



# Deer Valley Medical Center

SEC of 27<sup>th</sup> Avenue and the Loop 101 Freeway

## Planned Unit Development (PUD)

Case Z-44-22-1

Land Use and Development Standards

Submitted: May 20, 2022

2nd Submittal: August 12, 2022

Hearing Draft Submittal: October 21, 2022

City Council Adopted: January 4, 2023

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to articulate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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## Executive Summary

The 18.22-acre HonorHealth hospital campus is currently zoned C-2, C-2 HR, and C-2 HR SP and is located within the Deer Valley Village and the Deer Valley Core. Since opening its doors in the 1980s, the Deer Valley Medical Center has been a community asset and is identified as such in the Deer Valley Village Character Plan. The current zoning was established in 2002 (Z-33-02-3 and SP-7-02-1) which allowed for an expansion of the hospital and a helistop. The zoning case in 2002 also established the High-Rise Overlay, which permits up to 250 feet in height.

Within the original case file from 2002, there are multiple site plans that show varying building layouts. Through the years, there have been multiple expansions of the Site that complied with the layout of various plans associated with the zoning case file. This is best demonstrated through a Minor Site Plan Amendment that was processed in 2017 for the Observation Unit Expansion and the 7-story parking structure addition in 2005. The proposed HonorHealth Deer Valley Medical Center PUD (“PUD”) will not only create consistent entitlements across the Site, but it will allow for a long-term master plan for the hospital campus.

# A. Purpose and Intent

## 1. Project Overview and Goals

The purpose of this PUD is to create the regulatory means necessary to achieve HonorHealth's vision for a world class destination health and wellness campus. The Deer Valley Medical Center will be the defining centerpiece of the campus and will set the tone for a health and wellness-focused community.

Goals of the Deer Valley Medical Center PUD are:

- Facilitate development of a proposed hospital expansion and medical campus, and ancillary uses.
- Incorporate flexible development standards and design guidelines that blend with the character of the area and further the City's vision.
- Create new jobs and generate tax revenue.
- Provide a comprehensive framework for development to establish a healthcare district that will include health, wellness services and employment opportunities.

## 2. Overall Design Concept

Deer Valley Medical Center campus is planned to be healthcare-focused, anchored by the hospital. The health and wellness campus is designed as an urban environment that fosters social interaction amongst its visitors and employees. Common design elements such as building materials and colors, hardscape elements, landscape, and streetscape will unify the development and create a cohesive vision for the approximately 18.22-acre site. This PUD encourages flexibility in design while meeting the design intent of the Deer Valley Village.

## 3. Regulatory Provisions

The Planned Unit Development ("PUD") zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix ("Phoenix Zoning Ordinance"). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project ("PUD Regulations"). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the applicable portions of the Phoenix Zoning Ordinance will control.

## B. Land Use Plan

Deer Valley Medical Center is a health and wellness campus consisting of healthcare and medical office uses. The land uses will support both existing and proposed land uses in the area, capitalize on the nearby Interstate 17 and State Route 101 transportation corridors, and promote the goals and vision of the Deer Valley Village.

The conceptual design framework for the Deer Valley Medical Center incorporates a healthcare district (See **Figure 3: Conceptual Site Plan**). Development standards and design guidelines as outlined in the in this PUD will establish a cohesive design approach for the property.

## C. List of Uses

A developer or any property owner within the defined limits of the PUD may request an interpretation of a use analogous to those listed in this section from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed in this section.

### **Permitted Uses:**

1. All uses permitted in Section 623 (Commercial C-2 District – Intermediate Commercial), except as modified by the PUD.

### **Accessory Uses:**

1. Farmer's Market, accessory to a hospital use.
  - a. Shall not occur within a required setback or within 50 feet of 27th Avenue.
  - b. All parking shall be contained on-site.
2. Public Assembly, accessory to a hospital use.
  - a. Any indoor assembly space over 25,000 square feet is subject to a use permit.
  - b. Outdoor assembly use shall not occur within the required setbacks or within 50 feet of 27th Avenue.
  - c. Any outdoor amplified music is subject to a use permit.
3. Mobile Vending- food or beverage dispensed from a vehicle (food trucks), accessory to a hospital.
  - a. No more than five food trucks at one time.
  - b. Shall not occur within a required setback or within 50 feet of 27th Avenue.
  - c. Subject to all conditions of Section 624.D.87.a through m of the Zoning Ordinance.
  - d. The mobile vending use shall occur no more than one day per week for five mobile vending units or no more than two days per week for less than five mobile vending units.
  - e. The use is limited to the hours of 7am to 10pm.

### **Prohibited Uses:**

1. Multi-family residential.
2. All special permit uses otherwise permitted in the C-2 Zoning District as outlined in Section 647.

### **Temporary Uses:**

1. All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance.

## D. Development Standards

Below are the development standards and guidelines that regulate development within the PUD. Unless otherwise specified below, development shall conform to the development standards of C-2 (Intermediate Commercial District) of Section 623 of the Zoning Ordinance.

**Table 2A: PUD Development Standards and Guidelines**

Building and Landscape Setbacks (1)	
Adjacent to Street (Interstate 17)	7 Feet
Adjacent to Street (Beardsley Road)	7 Feet
Adjacent to Street (27th Avenue)	Average 25 feet. Minimum 15 feet permitted for up to 50 percent of PUD Development Area frontage adjacent to 27 <sup>th</sup> Avenue. Building setback shall be measured from the property line.
Adjacent to Southern Perimeter Boundary	0 Feet
Interior Property Lines	0 Feet
Building Separation	
Building Separation	0 Feet
Building Height	
Maximum Building Height	150 Feet
Building Stepbacks	
PUD Boundary	0 Feet
Lot Coverage	
Building Coverage within PUD Boundary	60% of Net Lot Area
Open Space	
Minimum Passive Open Space	3,000 SF
Streetscape Requirement	Sidewalks along 27th Avenue shall be a minimum of 8 feet in width and detached from the curb with a minimum 8-foot-wide landscape area between the sidewalk and back of curb. This requirement shall start 200 feet south of the centerline of the Beardsley intersection.

Notes:

- (1) Surface parking and drive aisles are allowed within the minimum building setback.

**Table 2B: PUD Landscape Standards and Planting Guidelines**

Minimum Landscape Standards	
Streetscape	Minimum 2-inch caliper drought-tolerant shade trees planted 20-feet on center to provide a minimum of 75 percent shade of the public sidewalk. Existing trees shall be maintained wherever possible.
Parking Areas	Provide minimum 10% landscape area. Shall comply with C-2 parking lot planting standards.
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e
Within Minimum Landscape Setbacks	50% 2-inch caliper, 50% 3-inch caliper trees planted 20 feet on center on in equivalent groupings. Minimum 5 5-gallon shrubs per tree.

**Table 2C: PUD Additional Development Standards Table**

Parking	
	Shall comply with the City of Phoenix Zoning Ordinance Section 702.
Bicycle Parking Requirements	
	A minimum number of racks to accommodate 25 bikes equally located throughout the site. An additional bike rack will be provided with each new building. The location of the new bike racks provided with each new building shall comply with the City of Phoenix Zoning Ordinance Section 1307(H), except 6.c shall not apply.

## E. Design Guidelines

Opening as Phoenix General Hospital in 1987, becoming John C. Lincoln Deer Valley Medical Center in 1997, and finally HonorHealth Deer Valley Medical Center in 2015, the campus building design has evolved over the years. Through the development of this PUD, new development will aim to unify the built environment through architectural and landscape elements, open spaces, and pedestrian-friendly features. The strategies to create a cohesive campus will also aim to enhance the urban desert environment by incorporating design and landscape elements to celebrate this unique setting.

While the Deer Valley Medical Center is located in an arid setting, the campus provides opportunities for occasional oasis-like settings as a respite from the extreme of the larger area context. These locations include a proposed courtyard healing garden and shaded outdoor dining area. Strategies to enhance thermal comfort include the following:

- Increased shading through the use of landscaping, architectural mass or projections, and free-standing shade structures.
- Protective permanent overhangs at building entrances
- Screening strategies at glazing areas that are exposed to direct sunlight



*Example of a public outdoor dining area with shade structures, screen walls, and vegetation for increased thermal comfort and responsiveness to humanscale.*

## Building materials

The development of the Deer Valley Medical Center campus will be a highly visible reflection of HonorHealth's commitment to serve the surrounding community. The buildings and additions will be designed to create visual interest on the prominent intersection near Loop 101 and Interstate 17. Materials, proportions, and façade articulation will be considered to enhance and compliment the surrounding built environment.

