



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-63-18-8**  
**(Banner University Medical Center Phoenix**  
**Planned Unit Development)**  
February 5, 2020

Central City <a href="#">Village Planning Committee</a> Hearing Date	February 10, 2020
<a href="#">Planning Commission</a> Hearing Date	March 5, 2020
Request From:	<a href="#">C-2</a> (39.04 acres), <a href="#">C-2 HR</a> (22.04 acres), <a href="#">C-2 HGT/WVR</a> (5.80 acres), <a href="#">C-2 HR SP</a> (2.00 acres), <a href="#">C-2 SP</a> (0.46 acres), <a href="#">C-2</a> (Approved <a href="#">C-2 HR</a> ) (3.36 acres)
Request To:	<a href="#">PUD</a> (72.70)
Proposed Use	Medical campus
Location	Southwest corner of 13th Street and McDowell Road
Owner	Banner Health
Applicant	Banner Health
Representative	Larry Lazarus; Lazarus & Silvyn, P.C.
Staff Recommendation	Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Commercial and Public / Quasi-Public	
<a href="#">Street Map Classification</a>	McDowell Road	Arterial	Varies, 40 to 50-foot south half street
	12th Street	Minor Collector	33-foot half street west; 33-foot half street east
	13th Street	Local	25-foot half street west
The following streets have been abandoned and are now part of Banner Health's property: 9th Street, 10th Street, 11th Street, Brill Street, Willetta Street, Culver Street			
<b>STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE AND DESIGN PRINCIPLE: Support General Plan Land Use Map and zoning</b>			

***changes that will facilitate the location of employment generating uses in each of the designated employment centers.***

The requested PUD will facilitate ongoing investment and development of the Banner University Medical Center, which serves as one the area's largest employers.

***CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES: Development should be designed to included convenient bicycle parking.***

The PUD contains minimum bicycle parking standards, and as stipulated the property owner will be required to install several bicycle infrastructure enhancements on 10<sup>th</sup> Street.

***BUILDING A SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The PUD contains standards for enhanced landscaping on a portion of McDowell Road and the provision of a detached sidewalk. Landscaping standards which require trees are included for all other public street frontages. Additional standards are included requiring designated pedestrian walkways to be shaded a minimum of 75 percent.

### **Applicable Plans, Overlays, and Initiatives**

**[Good Samaritan Area Redevelopment Plan](#)** – The subject site falls within the boundaries of the Good Samaritan Redevelopment Plan. The Phoenix City Council adopted the Plan in 1980 to guide the growth and redevelopment of the Good Samaritan Hospital campus and the surrounding neighborhoods. See Background Item No. 5 for additional discussion on the proposed PUD's compliance with the Plan.

**[Complete Streets Guiding Principles](#)** – The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users. See Background Item No. 13.

**[Tree and Shade Master Plan](#)** – The Tree and Shade Master Plan is a roadmap for creating a healthier, more livable and prosperous 21st Century desert city. The goal is to treat the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. See Background Item No. 14.

[Reimagine Phoenix](#) – Reimagine Phoenix is the city’s initiative to increase the city’s waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. See Background Item No. 15.

## **Background/Issues/Analysis**

### SUBJECT SITE

1. This request is to rezone a 72.70-acre site located south of McDowell Road and north of the Interstate 10 Freeway between 13th Street on the east and approximately 600 feet from 7<sup>th</sup> Street on the west from 39.04 acres of C-2 Intermediate Commercial, 22.04 acres of C-2 Intermediate Commercial High Rise (HR), 5.80 acres of C-2 Intermediate Commercial Height Waiver (HGT/WVR), 2.0 acres of C-2 Intermediate Commercial High Rise (HR) Special Permit (SP), 0.46 acres of C-2 Intermediate Commercial Special Permit (SP), and 3.36 acres of C-2 Intermediate Commercial (Approved C-2 Intermediate Commercial High Rise (HR)) to Planned Unit Development (PUD).

The PUD will provide a unified set of zoning standards for the Banner University Medical Center Phoenix campus.

