

CITY OF PHOENIX

DEC 28 2021

**Planning & Development
Department**



SWC THOMAS ROAD & 20TH STREET

Planned Unit Development Land Use & Standards Narrative

Planned Unit Development Narrative
Rezoning Case Number: Z-25-20
1st Submittal: May 2020
2nd Submittal: March 2021
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From Concept to....



Reality

Principals and Development Team

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Planned Unit Development Disclaimer

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

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A. PURPOSE & INTENT

Project Overview and Goals

1. Phoenix Children's Hospital ("PCH") opened in September of 1983 on the campus of the Good Samaritan Hospital and operated there for nearly 20 years until the late 1990s. Then, Phoenix Children's purchased the 22-acre medical facility at the southwest corner of 20th Street and Thomas Road, originally known as Doctors Hospital, later Human Hospital and finally the Phoenix Regional Medical Center, in the late 1990's. While the Hospital has managed to successfully utilize and upgrade the original patchwork of facilities over the years, the evolution of state-of-the art pediatric healthcare facilities, patient volumes, and consumer expectations would require eventually require the complete renovation and expansion of the Campus. Construction and renovation of the site to enable the existing campus to function as a state-of-the-art Pediatric Hospital for children began in 2000. Phoenix Children's Hospital opened to the public as a freestanding specialized pediatric hospital in May 2002.

In the mid 2000's, Phoenix Children's Hospital formulated innovative plans to become the largest children's pediatric hospital in the United States, including its satellite facilities across the Valley. On the Phoenix campus, Ronald McDonald House Charities ("RMHC") opened a new building in 2006-7 with 18 temporary stay apartments for family members of children receiving care that the Hospital. RMHC offers these units without charge, and also provides free meals to families. Additional property was soon acquired, and zoning was approved by the Phoenix City Council for a new 11-story patient tower at which comprehensive, family-centered medical care is delivered. The new construction was accompanied by renovation of other buildings on the campus and Phoenix Children's is now one of the largest and highest rate children's hospitals in the country.

But the expansion and the renovation work are not complete. All of this construction and the medical activities/uses that occur on this campus today came by virtue of zoning approvals from the City of Phoenix, including C-2 HR as well as a number of other zoning districts. Due to the nature of the campus, with bisected and disparate lots/parcels and a variety of zoning districts, various entitlements were obtained to enable the construction between 1999 and 2017. In 2007, the PUD, which can simplify and streamline the entitlement processes, did not exist.

Had the PUD zoning district been available to the Hospital, a significant amount of time and money would have been saved in the effort to entitle past work on new and renovated medical and related facilities. The City created the PUD zoning district to enable flexibility for unique and high-quality projects that could not be built otherwise without obtaining a host of entitlements through completely separate and independent processes. Construction of the logical expansion of the hospital campus will take place over a number of years and the Hospital deserves the most efficient and

streamlined tool for entitlements that the City offers. Phoenix Children’s Hospital request is by its nature a perfect candidate for a PUD.

2. Overall Design Concept

Over time, the overall on-campus design influences have become an eclectic combination of the old and the new. The original medical campus was built in 1961, when building lines were more economical, straight and simple (e.g. “modern”) as illustrated in this 1962 print ad below.



The intersection of Thomas Road and 20th Street has changed dramatically. Where “Doctor’s Hospital” had a suburban neighborhood design in 1961, the campus has since become an urban hospital with a national influence. The design of the 11-story tower in the background of the photograph below reflects this contrast. The evolving medical demands of a fast-growing City and the advances in medicine in general outpaced the ability of the single level garden style hospital approach to efficiently provide care and services to the community. Over time, this campus grew and changed to be one completely devoted to caring for children. And that is the premise behind the design of everything on the campus – to literally enhance a child’s experience who comes to this campus with a medical need that oftentimes can very trying for the child and the child’s family.



PCH has specifically added bright building colors, signs and whimsical features with a child's perspective to create a peaceful calmness in the midst of challenging trials facing a child.

Obviously, many improvements to the overall campus have taken place since 1961. The campus was originally comprised of one-story buildings as illustrated by the ad on the previous page. A five-story tower was added prior to 1982 featuring its own unique design. A parking structure was added, and the emergency room was moved and expanded. Today, the campus is unified primarily through the use of complementary and contrasting building colors, materials and signage.



PCH built the 11-story (445 beds) patient tower, the state-of-the-art Central Energy Plant/Dock and a parking structure between 2008 and 2011 and has been re-purposing and renovating interior spaces of older buildings on the campus ever since. Phoenix Children's Hospital also added a new Emergency Room Department in 2018 that connects directly to the 11-story patient tower. Other new buildings will be coming soon that include another parking structure, a Woman's Tower and a physician's office building. RMHC built its building using its own unique design that bears no similarity to any other building on the campus except through the use of color. A second parking structure will complement the existing Thomas Road parking structure. The new Emergency Room adjoining the Tower utilizes complementary design and color. It is PCH's desire to also create a complementary design for the Woman's Tower. All these buildings will become unified with the existing buildings primarily through the use of color, materials and, where appropriate, colored metal screening.

B. LAND USE PLAN

1. *Land Use Categories*

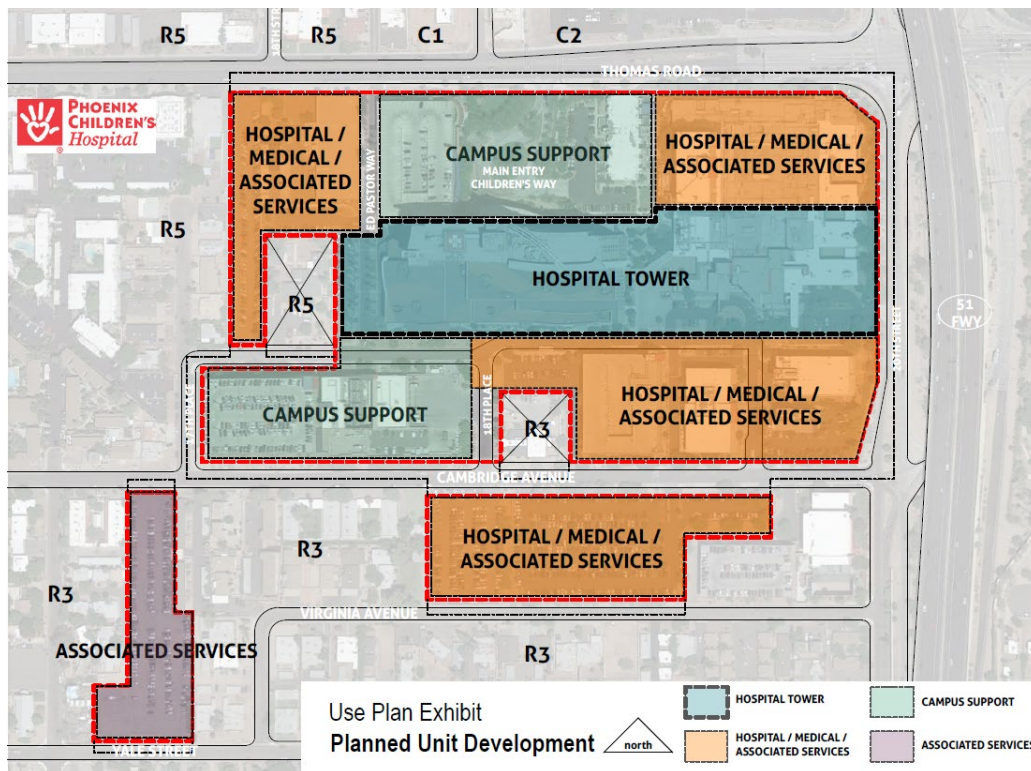
There is just one basic land use for this PUD, that being a top rated “children’s hospital” with related and companion medical offices, medical care related uses and other ancillary and complementary uses like the cafeteria. All of the current and anticipated uses are detailed in the List of Uses table later in this document. There is not a further breakdown of uses and acreages given how this campus has naturally evolved as described earlier.

2. *Conceptual Site Plan*

As described earlier, the PCH campus has evolved over time to stay current with, and even lead, the ever-changing best practices in medical care. The original approach to the campus layout reflected the suburban character of those earlier times and the maturity of this area. In the 1960’s, the campus was comprised of single-story structures and patients walked to specific destinations in the building(s) and outside on the campus. In other words, a suburban type of layout. Today, the Hospital is truly an urban setting. PCH’s current thinking is for the hospital design to “go up” rather than spread out which allows for a much more efficient delivery of medical services and significantly reduces walking distance for patients, family members and most importantly medical staff which results in the faster delivery of care.

In the original suburban land plan, parking was provided around as many as three sides of the building(s) and close to several building entrances. That suburban approach had to be abandoned since not nearly enough parking could be provided at grade. Now with the new concept most of the parking is located in structures near or at the perimeter of the campus to leave the area between medical buildings open for gathering and pedestrian linkages to other parts of the campus. Furthermore, since security has become more important than convenience, access into PCH facilities is now much more controlled reflecting today’s security aware environment. This is the primary reason why the Tower has one public entrance and restricted access.

The overall campus is approximately 35 acres in size and is fully developed but not fully utilized. New mid to high rise buildings that are planned will take the place of existing one or two bed buildings. On the next page is a layout of the existing and anticipated uses on the campus. A larger version is attached as “**Exhibit 4**”. Older less functional buildings will eventually be replaced or redesigned to accommodate today’s medical needs and designs.



Land Use Map (See Exhibit 4 for larger version of this exhibit)

C. LIST OF USES

The permitted uses in this PUD are provided in the following table. Uses in this PUD are either permitted principal uses, permitted accessory uses or permitted temporary uses. The Zoning Administrator may administratively approve a use analogous to those listed in the tables below. A brief description of the three types of uses allowed in this PUD are defined as follows.

1. **Permitted Principal Uses**

Uses specifically permitted.

2. **Permitted Accessory Uses**

Uses specifically permitted as an accessory to a permitted principal use. Accessory uses are not required to be on the same lot as a permitted principal use. Due to the nature of how the campus was assembled over decade, accessory uses are not required to be on the same lot as a permitted principal use.

3. **Permitted Temporary Uses**

Uses that are temporary in nature and which shall be accessory to the primary use on the PCH campus overall and may take place either indoors or outdoors.

Table 1: List of Uses

| Land Uses | | Permitted Principal Use | Permitted Accessory Uses | Permitted Temporary Uses* |
|-----------|--|-------------------------|--------------------------|---------------------------|
| 1. | Administrative Offices | • | | |
| 2. | Ancillary uses | | • | |
| 3. | Temporary Lodging | | • | |
| 4. | Behavioral Health Facilities – Both Inpatient and Outpatient | • | | |
| 5. | Birthing Center | • | | |
| 6. | Blood donation | • | | |
| 7. | Central Service facilities | • | | |
| 8. | Child Day Care | | • | |
| 9. | Clinic, Medical or Dental Offices | • | | |
| 10. | Conference/Training Facilities | • | | |
| 11. | Health and Support Services | • | | |
| 12. | Helistop** | | • | |
| 13. | Hospice Care | • | | |
| 14. | Hospital | • | | |
| 15. | Hospital Service Organizations | • | | |
| 16. | Medical Technology Research and Development | • | | |
| 17. | Nursing or Medical Technician Training Facilities | • | | |
| 18. | Office | • | | |
| 19. | Parking Structures and surface parking lots | • | | |
| 20. | Pharmacies | • | | |
| 21. | Rehabilitation Services | • | | |
| 22. | Research Laboratories | • | | |
| 23. | Respite Care | • | | |
| 24. | Temporary Parking Lots | | | • |
| 25. | Women and Children Center | • | | |

* “Temporary Uses”, in addition to the temporary uses listed above, shall comply with the City of Phoenix Zoning Ordinance Section 708.

** “Helistop” shall comply with the City of Phoenix Zoning Ordinance Section 622(D)(85)(b) and shall be used for arrivals and departures only, not maintenance or refueling.

Definitions for the allowed uses shall comply with the City of Phoenix Zoning Ordinance except as defined in this PUD **Section I. DEFINITIONS FOR ALLOWED USES.**

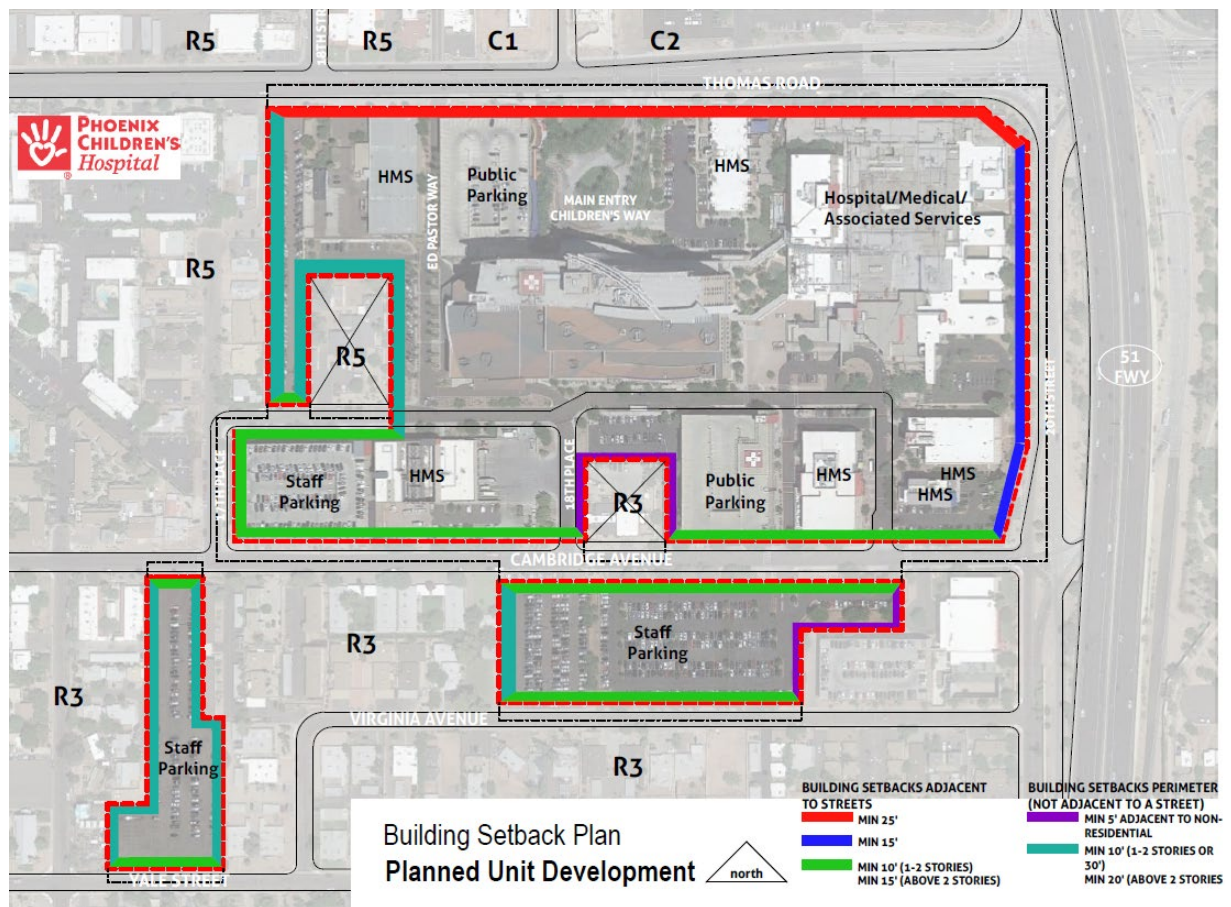
D. DEVELOPMENT STANDARDS

The Development Standards and Guidelines for this PUD listed below are intended to carefully guide the development of this hospital campus use in light of the established character of the surrounding area. The representative images provided herein are intended to communicate the level of quality and design vocabulary for this project. The final design(s) will comply with the following development standards and design guidelines.

All other standards in the City of Phoenix Zoning Ordinance (not otherwise addressed herein) shall apply to this development.