- **Metal Panel:** 5% - 10% of the prominent and/or street facing building elevations shall incorporate metal panels with concealed attachment in sections of appropriate size and scale to adjacent materials and joint lines.
- **Glazing:** Along north-facing elevations in public areas, glazing shall be utilized to take advantage of views and elevate the campus to a more contemporary and sophisticated appearance. Where sides of buildings have fewer windows due to their orientation, strategies shall be introduced to break up the façade and create visual interest. 25% to 40% of glazing in punched windows, doors, storefronts, and curtain wall systems. 40% to 60% of the glazing shall be north facing (minimum of 40% of all proposed glazing to be on northern elevations).
- **EIFS/Plaster/Fiber Cement Paneling:** 60% to 70% of the exterior envelope (of the main hospital will be comprised of EIFS. Ancillary buildings shall use stucco or Exterior Insulation and Finish System (EIFS), broken up with other materials such as masonry or metal panels. Stucco or EIFS planes shall have reveals to break up their surfaces, aligning with other elements such as windows to create visual harmony. Stucco walls shall be finished with a durable paint finish.



*Example of prominent building facades articulated with prefabricated metal panels*



*Proposed north-facing entry elevation using glazing to help distinguish the new main entrance to the hospital and provide optimal daylighting opportunities.*

## Building Articulation and Massing

Building forms will be designed so that continuous plans will be broken up horizontally, vertically, or through a combination of both strategies through offsets along the façade. Where building forms require rectilinear spaces to maintain layout efficiencies, elements will be introduced such as varying the material type, providing an offset from the original building plane, or perforated metal screening and sunshades. Building facades shall not result in large expanses in any direction without being interrupted by a change in architectural elements.



*Example of what the Support Services Building could look like with an articulated façade to break up a long building expanse and opportunity for windows to bring daylight deep within the building.*

1. Roof-mounted air conditioning, heating, or environmental enhancement devices shall be screened from view using parapet walls and building form where possible, rather than stand-alone rooftop screens.
2. Building entrances shall be clearly identifiable through the use of canopies, a change in building material or color, and transparency to interior lobby spaces.



*Example of what the Support Services Building could look like with defined entry through material change and articulation of building façade through creating a break in the original plane.*

### **Color Palette**

The proposed color palette for the campus expansion are intended to complement the existing theme of neutral colors and earth-toned accents that blend with the surrounding natural environment. The campus expansion proposes a light-colored plaster finish for the main massing elements to tie the new and existing buildings together as a unified campus.



*Examples of neutral building materials to provide design consistency throughout the campus. Varying material types will relate to one another through color tone, panel articulation, and EIFS reveals.*



*Soft desert tones will be used for accent colors to blend with the vegetation and existing color palette of nearby development. Colors with higher reflectivity will be utilized where appropriate to reduce solar heat gain.*

## Site Design Approach

To strengthen the relationship along 27th Avenue, enhanced landscaping is proposed to increase shade and provide a more human scale for pedestrians. Due to the elevation changes near the sidewalk, terraced areas of landscaping are planned to provide increased visual interest. Although located at a prominent intersection near the Loop 101 and Interstate 17, the experience of pedestrians will be considered with the nearby proximity of bus stops, restaurants, and retail centers.

- Buildings will be grouped together or provided with a pedestrian walkway to promote connectivity and promote a sense of walkability.



- Provide shade over public walkways through the use of structural, architectural projections, and landscaping techniques.
- Indigenous and reflective paving materials will be used for pedestrian circulation which permit the infiltration of water, yet still provides accessibility to the physically disabled.
- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts parking and drive aisle surfaces.
- Common Open spaces to be provided with passive recreation like seating areas, tables, shelter, etc.

## Complete Streets Narrative

The existing roadways adjacent to the campus include 27th Avenue on the west and the Loop 101 frontage road on the north. Both roadways are currently built out to ultimate cross sections. There are 3 existing driveway connections to 27th Avenue with the central most entrance being signalized.

The Deer Valley Medical Center is designed as a walkable campus to promote safe, welcoming access to patients, visitors, and staff. Internal to the site, the campus utilizes sidewalks and shaded pedestrian corridors that connect to buildings, parking areas, and the public right of way. Strategies to increase shade include structural and architectural elements, as well as landscaping techniques. To further enhance the thermal comfort of pedestrians, a shaded outdoor dining area and courtyard healing garden are provided as comfortable areas of respite. The proposed internal street circulation system will provide more fluid connectivity to the parking garage, surface parking lots, and dedicated patient drop-off areas.

The campus promotes direct connectivity to the existing bus stop located on 27th Avenue using sidewalks and pedestrian walkways that visually contrast with drive aisle and parking surfaces. The sidewalk along 27th Avenue is separated from the curb by a landscape buffer, allowing for additional shade trees and a more appealing pedestrian experience.

The measures described above address the design principles for successful complete streets as they are designed for Safety, Comfort and Convenience, and Connectivity. More specifically, the elements addressing each category are listed below.

- Onsite pedestrian corridors along shaded walkways (Comfort and Convenience, Connectivity)
- Interconnected street circulation system (Connectivity)
- Public Bus Stop (Connectivity, Comfort and Convenience, Safety)
- Onsite Bike Racks (Comfort and Convenience)

Plant Palette

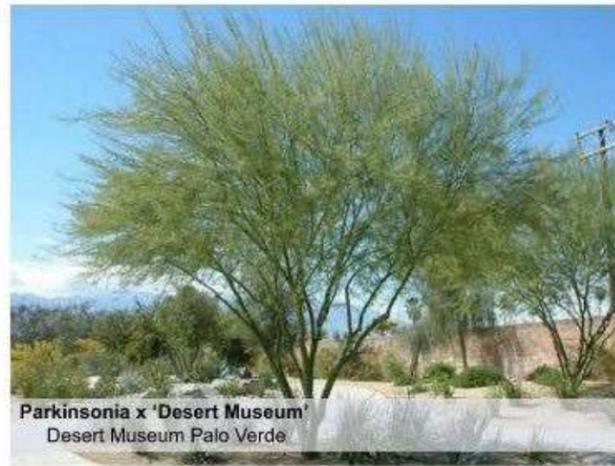
TREES



**Acacia aneura**  
Mulga



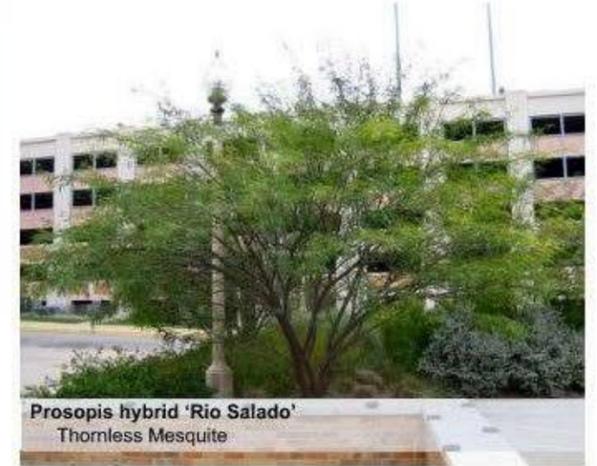
**Olneya tesota**  
Ironwood



**Parkinsonia x 'Desert Museum'**  
Desert Museum Palo Verde



**Phoenix dactylifera**  
Date Palm



**Prosopis hybrid 'Rio Salado'**  
Thornless Mesquite

SHRUBS



**Caesalpinia pulcherrima**  
Red Bird of Paradise



**Dodonaea viscosa**  
Hopseed Bush



**Leucophyllum langmaniae 'Rio Bravo'**  
Rio Bravo Sage



**Leucophyllum zygophyllum 'Cimmaron'**  
Cimmaron Sage



**Nerium oldeander 'Petite Pink'**  
Petite Pink Oleander



**Ruellia peninsularis**  
Baja Ruellia



**Tecoma stans 'Gold Star'**  
Yellow Bells

ACCENTS



**Agave desmettiana**  
Smooth Agave



**Aloe barbadensis**  
Aloe Vera



**Bouteloua gracilis 'Blonde Ambition'**  
Blonde Ambition Grama



**Dasylirion wheeleri**  
Desert Spoon



**Echinocactus grusonii**  
Golden Barrel Cactus



**Hesperaloe funifera**  
Giant Yucca



**Hesperaloe parviflora**  
Red Yucca



**Hesperaloe parviflora**  
Yellow Yucca

ACCENTS



**Muhlenbergia capillaris 'Regal Mist'**  
Regal Mist Muhly



**Phoenix roebelenii**  
Pigmy Date Palm

GROUNDCOVERS



**Lantana camara 'New Gold'**  
New Gold Lantana

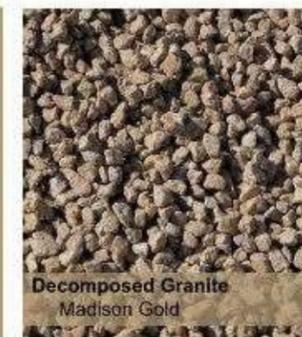


**Lantana montevidensis 'Purple'**  
Purple Trailing Lantana



**Wedelia trilobata**  
Wedelia

MATERIALS



**Decomposed Granite**  
Madison Gold



**Rip Rap**  
Madison Gold

## F. Signage

### 1. Signage Purpose and Intent

All signage shall comply with the approved signage package ZA-335-97. The portion of the Deer Valley Medical Center PUD not currently under a CSP shall be incorporated into a CSP prior to the issuance of any sign permits for that part of the PUD. Any signage not currently part of the approved sign package shall be done through a major amendment to the John Lincoln Hospital Comprehensive Sign Plan (CSP) or through the adoption of a new CSP,

## G. Sustainability

Deer Valley Medical Center intends to incorporate, where feasible, building elements and environmental systems that increase energy efficiency, reduce water consumption, and help to reduce the urban heat island. The following strategies will be utilized where appropriate on campus.