### GENERAL PLAN LAND USE MAP

2. The site has General Plan Land Use Map designations of Commercial and Public / Quasi-Public. The proposed PUD for a medical campus is consistent with these Land Use Map designations.

The surrounding General Plan Land Use Map designations are as follows:

**North (Across McDowell Road):** Commercial

**South (Across Interstate 10):** Residential 3.5 to 5 dwelling units per acre

**East:** Commercial and Residential 3.5 to 5 dwelling units per acre

**West: Commercial**

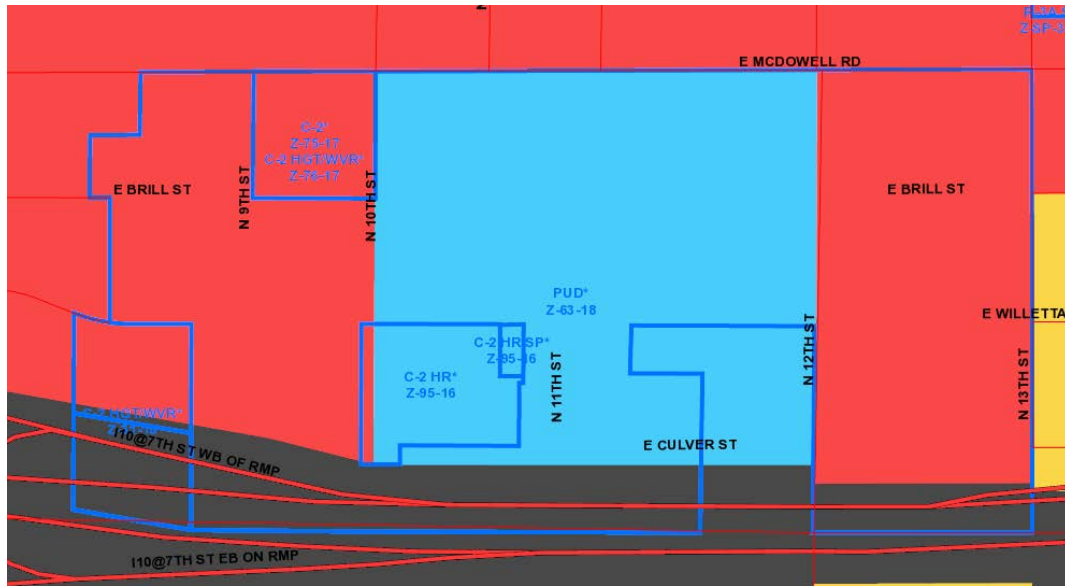


Figure 1: General Plan Land Use Map for application area. Source: City of Phoenix

**LAND USE AND ZONING**

3. The surrounding land uses and zoning of are as follows:

**North (Across McDowell Road):** Variety of commercial land uses such as office and other medical services zoned C-2 Intermediate Commercial and C-2 Intermediate Commercial with a Historic Preservation Overlay (HP)

**South:** Immediately south of the site is the Interstate 10 Freeway. South of the Freeway is the North Garfield Historic District, a residential neighborhood comprised primarily of single-family and multifamily residences zoned R-3 RI HP and R-5 RI HP.

**East:** Along McDowell Road is an office building zoned C-2 and a parking structure zoned P-2. South of the office and parking structure, east of 13th Street, is a single-family neighborhood zoned R-3 RI.

**West:** To the west, between the edge of the rezoning boundary and 7th Street, are a variety of commercial uses such a pharmacy, restaurant, and medical offices zoned C-2 and C-2 SP. The Special Permit is to allow a cellular telephone antenna and equipment enclosure on the parking garage east of 7th Street and south of Willetta Street.

4. The subject site has a mix of zoning from C-2 HGT/WVR to C-2 HR. There are seven rezoning cases associated with the current campus dating back to 1979 that established the existing zoning pattern on the site. The Zoning Sketch Map

(Exhibit A) illustrates the mix of zoning districts on the site. Properties with C-2 HR zoning are permitted a maximum building height of 250 feet. Properties with C-2 HGT/WVR zoning have a maximum building height of 56 feet.

