSION	⑱ SOLAR PARKING CANOPY - SEE ARCH.	

**MATERIALS LEGEND**

LOCATION	MATERIAL	COLOR	FINISH	HATCH
<b>VEHICULAR PAVING</b>				
A	ENTRY PLAZA	3/8" EXP. AG CONCRETE	PAVTS COLORS 50% EXPOSED	
B	CROSSWALK	3/8" EXP. AG CONCRETE	NATURAL GRAY 50% EXPOSED	
C	SERVICE AREA	C.I.P. CONCRETE	NATURAL GRAY MEDIUM BROOM	
<b>PEDESTRIAN PAVING</b>				
D	SIDEWALKS	C.I.P. CONCRETE	NATURAL GRAY	LIGHT BROOM
E	ENTRY PLAZA	C.I.P. CONCRETE	PAVTS COLORS LIGHT SANDBLAST	
F	WELLNESS PATH	STABILIZED RECYCLED GRANITE	SEE LANDSCAPE	
<b>LANDSCAPE MATERIALS</b>				
L	LANDSCAPE AREAS	3/8" SCREENED RECYCLED GRANITE	SEE LANDSCAPE	
M	LANDSCAPE AREAS	1" 3" COBBLE	SEE LANDSCAPE	
N	LANDSCAPE AREAS	HYDROSEED MIX	SEE LANDSCAPE	
D	LANDSCAPE AREAS	COBBLE - SIZE PER CIVIL	SEE LANDSCAPE	

**NOTE:**  
 PROVIDE VEHICULAR BATED PAVING DEPTH AT ALL FIRE AND ESCAPE AREAS. SEE CIVIL DRAWINGS FOR LOCATION AND DEPTH. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.  
 FOR CONCRETE WALKS SEE DETAIL 14L.S500.  
 --- EXPANSION JOINT - SEE DETAIL 14L.S500  
 --- CONTROL JOINT - SEE DETAIL 14L.S500

**Banner Health Center Plus**  
**SCOTTSDALE CAMPUS**  
 NW Corner of Hayden Rd and Mayo Blvd.  
 Scottsdale, Arizona 85255

**NexCore**  
 1550 Market Street  
 Suite 200  
 Denver, CO 80202

**SMITHGROUP**  
 455 NORTH THIRD STREET  
 SUITE 250  
 PHOENIX, AZ 85004  
 602.265.2200  
 smithgroup.com  
 LANDSCAPE ARCHITECT  
 JUSTIN SIMMONS  
 Dustin.Simmons@SmithGroup.com  
 602.265.2200