- Building designs should respond to the southwest climate by incorporating materials and design methods suitable for the region.
- The orientation of buildings should recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and abundant shading.
- Orientation of buildings and fenestration design should maximize solar benefits while minimizing the negative impacts of heat gain.
- Recognizing that sustainability methods are continually improving and evolving over time, incorporate evolving sustainability methods and products as the project is phased.
- Design to reduce project energy loads by addressing passive design elements such as daylight, natural ventilation, materials solar mass properties.
- Provide shade over public sidewalks and walkways through shading devices and landscaping.
- Design for effective water usage and conservation methods in buildings by using low flow plumbing fixtures using minimal amounts of potable water.
- Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
- Provide water efficient landscaping and drought tolerant plants.
- Utilize a drip irrigation system to minimize water waste.
- Use roofing materials that specify a high Solar Reflectance Index.
- Use low or no-VOC paints and coatings on the interior of the building.

## H. Infrastructure

### 1. Grading and Drainage

The site is currently fully developed and onsite runoff is currently collected in one of three retention areas. The northeastern portion of the site including the existing Medical Office Building (MOB) and its parking lot drains to a surface retention basin located immediately north of the MOB. The eastern portion of the site including existing hospital roof drains, truck loading dock, parking garage and surface parking lots are retained in an underground retention system located adjacent to the parking garage. All drainage that is tributary to the lower portions of the truck loading dock are collected and pumped to said underground retention system. The western portion of the site including the remaining Hospital roof drains are conveyed via surface drainage and storm drain system to a 10 foot deep retention basin located in the southwestern corner of the site.

With proposed improvements, the 3 retention areas will be maintained and site drainage conditions will remain as currently exist. Since the SSB building will impact the ability to flow to the northeast surface retention basin, new underground storage pipes are proposed to be installed in the new loading dock area adjacent to the ADOT right of way.

All existing and proposed retention basins are or will be equipped with dry wells designed to drain the basins within 36 hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

The site is located in FEMA Flood Zone X and is not located in a FEMA Special Flood Hazard Area.

### 2. Water and Wastewater Services

- a) Water Design: The site is currently served by an onsite private fire loop and domestic water service from 27th Avenue. The proposed development will utilize existing water connections including backflow preventors and water meters. Onsite fire hydrant may be added or relocated to meet City of Phoenix Fire requirements
- b) Wastewater Design: The existing Hospital and Medical Office Building currently tie into the existing 8" Public sewer line in 27th Avenue at 3 locations. The City of Phoenix is currently working with the Hospital on sewer solutions to evaluate current downstream capacities and determine sewer improvements required to serve the ultimate development of the site.

### 3. Circulation Systems

The project proposes an internal street circulation system that will significantly enhance existing conditions and provide more fluid connectivity to the parking garage, surface parking lots, patient dropoff areas, emergency room and separate ambulance entrances while removing truck deliveries from the main campus.

Existing roadways adjacent to the site include 27th Avenue on the west and the Loop 101 frontage road on the north. Both of these roadways are currently built out to ultimate cross sections. There are 3 existing driveway connections to 27th Avenue with the central most entrance being signalized.

The proposed conditions anticipate that a new entrance to a new Support Services building loading dock will be provided at the northeastern corner of the site with a connection to the Loop 101 frontage road. This access point has been coordinated with and preliminarily approved by ADOT to allow truck traffic only access to said loading dock.

Construction of this entrance will remove the need to have delivery trucks enter the main campus and allow for a safer onsite circulation system for patients and employees.

With the proposed expansion of the Hospital bed tower, a 40-foot wide spine road will be designed with connectivity from the signalized intersection around the northern portion of the site to the existing parking garage. This simplifies the onsite wayfinding system by eliminating the circuitous route that currently exists to the garage. When emergency patients enter the site at the traffic signal, they will be able to immediately access the emergency room and its parking lot while hospital patients and visitors will continue clockwise around the campus to patient drop-off locations and the parking garages.

In addition to the vehicular circulation network, pedestrian connectivity will be important to the overall development and work in conjunction with the onsite roadway circulation system and 27th Avenue.

The onsite roadways will utilize five (5) foot sidewalks separated from the curb by a landscape buffer, allowing for shade trees and a more inviting pedestrian experience. (See Figure 17: Circulation Plan) Additionally, sidewalk connections will be provided from each of the buildings to the primary sidewalks along the roadways, providing a comprehensive and connected sidewalk network throughout the site.

# I. Comparative Standards Zoning Table

**Table 3A: PUD Development Standards and Guidelines**

	PUD Standard	C-2 Standard
<b>Lot Dimensions</b>		
Minimum Lot Width	None	Residential: Minimum 55' Commercial: None
Minimum Lot Depth	None	None, except 110' adjacent to freeway or arterial
<b>Building Setbacks</b>		
Adjacent to Street (Interstate 17)	7 Feet Minimum	25 feet minimum
Adjacent to Street (Beardsley Road)	7 Feet Minimum	25 feet minimum
Adjacent to Street (27th Avenue)	Average 25 feet. Minimum 15 feet permitted for up to 50 percent of PUD Development Area frontage adjacent to 27 <sup>th</sup> Avenue. Building setback shall be measured from the property line.	25 feet minimum
Adjacent to Southern Perimeter Boundary	0 Feet	0 Feet
<b>Building Separation</b>		
Building Separation	0 Feet	None
<b>Building Height</b>		
Maximum Building Height	150 Feet	56 Feet
<b>Stepbacks</b>		
District Boundary	0 Feet	No Standard
<b>Building Coverage</b>		
Building Coverage within PUD Boundary	Maximum 60% of Net Lot Area	50%
<b>Open Space</b>		
Minimum Passive Open Space	3,000 SF	No Standard

**Table 3B: PUD Landscape Standards and Guidelines**

	PUD Standard	C-2 Standard
<b>Minimum Landscape Setbacks</b>		
Interstate 17	7 Feet Minimum	8 times the width of the yard, measured in square feet
Beardsley Road	7 Feet Minimum	
27th Avenue	Average 25 feet. Minimum 15 feet permitted for up to 50 percent of PUD Development Area frontage adjacent to 27 <sup>th</sup> Avenue. Building setback shall be measured from the property line.	
Southern Perimeter	0 Feet Minimum	
<b>Minimum Landscape Standards</b>		
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree	50% Trees 2-inch caliper 25% Trees 3-inch caliper 25% Trees 4-inch caliper Min. five (5) 5-gallon shrubs per tree
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e	60% Trees 2-inch caliper 40% Trees 1-inch caliper