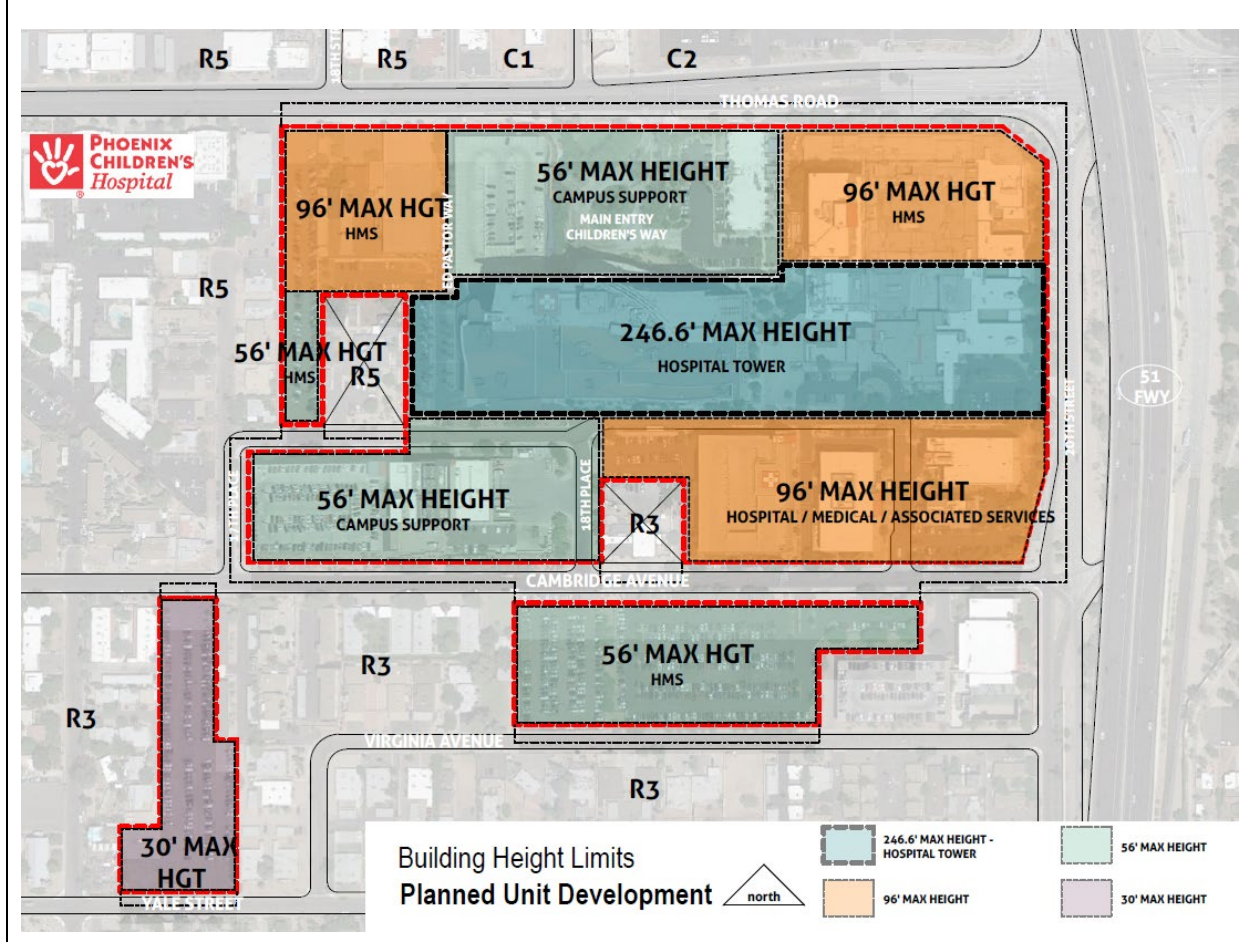
Table 2.1: Development Standards Table

| Standard | PUD |
|--|--|
| Building Setbacks: | Building setbacks are subject to EXHIBIT 5 Building Setbacks attached hereto. |
| Adjacent To Streets | |
| Thomas Road | Min. 25-ft. |
| 20 th Street | Min. 15-ft. |
| Cambridge Avenue 17 th Place 18 th Place Virginia Street Yale Street | <ul style="list-style-type: none"> • Min. 15-ft. for structures not exceeding 2 stories or 30-ft; • Min. 30-ft. for structure above 2 stories. |
| Perimeter Not Adjacent to Street | |
| Adjacent to Residential Uses | Min. 10-ft. for structures not exceeding 2 stories or 30-ft; Min. 20-ft. for structure above 2 stories |
| Adjacent to Non-Residential uses | Min. 5-ft. |
| Interior to Campus | 0 feet. |



See **EXHIBIT 5 Building Setbacks** for larger version.

| | |
|---|---|
| Building Height and Number of Stories (from Building Finish Floor Elevation) | Building Heights are subject to <i>EXHIBIT 7 Building Heights</i> attached hereto. Max. 243-feet / 12 stories |
|---|---|

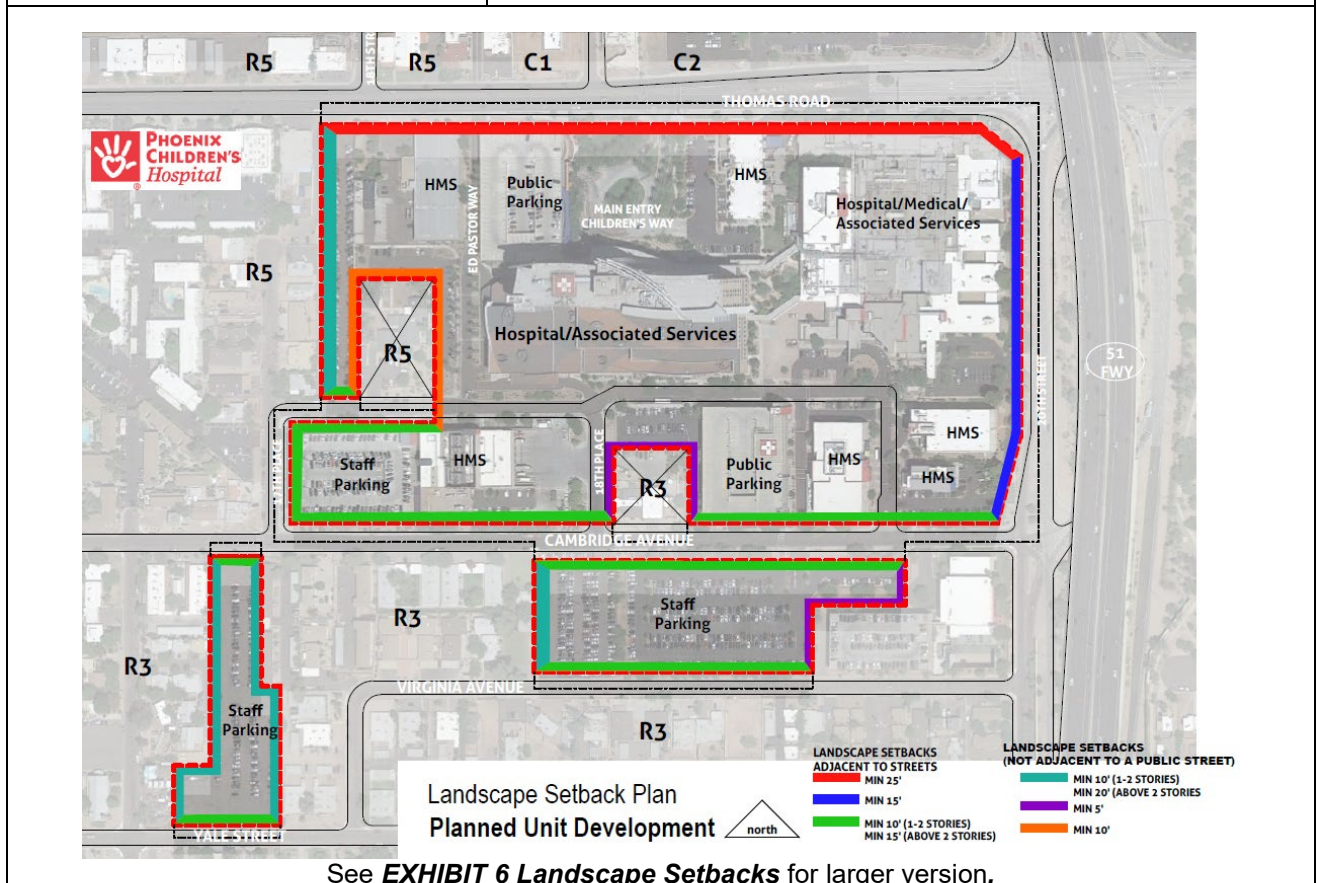


See ***EXHIBIT 7 Building Heights*** for larger version.

| | |
|---------------------|--|
| Lot Coverage | 70% of the combined overall campus net site area; not by individual parcels |
| Open Space | Minimum 5% gross open space over entire campus. Active open spaces shall be provided in the form of play areas for patients, outdoor dining and patio area for patients and authorized visitors. Passive open space shall be all other open spaces to provide aesthetically pleasing landscaped areas including turf to bring nature into the development and soften the built environment. |

Table 2.2: Landscape Standards Table

| a. Streetscape | |
|--|---|
| Landscape Setback (Adjacent to Street) | |
| Thomas Road | Min. 25-ft. |
| 20th Street | Min. 15-ft. |
| Cambridge Avenue | Min. 15-ft. |
| 17th Place | Min. 15-ft. |
| 18th Place | Min. 15-ft. |
| Virginia Street | Min. 15-ft. |
| Yale Street | Min. 15-ft. |
| Plant Type/Minimum Planting Size | |
| Trees | Min. 2-inch caliper (50% of required trees) planted 20-ft. on center, or in equivalent groupings or as approved by the Planning and Development Department. Min. 3-inch caliper (25% of required trees) Min. 4-inch caliper (25% of required trees) |
| Shrubs | Min. five (5) 5-gallon (minimum 75% live ground cover) shrubs per tree |
| b. Perimeter Landscape Setbacks (not adjacent to a street) | |
| Landscape setbacks are subject to EXHIBIT 6 Landscape Setbacks attached hereto. In the case of inconsistencies, the larger setback provision shall apply. | |
| Min. 5-ft.; Min. 20-ft. for structure above 2 stories | |



| c. Plant Material Sizes and Quantities on Property Lines (not adjacent to a street) | |
|--|---|
| Trees | Min. 2-inch caliper tree planted 20-feet on center, or in equivalent groupings as approved by the Planning and Development Department. |
| Shrubs | Min. five (5) 5-gallon (minimum 75% live ground cover) shrubs for each tree. |
| d. Parking Lot Areas & Structured Parking | |
| Surface parking areas (exclusive of required perimeter landscape setbacks) | Min. 10% average of all surface level parking areas will be landscaped. |
| Surface Parking Shade | All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade. |
| Landscape Planters | Shall be provided at the ends of each row of parking & approx. every 110-ft. or as approved by the Planning and Development Department. |
| Landscape Planters (single row of parking) | Min. 150 sq. ft. |
| Landscape Planters (double row of parking) | Min. 300 sq. ft. |
| Plant Type/Minimum Planting Size | |
| Trees | Min. one 2-inch caliper per planter |
| Shrubs | Min. five (5) 5-gallon shrubs per planter |
| Parking Structure Design | Open parking structures are permitted without minimum or maximum areas of openings except as required by the Building Code for ventilation. All lighting and sources, shall be shielded from residential areas. |
| e. Common and Retention Areas | |
| Same as Streetscape Standards. The current site provides approximately 21-27% existing shade in common and retention areas. All new retention areas shall provide a minimum 25% vegetative shade for common areas. | |

Landscape Enhancements

1. Objective – Provide shade and soften the look of the development to create a more natural environment.

- a. The overall landscaping concept for the campus is illustrated and implemented using a Planting Zones Diagram that is contextually appropriate in the desert southwest while complementing the architecture, creating entry thresholds and zones of respite. The landscape will also provide significant shade and aim to mitigate urban heat island.
- b. There are three (3) specific types of planting zones; Campus Edge, Campus Streets and Campus Core & Courtyards.

(1) Campus Edge: The purpose of the landscaping on the campus edge is threefold. 1) Perimeter landscaping not only softens the look of the

development along the campus boundaries and buffers neighbors from its buildings, 2) it accentuates the areas of architectural or functional focus such as prominent main campus entries and key focal points elsewhere around the perimeter to draw attention to the Campus and 3) it provides shade on public sidewalks.

(2) Campus Streets: The purpose of the landscaping along the campus streets is to soften the look of the campus with a uniform appearance and to provide shade for the pedestrian ways.

(3) Campus Core & Courtyards: The purpose of the landscaping in the Campus Core and Courtyards is to increase comfort in gathering spaces with shade and softness, to enhance focal points and to create private secluded areas for respite and contemplation.

c. The Planting Zones Diagram utilizes plant material from the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants. The Phoenix AMA Low Water Use/Drought Tolerant Plants list is not all inclusive, but provides a starting point and may be supplemented and modified as approved by the Planning and Development Department.



(1) The Landscape Palette for each zone is provided above. These palettes represent the type of plant material that is described above and currently thought to be best suited for the Zone. Other or additional plant types that are determined to meet the landscape objectives for each zone may be added without any amendment to this PUD.

| Campus Edge Zone | | | | |
|-------------------------|---------------------------------|--|-----------------------|------------------------|
| Trees | Shrubs | | Accents | |
| Bauhinia lunaroides | Caesalpinia pulcherrima | Justicia californica | Agave americana | Hesperaloe parviflora |
| Caesalpinia mexicana | Calliandra eriophylla | Leucophyllum frutescens 'Green Cloud' | Aloe barbadensis | Muhlenberia capillaris |
| Cercidium floridum | Calliandra californica | Leucophyllum frutescens 'Silver Cloud' | Asclepias subulata | Muhlenbergia rigens |
| Cercidium praecox | Dodonea viscosa | Ruellia brittoniana | Dasyliirion texanum | Opuntia ficus indica |
| Prosopis Hybrid | Euphorbia rigida | Ruellia peninsularis | Dasyliirion wheeleri | Opuntia santarita |
| Sophora secundiflora | Erimophila hygrophana | Russelia equisetiformis | Echinocactus grusonii | Yucca pallida |
| Ulmus parviflora | Erimophila maculata 'Valentine' | Simmondsia chinensis | Hesperaloe funifera | Yucca rupicola |
| | Vigueria deltoidea | Tecoma stans | Yucca schottii | Yucca rostrata |
| | | Lantana sp. 'New Gold' | | Yucca schidigera |
| Ground Cover | | | | |
| Lantana montevidensis | | | | |

| Campus Streets Zone | | |
|-------------------------------|--------------------------------|-------------------------------|
| Trees | Shrubs | Accents |
| <i>Acacia mulga</i> | <i>Caesalpinia pulcherrima</i> | <i>Aloe barbadensis</i> |
| <i>Caesalpinia Mexicana</i> | <i>Calliandra eriophylla</i> | <i>Aloe x 'Blue Elf'</i> |
| <i>Cercidium praecox</i> | <i>Calliandra californica</i> | <i>Asclepias subulata</i> |
| <i>Chitalpa tashkentensis</i> | <i>Dodonea viscosa</i> | <i>Dasyliirion texanum</i> |
| <i>Dahlbergia sissoo</i> | <i>Euphorbia rigida</i> | <i>Dasyliirion wheeleri</i> |
| <i>Pistacia chinensis</i> | <i>Erimophila hygrophana</i> | <i>Echinocactus grusonii</i> |
| <i>Prosopis Hybrid</i> | <i>Justicia californica</i> | <i>Hesperaloe parviflora</i> |
| <i>Quercus virginiana</i> | <i>Lantana sp. 'New Gold'</i> | <i>Muhlenberia capillaris</i> |
| <i>Ulmus parviflora</i> | <i>Ruellia brittoniana</i> | <i>Muhlenbergia rigens</i> |
| <i>Phoenix dactylifera</i> | <i>Russelia equisetiformis</i> | <i>Yucca pallida</i> |
| | <i>Vigueria deltoidea</i> | <i>Yucca rupicola</i> |
| Ground Cover | | |
| Lantana montevidensis | | |

| Campus Core and Courtyards | | | | |
|--|--|--------------------------------|---|--|
| Trees | Shrubs | | Accents | |
| <i>Bauhinia lunaroides</i> | <i>Bougainvillea sp.</i> | <i>Lantana sp. 'New Gold'</i> | <i>Aloe barbadensis</i> | <i>Muhlenbergia rigens</i> |
| <i>Caesalpinia mexicana</i> | <i>Calliandra californica</i> | <i>Nandina domestica</i> | <i>Aloe x 'Blue Elf'</i> | <i>Opuntia ficus indica</i> <i>Yucca rupicola</i> |
| <i>Chitalpa tashkentensis</i> | <i>Dodonea viscosa</i> | <i>Ruellia brittoniana</i> | <i>Asparagus densiflorus 'Myersii'</i> | <i>Portulacaria afra</i> |
| <i>Pistacia chinensis</i> | <i>Euphorbia rigida</i> | <i>Russelia equisetiformis</i> | <i>Bamboo sp. Cycas revoluta</i> | <i>Pedilanthus macrocarpus</i> |
| <i>Quercus virginiana</i> | <i>Erimophila maculata 'Valentine'</i> | <i>Tecoma stans</i> | <i>Dasyllirion texanum</i> | <i>Sansevieria trifasciata</i> |
| <i>Ulmus parviflora</i> | <i>Jasminum sambac</i> | <i>Vigueria deltoidea</i> | <i>Dietes bicolor</i> | <i>Stenocereus thurberi</i> |
| <i>Phoenix dactylifera</i> | <i>Justicia californica</i> | | <i>Echinocactus grusonii</i> | <i>Strelitzia reginae</i> |
| | <i>Justicia spicigera</i> | | <i>Hesperaloe funifera</i> | <i>Yucca pallida</i> |
| | | | <i>Muhlenberia capillaris</i> | <i>Yucca recurvifolia</i> |
| Ground Covers | | | Vines | |
| <i>Lantana montevidensis</i> <i>Setcreasea pallida</i> <i>Sphagneticola trilobata</i> <i>Zephyranthes candida</i> | | | <i>Ficus pumila</i> <i>Parthenocissus quinquefolia</i> | |