While the existing zoning has permitted the campus to develop and expand the current fragmented pattern poses challenges to developing a cohesive master plan. The PUD will ultimately provide a significant level of clarity regarding the campus' zoning standards and will eliminate the need to cross reference multiple rezoning cases as the campus continues to develop.

### GOOD SAMARITAN AREA REDEVELOPMENT PLAN

5. The proposed PUD responds to several policy areas addressed in the *Good Samaritan Area Redevelopment Plan*. Figure 2 below is a snapshot of the Good Samaritan General Land Use Plan. The Land Use Plan's vision of a hospital surrounded by medical offices, multifamily residential and a mixture of uses is consistent with the PUD's permitted land uses, and campus layout.

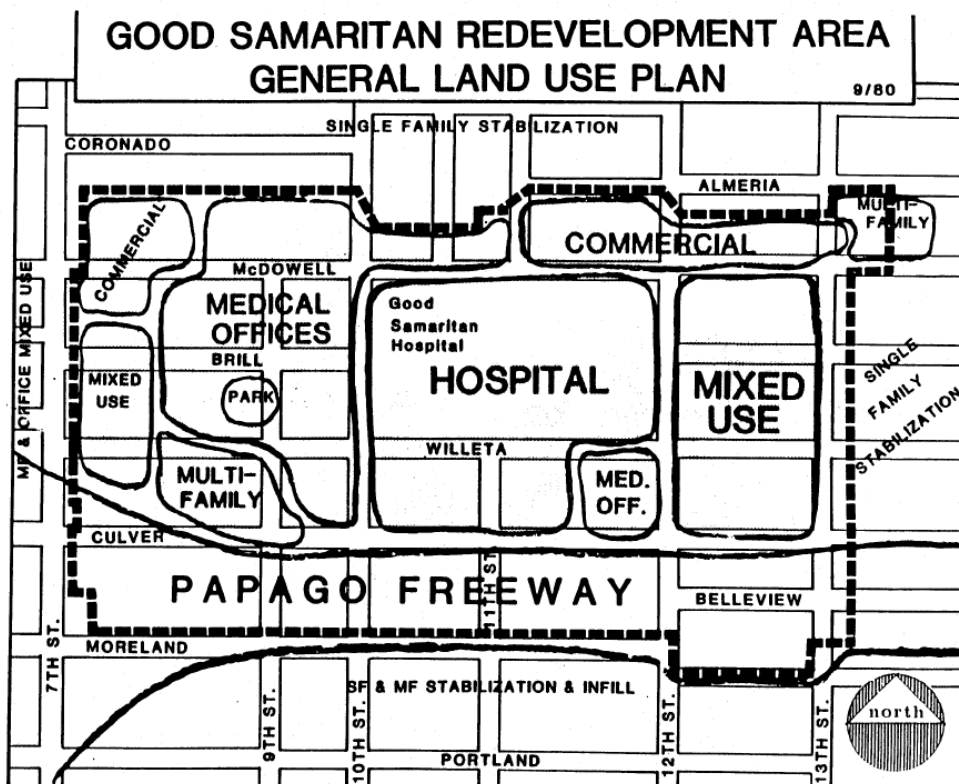


Figure 2: Source - City of Phoenix, Good Samaritan Redevelopment Area Plan

6. The list below highlights the PUD's alignment with several of the Redevelopment Area Plan's objectives.

- (1.e) *Provide safe, efficient, and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, automobiles, transit and service vehicles:* The PUD proposes a dedicated circulation system for pedestrians and as stipulated will provide enhancements to the site's bicycle and transit infrastructure.
- (2.c) *Increase and improve the range, variety, and quality of economic goods and services available to both residents of and visitors to Phoenix:* The PUD will facilitate the ongoing redevelopment and expansion of one the area's largest employers.
- (3.a) *To provide for the long-term expansion of Good Samaritan Hospital as a major health care institution serving Central Phoenix, the larger region and the State of Arizona:* The PUD provides a framework for the expansion of the Banner University Medical Center campus.
- (3.l) *To create a sense of identity symbolizing the high intensity nature of the medical complex and required support service functions yet minimizing and buffering its impact on the nearby residential environment:* The PUD's Design Guidelines provide a set of standards to reinforce an architectural style that will help to create a character and identity for the campus. The PUD contains standards that reduce the maximum building height as it approaches the single-family neighborhood to the east.