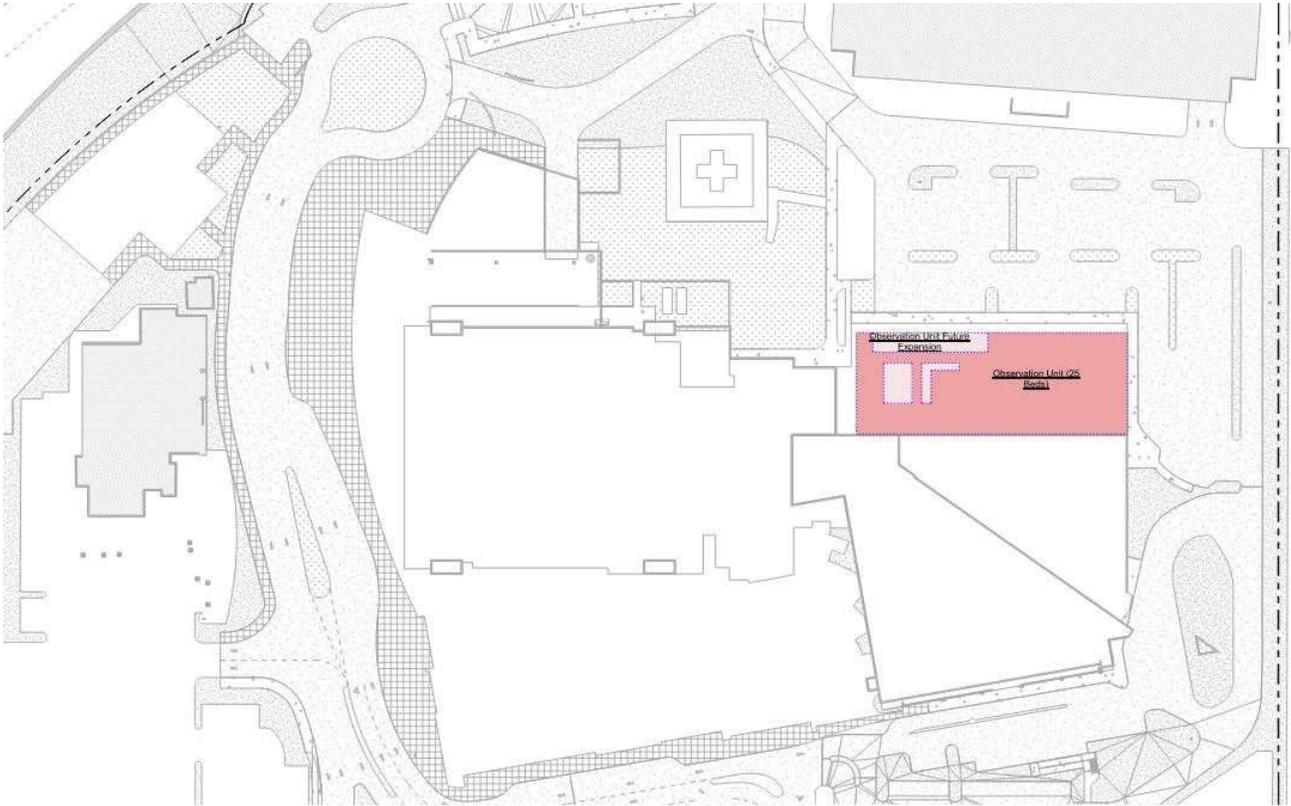
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e	60% Trees 2-inch caliper 40% Trees 1-inch caliper Min. five (5) 5-gallon shrubs per tree
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## J. Legal Description

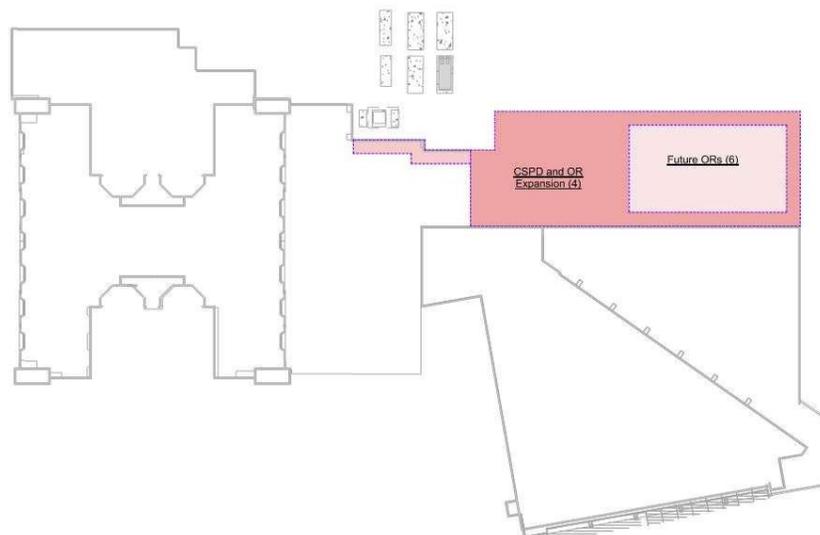
Being a portion of the Northwest 1/4 of Section 25 Township 4 North, Range 2 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as:  
Lot 1 of the Final Plat for "John C. Lincoln Deer Valley" as recorded in Book 539, Page 29 of the Maricopa County Recorder on August 1, 2000.

## K. Phasing

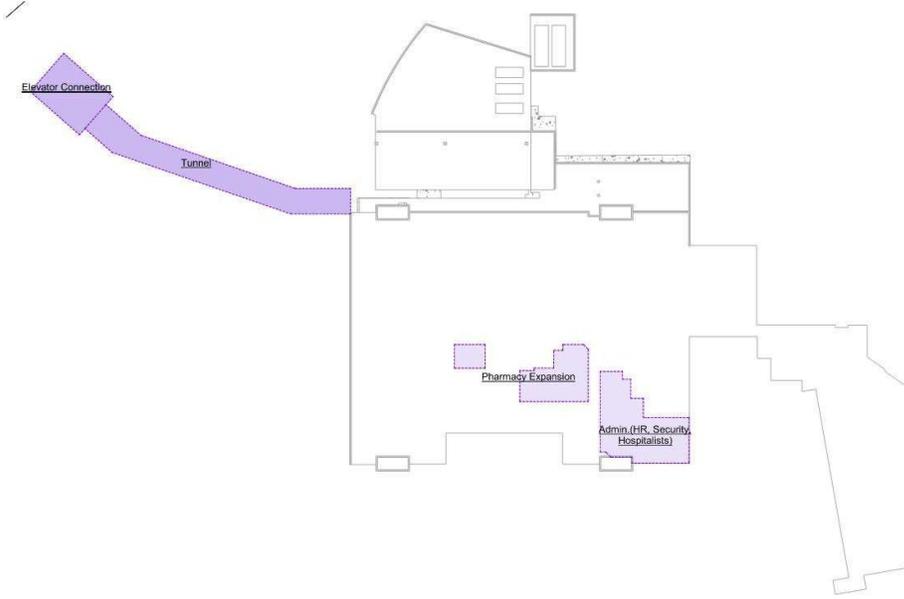
Proposed development of the Deer Valley Medical Center campus is shown in the diagrams below. Phasing plans are for illustrative purposes only and are subject to change.



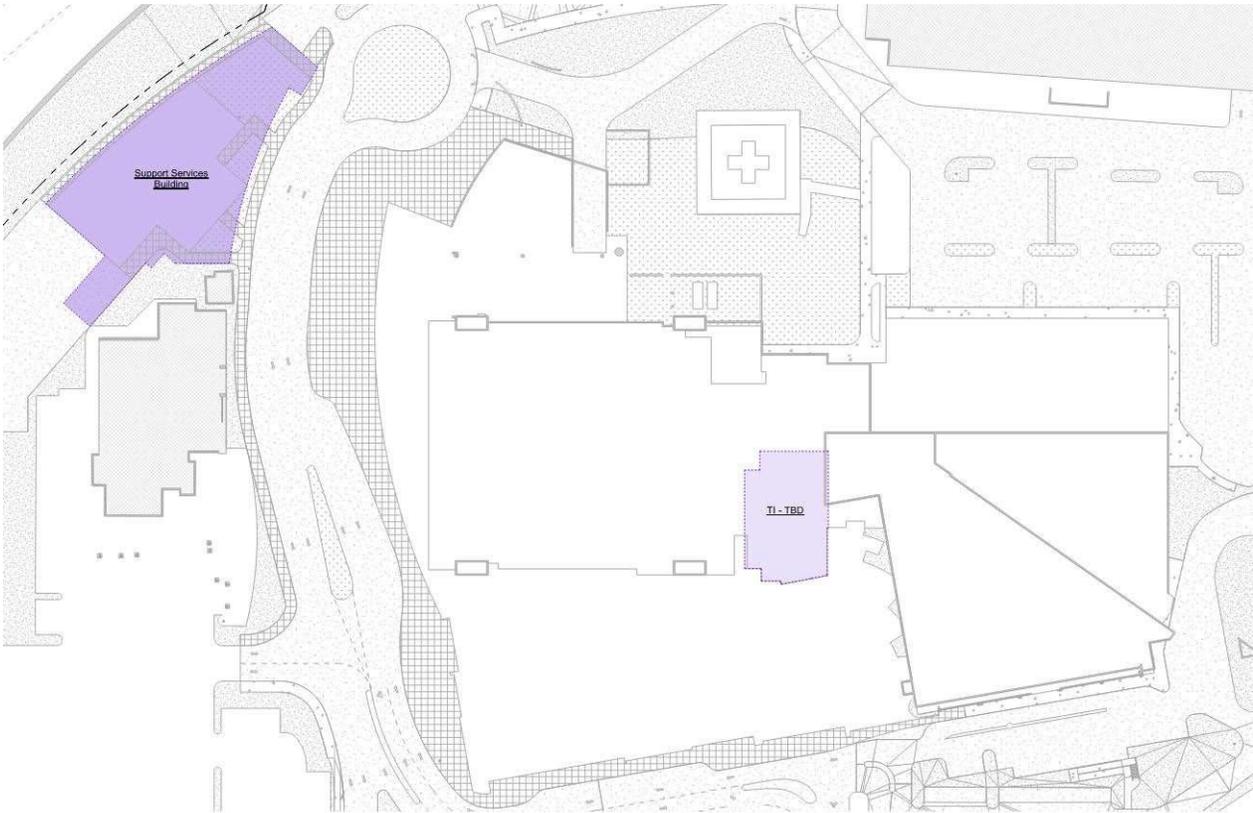
Phase 1 – Level 1: 25-bed Observation Unit