Table 2.3-2.7: Additional Development Standards Table

| 3. Parking | |
|----------------------------------|--|
| Hospital | 1 space per 3 employees, including nurses not domiciled on the property and 1 space per resident and other physicians, and 1 space per 2 patient beds. |
| Medical Office | 1 space per 200 SF of Gross Building Area |
| Administrative Office | 3.5 spaces per 1,000 SF of Leasable Area |
| | The above calculations may be reduced by 15% based on a Shared Parking Model per Section 702 E. 2. c. of the Phoenix Zoning Ordinance, since the campus contains mixed uses and there exist an overlap of staff working in more than one venue. |
| All other | Shall comply with the City of Phoenix Zoning Ordinance Section 702. |
| Vehicle Parking Space Dimensions | Parking spaces located in surface parking lots that are single striped shall have dimensions measuring a minimum of nine (9) feet by eighteen (18) feet. If the entire surface parking lot is double striped, fifty percent (50%) of the spaces provided in the lot must be nine (9) |

| | |
|--|--|
| | <p>feet by eighteen (18) feet wide, while the remainder of the spaces may be a minimum of nine (9) feet wide and the depth of the parking space may be adjusted, as approved by the Planning and Development Department and in compliance with parking area dimension policies, for angled parking.</p> <p>The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.</p> |
| 4. Bicycle Parking Requirements | <p>A minimum number of racks to accommodate 50 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.</p> |
| 5. Loading Standards | <p>Off-street loading spaces shall be not less than ten (10) feet in width and thirty (30) feet in length, exclusive of access aisles and maneuvering space.</p> |
| 6. Parking Structures | <p>Setbacks and Heights shall comply with Table 2.1 Development Standards Table and Table 2.2 Landscape Standards Table in this PUD. Design shall comply with Section E.2.B.1.I Parking Structures of this PUD.</p> |
| 7. Amenities | <p>N/A</p> |
| 8. Shade (at Summer Solstice) | <p>A minimum of 50% of public sidewalks and walkways shall be shaded through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices.</p> <p>Any new public sidewalks and walkway, after the adoption of this PUD/Ordinance shall provide a minimum of 75% shade.</p> <p>A minimum of 50% of private sidewalks, pedestrian pathways and common amenity areas shall be shaded through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices.</p> <p>Any new private sidewalks and walkway, after the adoption of this PUD/Ordinance shall provide a minimum of 75% shade.</p> <p>Min. 10% average of all surface level parking areas will be landscaped. All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade. A minimum of 50 % of the required parking spaces shall be covered or be in a parking structure.</p> <p>Shade cast from a building shall count towards shade calculations.</p> |

| | |
|--|--|
| | <p>This shall apply to new development after the adoption of this ordinance. See Shade Study exhibit attached hereto as "Exhibit 10".</p> |
| <p>9. Lighting Plan</p> | <p>Lighting Plan shall adhere to Phoenix night sky ordinance.</p> <p>Lighting fixtures should be consistent with and complement the design and character of the hospital building.</p> <p>Uniform pedestrian scale lighting should be used for all on-site lighting at building entrances and exits, an in public assembly and parking areas.</p> <p>Site lighting within the Phoenix Children’s Hospital Campus will be sensitive to the surrounding communities through the use of screening and shielding mechanisms. All lighting shall comply with lighting standards as defined within the Section 704 Environmental Performance Standards and Section 507 Tab A Guidelines for Design Review of the Phoenix Zoning Ordinance.</p> |
| <p>10. Pedestrian Ways</p> <p>Width</p> <p>Identification</p> | <p>Defined pedestrian linkages shall be provided across public streets within the subject property and shaded walkways shall be provided from parking structures to other structures within the site. A pedestrian circulation plan shall be submitted to the Planning and Development Department as part of the site plan review when new development or substantial redevelopment occurs after the adoption of this PUD. The plan shall ensure that landscape, shade-protected walkways provide pedestrian linkages and a campus setting throughout the site as approved by the Planning and Development Department. Defined pedestrian linkages shall be provided across public streets within the subject property and shade-protected walkways shall be provided from parking structures to other structures within the site.</p> <p>Min. 6-ft. wide (for walks created after adoption of this PUD)</p> <p>Pedestrian circulation plan updates, adjacent amenity programming, street crossings, and pathways being clearly identifiable when they cross driveways, parking areas, and loading areas, through the use of elevation changes, textured surfaces, a different paving material, but not stripping, or other method as approved by the Planning and Development Department.</p> |
| <p>11. Public Sidewalks</p> | <p>When new development or substantial redevelopment occurs, after adoption of this PUD, new detached sidewalk shall be installed on the adjacent street frontage replacing, where occurs, existing sidewalk located directly behind the street frontage curb. All new sidewalks adjacent to a public street shall be detached by a minimum</p> |

5-foot landscape area planted with minimum 2 inch caliper shade trees, as approved by the Planning and Development Department.

E. DESIGN GUIDELINES

1. Overview

The 50-year old campus is comprised of an eclectic mix of buildings that represent the evolution of architecture, building design and energy conservation. As the Campus has evolved, buildings have been renovated or replaced and new technologies implemented each time. As this PUD is implemented, building practices that respond to Phoenix's unique environmental challenges will be utilized. These practices include innovative architectural design, energy efficient buildings, and an ever more-friendly pedestrian-oriented campus. The overall design concept is to unify all portions of the campus through buildings designs, architectural and landscape features, open spaces and pedestrian connectivity. The essence of those practices, and how the Campus will incorporate them is detailed in the following sections.

2. Overall Design Guidelines for Phoenix Children's Hospital

A. Sustainability

1. Objective No. 1- Provide Thermal comfort for all Users

- a. Provide shade over all public sidewalks and walkways. Shading can be provided through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices.
- b. Provide private open space shade through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices..
- c. Shade building entrances:



All medical and/or clinical building entrances shall have permanent protective overhead coverings constructed of similar materials as those used in the building itself, as illustrated below in the public entrance of the main tower which uses the metal panel and masonry materials of the main building tower.



The entrance shall be obvious and employ accent colors found in the standard PCH colors to accentuate and identify the entrance from the drive or parking lot. An example of this is the Rosenberg Building to the left.



Another strategy is to use forms that project out of the building, such as that of the original hospital main public entry which also uses concrete, a permanent, durable material that speaks to the importance of that location of the building.



Where non-ambulatory patients are to be dropped off and picked up at designated entrances and exits, canopies shall extend over a vehicle pull-out area in front of the building entrance/exit so that the patient may enter or exit a vehicle while under a protective cover as illustrated in the example above. Locations to be designed in this manner include the Emergency Department walk-in entrance (shown above), Emergency Outpatient Surgery Discharge Pick-up, and other points of entry or exit where patients are compromised in their ability to ambulate between a vehicle and the building.

B. Architectural Design

- 1. Objective – Visual interest with unified elements to establish sense of place**
 - a. Manipulation of Massing – vertical and horizontal changes in plane:



Building forms shall be designed so that there is no continuous plane along their façades, nor single line across their tops. This shall be achieved by use of off-sets along the façade, either vertically or horizontally or a combination of both, resulting in different planes effectively breaking up the façade. Where building interiors require efficiency in shape by use of a regular rectangle, the designer has the option to introduce elements to the exterior of the building to break up the façade and create off-set planes. An example of this is the use of the perforated metal elements utilized on the corners of the public parking structure located to the Northwest of the main tower and south of Thomas Road shown above.



Another acceptable design is to introduce an offset plane that is a minimum of 2' out, or in from the original plane, with a different top height as the original as well as introducing a different building material and or/color. The south façade of the Emergency Department addition to the Main Tower is a good example of this technique, where several design techniques are used including 1) an offset plane, 2) different material along the face of the offset plane and 3) different material, i.e., vertical row of windows placed at the transition point to the offset plane:

b. Building Articulation:

- (1) Major building shapes as illustrated in the Main Tower below shall, where possible, incorporate curves emulating the main tower.



Where rectangular building shapes are utilized, with PCH's permission, walls shall have off-sets as described above in the discussion about Manipulation of Massing and contain alcoves or recesses, particularly at windows to prevent continuous expanses of surfaces.



Other buildings shall utilize as much diversity along their facades to create interest and to break up the monotony of straight planes. Layering of materials help give dimension and depth to the building and creates articulation of the façade into playful elements that allow the introduction of colors that are attractive to children and attract their interest. A good example of this is with the Rosenberg Building to the left.

c. Incorporating Innovative Textures, Materials and Colors:

- (1) The intent of the colors and materials used on the PCH campus is to create playful and vibrant environment to engage the senses both to activate the active minds of children and to distract them from why they are at the hospital. To that end, PCH has selected colors that have been determined to provide such an emotional response.



Major campus buildings shall be constructed with materials approved for Phoenix Children's Hospital buildings which include a combination of masonry veneers, colored-tinted glass and aluminum framing, honed concrete masonry units using a horizontal stripe pattern and metal composite panels matching in color and pattern to the main tower and metal louvers.

- (2) Ancillary medical clinic and other support buildings shall be constructed using exposed masonry, and/or a suitable structural building system with a stucco finish where approved by Phoenix Children's Hospital using PCH's approved color palette and shall be broken up with accent walls with PCH's approved accent colors or with a different approved material to provide interest to the building façade, and may be accentuated with painted perforated metal clad screen walls at corners and other points of interest. Exterior building envelopes shall be of a continuous kind to meet the International Energy Code. Materials approved for PCH Campus Buildings include:
- (a) Honed concrete masonry units with integral color in sizes as appropriate to building scale, textures and colors matching the main building.
 - (b) Pre-finished metal panels with concealed attachment in sections of appropriate size to both apply a uniform coverage while providing joints that work in harmony with adjacent materials joints and lines.
 - (c) Color-tinted glass within colored aluminum framing complementary to the PCH standard color palette.
 - (d) Exposed concrete for utilitarian type buildings such as parking structures and infrastructure-related buildings. Exposed concrete surfaces shall have reveals to break up their surfaces, aligning with other elements such as window sills, jambs, heads and mullions to create a sense of harmony between the materials.
 - (e) Stucco or Exterior Insulation and Finish System (EIFS) in limited quantities, broken up with other more durable materials such as masonry or metal panels. Stucco finish shall be a sand finish - no lace, skip troweled, knock down or other rough-textured finishes shall be allowed. Stucco or EIFS planes shall have reveals to break up their surfaces, aligning with other elements such as window sills, jambs, heads and mullions to create a sense of harmony between the materials. Stucco walls shall be finished with a durable paint finish.
 - (f) Painted perforated metal elements supported with structural metal framing shall be used where building shapes do not allow for manipulation and articulation of facades as a strategy for breaking up the monotony of continuous planes. The perforations shall not be less than 1/2" in diameter to allow for the painting of the cut interior edge of the perforations without clogging the resulting hole, while still allowing a

balance of transparency and opaqueness. Paint shall be electrostatically applied for permanence and even coverage.



The Rosenberg Building represents an example of the use of EIFS or stucco walls broken up and enhanced with other materials such as glass, perforated metal, masonry and accent colors.

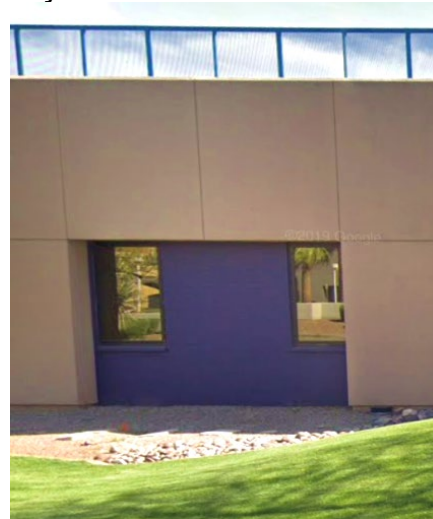
d. Building Offsets, Reveals, Recesses, Building Projections, Columns, Masonry piers, or other architectural treatment:

(1) As discussed in previous sections, continuous planes of facades shall not be permitted, but must be interrupted using the following strategies:

1. Offsetting Building Planes



2. Recesses where windows or other materials from that of the main building façade are introduced.



3. Screening materials placed in front of the major building mass, such as perforated panels.



4. Column pilasters to break up the mass and wall top line, as with this parking structure.



e. Varied Heights:

- (1) Building heights shall be articulated through use of a higher central building element that helps define the point of entry as well as provide for an elevated mass of wall on which the PCH hand logo can be prominently displayed. Such central elevated wall massing shall be of a different material and color than that of the main building mass.

f. Distinct Entry Features:



Main drive entries to the campus and other locations to be identified shall be identified using Gabion walls and stands of date palm trees on either side. Gabion walls shall be installed up to a minimum of 3' above adjacent grade and be filled with primarily native river stone to match existing Thomas Road main entry.

g. Wall Enhancements:



Building walls along major streets shall have metal forms in off-set layers and varied heights fabricated of steel framing and painted solid or perforated metal skin placed outside of the corners of the buildings to give interest and provide color using colors similar to those used elsewhere on the campus. Rounded shapes are encouraged

where space allows as illustrated with the visitor parking garage located on Thomas Road.

Wall surfaces shall have striping patterns when constructed of concrete masonry units and reveals to break up the wall surface.



Or, as illustrated with the East Building below shapes can be rectilinear provided, they provide interest and playfulness to the building.

h. Decorative Signage:

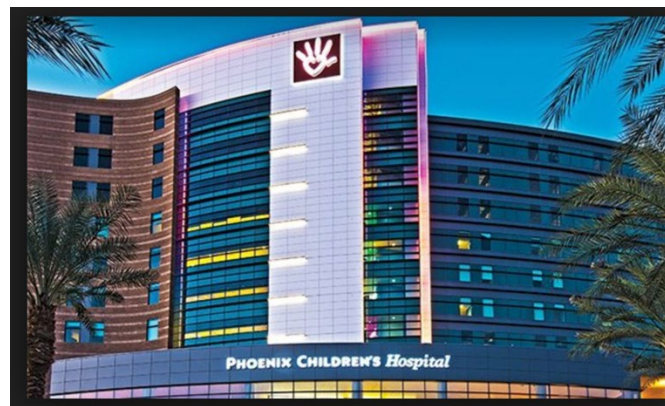
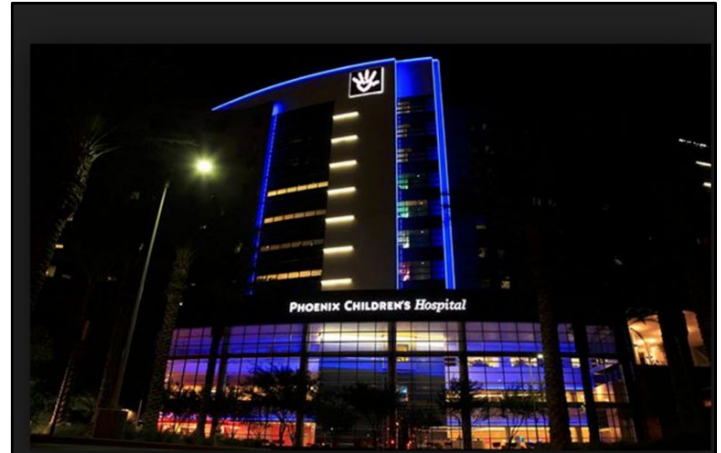
(1) The PCH logo “hand” shall be prominently displayed and lighted on the main tower and building elements (samples above and below) where it can be visible from major thoroughfares and portions of the city.

(2) In addition to the PCH Comprehensive Sign Plan, buildings may be branded by utilizing the PCH Hand Logo over major building entries, highly visible corners of major street intersections and campus entry points.



i. Decorative Site Lighting:

- (1) Apart from functional site lighting for safety and way finding, buildings on site shall have various degrees of decorative lighting. The main tower is the iconic structure with a unique architectural design. As such it has been illuminated with changing colors outlining major architectural elements of the building and changing colors backlighting major expanses of glass.
- (2) Other campus buildings shall have accent lighting of a modest scale supportive of the main tower. All shall be lighted in accordance with PCH's building lighting standards.



j. Four-Sided Architecture:

- (1) All building sides shall be constructed with the same main building design or theme on all four sides utilizing common materials, while avoiding introducing less expensive materials on less prominent facades.
- (2) While promoting the “front” or “public” side of the building is encouraged, no other side shall be treated as the “back” side of the building using inferior materials that lessen the architectural quality of the building.

- (3) Where sides of buildings may have less windows due to their orientation, measures shall be introduced that will break up the façade to create interest.

k. Regionally Significant:

- (1) The existing Main Building (Tower) of the Thomas Road campus at 1919 East Thomas Road is a significant landmark seen from all around the Central Phoenix area due to its design and presentation. It represents the Phoenix Children's Hospital brand and is easily recognizable.
- (2) Through its use of night lighting the main tower has become a representation of what a children's hospital should be – playful and whimsical, attractive to children of all ages while giving them and their families hope through a distraction from their anxieties concerning their diagnoses and treatment.
- (3) All new buildings shall be complementary to this style of design so as to reinforce the image established by the Main Building. Where existing building exteriors are remodeled effort shall be taken to emulate as much of the style, colors and materials of the Main Building as possible to create a united campus image and to reinforce the Phoenix Children's Hospital brand.

l. Parking Structures:

- (1) Parking Structures along Thomas Road and Children's Way shall have elements that identify them as being part of the PCH campus including circular and gently curved perforated and solid metal elements as exhibited at the existing visitor parking structure as illustrated below:



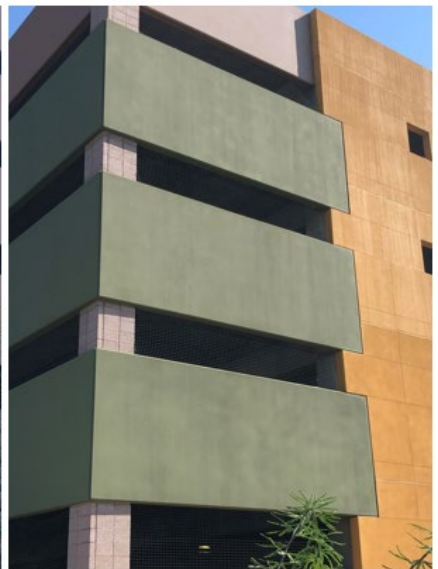
- (2) Parking Structures along Thomas Road and Children's Way shall prominently display the Phoenix Children's Hospital Logo:



- (3) The Primary Colors of the Phoenix Children's Hospital Palette shall be playfully applied:



- (4) Structures Located on Cambridge Street and Internal to Campus: Raised elements using the Phoenix Children's Color Palette shall be used at non-stair corners.