## PROPOSAL

7. The proposal was developed utilizing the PUD zoning designation. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
8. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped February 5, 2020.
  - a. **Land Use Plan**

The proposed PUD does not propose a separation of land uses but does layout a vision for where certain types of land uses will most likely be located. Figure 3 on the following page illustrates the applicant's vision for the site with inpatient care and infrastructure support located in the middle of the campus and outpatient care located along the edges.

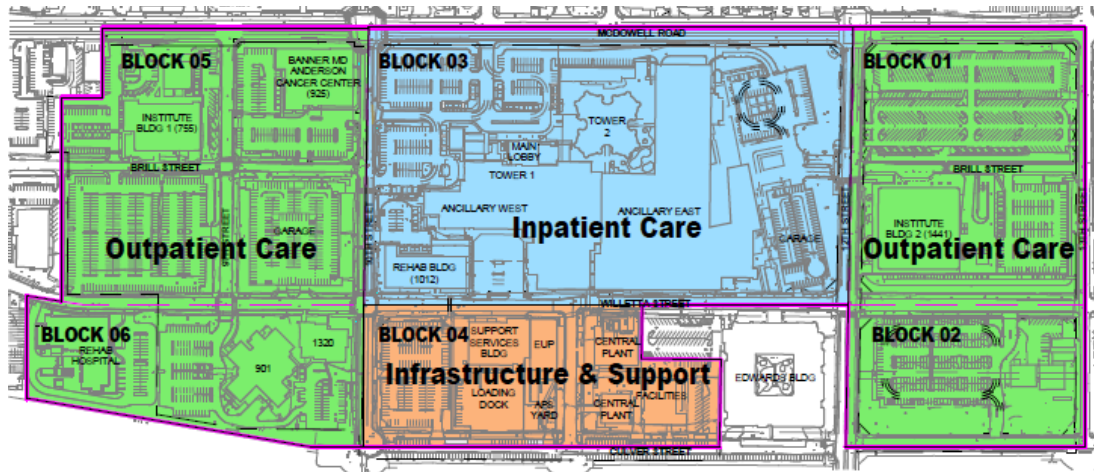


Figure 3: General Campus Layout Plan provided by applicant as Exhibit 18 in the PUD Narrative

**b. Permitted Land Uses**

The PUD contains a mix of permitted uses typically associated with a large medical campus. Primary uses include a hospital, biomedical and medical research offices and pharmacies.

The PUD contains other permitted uses that are intended to support the growing medical campus. Commercial and retail uses include bookstores, convenience markets and restaurants.

With a growing number of staff and students utilizing the campus' facilities, the PUD also permits multifamily residential development. While there are no immediate plans to develop multifamily on the campus, it does provide the campus the opportunity to offer convenient housing opportunities to their employees and students.

**c. Development Standards**

The PUD proposes six block areas with a unique set of development standards for each block. Figure 4 on the following page highlights the locations of each of the blocks on the campus.