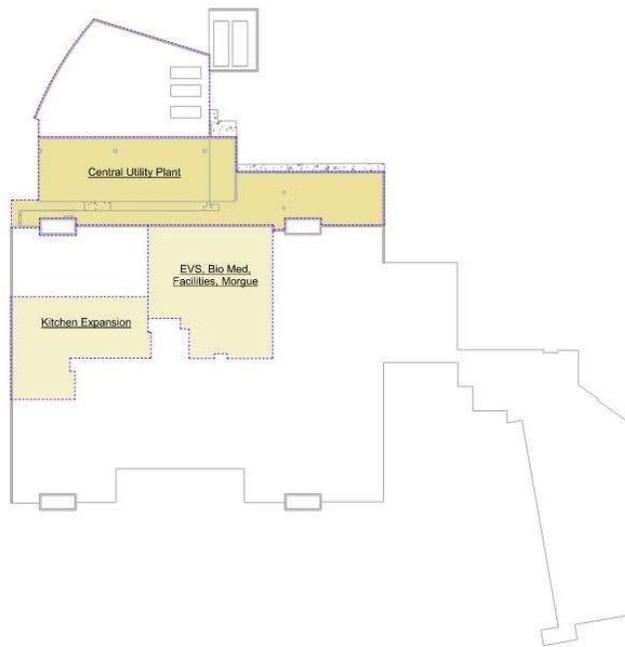
Phase 1 – Level 2: Central Sterile Processing and Surgery Expansion



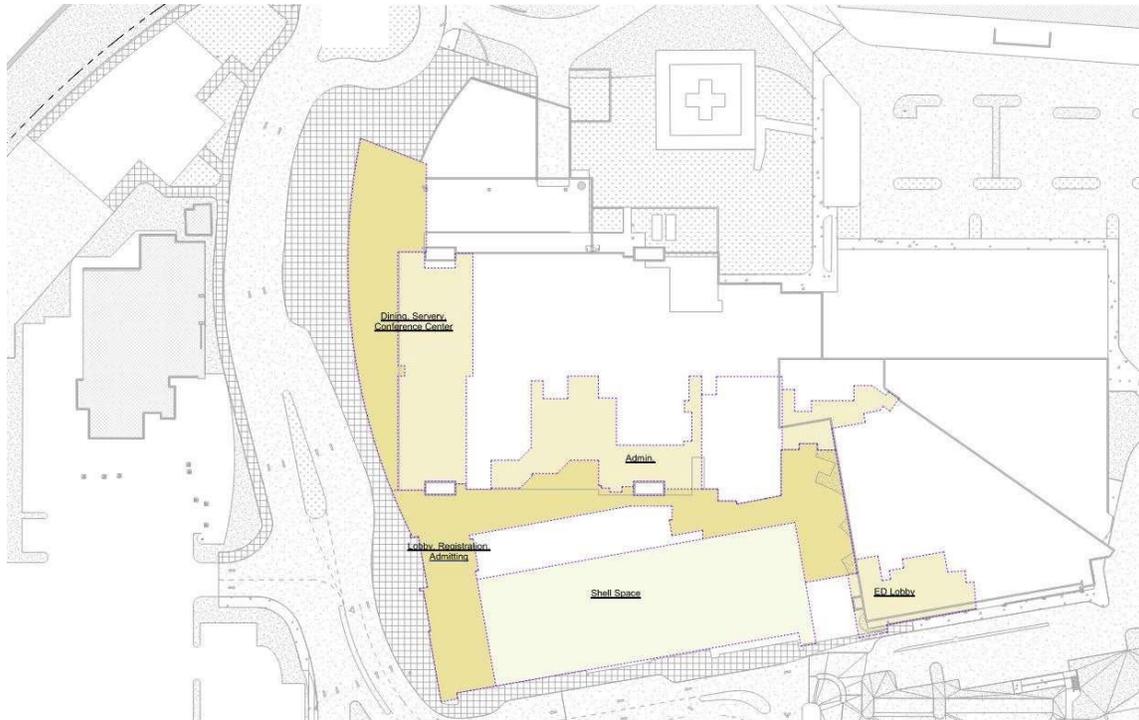
Phase 2 – Basement: Tenant Improvement and Tunnel



Phase 2 – Level 1: Tenant Improvement and Support Services Building



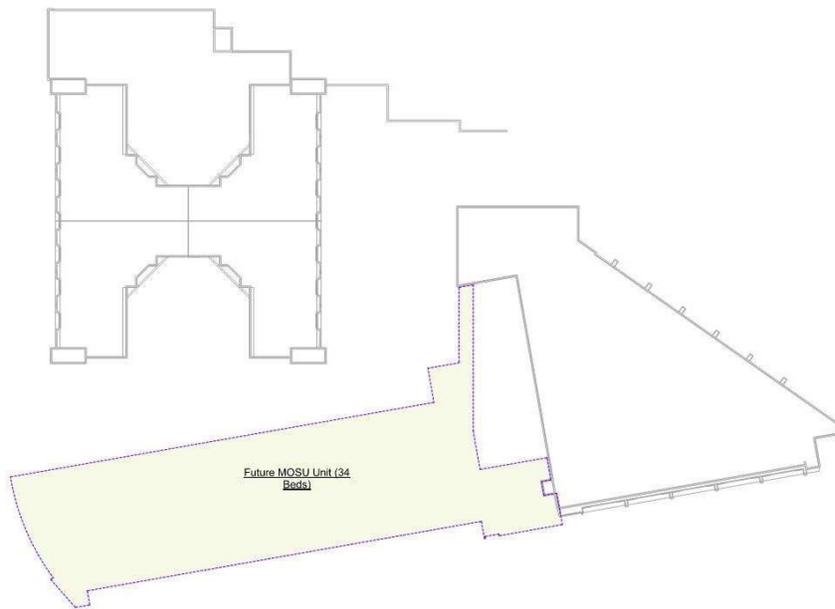
Phase 3 – Basement: Tenant Improvement and Central Utility Plant