- (5) Structures Located on Cambridge Street and Internal to Campus: Raised elements using the Phoenix Children's Color Palette shall be used to break up long expanses of spandrels and columns.



- (6) Structures Located on Cambridge Street and Internal to Campus: Stairs shall be enclosed in similar material as the rest of the garage but set out away from the rest of the structure with an accent color or shall be screened using colorful perforated metal.



- (7) All Entrances at Parking Structure: Parking Structure Entrances shall be accented with raised surrounding building material and color as illustrated below:



C. Site Design/Development

1. Objective – Innovative design of access, circulation, privacy, security, shelter and other factors to create a unique location that complements the surrounding context.

a. Variation in Building Siting and Orientation:

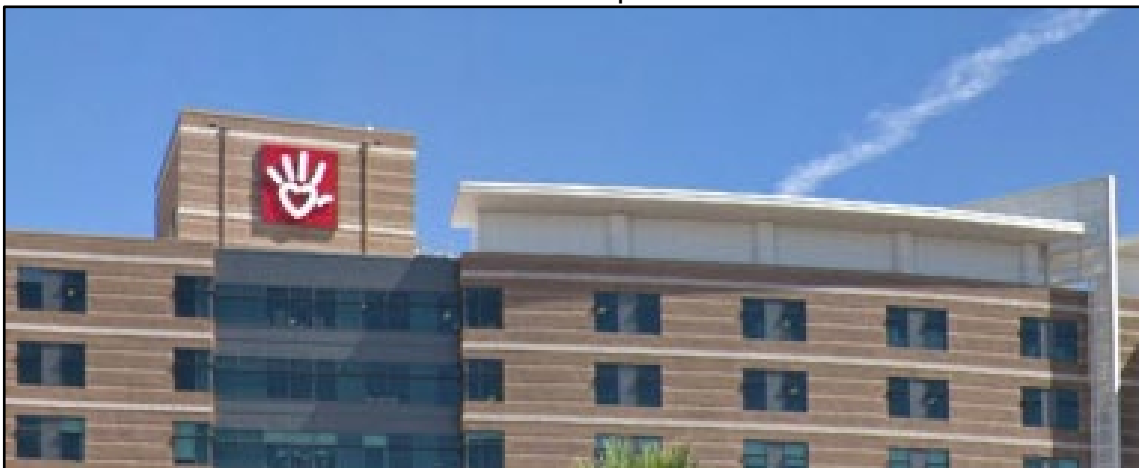
- (1) Buildings shall be sited so as to promote connectivity and a sense of a walkable campus.
- (2) However, while promoting the objectives above, buildings shall not be aligned in straight lines, but offset one from another to avoid having common planes. Rotation of buildings is encouraged to create interactivity of buildings and to promote a pedestrian-friendly campus.
- (3) Caution should be used in placing longer building walls to face east or west such that windows have appropriate protection from the low morning or afternoon sun.

- b. Varied Setbacks:
 - (1) Buildings shall be positioned to not present a continuous monotonous aligned row of buildings along Thomas Road, Cambridge, 20th Street or Yale, but be off set from one another to promote interest and variation along the streets.
 - (2) Taller tower elements shall remain set back from Thomas Road to maintain the main entry plaza of the campus, while shorter support buildings may be placed around the main tower and entry plaza and located closer to Thomas.
 - (3) Buildings set nearer to the streets shall utilize offsets as discussed earlier in these standards to vary their setback from the street to break-up their facades.
- c. Minimize Visual Impact of Parking with design features and Landscaped Medians, Islands:
 - (1) All surface parking lots shall have landscape islands meeting the requirements of the City Development Standards including appropriate numbers of trees and shrubs in sizes as required.
- d. Grouping of Structures:
 - (1) Buildings shall be grouped to promote connectivity between buildings and to promote a sense of walkability.
 - (2) Buildings that commonly interact with each other and require walking from one to the other shall be placed in proximity to each other to provide for a sense and ease of connectivity.
 - (3) Where public access is required from a parking structure, buildings utilizing that parking structure shall be clustered near the parking structure while still accentuating the buildings from the street. The existing main entry plaza serves as a good example of this where ease of access to the front door of the main tower is provided for drop off and pick up, while allowing for easy parking, yet promotes the main tower as a dominant architectural element seen effectively from the Thomas Road.
- e. Mitigation of Adverse Effects (screening, landscape buffers, wall heights, etc.):
 - (1) All roof top equipment to be screened either by extension of exterior walls, screen walls constructed of same finish as the building exterior (i.e. solid parapet), or perforated metal screen walls:

Perforated
Metal
Panels



Solid Parapets



- (2) Utility buildings and yard screen walls are to be constructed of a combination of colored smooth face and split face concrete masonry block forming horizontal banding and areas of colors from PCH's standards matching the existing Central Utility Plant.



Note: Screening of utilities including transformers, and meters to meet local utility access requirements.

f. Identifiable Building Streetscape:

- (1) Buildings along Thomas Road shall have elements that identify them as being part of the PCH campus including perforated metal features as exhibited with the visitor parking structure as illustrated below:



g. Pedestrian Ways:

- (1) There shall be landscaped, shaded walkways/pedestrian linkages and a campus setting throughout the site as approved by the Planning and Development Department.
- (2) Defined pedestrian linkages shall be provided across public streets within the subject property and shaded walkways shall be provided from parking structures to other structures within the site.

- (3) Pedestrian amenities, such as seating, picnic areas, and art work shall be emphasized to further the campus atmosphere of the site as approved by the Planning and Development Department.
- h. Fences and Walls:
- (1) Drives and parking shall be screened along major public streets with site walls and landscaping as illustrated in the example below:
 - (2) Parking along collector public streets shall be screened with 36" tall site walls, complemented by appropriate landscape vegetation as illustrated below.





2. Objective for Open Space – Provide secure open space for the use of patients, staff and visitors.

a. Improved Plazas, Courtyards, Break Areas:

- (1) Provide outdoor spaces that encourage social gathering within comfortable environments that include shade from trees, shade structures and building orientations.
- (2) Hardscape should be used judiciously with a focus upon creating green garden space that functions as respite and stress reducing.

b. Dispersion of Open Space:

- (1) Provide variously scaled spaces with multitudes of solar orientations to optimize seasonal use.

c. Shading Through Structures:

- (1) Shading through structures such as ramadas, canopies, covered rest areas, and functional landscaping.
- (2) Based upon open space orientation and context to adjacent buildings, provide adequate shade for human comfort. Various gradients of shade should be considered, including the consideration of deciduous trees in order to provide access to sun in the coldest months of the year.

d. Access to Vegetated Open Space:

- (1) Access to vegetated open space for patients, family, visitors, healthcare providers and administrative staff.

- (2) Areas of respite and stress reduction through the use of garden spaces to be provided. A diversity of species will provide seasonal color and include habitat opportunities for pollinators including butterflies and hummingbirds.
- e. Passive Recreation:
- (1) Provide opportunities for passive exercise including garden explorations through appropriately scaled walking paths either circumvent through spaces and/or provide connections to other open spaces.

F. SIGNS

The sign regulations for the PCH campus are set forth in a Comprehensive Sign Plan (“CSP”) incorporated herein by reference. Any amendments to that CSP shall be processed as required by Section 705 of the Phoenix Zoning Ordinance.

G. SUSTAINABILITY

In addition to the design-oriented elements of PCH’s approach to sustainability, the following presents construction related elements that PCH has or will be implementing.

Energy efficiency has been and will continue to be very important in the long-term success of PCH. By following best practices for new construction, PCH has enjoyed significant savings over the past 15 years after beginning the long-term renovation and expansion of the campus. In this way, PCH meets the City’s Sustainability Objectives.

Energy Efficiency in Design and Long-Term Operation”

- a. Green Building Systems:
- Provide green building systems that would satisfy requirements set forth by organizations recognized for measuring and certifying the sustainable performance of buildings, such as LEED (Leader in Energy and Environmental Design).
- All buildings on the campus shall achieve the following minimum standards in energy and environmental design performance:
- (1) Water efficient landscaping
 - (2) Water use reduction
 - (3) Optimize Energy Performance by 20% better than code minimums

- (4) Recycled Content of Building Materials – 5%
- (5) Local and Regional Materials – 20%
- (6) Low VOC Emitting Interior Materials
- (7) Controllability of Systems
- (8) Thermal Comfort – Comply with ASHRAE 55-1992
- (9) Daylight & Views – 25% of Spaces for hospital and medical clinics, 50% for non-hospital and non-clinic buildings

b. Building Orientation that Responds to Climate and Enables Passive/Active Solar Strategies and Energy Efficiency Techniques:

The longer sides of buildings shall be generally situated on the site to face north or south while shorter sides shall face east or west. However, some building orientation will be varied from having long sides facing east or west in order to create a more interesting campus layout, windows shall be suitably protected from the sun. Natural daylighting shall be encouraged through as much north facing windows as possible, other indirect natural daylighting shall be introduced into the buildings as much as possible given the functionality and nature of spaces without comprising energy performance. Buildings shall be orientated and use flat roofs to allow for future solar voltaic harvesting

c. Passive and Active Solar Building Design:

- (1) Windows shall have high performance Low-e glass with framing systems that are thermally broken.
- (2) Vestibules shall be utilized at all main building entries and a long enough dimension between the outer and inner sets of doors to ensure that doors have adequate time to self-close before a visitor or staff member has reached the next set of doors.
- (3) All exterior walls shall have a minimum R-rating of 19 and roofs an R-rating of 30 with a continuous envelop meeting the requirements of the 2018 International Energy Code.
- (4) Where windows are facing east or west, strategies shall be utilized to shade the windows from the sun shining directly into the windows. Shading devices utilized shall be designed to conform with the design standards in this ordinance in terms of materials and colors.

The list below addresses a number of stated City Sustainability Objectives for Energy Efficiency in Design and Long-Term Operation. Please also refer back to the Design Guidelines for more Sustainability information.

| | City Enforced | Developer Enforced |
|---|------------------|-----------------------|
| Sustainable Sites | | |
| 1. Utilize light color roofs to help reduce the heat island effect. Roofing material to meet or exceed all Cool Roof Rating Council (CRRC) requirements. www.coolroofs.org | X | |
| 2. Use decomposed granite as mulch to retain water and minimize dust. | X | |
| 3. Control the lighting system to provide safety lighting from dusk to dawn and allow decorative lighting fixtures to be turned off or significantly dimmed after curfew hours. | X | |
| 4. Encourage utilization of underground storage tanks when possible to reduce storm water run-off and protect the local ecosystem. | | X |
| 5. Erosion and sedimentation control | | X |
| 6. Alternative transportation – public transportation access | | X |
| 7. Storm water management – rate and quantity | | X |
| Water Efficiency | | |
| 1. Use water efficient (low flow) plumbing fixtures including; faucets, shower facilities. | X | |
| 2. Minimize the use of turf; use Utilize "no-mow" turf. | X | |
| 3. Utilize bottle fillers, along with drinking fountains to minimize plastic bottle waste. | | X |
| 4. Separate domestic and landscape water to minimize the impact on public sewers. | X | |
| 5. Landscaping shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list. | X | |
| 6. Incorporate wind and rain sensors into the drip irrigation system (smart controllers). | X | |
| Energy & Atmosphere | | |
| 1. Use double pane low E glass for all windows and doors. | X | |
| 2. Maximize the use of LED light fixtures throughout interior common areas. | X | |
| 3. Add occupancy sensor-controllers for rooms | X | |
| 4. Utilize LED light fixtures in the parking garage, with motion sensors. | X | |
| 5. Utilize energy recovery systems to minimize the energy required to heat or cool the introduction of outside air into | X | |

| | | |
|--|---|---|
| the building required by code for healthcare environments. | | |
| 6. Use appropriate lamp wattages for the use as recommended by industry standards. | X | |
| 7. Use Energy Star rated equipment whenever available. | | X |
| 8. Optimize energy performance | | X |
| 9. Fundamental building systems commissioning | | X |
| 10. Measurement and verification | | X |
| Material and Resources | | |
| 1. Storage and collection of recyclables | | X |
| 2. Construction waste management – divert 50% from landfill | | X |
| 3. Recycled content – 5% (post-consumer +1/2 pre-consumer) | | X |
| Indoor Environmental Quality | | |
| 1. Avoid the use of high VOC building products. | X | |
| 2. Provide appropriate filtration, room separations and building materials to prevent the spread of infection. | X | |
| 3. No or low mercury lighting systems (LED only no CFL). | X | |
| 4. Minimum IAQ Performance | | X |
| 5. Environmental Tobacco Smoke control | | X |
| 6. Construction IAQ management plan – during construction | | X |
| 7. Construction IAQ management plan – after construction | | X |
| 8. Low-emitting materials – adhesives and sealants | | X |
| 9. Low-emitting materials – paints and coatings | | X |
| 10. Low-emitting materials - carpet | | X |
| 11. Indoor chemical and pollutant source control | | X |
| 12. Controllability of systems – perimeter spaces | | X |

Complete Streets:

In 2018 the City of Phoenix adopted Complete Streets Design Guidelines with the goal promoting health and safety through active streetscapes.

The Phoenix Children’s Hospital campus is an infill project that reuses an existing site and upgrades it from a suburban design to a mixed-use, pedestrian friendly, hospital campus. The 50-year old campus is comprised of an eclectic mix of buildings. As the Campus has evolved, buildings have been renovated or replaced and new technologies implemented each time.

As the campus develops, it will seek to provide safety and comfort to all users of public right-of-way through landscaped, shade-protected walkways/pedestrian linkages. The overall goal is to provide a more-friendly pedestrian-oriented street sidewalk experience through shade. Defined pedestrian linkages shall be provided across public streets that traverse the campus. Shade shall be a primary technique to reduce ambient temperatures and to reduce direct sunlight exposure for pedestrians. This complete reversal of the current use of the site is not only much more sustainable than the current, outdated design, it also advances the City's goals for more complete streets and a tree-shaded pedestrian environment.

H. INFRASTRUCTURE

The Fact-Finding Summary issued for this PUD, provided for this application under separate cover, confirmed that existing utilities are present to serve the site. Any future development will of course provide evidence that the additional demands of the new construction can be provided by the existing infrastructure or that certain extensions or upgrades may be necessary.

1. Grading and Drainage

In general, any additional retention volume requirement will be to provide retention for either other greater volume between "pre-post" or "first flush". Plans specific to any new construction will be submitted as part of the Planning and Development Department Site Plan submittal.

2. Water and Wastewater

The project site is served by the existing City of Phoenix water and wastewater systems. Additional proposed construction will be subject to a capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

3. Circulation Systems

The campus is bounded by Thomas Road and SR 51. The campus is bifurcated by Cambridge Ave. and by Windsor Ave. Northbound and southbound access to SR 51 is possible from both the intersection of Thomas Road and 20th St and via the intersection of Cambridge Avenue and 20th Street just a bit to the south. Exhibits of these circulation patterns are attached as **Exhibits 1 thru 4.**

Vehicular Ingress/Egress Public- The PCH campus has numerous points of ingress and egress located and designed to serve Staff, the public and handle ambulance traffic separately. In 2009, a new main entrance to the Hospital was created at the base of the 11-story tower. The public checks in, receives directions, clearance to begin their visit, and proceeds into the building or elsewhere on the campus. In

conjunction with this new Hospital entrance a new campus vehicle entrance complete with traffic signal was constructed about 800-ft. west of the 20th St. and Thomas intersection. This traffic signal was positioned to enable the medical complex on the north side of Thomas Road to use this controlled intersection as well. This entrance directs the public into a parking garage for visitors or route vehicles to the main Hospital entrance to drop off people who are much less ambulatory. The public can also park in the Rosenstein garage off of Cambridge Ave. There are miscellaneous surface level spaces spread throughout the campus as well.

Vehicular Ingress/Egress Staff – Hospital staff is primarily directed to park in the parking garage bounded by Cambridge Ave. 17th Place and Windsor. Access is from Windsor. Staff also parks in the surface level parking lot on the south side of Cambridge Ave. Access into this lot is only from Cambridge Ave.

Vehicular Ingress Emergencies – The public and emergency vehicles will soon use the drive aisle that is on the west side of the Thomas Road parking garage. This accessway, known as Pastor Lane, connects directly to the ED facility.

Pedestrian Circulation – As required by the 2007 rezoning case, a pedestrian circulation plan was submitted to the Development Services and Planning Department for review and approval. A number of stipulations required sidewalks of a specific widths and shading. The details of the Pedestrian Circulation Plan are incorporated herein by reference.

I. DEFINITIONS FOR ALLOWED USES

- **Administrative Offices:** Space dedicated for the housing of staff whose function is to manage the business aspects of an organization having individual and open offices, conference rooms and other spaces associated with administrative functions.
- **Ancillary uses:** Services such as food services, professional offices, maintenance, gift shops, etc. that are supportive of the hospital's functional program, or offer a service such as coffee shops that the hospital wishes to offer its staff, patients and visitors.
- **Behavioral Health Facilities:** Both Inpatient and Outpatient: Facilities specializing in the treatment of serious mental disorders, such as major depressive disorder, schizophrenia and bipolar disorder.
- **Birthing Center:** A facility which provides diagnostic and treatment for patients before, during and after normal pregnancy, labor and birth. Patients may require stay of less than 48-hours after birth.