ISSUED FOR: \_\_\_\_\_ REV: \_\_\_\_\_ DATE: \_\_\_\_\_

DRY CITY COMMENTS: \_\_\_\_\_

DEVELOPMENT BOARD REVIEW: \_\_\_\_\_

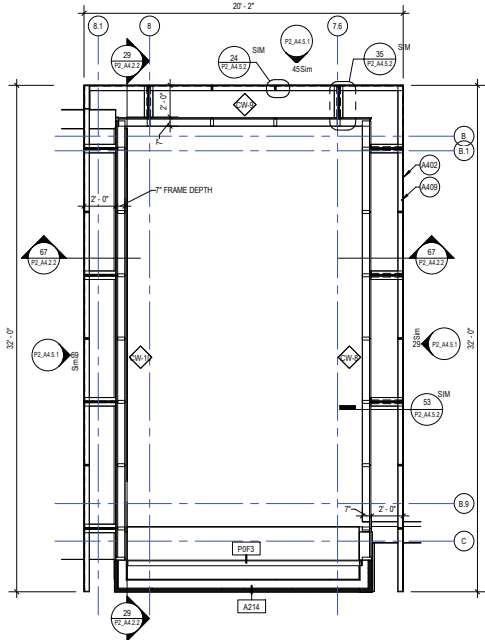
REAL ARCHITECTURES  
**NOT FOR CONSTRUCTION**

KEY PLAN

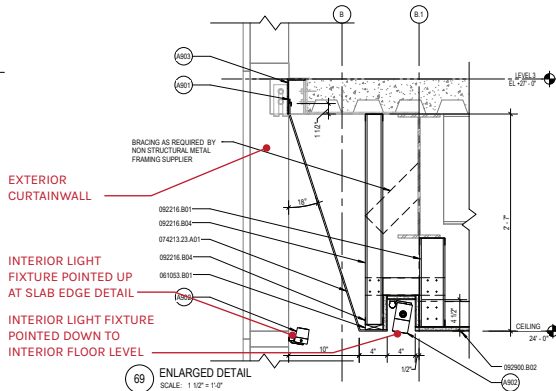
**ILLUSTRATIVE LANDSCAPE PLAN**

PROJECT NUMBER: 14303.000  
**DRB\_L000.1**  
 SHEET NUMBER

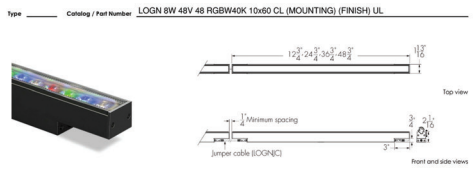




LANTERN FLOOR PLAN AT ROOF LEVEL - NTS



LANTERN INTERIOR LIGHTING DETAIL - NTS



LUMENFACADE - NANO FIXTURE. FULLY DIMMABLE COLOR CHANGING LED LINEAR LIGHT FIXTURE WITH FULLY ADJUSTABLE AIMING BRACKET

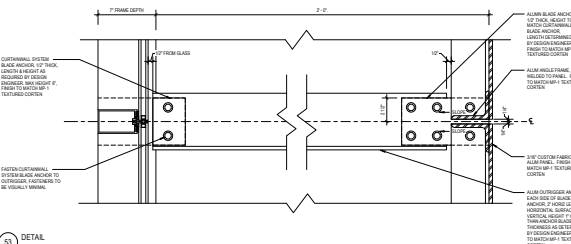
LANTERN INTERIOR LIGHTING FIXTURE



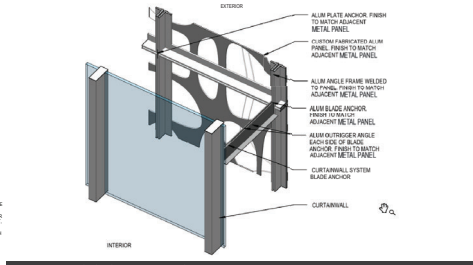
LANTERN VIEW IN THE EVENING



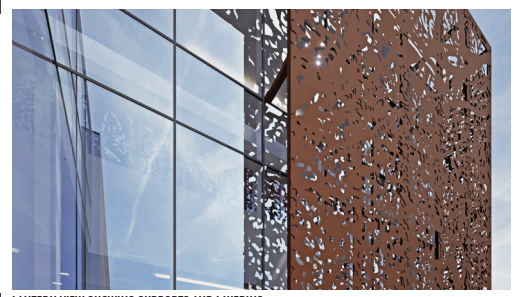
LANTERN VIEW FROM EAST



LANTERN OUTRIGGER SECTION DETAIL - NTS



LANTERN 3D SECTION DETAIL - NTS



LANTERN VIEW SHOWING SUPPORTS AND LAYERING



















**Real Estate Department**

2901 N. Central Avenue, Suite 160

Phoenix, AZ 85012

bannerhealth.com

February 26, 2024

Re: Notice of Development Review Board Application for Banner Health Center *Plus* at Mayo Blvd. and Hayden Road

Dear Resident, Property Owner, and/or Interested Party:

Banner Health ("Banner") is the owner of the approximate 12 acres generally located west of the northwest corner of Mayo Boulevard & Hayden Road ("Property") in the City of Scottsdale ("City"). The Property is zoned C-2 PCD (Central Business—Planned Community District) pursuant to the Crossroads East PCD. The purpose of this letter is to inform you that Banner will be submitting a Development Review Board application to the City for the development of a Banner Health Center *Plus* medical services building on the Property. See enclosed Aerial Map. The proposed medical services and office uses planned for the Banner Health Center *Plus* facility are permitted by right on the Property.

The Banner Health Center *Plus* facility will offer a range of services and uses, including the urgent care, a surgery center, a Banner MD Anderson Cancer Center, lab and imaging services, a pharmacy and traditional medical offices for Banner caregivers and team members. The proposed Banner Health Center *Plus* building is planned to be a total of three-stories, including the one-story urgent care facility. Other site improvements associated with the Banner Health Center *Plus* include landscaping, decorative hardscape, pedestrian pathways, parking, and associated roadway improvements. Vehicular access is planned along Mayo Boulevard, as well as Hayden Road. The building architecture will be comprised of a blend of high-quality materials, including decorative block, metals, and other finishes, combined with a composition of windows and shading elements. The color palette includes a range of natural earth tones, such as light sand and tan colors, which are further complemented by decorative metal paneling and glass. The Banner Health Center *Plus* will be designed to conform to the requirements of Scottsdale's new Commercial IgCC Green Construction Code. See enclosed Site Plan and Perspective Renderings.

If you have any questions regarding this development proposal, please contact Susan Demmitt at **(602) 256-4456** or **[sdemmitt@gblaw.com](mailto:sdemmitt@gblaw.com)**, and she will be happy to answer any questions you may have regarding the proposed development. Additionally, Mr. Greg Bloemberg, Principal Planner, will be assigned to this case and may be reached at [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov).

Best Regards,

A handwritten signature in blue ink, appearing to read "Troy".

Troy Freeman  
Vice President, Real Estate Management  
[troy.freeman@bannerhealth.com](mailto:troy.freeman@bannerhealth.com)

<b>NOTIFICATION LIST</b>				
<b>PROPERTY OWNERS WITHIN 750 FEET</b>				
<b>PROPERTY OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
NWGH LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215
ARIZONA STATE LAND DEPT	1616 W ADAMS ST	PORTLAND	OR	97201
HONORHEALTH	8125 N HAYDEN RD	SCOTTSDALE	AZ	85258
18700 HAYDEN ROAD LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215
NRI CAVASSON LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215
18615 CLARET DRIVE LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215
ARIZONA STATE LAND DEPT	1725 W GREENTREE DR STE 114	TEMPE	AZ	85284
HAYDEN PRINCESS LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
BANNER HEALTH	2901 N CENTRAL AVE STE 160	PHOENIX	AZ	85012
ASM AMERICA INC	3440 E UNIVERSITY DR	PHOENIX	AZ	85034
HAYDEN LOOP 101 INVESTORS LLC	14747 N NORTHSIGHT BLVD STE 111-431	SCOTTSDALE	AZ	85260
AXON ENTERPRISE INC	17800 N 85TH ST	SCOTTSDALE	AZ	85255
<b>OTHER INTERESTED PARTIES</b>				
<b>CONTACT</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
GAMMAGE & BURNHAM, PLC ATTN: NICK SOBRASKE	40 N CENTRAL AVE, 20TH FLOOR	PHOENIX	AZ	85004
City of Scottsdale Planning and Development Services Attn: Greg Bloomberg	3939 N Drinkwater Blvd	Scottsdale	AZ	85251