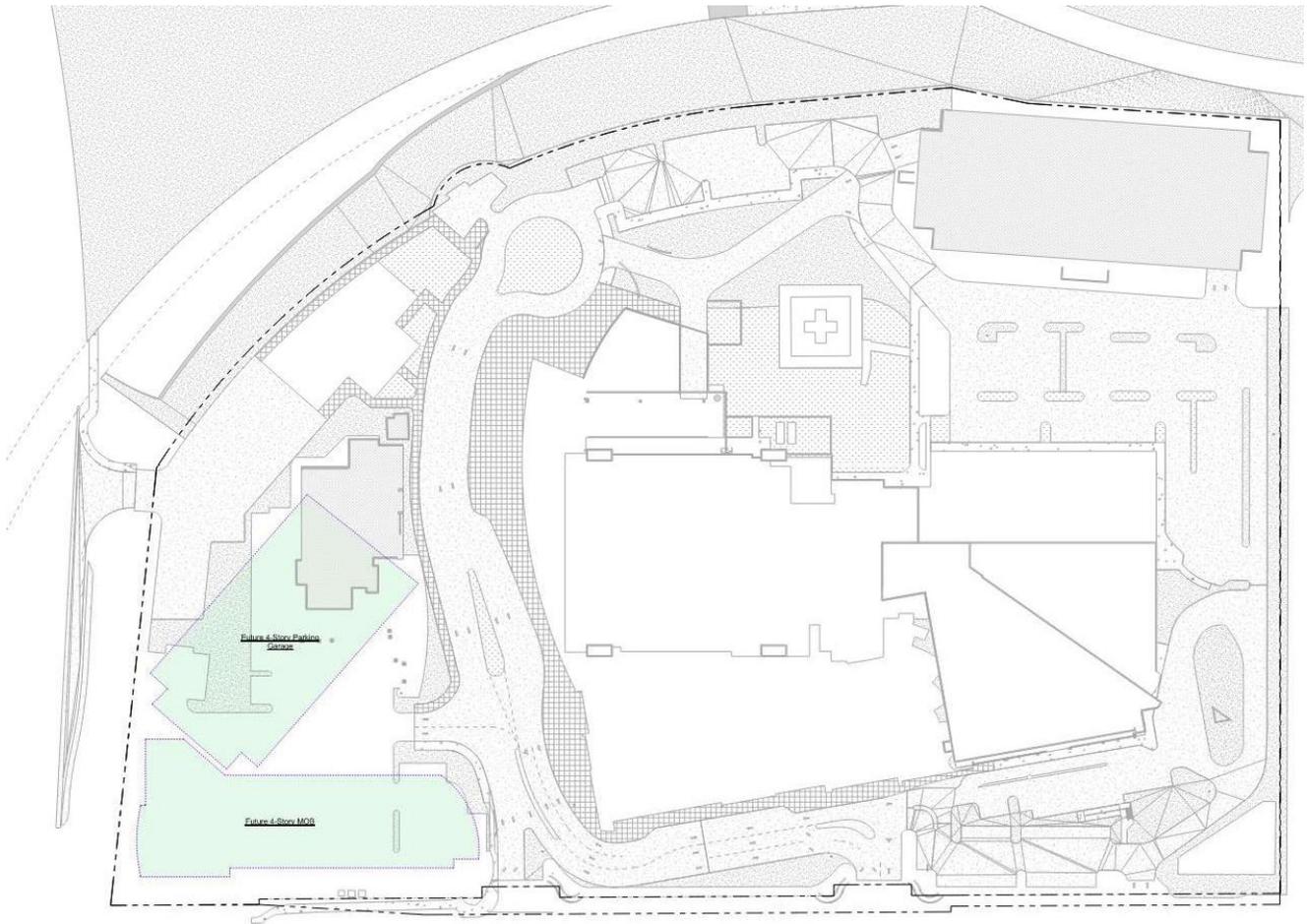
Phase 3 – Level 1: Pavilion 3 and Dining Expansion, Tenant Improvement



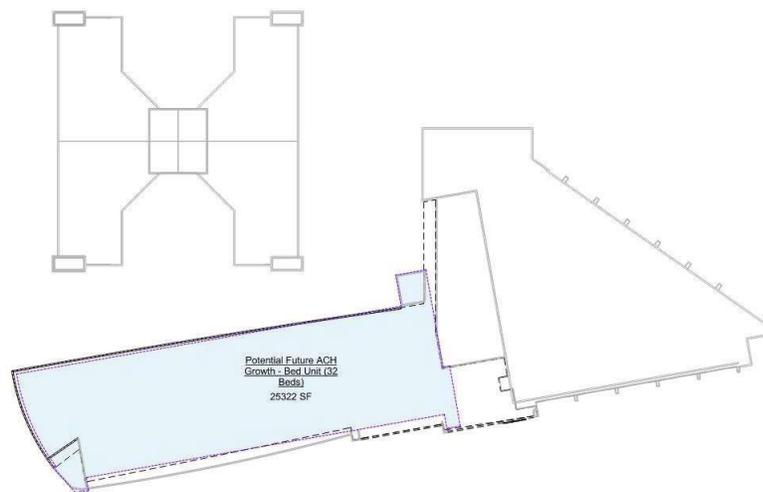
Phase 3 – Level 2: Inpatient Bed and PACU Expansion



Phase 3 – Levels 3 and 4: Inpatient Bed Expansion



Future Phase – Level 1: Medical Office Building and Parking Garage



Future Phase – Levels 5, 6, 7: Inpatient Beds

# Appendix - Exhibits

**FIGURE 1**  
AREA VICINITY MAP

LEGEND

— — PROJECT BOUNDARY



NORTH  
NTS

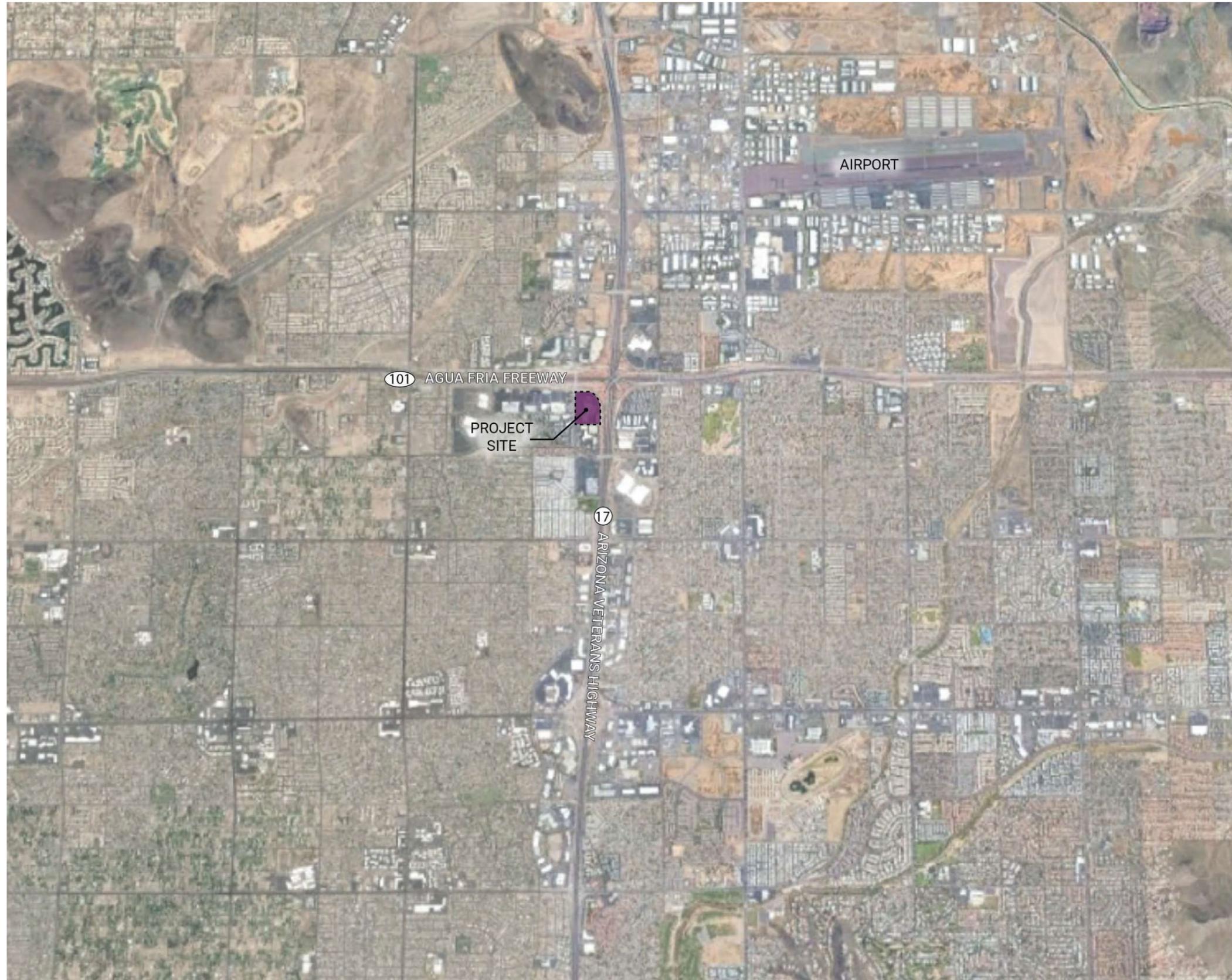


FIGURE 2  
LAND USEPLAN

LEGEND

-  PUD BOUNDARY
-  DEVELOPMENT DISTRICT
-  LANDSCAPESETBACK
-  ACCESS DRIVE



NORTH  
NTS



**FIGURE 3**  
**CONCEPTUAL SITEPLAN**  
 FOR ILLUSTRATIVE PURPOSES ONLY



**LEGEND**

-  PUD BOUNDARY
-  HOSPITAL/HEALTHCARE
-  MEDICAL OFFICE BUILDING
-  SERVICE BUILDING
-  SURFACE PARKING
-  PARKING GARAGE