- **Central Service facilities:** A facility which provides basic infrastructure to serve the campus including but not limited to water, electricity, chilled or heated air.
- **Conference/Training Facilities:** Facilities provided for meetings, seminars, conferences and training sessions in support of the hospital's operations, management, support, continuing education and staff training in support of the hospital's mission.
- **Hospital Service Organizations:** Facilities provided, on a centralized basis, for the following services performed on its own behalf by a hospital: data processing, purchasing, warehousing, billing and collection, food, clinical, industrial engineering, laboratory, printing, communications, record center, and personnel (including selection, testing, training, and education of personnel) services.
- **Medical Technology Research and Development:** A facility dedicated to the use of engineering science and technology to advance understanding of life sciences as well as the development of devices and systems for prevention, diagnosis, monitoring, treatment, and rehabilitation of medical problems.
- **Nursing or Medical Technician Training Facilities:** A type of educational institution, or part thereof, providing education and training of students to become fully qualified nurses or medical technicians.
- **Rehabilitation Services:** An inpatient or outpatient facility for the purposes of working with patients through physical activities on restoring some or all of those patients' physical, sensory, and/or mental capabilities lost due to injury, illness, or disease. Rehabilitation includes assisting the patient to compensate for deficits that cannot be reversed medically.
- **Research Laboratories:** Facilities provided for the scientific study of blood, tissue or other human components for the purposes of verifying and developing medical treatment of specific health disorders.
- **Respite Care:** A facility that provides planned short-term and time-limited breaks for families and other unpaid care givers of children with developmental delay, behavioral problems or intellectual disabilities in order to support and maintain the primary care giving relationship.
- **Temporary Lodging:** Temporary or short-term stay housing for families of patients under care at the Hospital.
- **Women and Children Center:** A facility designed to care for women and children that provides neonatal intensive care unit, birthing, pre/post care and ancillary uses.

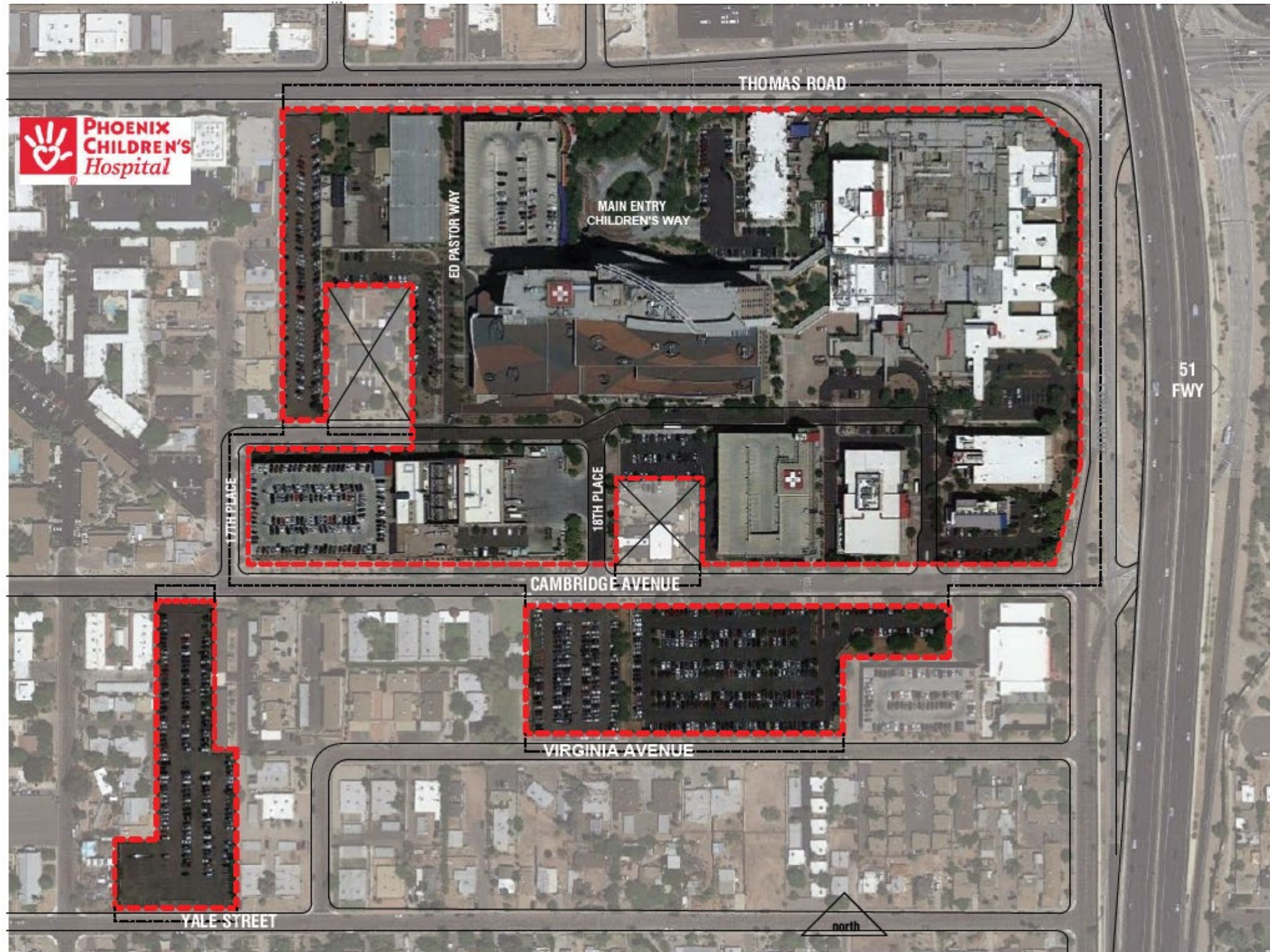
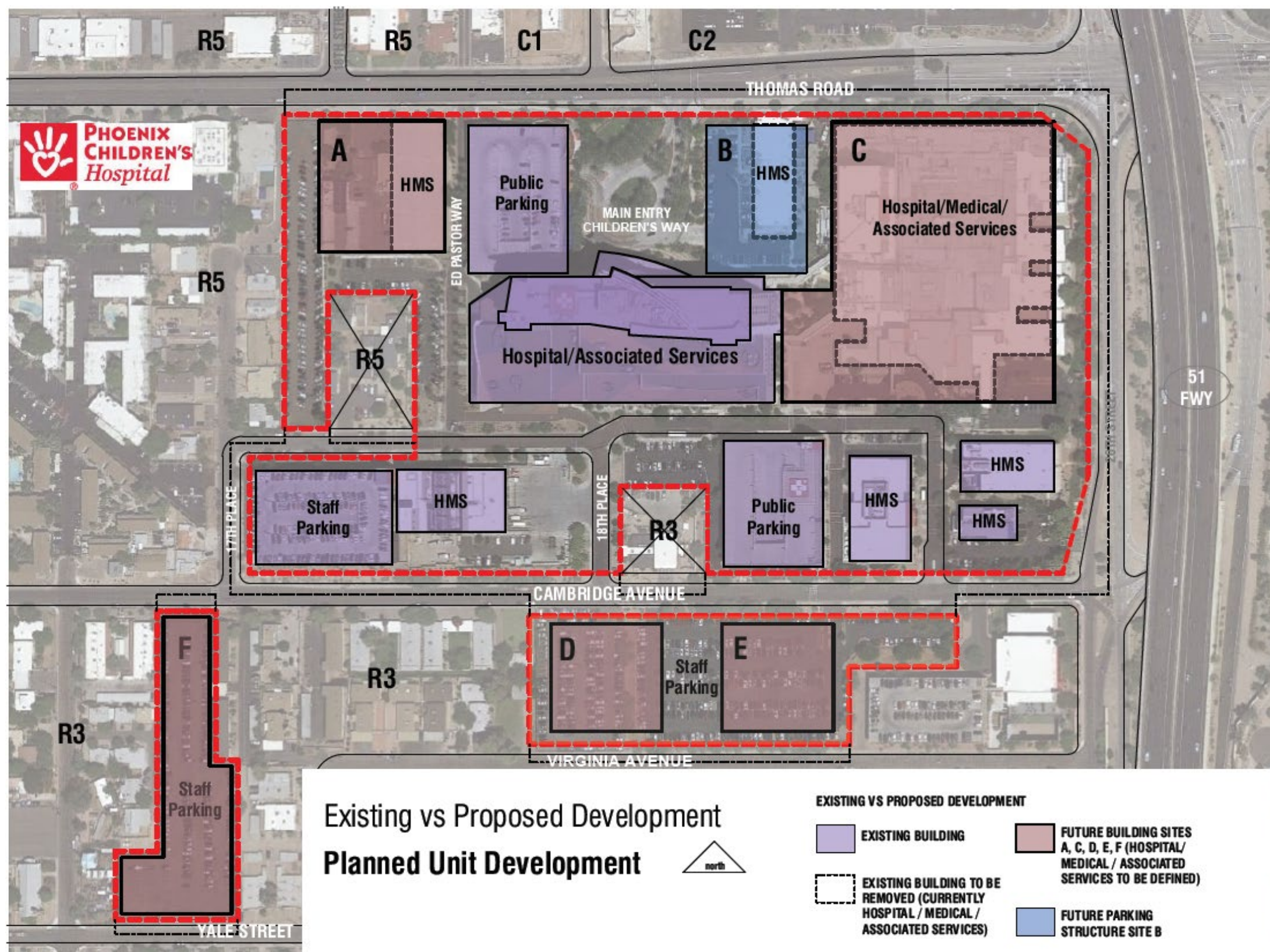
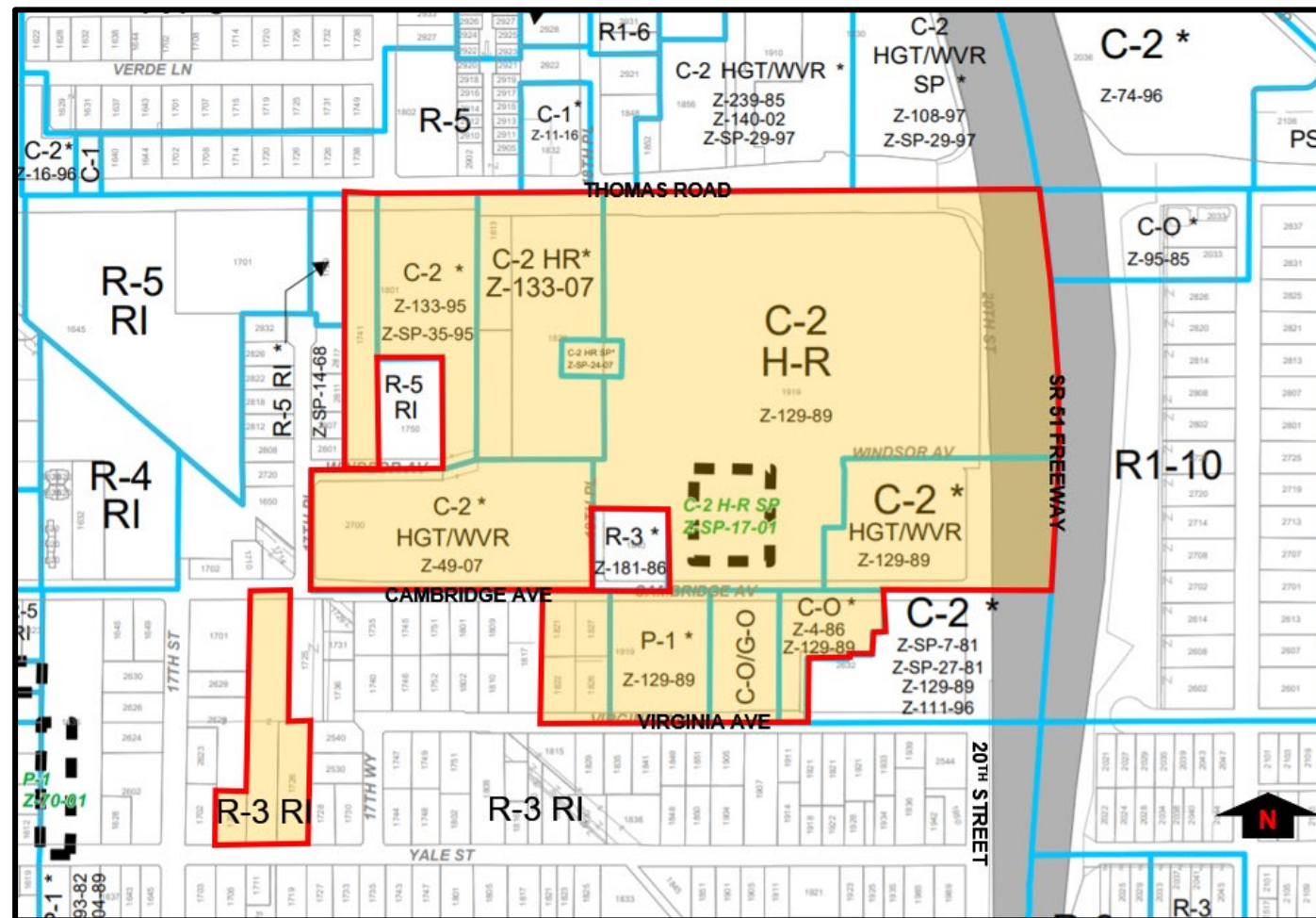