NOTIFICATION LIST				
SCOTTSDALE INTERESTED PARTIES LIST				
ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP
Arizona Department of Transportation ADOT Central District - Red Letter	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009
Carla	3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
City of Scottsdale Planning Commission Attn: Commissioner George Ertel	11725 N. 129th Way	Scottsdale	AZ	85259
Town of Paradise Valley Attn: Community Development Director	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub	10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
David G. Gulino	5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Burch & Cracchiolo PA Attn: Edwin Bull	1850 N. Central Ave., Ste. 1700	Phoenix	AZ	85004
Berry Riddell, LLC Attn: John Berry/Michele Hammond	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington	3518 N. Chambers Court	Scottsdale	AZ	85251
City of Scottsdale City Council Attn: Kathy Littlefield	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Maggie Keasler	7127 E. 6th Ave.	Scottsdale	AZ	85251
Maricopa County Superintendent of Schools	4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Paul Alessio	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Maricopa County Planning & Development	301 W Jefferson St., Suite 170	Phoenix	AZ	85003
City of Phoenix Attn: Planning & Development Director	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Arizona State Land Department Attn: Planning & Engineering Section Manager	1110 W. Washington St.	Phoenix	AZ	85007
Town of Fountain Hills Attn: Planning & Zoning Division	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Town of Carefree Attn: Planning and Zoning	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Town of Cave Creek Attn: Planning Department	37622 N Cave Creek Road	Cave Creek	AZ	85331
SRP-MIC Attn: Planning Department	10005 E Osborn Road	Scottsdale	AZ	85256
City of Scottsdale Attn: Planning Department	7447 E Indian School Road Suite 105	Scottsdale	AZ	85251
Mail Station PAB10W SRP Land Department Attn: Sherry Wagner/Right-of-Way Technician, SR.	P.O. Box 52025	Phoenix	AZ	85072-2025
Cave Creek Unified School District Attn: Superintendent	P.O. Box 426	Cave Creek	AZ	85327
Scottsdale Unified School District Attn: Superintendent	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Gammage & Burnham, PLC Attn: Susan Demmitt/Nick Sobraske	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032

NOTIFICATION LIST				
PRINCESS ENCLAVE PROPERTY OWNERS				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
17645 N 77TH PL LLC	225 CHERRY ST APT 8A	NEW YORK	NY	10002
AHLUWALIA NADIA/DANIEL	17617 N 77TH WY	SCOTTSDALE	AZ	85255
AZEP XVII LLC	16736 E GREENBRIER LN	FOUNTAIN HILLS	AZ	85268
BADOUX LAURENT	17632 N 77TH PL	SCOTTSDALE	AZ	85255
BENEFIEL FAMILY TRUST	17608 N 77TH PL	SCOTTSDALE	AZ	85255
BLASINGAME KENT/MARTINA	17788 N 77TH PL	SCOTTSDALE	AZ	85255
BRUCE BANNON REVOCABLE TRUST	17737 N 77TH WAY	SCOTTSDALE	AZ	85255
BUKHARI SARA	17676 N 77TH WAY	SCOTTSDALE	AZ	85255
BUNNELL RICHARD	17674 N 77TH PL	SCOTTSDALE	AZ	85255
BURIN DENNY W/BETSY L	17689 N 77TH WAY	SCOTTSDALE	AZ	85255
COVEY KEITH A	17772 N 77TH WAY	SCOTTSDALE	AZ	85255
DELGADO RANDALL	100 WILSHIRE BLVD	SANTA MONICA	CA	90401
DREXLER LIVING TRUST	17740 N 77TH PL	SCOTTSDALE	AZ	85255
EBH PROPERTIES LLC	2398 E DEL RAE DR	FLAGSTAFF	AZ	86005
ENRIGHT BARRY/ALEXIS	17641 N 77TH WY	SCOTTSDALE	AZ	85255
GOLD JASON/CAROL	870 ROBELLINO CRT	NEWMARKET	ON	L3X 1L5
HERRERA ELENA	17748 N 77TH WAY	SCOTTSDALE	AZ	85255
HUFFMAN JOHN/KATHLEEN	17629 N 77TH WAY	SCOTTSDALE	AZ	85255
IPIRG OPPORTUNITY FUND 2 LLC	9370 SKY PARK CT STE 220	SAN DIEGO	CA	92123
JONES PORSHA L	17736 N 77TH WAY	SCOTTSDALE	AZ	85255
KAIF OMAR	13199 E APPALOOSA PL	SCOTTSDALE	AZ	85259
KENT JODY C	17677 N 77TH WAY	SCOTTADALE	AZ	85255
KIRAN ELIZABETH ARMSTEAD REVOCABLE TRUST	17776 N 77TH PL	SCOTTSDALE	AZ	85255
KRAGHT LIVING TRUST	4354 HOLCOMB ST	PORT TOWNSEND	WA	98368
LANTZ DOUGLAS/THOMAS STEPHANIE	17692 N 77TH PL	SCOTTSDALE	AZ	85255
LEMOINE JOINT TRUST	9075 E HACKAMORE DR	SCOTTSDALE	AZ	85255
LESLIE STEPHANIE N/STEPHEN M	17620 N 77TH PL	SCOTTSDALE	AZ	85255
LESUEUR MICHAEL/KEITH SCOTT	17712 N 77TH WY	SCOTTSDALE	AZ	85255
MABREY DAWN/TODD	6033 E PHELPS RD	SCOTTSDALE	AZ	85254
MISHRA ANKUR	2520 E CRITTENDEN LN	PHOENIX	AZ	85016
NADYA EDWARDS LIVING TRUST	6524 E MALCOMB DR	PARADISE VALLEY	AZ	86253