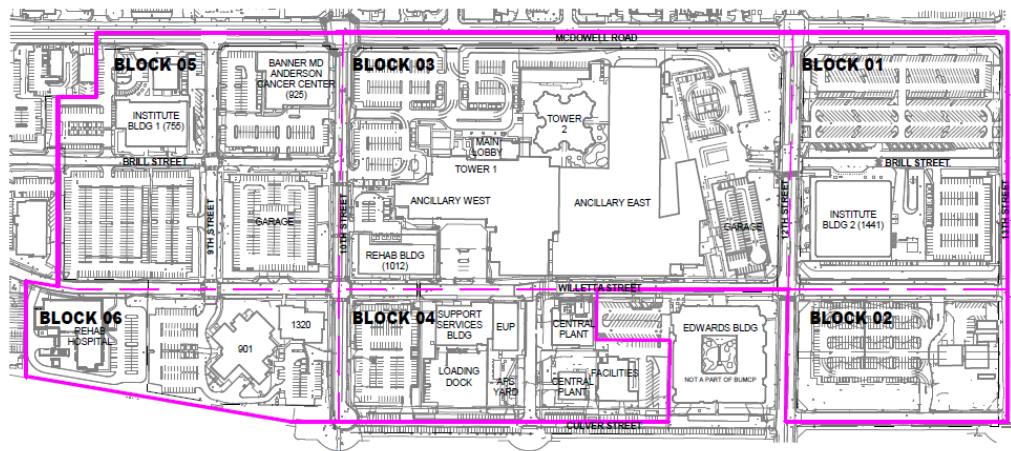


Figure 4: PUD Block Map provided by applicant as Exhibit 7 in PUD Narrative

### **Building Height**

Block 1 and Block 2 permit a maximum building height of 80 feet when set back 225 feet from 13th Street.

Blocks 3 through 6 have a maximum building height of 250 feet. This building height maximum is consistent with the building height maximum for all the properties in Blocks 3 through 6 with existing C-2 HR zoning.

### **Dwelling Unit Density**

As mentioned earlier in the report, the PUD permits multifamily residential development. Block 1 and Block 2 have a maximum dwelling unit density of 15 dwelling units per acre which is similar to the maximum density already permitted in the C-2 zoning district, while Blocks 3 through 6 have a maximum dwelling unit density of 45.68 dwelling units per acre which is similar to the maximum density in the R-5 zoning district.

### **Lot Coverage**

The PUD proposes a maximum lot coverage of 55 percent across the entire application area. This would permit certain block areas to exceed 55 percent lot coverage but ensure that the total lot coverage for the entire campus is below 55 percent.

### **Building and Landscape Setbacks**

The PUD establishes uniform setback standards for the campus' perimeter streets. Specific emphasis is given to McDowell Road where a detached sidewalk and landscaping will be maintained between 10th and 13th Streets.





Figure 5: McDowell Street Planting Plan provided by applicant in Exhibit 12 of PUD Narrative

### Pedestrian Circulation

The PUD provides for a pedestrian circulation plan that addresses the campus' location along transit routes and connectivity to adjacent neighborhoods while balancing the unique safety and operational elements of its emergency medical facilities. Figure 6 below illustrates the dedicated pedestrian walkways throughout the campus. The PUD contains standards for landscaping and shade along each of the pedestrian walkways.