FIGURE 4  
AERIAL MAP

LEGEND

■■■■ PUD BOUNDARY



**FIGURE 5**  
EXISTING SITE CONDITIONS

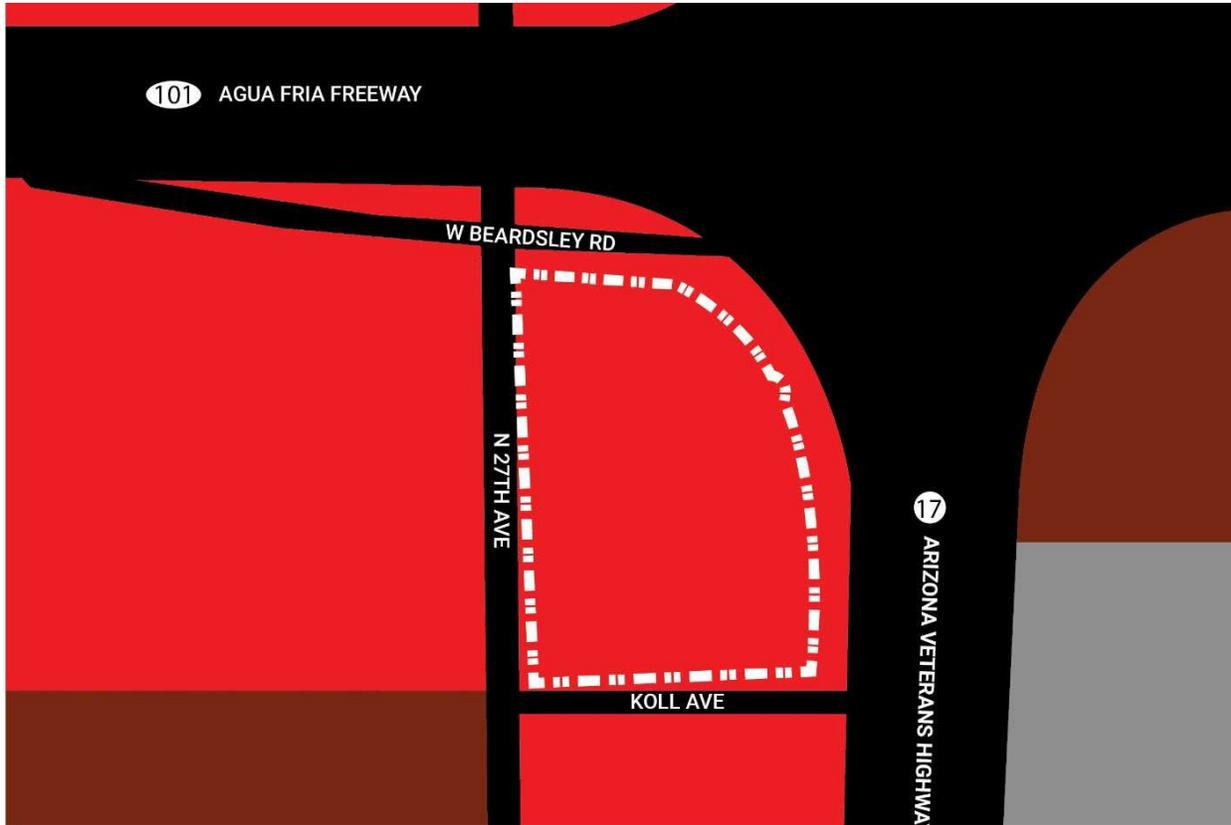


**LEGEND**

- ▬▬▬ PUD BOUNDARY
- TOPOGRAPHY
- WATER MAINLINE
- SEWER MAINLINE



FIGURE 6 GENERAL PLAN MAP



LEGEND

□□□□ PUD BOUNDARY



COMMERCIAL



15+ DU/ACRE - HIGHER DENSITY  
ATTACHED TOWNHOUSES, CONDOS, OR  
APARTMENTS INDUSTRIAL



**FIGURE 7 EXISTING ZONING MAP**



**LEGEND**

■■■■ PUD BOUNDARY

----- ZONING DISTRICT BOUNDARIES

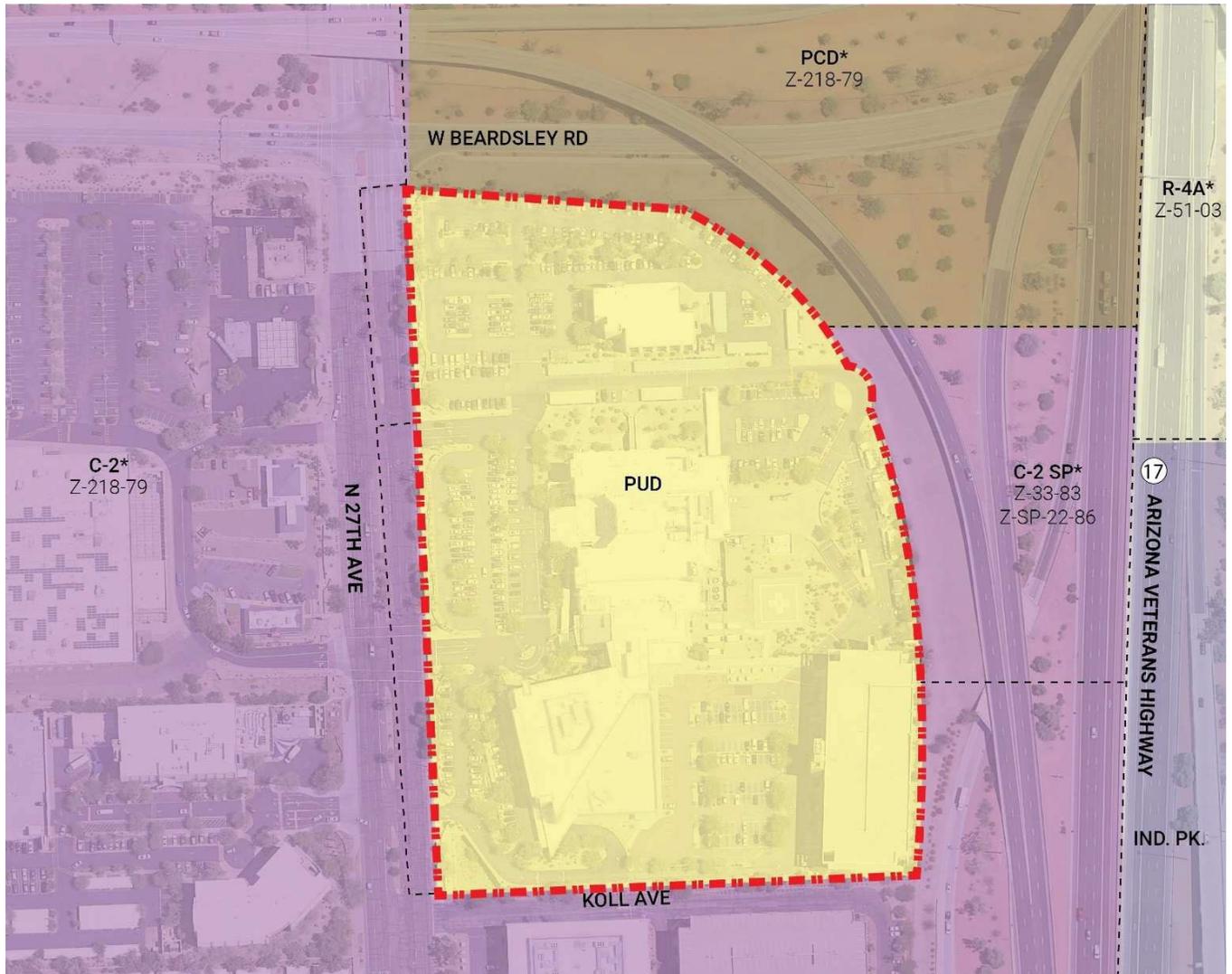
■ C-2 – INTERMEDIATE COMMERCIAL ■

IND. PK. – INDUSTRIAL PARK

■ R-4A – MULTIPLE FAMILY RESIDENCE PCD –

■ PLANNED COMMUNITY DISTRICT

**FIGURE 8 PROPOSED ZONING MAP**



**LEGEND**

■■■■ PUD BOUNDARY

----- ZONING DISTRICT BOUNDARIES PUD



■ C-2 – INTERMEDIATE COMMERCIAL ■

IND. PK. – INDUSTRIAL PARK

■ R-4A – MULTIPLE FAMILY RESIDENCE PCD –

■ PLANNED COMMUNITY DISTRICT

**FIGURE 9  
BUILDING AND  
LANDSCAPE SETBACK  
STANDARDS**

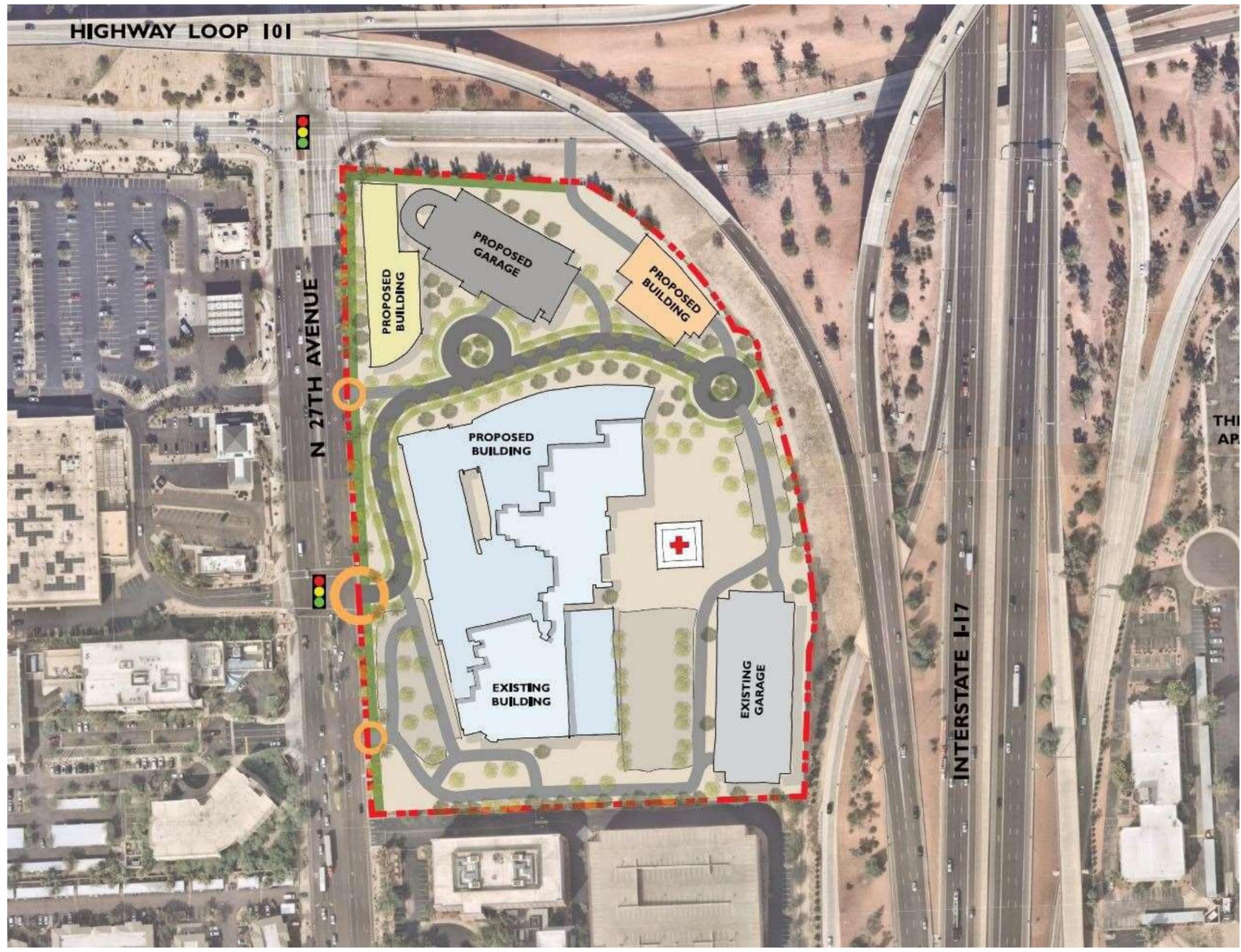


**LEGEND**

- - - PUD BOUNDARY