P LETTER TRUST/ARGER JEFF	17773 N 77TH WAY	SCOTTSDALE	AZ	85255
P SQUARED TRUST	2460 GRIVEL PL	TUSTIN	CA	92782-1469
PAUL A LYNCH 2007 FAM TRUST/CERRETA STEPHANIE	17725 N 77TH WAY	SCOTTSDALE	AZ	85255
PAUL AND ANGELA YEARGERS TRUST	17681 N 77TH PL	SCOTTSDALE	AZ	85255
PRINCESS PLACE LLC	17765 N 77TH PL	SCOTTSDALE	AZ	85255
PRINCESS TOWNHOMES HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD 200	TEMPE	AZ	85282
RAJASANSI JASHPAL	17653 N 77TH WAY	SCOTTSDALE	AZ	85255
RAZI MANI/HASSANPOUR MAHLEGA	17728 N 77TH PL	SCOTTSDALE	AZ	85255
REID FAMILY TRUST	17640 N 77TH WAY	SCOTTSDALE	AZ	85255
SEXTON KENT/KRISTIE	17686 N 77TH WY	SCOTTSDALE	AZ	85255
SHANNON L CLARK REVOCABLE TRUST	10214 E SUMMERFIELD ST	WICHITA	KS	67206
SHARMA FAMILY TRUST	17322 N 77TH ST	SCOTTSDALE	AZ	85255
SHRIKI JESSE	17628 N 77TH WAY	SCOTTSDALE	AZ	85255
SIMBRO ROBERT P/KIMBERLY A	17665 N 77TH WAY	SCOTTSDALE	AZ	85255
SKYFIRE VENTURES LLC	PO BOX 14770	SCOTTSDALE	AZ	85267
SMITH ALEXANDER W	17652 N 77TH WAY	SCOTTSDALE	AZ	85255
SPICE HELEN	8 DEAN RYLE ST APT #814	LONDON		SW1P4DA
SUSAN JANE TALBOTT TRUST	17701 N 77TH WAY	SCOTTSDALE	AZ	85255
TEBOW ROBERT R III	17749 N 77TH WY	SCOTTSDALE	AZ	85255
TERRY RICH SEGAL REVOCABLE TRUST	17785 N 77TH WAY	SCOTTSDALE	AZ	85255
THOMAS ANTHONY/LISA	17713 N 77TH WAY	SCOTTSDALE	AZ	85255
WOLKINS DERRILL OTIS/STEINHOFF TIPHANI E	17633 N 77TH PL	SCOTTSDALE	AZ	85255