Exhibit 1: Aerial

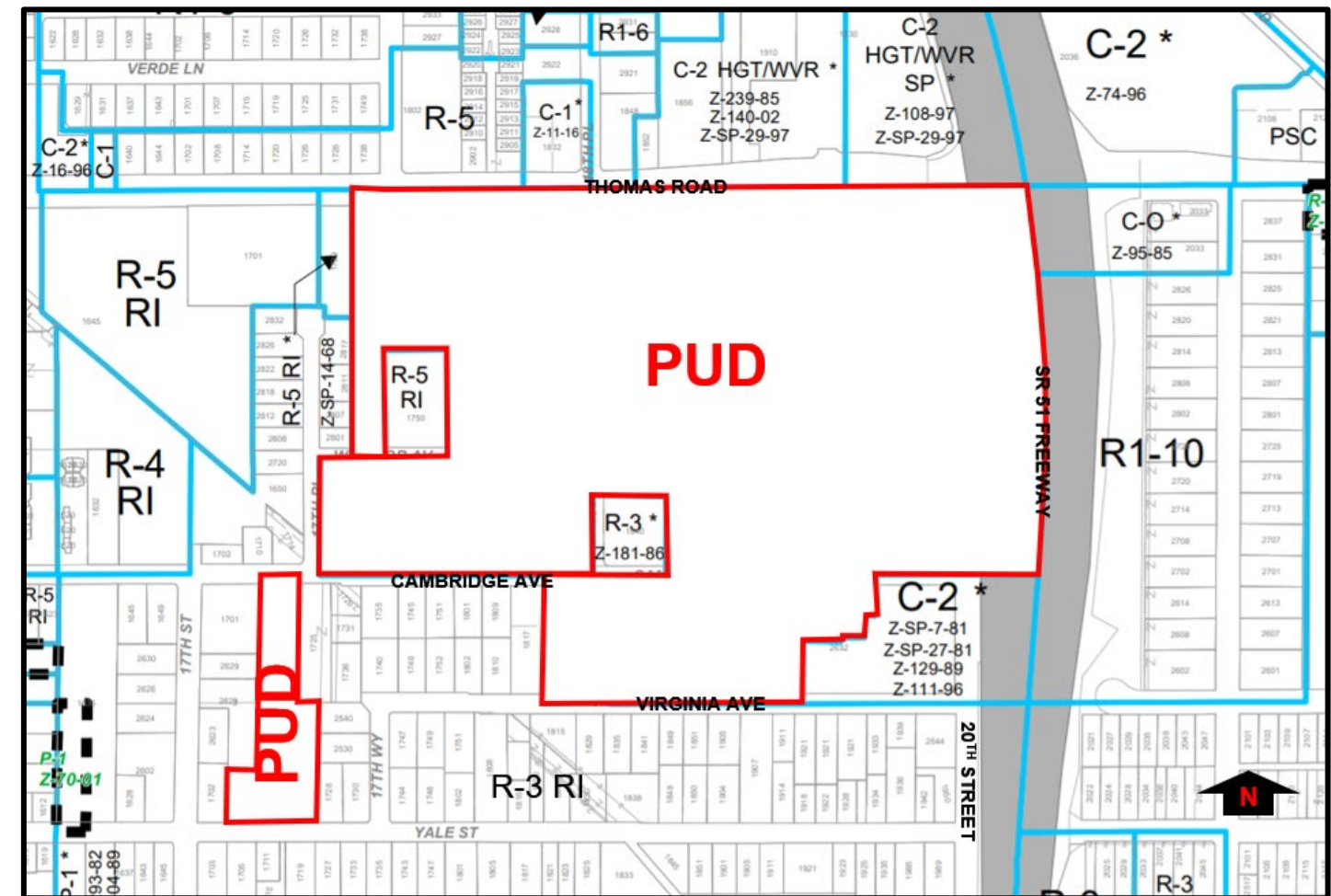


**Existing vs Proposed Development
Planned Unit Development**

Exhibit 2: Existing v. Proposed Development



Existing Zoning



Proposed Zoning

Exhibit 3: Existing and Proposed Zoning

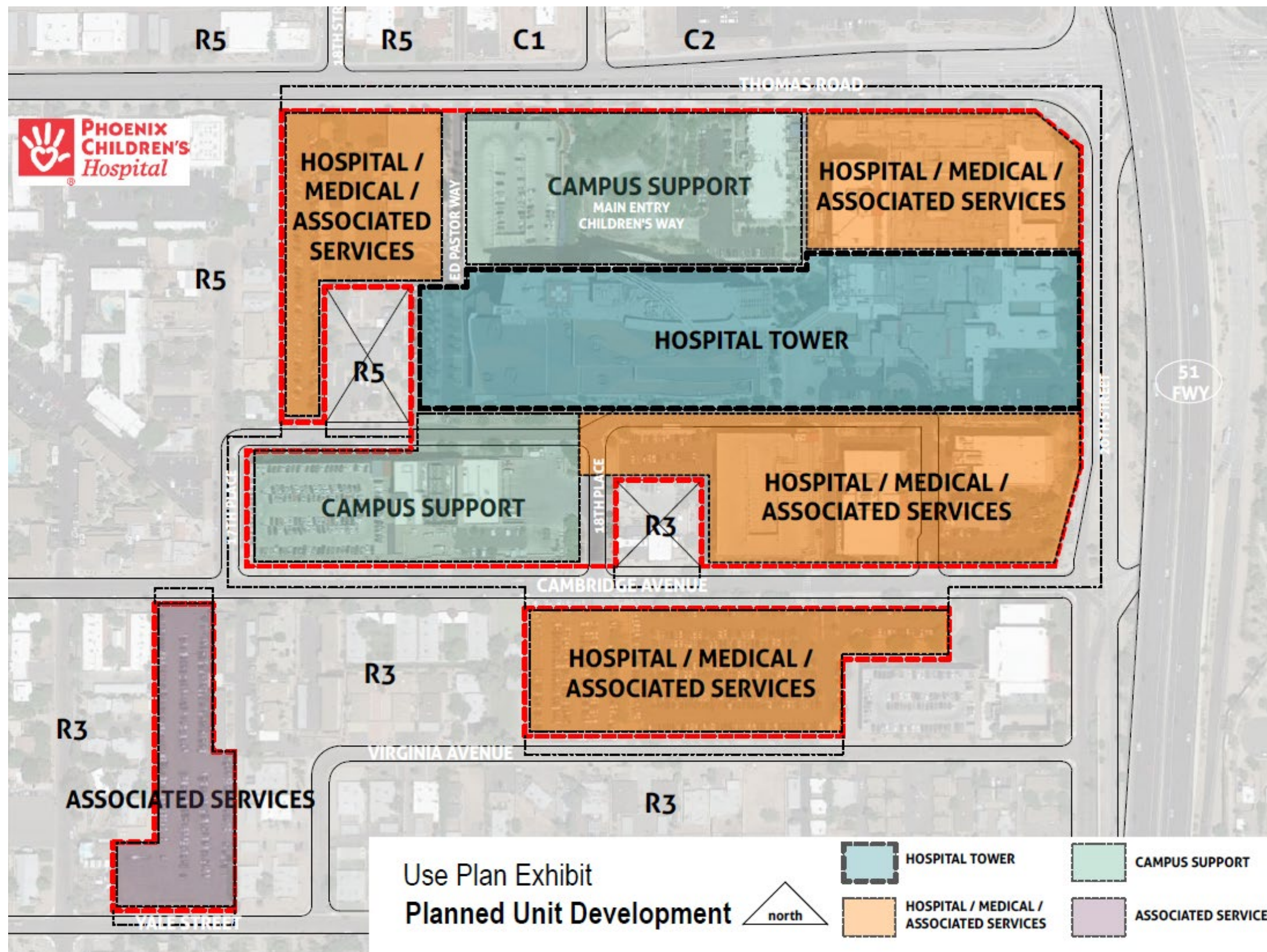


Exhibit 4: Land Use Plan

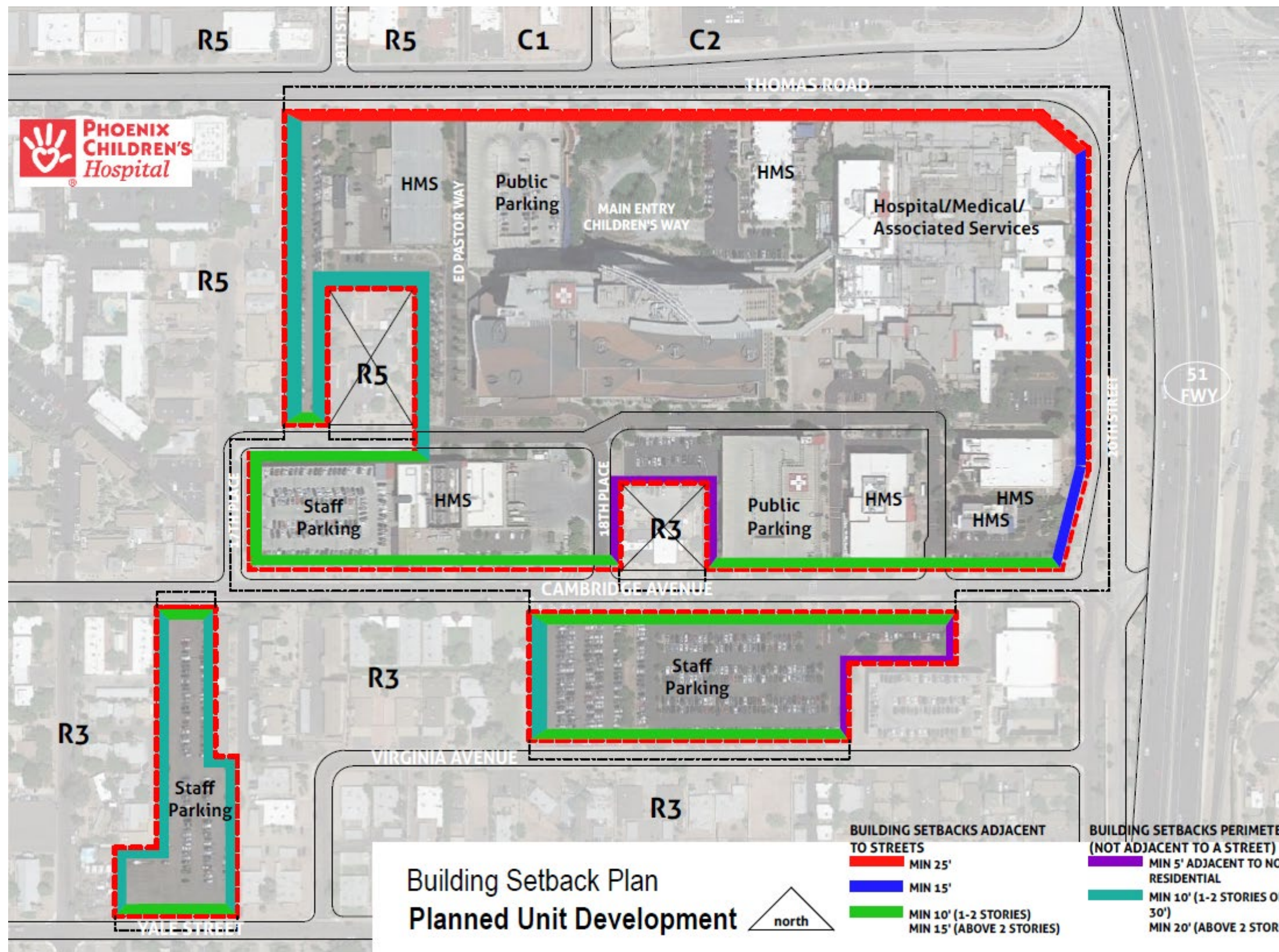


Exhibit 5: Building Setbacks

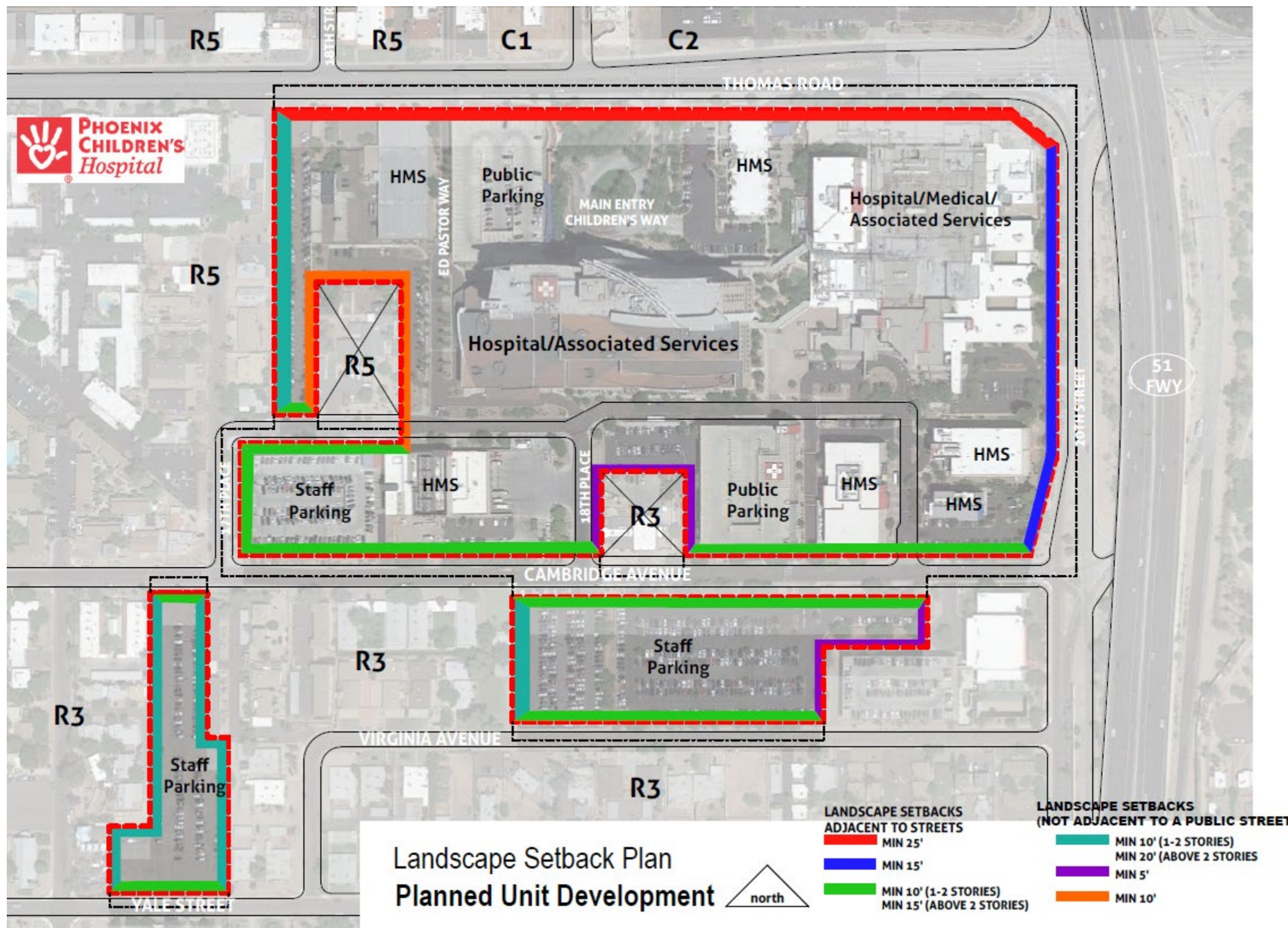


Exhibit 6: Landscape Setbacks

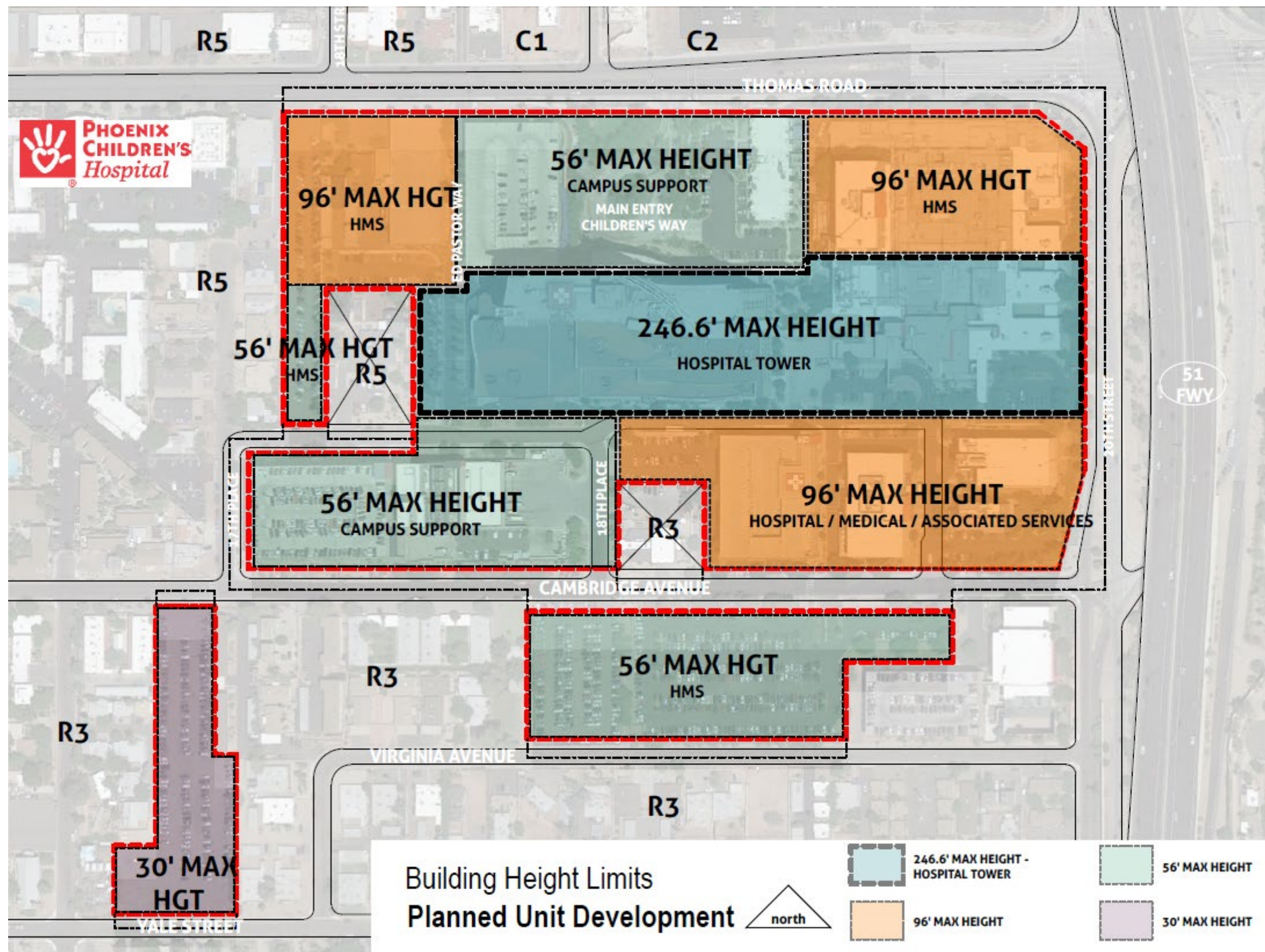


Exhibit 7: Building Heights

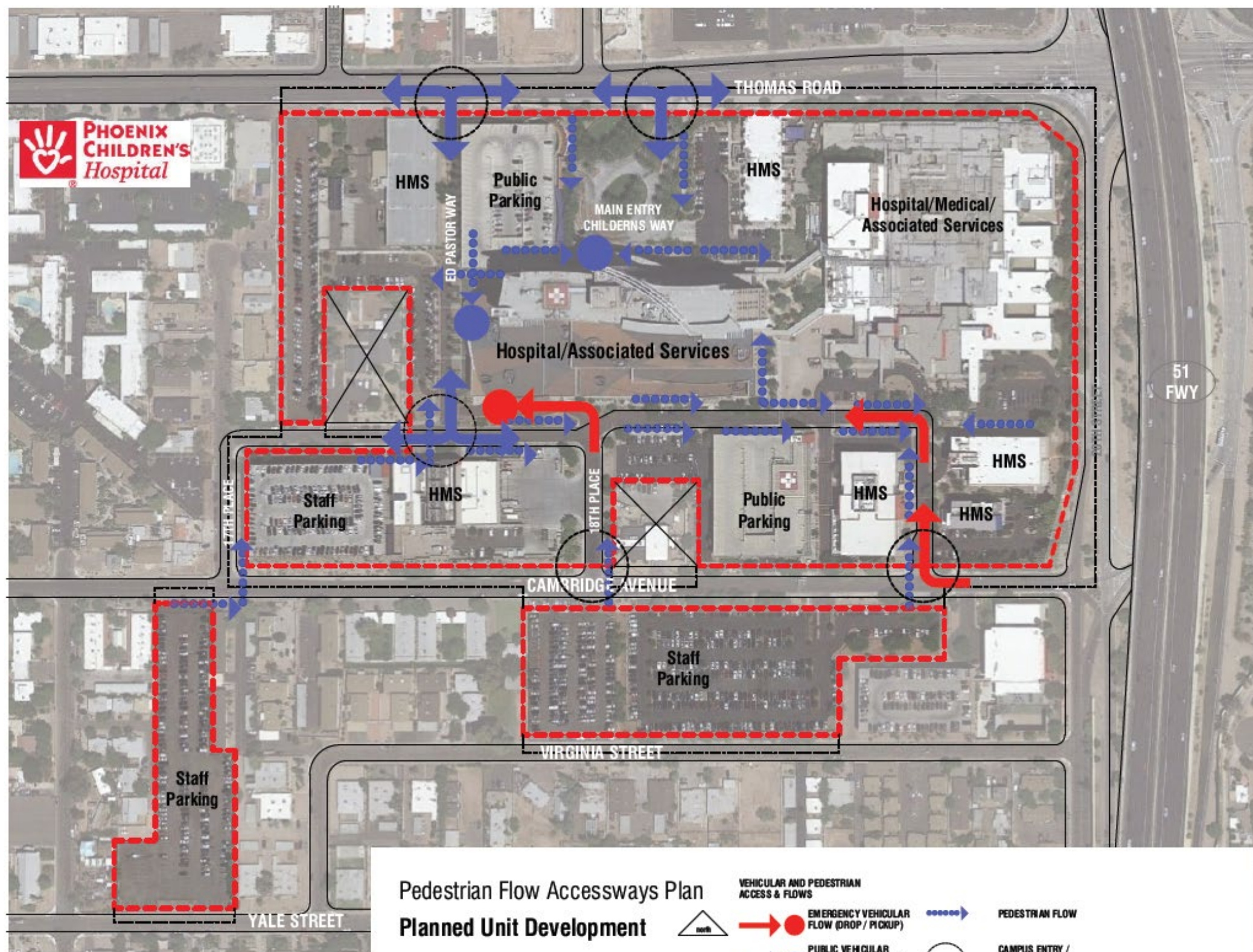


Exhibit 8: Pedestrian Flow Access ways

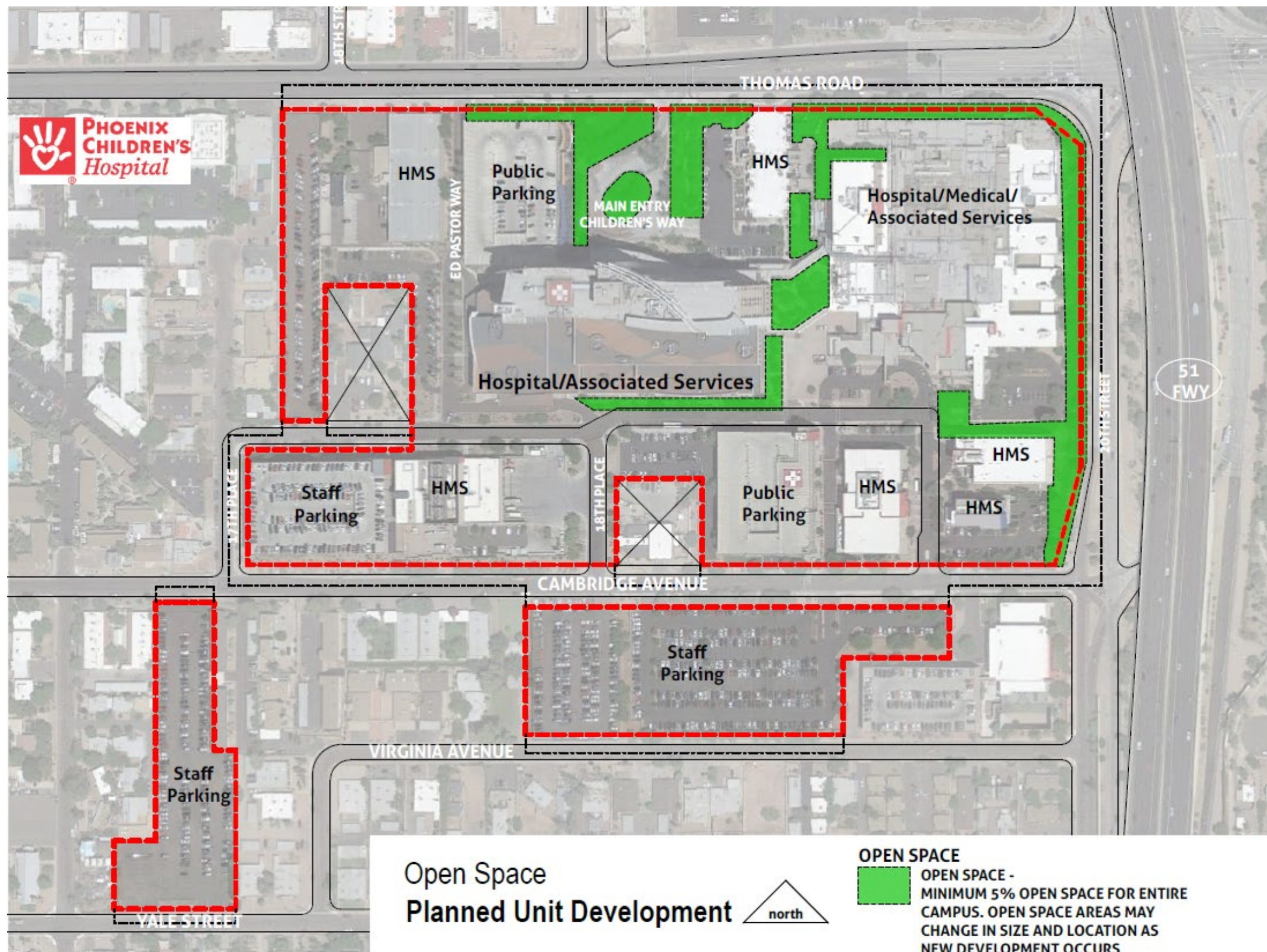


Exhibit 9: Conceptual Open Space

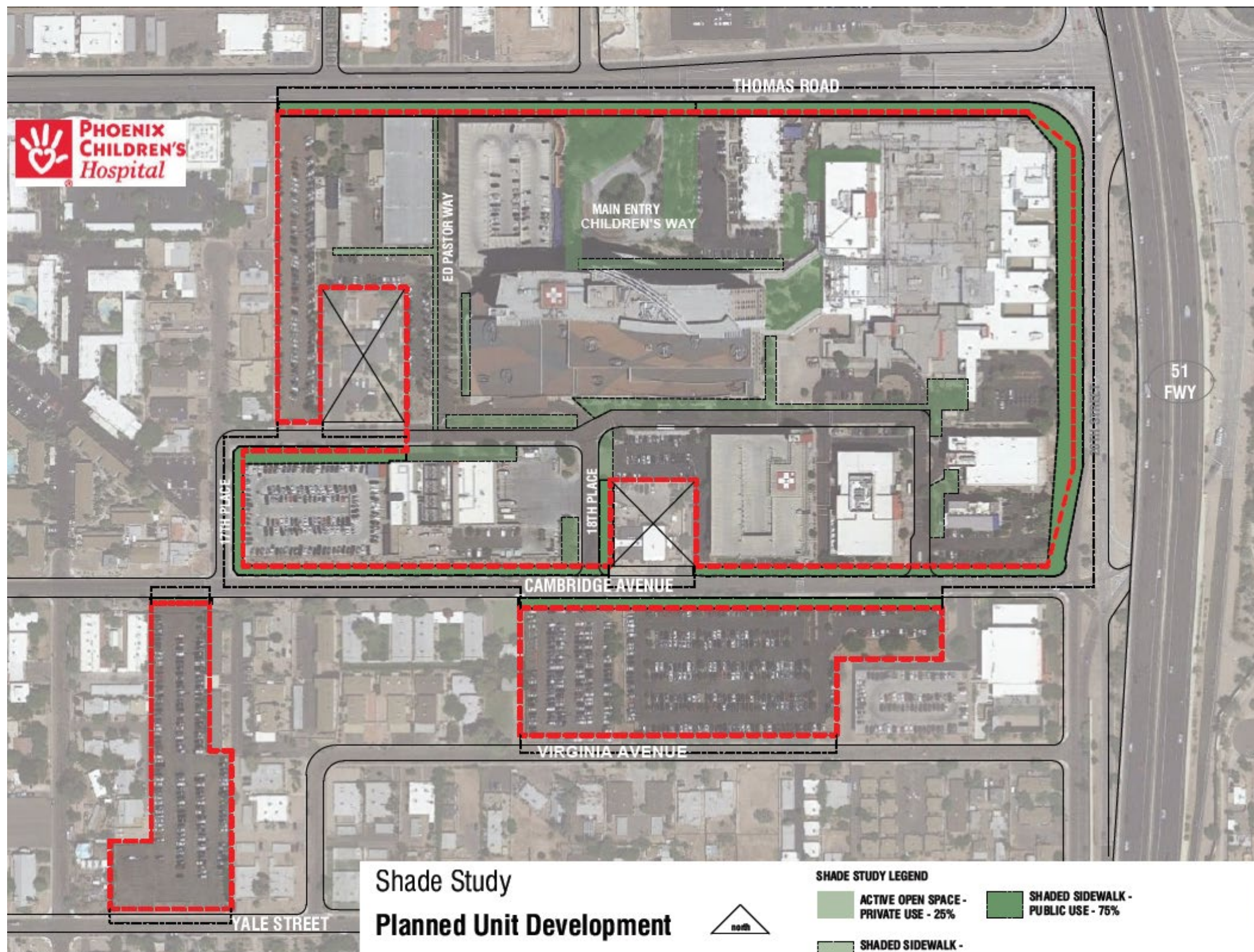


Exhibit 10: Shade Study

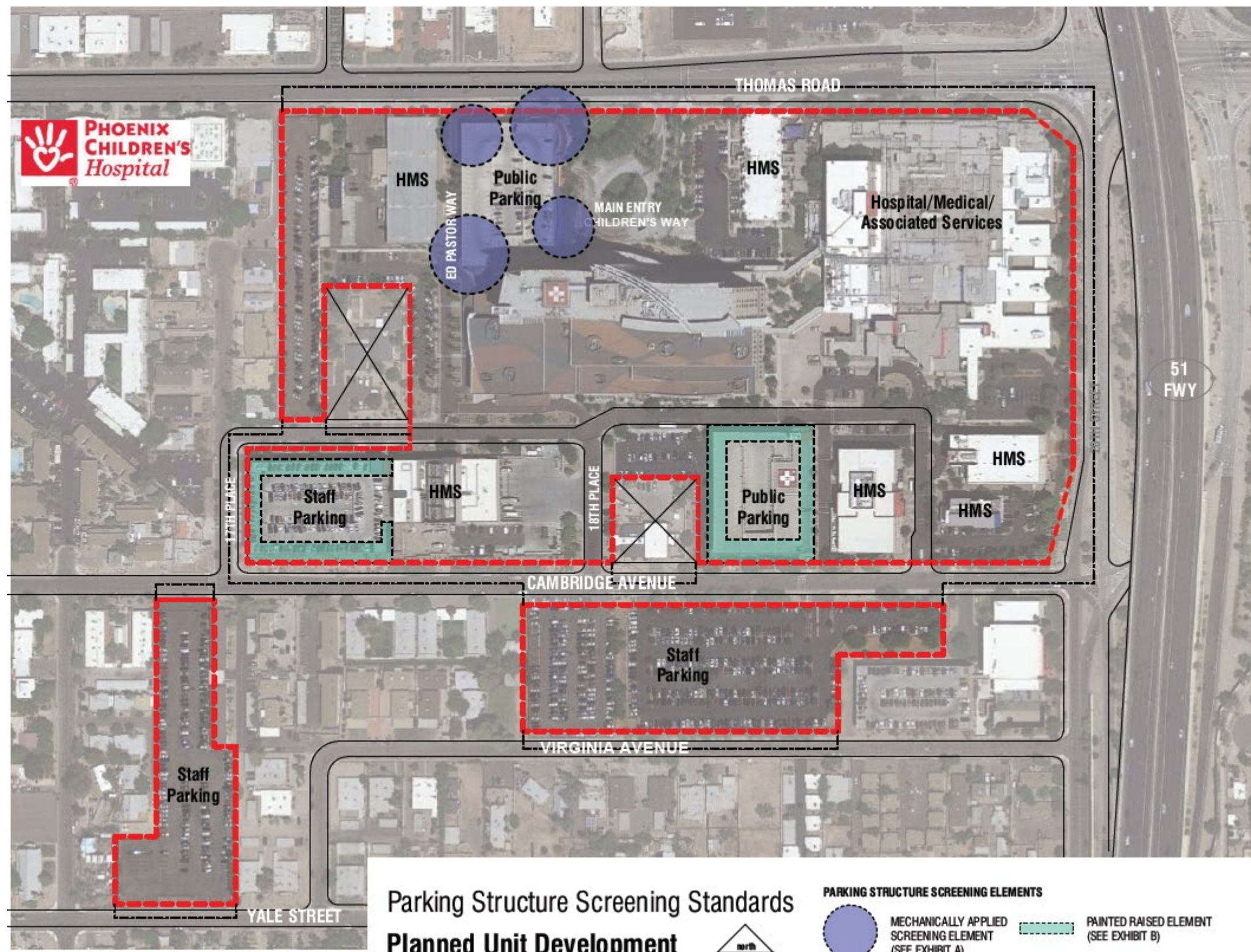


Exhibit 11: Parking Structure Screening

Exhibit 12: LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOTS A, B, C, D, E, F AND G

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE CENTER OF SAID SECTION 34 BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 2636.25 FEET;

THENCE UPON AND WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 143.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 540.05 FEET;

THENCE DEPARTING THE AFORESAID EAST LINE, SOUTH 89 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 18.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 20TH STREET;

THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 255.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 22 MINUTES 08 SECONDS, AN ARC LENGTH OF 18.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;

THENCE DEPARTING THE AFORESAID WEST RIGHT OF WAY LINE, UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 727.79 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 179.87 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 184.74 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 180.47 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE;

THENCE UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 547.43 FEET;

THENCE NORTH 87 DEGREES 48 MINUTES 52 SECONDS WEST, A DISTANCE OF 146.08 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 44 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.26 FEET TO THE EAST RIGHT OF WAY LINE OF 17TH PLACE;