- - - BUILDING AND LANDSCAPE SETBACK
- DEVELOPMENT DISTRICT



**FIGURE 12**  
**CONCEPTUAL LANDSCAPE PLAN**  
 SUBJECT TO CHANGE



**LEGEND**

- - - PUD BOUNDARY
- ENHANCED LANDSCAPE
- MAIN ENTRY/EXIT
- SECONDARY ENTRY/EXIT
- PRIMARY ROADWAY
- SECONDARY ROADWAY
- DEVELOPMENT DISTRICT



PROJECT IDENTITY FREEWAY PYLONS



PRIMARY PROJECT IDENTITY MONUMENTATION



FIGURE 13  
SIGNAGE EXAMPLES

PROJECT DIRECTORY SIGNAGE



FIGURE 14  
SIGN PLAN



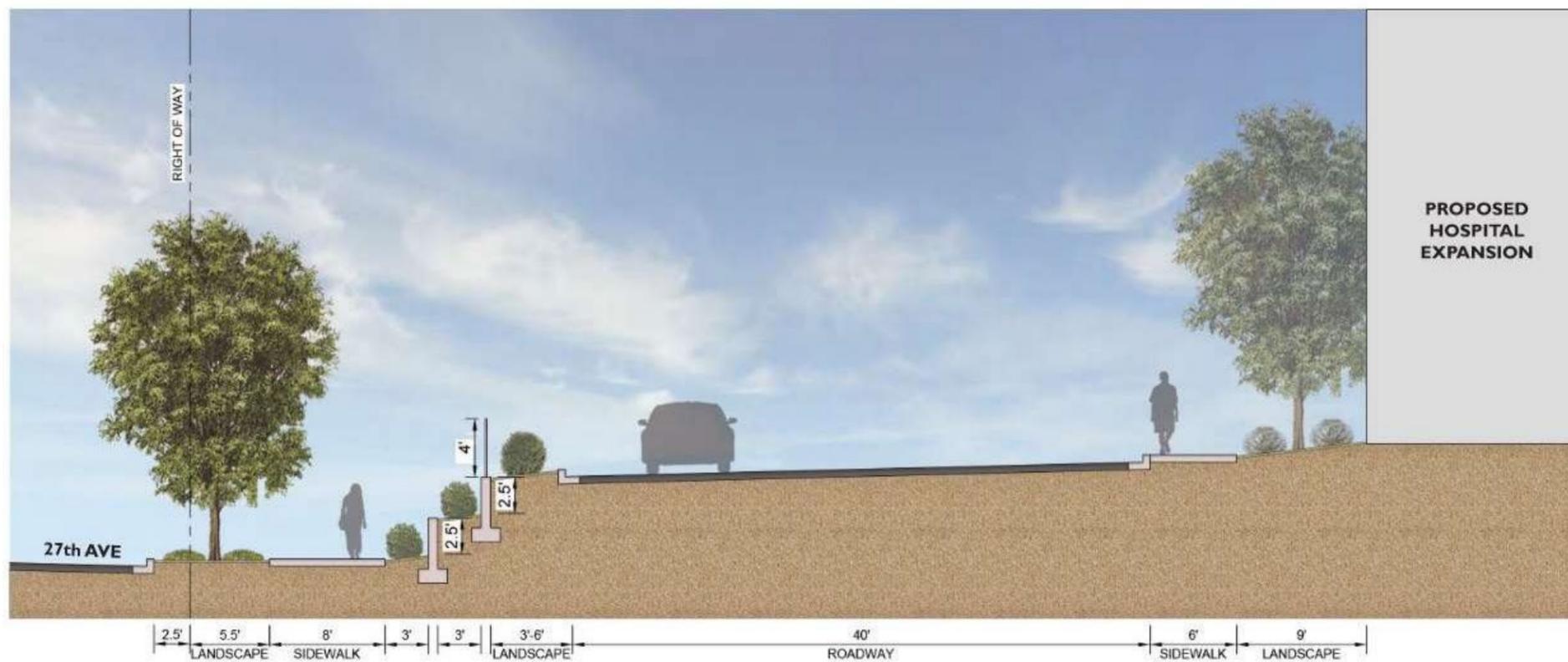
LEGEND

-  PUD BOUNDARY
-  SECONDARY PROJECT IDENTITY MONUMENTATION
-  PRIMARY PROJECT IDENTITY MONUMENTATION
-  PROJECT DIRECTORY SIGNAGE
-  PROJECT IDENTITY FREEWAY PYLON
-  EXISTING SIGNAGE





FIGURE 15  
STREET SECTIONS



NORTH  
NTS

FIGURE 16  
CIRCULATION PLAN

LEGEND

-  PUD BOUNDARY
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION



NORTH  
NTS



**FIGURE 17  
BUILDING AND  
LANDSCAPE SETBACK  
STANDARDS**



**LEGEND**

- - - PUD BOUNDARY
- - - BUILDING AND LANDSCAPE SETBACK
- DEVELOPMENT DISTRICT