NOTIFICATION LIST				
STONEBROOK PROPERTY OWNERS				
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
8174 RITA DRIVE LLC	6845 E FANFOL DR	PARADISE VALLE	AZ	85253
ABELE STEVEN C/CARRAH L	8106 E THERESA DR	SCOTTSDALE	AZ	85255
ALEXANDER MARY W TR	4466 E COYOTE WASH DR	CAVE CREEK	AZ	85331
ALLEN LARA A	8120 E MARIA DR	SCOTTSDALE	AZ	85255
ASIRA PROPERTIES LLC	16055 N DIAL BLVD 10	SCOTTSDALE	AZ	85260
BABADA BOOPY LLC	7229 W MELINDA LN	GLENDALE	AZ	85308
BACON GARY H/JULIA W TR	8098 E THERESA DR	SCOTTSDALE	AZ	85255
BAI LIQUN	12766 E SORREL LN	SCOTTSDALE	AZ	85259
BARTOLOTTA MICHAEL	8091 E MARIA DR	SCOTTSDALE	AZ	85255
BETTY A CISNEROS LIVING TRUST	8115 E MARIA DR	SCOTTSDALE	AZ	85255
BOUDREAU CHARLENE	8142 E RITA DR	SCOTTSDALE	AZ	85255
BRALY WARREN K/NAANA D	8073 E RITA DR	SCOTTSDALE	AZ	85255
BRENDA AND LYLE MYERS FAMILY TRUST	8156 E MICHELLE DR	SCOTTSDALE	AZ	85255
BUCIOR THOMAS J/IRENE S	8082 E THERESA DR	SCOTTSDALE	AZ	85255
BURKE CARMEL J	8147 E MARIA DR	SCOTTSDALE	AZ	85255
BUTLER GLENN M/CAROL L	17869 N 81ST WAY	SCOTTSDALE	AZ	85255
BY PROPERTIES LLC	8765 E BELL RD STE 113	SCOTTSDALE	AZ	85260
CAMACHO RAYMOND J/ELIZABETH C	8126 E RITA DR	SCOTTSDALE	AZ	85255
CARROZZA JOHN/MARY A	8085 E THERESA DR	SCOTTDALE	AZ	85255
CASAGRANDE STEPHANIE M/MARY A	9846 E BALACING ROCK RD	SCOTTSDALE	AZ	85262
CHAMPERSON REVOCABLE TRUST	8179 E MICHELLE DR	SCOTTSDALE	AZ	85255
CHARLOTTE A KELLUM TRUST	PO BOX 4613	SCOTTSDALE	AZ	85261
CLARKE LISA MARIE/CHASE WESLEY	17833 N 81ST WAY	SCOTTSDALE	AZ	85255
DANIELS JONAH/KLOTZ MACI HAVEN/VICTOR	8131 E MICHELLE DR	SCOTTSDALE	AZ	85255
DEANE VERONICA/BRIAN	17815 N 81ST WY	SCOTTSDALE	AZ	85255
DICHIARA CHRISTOPHER JR	17792 N 80TH PL	SCOTTSDALE	AZ	85255
DOW ALEXANDER MICHAEL	17797 N 81ST WAY	SCOTTSDALE	AZ	85255
DUNN MELENIE B	17900 N 80TH PL	SCOTTSDALE	AZ	85255-5417
DUSTIN RILEY LIVING TRUST	8143 E MICHELLE DR	SCOTTSDALE	AZ	85255
EICHELSDERFER ANTHONY/LAURA	8041 E MICHELLE DR	SCOTTSDALE	AZ	85255
FENSTERMAKER FAMILY REVOCABLE LIVING TRUST	6146 SHADOWBROOK DR	GRAMOTE BAY	CA	95746

FERNANDEZ LUIS A/CHERYL L	151 E SOARING AVE	PRESCOTT	AZ	86301
FINN WILLIAM SHAWN/KIM D	37225 SUNSET DR	OCONOMOWOC	WI	53066
FOURNIER ROBERT R	17570 W 94TH DR	ARVADA	CO	80007
FRIEDMAN MICHAEL/TORRI	8086 E RITA DR	SCOTTSDALE	AZ	85255
G AND C THOMPSON REVOCABLE LIVING TRUST	7773 E HARTFORD DR	SCOTTSDALE	AZ	85255
GENTA WILLIAM J/EDBERG MINDY	8105 E RITA DR	SCOTTSDALE	AZ	85255
GERHARDT DENISE R	17684 N 80TH PL	SCOTTSDALE	AZ	85255
GLEASON SHANE C	8132 E MICHELLE DR	SCOTTSDALE	AZ	85255
GLOTZER STEVEN H	8078 E RITA DR	SCOTTSDALE	AZ	85255
GONZALES HECTOR M/ARGENTINA O TR	17846 N 80TH PL	SCOTTSDALE	AZ	85255
GORDON PAULA S TR	8062 E RITA DR	SCOTTSDALE	AZ	85255
GOSHTASB KEYKHOSROWPOUR TRUST	8066 E THERESA DR	SCOTTSDALE	AZ	85255
GREEN LIVING TRUST	8090 E THERESA DR	SCOTTSDALE	AZ	85255
HAIZLIP REVOCABLE LIVING TRUST	4540 130TH AVE SE	BELLEVUE	WA	98006
HAN JOHN K/LUISA E	8060 E MICHELLE DR	SCOTTSDALE	AZ	85255
HANLEY DENNIS P/RUTHANN	8164 E MICHELL DR	SCOTTSDALE	AZ	85255
HARPER ERIN S/CHRISTOPHER	8104 E MARIA DR	SCOTTSDALE	AZ	85255
HARTKOPF NOAH HENRY/DROST ASHLEIGH	8075 E MARIA DR	SCOTTSDALE	AZ	85255
HEFTY PROPERTIES MICHELLE LLC	16485 SE 59TH ST	BELLEVUE	WA	98006
HENRICHS MARIA ELENA/PHIL	8137 E RITA DR	SCOTTSDALE	AZ	85255
HOWARTH NICHOLE M	8064 E MARIA DR	SCOTTSDALE	AZ	85255
HOWELL GAYL A/FRITSCH JAMES T	8171 E MARIA DR	SCOTTSDALE	AZ	85255
HUGHES TRUST/STURINO ANDREA	8101 E MICHELLE DR	SCOTTSDALE	AZ	85255
ISAAC RICHARD P	8186 E THERESA DR	SCOTTSDALE	AZ	85255
JAKSIC DJURO GEORGE/MILICA MELANIE	7328 E WING SHADOW RD	SCOTTSDALE	AZ	85255
JAMES KUFELDT LIVING TRUST	8162 E THERESA DR	SCOTTSDALE	AZ	85255
JENNY MILLER LIVING TRUST	1058 KATELLA ST	LAGUNA BEACH	CA	92651
JUDITH A VENEZIA TRUST	17887 N 81ST WY	SCOTTSDALE	AZ	85255
JULIE ELLEN WELLING REVOCABLE LIVING TRUST	8140 E MICHELLE DR	SCOTTSDALE	AZ	85255
KARRIE L CHARLSON TRUST	8042 E THERESA DR	SCOTTSDALE	AZ	85255
KENNETH BROWN TRUST	8170 E THERESA DR	SCOTTSDALE	AZ	85255
KENNETT JOHN/MARY	8149 E THERESA DR	SCOTTSDALE	AZ	85255
KERR FAMILY TRUST	17923 N 81ST WAY	SCOTTSDALE	AZ	85255
KUBALA JOHN/DIANE	8141 E THERESA DR	SCOTTSDALE	AZ	85255