THENCE UPON AND WITH SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 237.67 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 44 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 8.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF WINDSOR AVENUE;

THENCE UPON AND WITH SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF 320.45 FEET;

THENCE NORTH 72 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 82.70 FEET;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, NORTH 00 DEGREES 17 MINUTES 42 SECONDS EAST, A DISTANCE OF 51.19 FEET TO THE NORTH RIGHT OF WAY LINE OF WINDSOR AVENUE;

THENCE UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 3.92 FEET;

THENCE SOUTH 72 DEGREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 82.96 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 248.90 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 166.31 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 250.01 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF WINDSOR AVENUE;

THENCE UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.01 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 16 MINUTES 35 SECONDS EAST, A DISTANCE OF 615.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD;

THENCE UPON AND WITH SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES 40 MINUTES 49 SECONDS EAST, A DISTANCE OF 331.60 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 49 SECONDS EAST, A DISTANCE OF 382.89 FEET;
THENCE SOUTH 83 DEGREES 30 MINUTES 55 SECONDS EAST, A DISTANCE OF 33.76 FEET;
THENCE NORTH 89 DEGREES 40 MINUTES 49 SECONDS EAST, A DISTANCE OF 183.07 FEET;
THENCE NORTH 39 DEGREES 29 MINUTES 09 SECONDS EAST, A DISTANCE OF 5.20 FEET;
THENCE NORTH 89 DEGREES 40 MINUTES 49 SECONDS EAST, A DISTANCE OF 350.09 FEET;
THENCE SOUTH 86 DEGREES 40 MINUTES 52 SECONDS EAST, A DISTANCE OF 15.76 FEET;
THENCE NORTH 89 DEGREES 40 MINUTES 49 SECONDS EAST, A DISTANCE OF 190.00 FEET;
THENCE SOUTH 75 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.88 FEET;
THENCE SOUTH 26 DEGREES 19 MINUTES 44 SECONDS EAST, A DISTANCE OF 88.95 FEET TO THE
POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1,358,082 SQUARE FEET OR
31.177 ACRES OF LAND, MORE OR LESS.