LAMBORN KEITH D	8112 E MARIA DR	SCOTTSDALE	AZ	85255
LANGERMAN ERIC/GABRIELLE	8053 E MICHELLE DR	SCOTTSDALE	AZ	85255
LEIWANT ERIC	8083 E MARIA DR	SCOTTSDALE	AZ	85255
LIDEN ROBERT B/MARION S TR	8124 E MICHELLE DR	SCOTTSDALE	AZ	85255
LIN JEFFERSON B	2540 INLYNN VIEW RD	VIRGINIA BEACH	VA	23454
LINDSAY M BALDWIN TRUST	17882 N 80TH PL	SCOTTSDALE	AZ	85255
LISA AND STEVE CASSIDY REVOCABLE TRUST	8155 E MICHELLE DR	SCOTTSDALE	AZ	85255
LITTLE ANTHONY F II/DAYLYNN S	8107 E MARIA DR	SCOTTSDALE	AZ	85255
LOERA MARK A/PATRICIA	17779 N 81ST WY	SCOTTSDALE	AZ	85255
LUNDGAARD THOMAS BODNAR/ELIZABETH TULLIS TR	8065 E MICHELLE DR	SCOTTSDALE	AZ	85255
LYN EDWARD FAMILY TRUST	8114 E THERESA DR	SCOTTSDALE	AZ	85255-5414
MACON SCOTT	8100 E MICHELLE DR	SCOTTSDALE	AZ	85255
MARLOW DYLAN M/CYNTHIA L	17936 N 80TH PL	SCOTTSDALE	AZ	85255
MARTUCCI FAMILY TRUST	8133 E THERESA DR	SCOTTSDALE	AZ	85255
MARY KATHRYN DALEY LIVING TRUST	8117 E THERESA DR	SCOTTSDALE	AZ	85255
MAY ADOLF D IV/HOLLY N	18094 E RITA CT	SCOTTSDALE	AZ	85255
MCCABE ROGER L/LINDA J	321 HIDEAWAY DR UNIT 9P	PRINCETON	IL	61356
MCCARTHY MATTHEW/NANCY	8109 E THERESA DR	SCOTTSDALE	AZ	85255
MCFARLAND JEFFREY D/LYNN C TR	8175 E MICHELLE DR	SCOTTSDALE	AZ	85255
MCGARRY PATRICK F/SUSAN C	8074 E THERESA DR	SCOTTSDALE	AZ	85255
MEYER FAMILY TRUST	8076 E MICHELLE DR	SCOTTSDALE	AZ	85255
MICHAEL W FRAY AND MICHELLE FRAY TRUST	17774 N 80TH PL	SCOTTSDALE	AZ	85255
MINKIN JEFFREY R	10810 N TATUM BLVD STE	PHOENIX	AZ	85028
MIRANDA FRANCISCA	8061 E THERESA DR	SCOTTSDALE	AZ	85255
MITLIN BORIS/LEAH		SCOTTSDALE	AZ	85255
MOHSENIAN GHAZAL/HASHEMITONEKABONI SEYEDN	8092 E MICHELLE DR	SCOTTSDALE	AZ	85255
MULLINS CIARAN BARRY/ALLISON MCLANE	17756 N 80TH PL	SCOTTSDALE	AZ	85255
MULLOY CAROL A	8093 E TERESA DR	SCOTTSDALE	AZ	85255
NAIR MADHU M	8161 E MICHELLE DR	SCOTTSDALE	AZ	85255
NANCY LEE HAM LIVING TRUST	8137 E MICHELLE DR	SCOTTSDALE	AZ	85255
NEWHART RAQUEL A/MICHAEL M	8130 E THERESA DR	SCOTTSDALE	AZ	85255
NGUYEN THAO P	8152 E MARIA DR	SCOTTSDALE	AZ	85255
NOVY RICHARD W/RICAROSE M	8035 E MICHELLE DR	SCOTTSDALE	AZ	85255
NULMAN PATRICIA JEANNE/JONES ELIZABETH K	8166 E RITA DR	SCOTTSDALE	AZ	85255