LOTS A-G

JUL 2019
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PROJECT NO 1119102

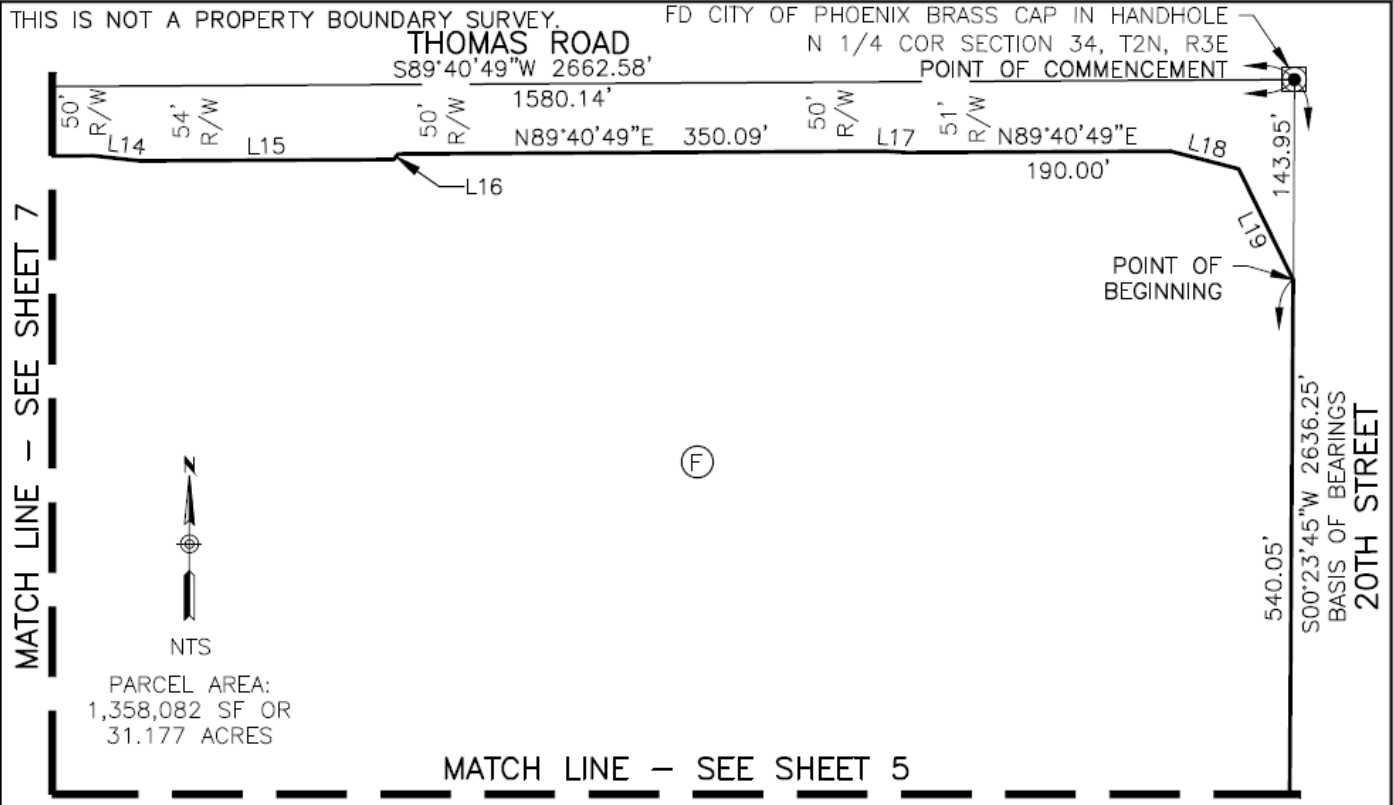
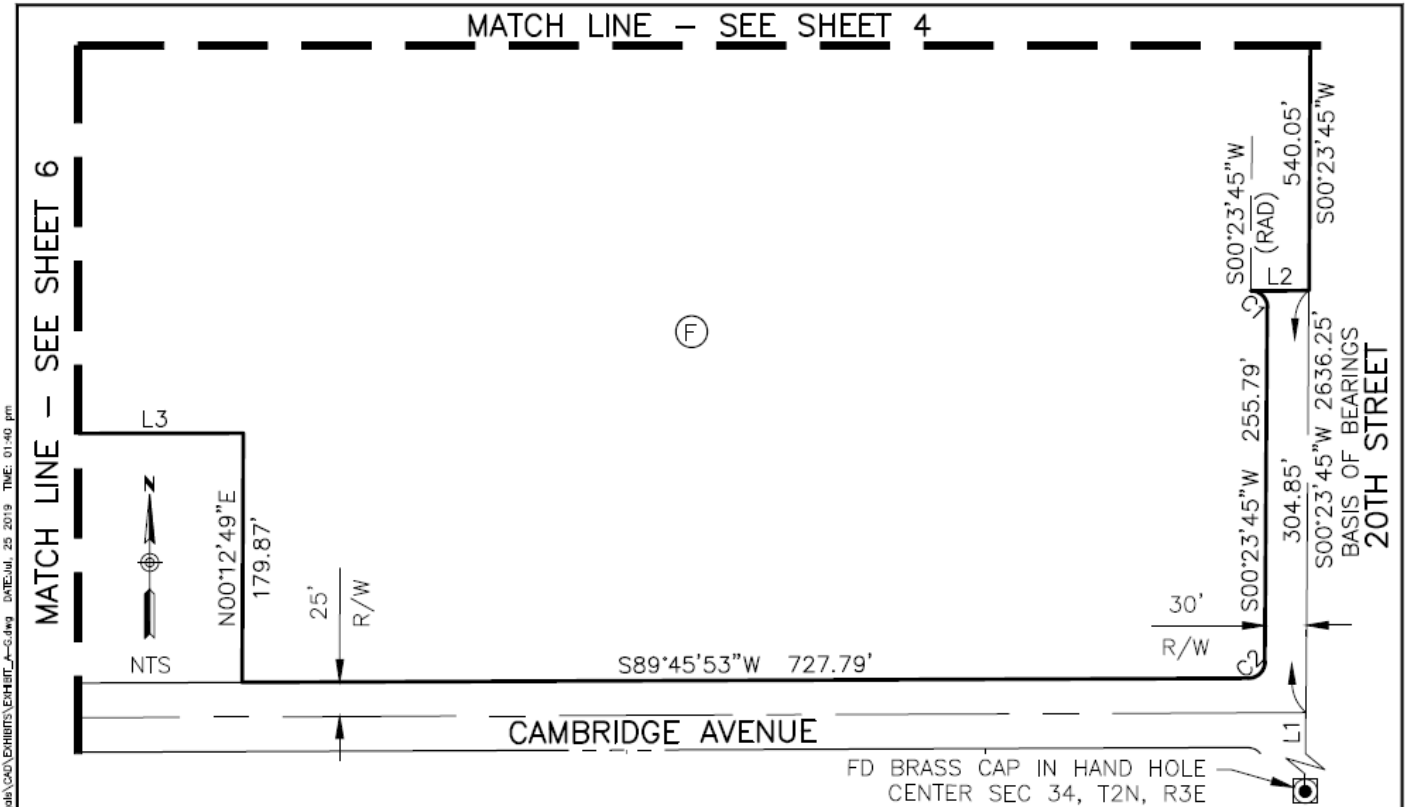


EXHIBIT "A"
LOTS A, B, C, D, E, F AND G
A PORTION OF THE NORTHWEST 1/4 OF SECTION
34, T2N, R3E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Dibble Engineering
Project No 1119102

DATE: JUL 2019
DRN: BAR CHK: CSD

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Dibble Engineering

Dibble Engineering
Project No 1119102

Registered Land Surveyor
CERTIFICATE NO.
47537
JASON P. GRAHAM
Date Signed 07/25/19
ARIZONA, U.S.A.

EXHIBIT "A"

LOTS A, B, C, D, E, F AND G

A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, T2N, R3E, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

| | |
|----------------------|--------|
| DATE: JUL 2019 | PAGE 5 |
| DRN: BAR CHK: CSD | |

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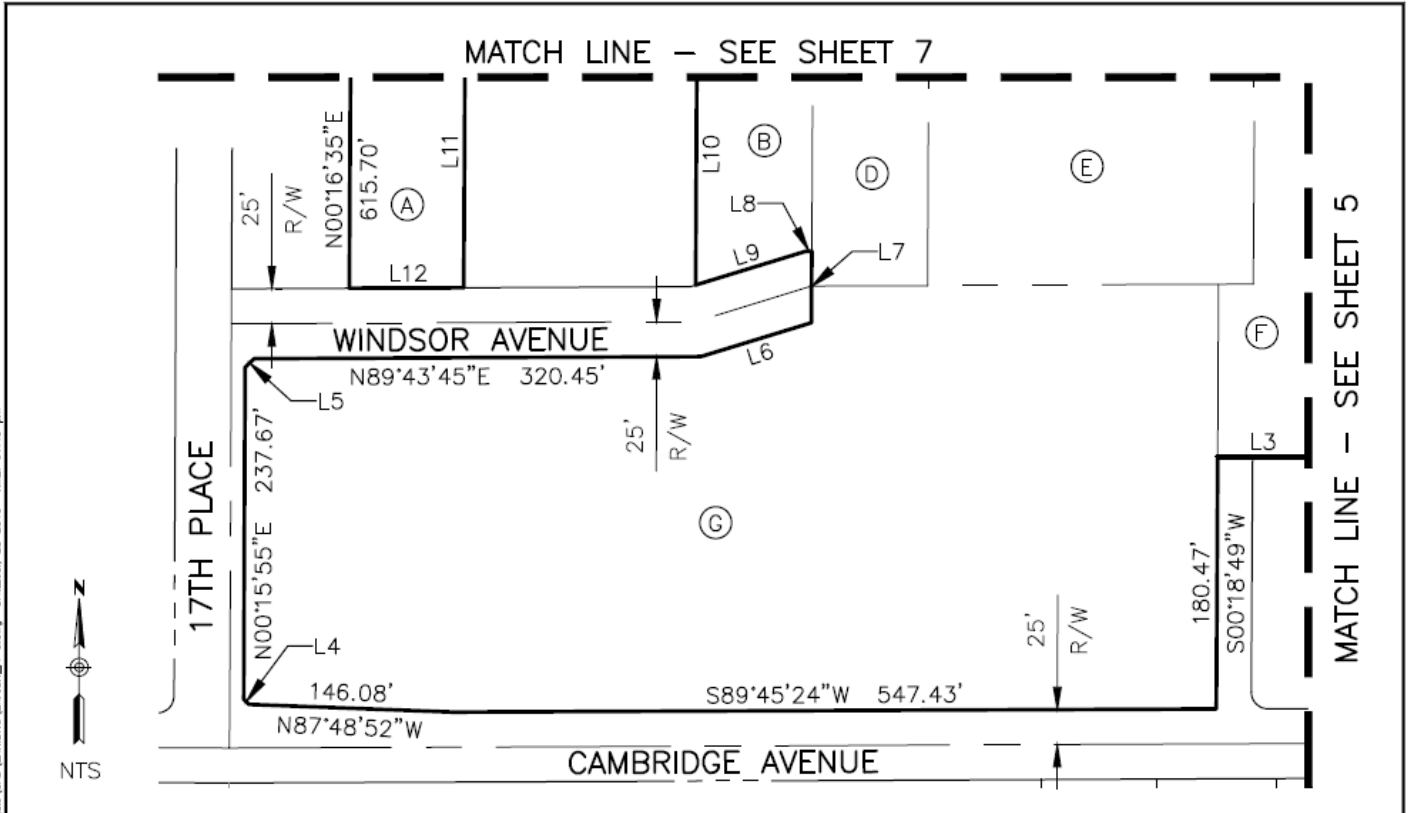
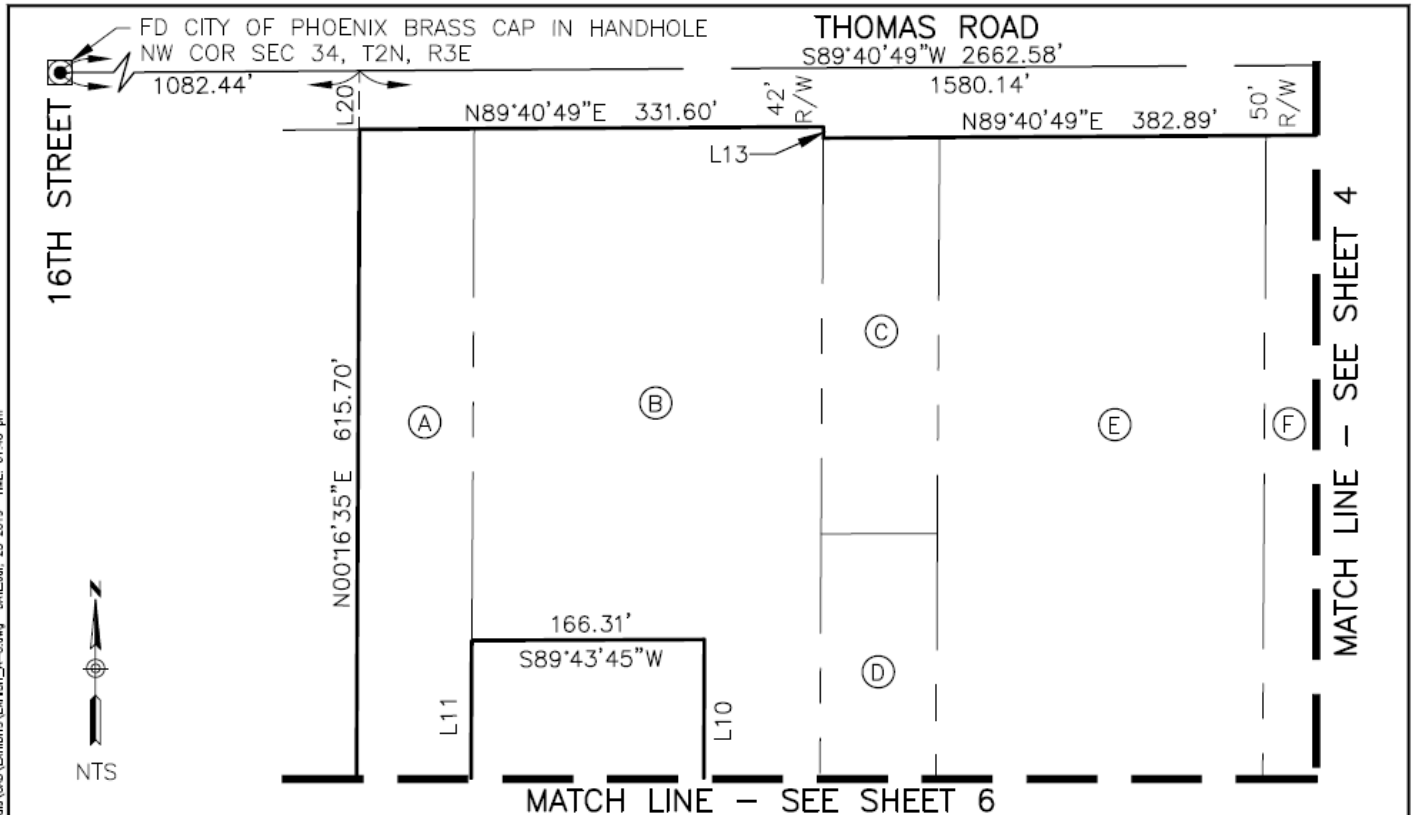


EXHIBIT "A"
 LOTS A, B, C, D, E, F AND G
 A PORTION OF THE NORTHWEST 1/4 OF SECTION
 34, T2N, R3E, GILA & SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

 Dibble Engineering
 Project No 1119102

 DATE: JUL 2019
 DRN: BAR CHK: CSD

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Dibble Engineering
Project No 1119102

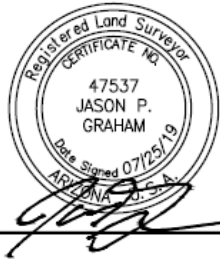


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A PORTION OF THE NORTHWEST 1/4 OF SECTION
34, T2N, R3E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: JUL 2019
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| CURVE DATA TABLE | | | |
|------------------|--------|--------|-----------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 18.85' | 12.00' | 90°00'00" |
| C2 | 18.72' | 12.00' | 89°22'08" |

| LINE DATA TABLE | | | LINE DATA TABLE | | | LINE DATA TABLE | | |
|-----------------|-------------|----------|-----------------|-------------|----------|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L1 | S00°23'45"W | 1647.40' | L8 | S89°43'45"W | 3.92' | L15 | N89°40'49"E | 183.07' |
| L2 | S89°41'15"W | 42.00' | L9 | S72°59'32"W | 82.96' | L16 | N39°29'09"E | 5.20' |
| L3 | S89°56'59"W | 184.74' | L10 | N00°17'20"E | 248.90' | L17 | S86°40'52"E | 15.76' |
| L4 | N44°59'08"W | 5.26' | L11 | S00°16'32"W | 250.01' | L18 | S75°30'58"E | 50.88' |
| L5 | N44°59'50"E | 8.88' | L12 | S89°43'45"W | 82.01' | L19 | S26°19'44"E | 88.95' |
| L6 | N72°59'32"E | 82.70' | L13 | S00°17'42"W | 8.00' | L20 | S00°19'11"E | 42.00' |
| L7 | N00°17'42"E | 51.19' | L14 | S83°30'55"E | 33.76' | | | |

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Project No 1119102



EXHIBIT "A"
LOTS A, B, C, D, E, F AND G
 A PORTION OF THE NORTHWEST 1/4 OF SECTION
 34, T2N, R3E, GILA & SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

DATE: JUL 2019
 DRN: BAR CHK: CSD

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- (A) APN 117-04-053A
PHOENIX CHILDRENS HOSPITAL INC
DOC 2016-0629697, MCR, REC 8/31/2016
- (B) APN 117-04-093A
PHOENIX CHILDRENS HOSPITAL INC
LOT 1, FINAL PLAT FOR SQUAW PEAK MINI STORAGE, BK 432, PG 31, MCR, REC 01/24/1997
DOC 2008-0042729, MCR, 01/16/2008
- (C) APN 117-04-063
PHOENIX CHILDRENS HOSPITAL INC
LOT 3, FINAL PLAT FOR PHOENIX CHILDRENS HOSPITAL-UNIT III, BK 1017, PG 20, MCR, REC 01/08/2009
- (D) APN 117-03-062A
SURVIVORS TRUST EST UND FRANK R WARREN TRUST
PORTION OF LOT 2, FINAL PLAT FOR PHOENIX CHILDREN'S HOSPITAL-UNIT III, BK 1017, PG 20, MCR,
DOC 2015-0800377, MCR, REC 11/06/2015
- (E) APN 117-03-062B
FRANK R WARREN & JOANNE C WARREN TRUST
PORTION OF LOT 2, FINAL PLAT FOR PHOENIX CHILDREN'S HOSPITAL-UNIT III, BK 1017, PG 20, MCR,
REC 01/08/2009
- (F) APN 117-03-061
PHOENIX CHILDRENS HOSPITAL INC
LOT 1, FINAL PLAT FOR PHOENIX CHILDREN'S HOSPITAL-UNIT III, BK 1017, PG 20, MCR, REC 01/08/2009
- (G) APN 117-03-060A
PHOENIX CHILDRENS HOSPITAL INC
LOT 1, BK 1012, PG 24, MCR, REC 11/13/2006

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