NVEST TRUST	8138 E THERESA DR	SCOTTSDALE	AZ	85255
NWAGBARA OBINNA/QUIANA	391 W HACKBERRY DR	CHANDLER	AZ	85248
OLIC SANDRA	8160 E MARIA DR	SCOTTSDALE	AZ	85255
PALISCAK JESSICA	17725 N 81ST WAY	SCOTTSDALE	AZ	85255
PARAMANANDAM FAMILY TRUST	8110 E RITA DR	SCOTTSDALE	AZ	85255
PARETTA JODI K	8049 E RITA DR	SCOTTSDALE	AZ	85255
PARK JI WOON/KWON HEEJO	8154 E THERESA DR	SCOTTSDALE	AZ	85255
PECO DAMIR/ANDRICIC-PECO DANIJELA	8065 E RITA DR	SCOTTSDALE	AZ	85255
PENSKY JESSICA	8067 E MARIA DR	SCOTTSDALE	AZ	85255
PETERS RONALD L/VESNA CUPARA	17707 N 81ST WAY	SCOTTSDALE	AZ	85255
PISCES LIBRA TRUST	8108 E MICHELLE DR	SCOTTSDALE	AZ	85255
PUSETTA SAUNDRA F/SILVIO A	8157 E THERESA DR	SCOTTSDALE	AZ	85255
RACKNER GARY/VIRGINIA	150 2ND ST NE UNIT 311	MINNEAPOLIS	MN	55413
RADONOVICH JOHN R	8077 E MICHELLE DR	SCOTTSDALE	AZ	85255
RAGSDALE JOANN	8080 E MARIA DR	SCOTTSDALE	AZ	85255
RAND FAMILY TRUST	8068 E MICHELLE DR	SCOTTSDALE	AZ	85255
REED GERARD H/JANET	8153 E RITA DR	SCOTTSDALE	AZ	85255
REZNICK FAMILY TRUST	8129 E RITA DR	SCOTTSDALE	AZ	85255
RICCOBENE PATRICK/ROCHELLE	11094 E WHISTLING WIND	SCOTTSDALE	AZ	85255
ROASTED CACTI TRUST	8081 E RITA DR	SCOTTSDALE	AZ	85255
ROBINSON DONALD M/CATHERINE L TR	7337 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
RODA ROBERT STEPHEN	7054 E COCHISE RD STE B1	SCOTTSDALE	AZ	85253
ROTH GLEN W/ TRICIA L TR	8167 E MICHELLE DR	SCOTTSDALE	AZ	85255
ROWLAND ANDREW/WALLACE APRILE	8101 E THERESA DR	SCOTTSDALE	AZ	85255
RUBEL GRACE/CATROPPA ROSEMARY	17959 N 81ST WAY	SCOTTSDALE	AZ	85255
RUSK KEVIN D/DEBRA A	8121 E RITA DR	SCOTTSDALE	AZ	85255
SACHDEVA ASHISH/MALHOTRA PRIYANKA	8083 E MICHELLE DR	SCOTTSDALE	AZ	85255
SALMI WILLIAM D/CARLA J	8136 E MARIA DR	SCOTTSDALE	AZ	85255
SCHWARTZ STEVEN/ANGELA	8172 E MICHELLE DR	SCOTTSDALE	AZ	85255
SCOTTSDALE STONEBROOK II HOMEOWNER ASSOC	16441 N 91ST AVE STE 104	SCOTTSDALE	AZ	85260
SEEMAN LINDBERG FAMILY LIVING TRUST	17702 N 80TH PL	SCOTTSDALE	AZ	85255
SESHADRI HASTHA/BALAKRISHNAN SAIKUMAR	8059 E MARIA DR	SCOTTSDALE	AZ	85255
SHERRY D SWITZENBERG REVOCABLE TRUST	8056 E MARIA DR	SCOTTSDALE	AZ	85255
SHONE MARIANNA A/DAVID A	8177 E RITA DR	SCOTTSDALE	AZ	85255

SI PROPERTY II LLC	11445 E VIA LINDA 2516	SCOTTSDALE	AZ	85259-2655
SILVERMAN DAVID/LERMAN LESLIE	7420 N TOMBSTONE RD 14	SCOTTSDALE	AZ	85258
SISIC MIHAJLO/VERA	8125 E THERESA DR	SCOTTSDALE	AZ	85255-5415
SML HOLDINGS LLC	1711 BRANDING IRON DR	SPEARFISH	SD	57783
STADLER KEVIN	1851 ALEXANDER BELL DR	RESTON	VA	20191
STOFFOR FAMILY LIMITED PARTNERSHIP	5000 CHINDON BLVD	BOISE	IN	83714
STONE ROBERT F/SUSAN H	8059 E MICHELLE DR	SCOTTSDALE	AZ	85255
SUCHOWITZ URSEL	8168 E MARIA DR	SCOTTSDALE	AZ	85255-5412
SUTTLE CYNDI P	8150 E RITA DR	SCOTTSDALE	AZ	85255
SUVARNA PALLAVI/KANNEGENTI PRASANTH	8161 E RITA DR	SCOTTSDALE	AZ	85255
SUVARNA PRAKASH/PADMARANI	8097 E RITA DR	SCOTTSDALE	AZ	85255
TAMARA GOULDEN LIVING TRUST	8077 E THERESA DR	SCOTTSDALE	AZ	85255
TANG KAM HO/SAU GUIN CHUE	1240 E KRAMER CIR	MESA	AZ	85203
TAVARES TRISHA S	8169 E RITA DR	SCOTTSDALE	AZ	85255
TEPLITZ JILL SUZANNE	8070 E RITA DR	SCOTTSDALE	AZ	85255
TIMMEL WILLIAM A	209 CARIBE ISLE	NOVATO	CA	94949
TYBOR EDWARD R III/AMY L	8115 E MICHELLE DR	SCOTTSDALE	AZ	85255
VAHABZADEH MOJGAN	8131 E MARIA DR	SCOTTSDALE	AZ	85255
VANHYFTE NICHOLAS ALLAN/MERYL SAKURAKO	8088 E MARIA DR	SCOTTSDALE	AZ	85255
VELA OSCAR/BETTIS STEPHANIE	8052 E MICHELLE DR	SCOTTSDALE	AZ	85255
VENKATACHARI BALAJI/RAMASWAMY ANURADHA	8165 E THERESA DR	SCOTTSDALE	AZ	85255
WALKER ANDREW J/TORGRIMSON JAMIE K	17689 N 81ST WAY	SCOTTSDALE	AZ	85255
WALTERS JANE LEURA	8139 E MARIA DR	SCOTTSDALE	AZ	85255
WALWORK EDWARD/MARIA	8178 E THERESA DR	SCOTTSDALE	AZ	85255
WARREN TRAWEEK FAMILY TRUST	PO BOX 20650	FOUNTAIN HILLS	AZ	85269
WATKINS BURTON K	8148 E MICHELLE DR	SCOTTSDALE	AZ	85255
WEINSTEIN ROBERT	8188 E MICHELLE DR	SCOTTSDALE	AZ	85255
WENDIE WILKERSON BIRKHZOLZ REVOCABLE TRUST	8096 E MARIA DR	SOCTTSDALE	AZ	85255
WERNER MATTHEW A	17738 N 80TH PL	SCOTTSDALE	AZ	85255
WHITMAN-CULLEN KIMBERLY S/CULLEN JOHN	8050 E THERESA DR	SCOTTSDALE	AZ	85255
WIESELER ALIVIA R	8144 E MARIA DR	SCOTTSDALE	AZ	85255
WITT GARY	17743 N 81ST WY	SCOTTSDALE	AZ	85255
WORDEN TYLER	8095 E MICHELLE DR	SCOTTSDALE	AZ	85255
YAUSSI THOMAS M/PATTI J	2424 ROKEBY RD	LINCOLN	NE	68512

YOUSSEFMIR MICHAEL	8071 E MICHELLE DR	SCOTTSDALE	AZ	85255
YUEN JENNIFER CHOY-YEE/FLICK DAVID E	8158 E RITA DR	SCOTTSDALE	AZ	85255
ZANDERS MICHAEL F/PAMELA R	2802 W 93RD ST	LEAWOOD	KS	66206
ZARIAMIR LLC	10849 E MIRASOL CIR	SCOTTSDALE	AZ	85255
ZHENG SHUXIAN	12287 N 145TH WAY	SCOTTSDALE	AZ	85259
ZIMMERMAN DONOVAN M/CONNIE S	17851 N 81ST WAY	SCOTTSDALE	AZ	85255
ZIMMERMAN DONOVAN/CONNIE	17905 N 81ST WAY	SCOTTSDALE	AZ	85255

**From:** [Curtis, Tim](#)  
**To:** [Bloemberg, Greg](#)  
**Subject:** FW: Planning Commission Public Comment  
**Date:** Friday, March 8, 2024 4:32:54 PM  
**Importance:** High

---

**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Thursday, March 7, 2024 9:40 AM  
**To:** Planning Commission <Planningcommission@scottsdaleaz.gov>  
**Subject:** Planning Commission Public Comment  
**Importance:** High

**Name:** Dennis Patrick Hanley  
**Address:** 8164  
**Email:** [dphanley410@outlook.com](mailto:dphanley410@outlook.com)  
**Phone:** (480) 661-8779

**Comment:**

**March 7, 2024 To: City of Scottsdale – Planning Commission Cc: Troy Freeman, Banner Health; Susan Demmitt, GB Law; Greg Bloemberg, City of Scottsdale Re: City of Scottsdale Development Review Board Application for Proposed Banner Health Center Plus at Mayo Blvd and Hayden Road Dennis P. and Ruthann Hanley are residents of Stonebrook II, Lot 81. We have been residents of Scottsdale since 1993. Mr. Hanley is a disabled Vietnam era veteran understands the need in North Scottsdale for the services Banner is proposing to provide at the Health Center Plus. We urge each of you to approve Banner’s application for the Banner Health Center Plus. Questions regarding this communication should be directed to D. P. Hanley at (480) 661-8779 or [dpdhanley410@outlook.com](mailto:dpdhanley410@outlook.com). Thank You, The Hanley’s**

**From:** [Richard Reznick](#)  
**To:** [Bloemberg, Greg](#)  
**Subject:** RE: DEVELOPMENT REVIEW BOARD FOR BANNER HEALTH HOSPITAL IN SCOTTSDALE  
**Date:** Thursday, March 28, 2024 12:45:53 PM

---

**External Email: Please use caution if opening links or attachments!**

Dear Mr. Bloemberg:

I am a resident at Scottsdale Stonebrook II and am interested in the status of the plan of Banner Health to construct a hospital in our area at Hayden Road and the 101 Freeway.

If you are able to inform me, I would appreciate being made aware of any future/planned meetings of Scottsdale Planning Committees in relation to the planned construction of this facility.

Thank you in advance for taking the time to respond to my inquiry.

Sincerely,

Richard Reznick, MD