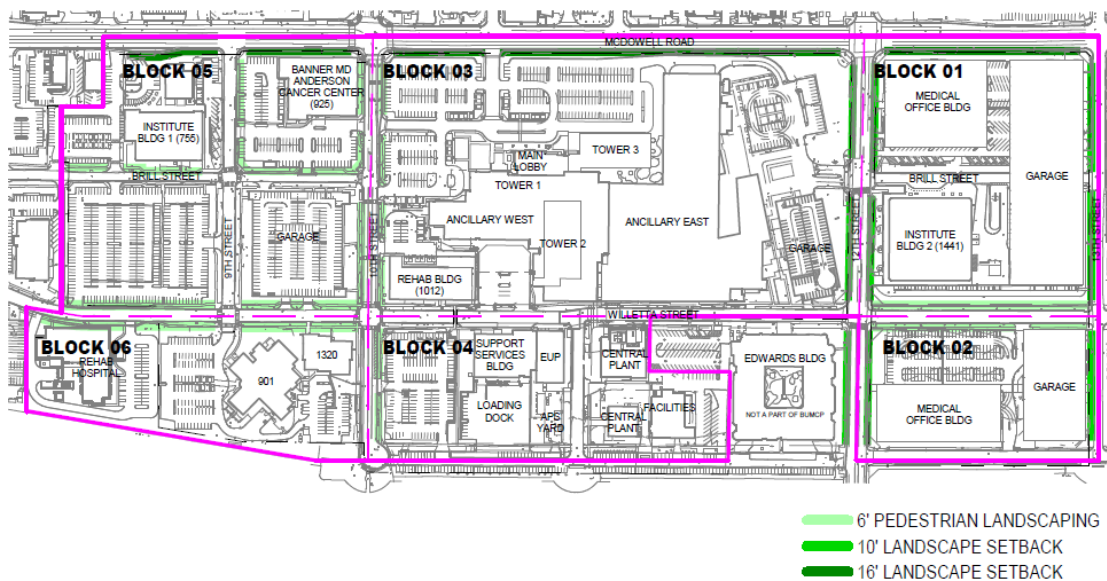


Figure 6: Landscaped Pedestrian Walkways Plan provided by applicant in Exhibit 25 of the PUD Narrative

#### d. Design Guidelines

The PUD's Design Guidelines will build on the existing design requirements of Section 507 TAB A of the Phoenix Zoning Ordinance. The PUD contains standards for the use of building materials that will help to reinforce an established design theme from many of the recently constructed buildings on

the campus. Figure 7 below is an excerpt from the Design Guidelines that highlights the “Waterfall” concept which is created by glass fins and structural silicone glazing.

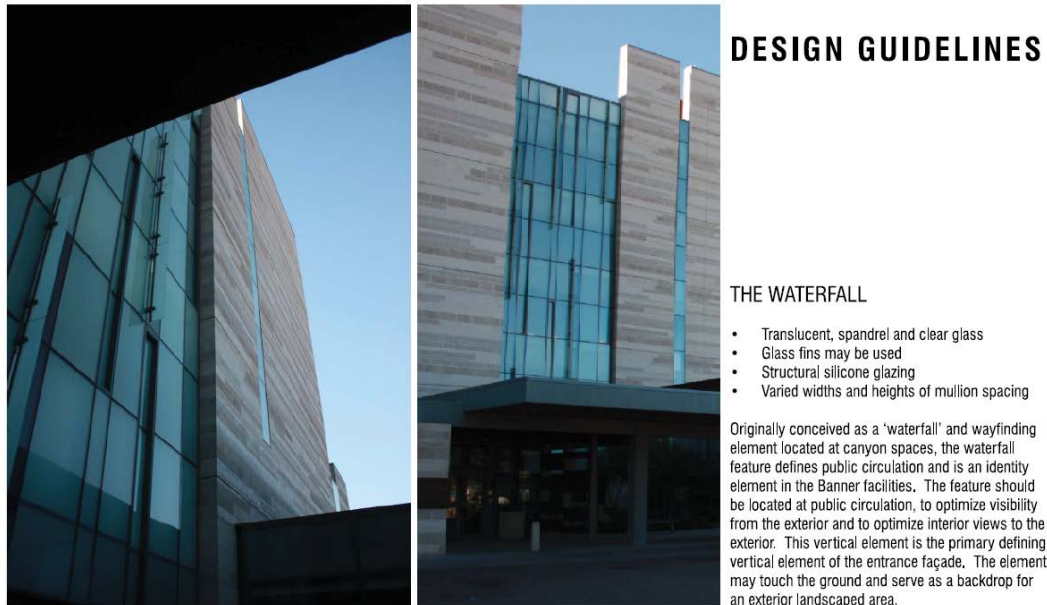


Figure 7: Design Guidelines provided by applicant in Exhibit 11 of PUD Narrative

e. **Signage**

The Banner University Medical Center Phoenix campus has an approved comprehensive sign plan on file with the City of Phoenix Planning and Development Department and the PUD sign standards are to remain in compliance with this plan. Amendments to the sign plan must follow the requirements outlined in Chapter 7, Section 705 of the Phoenix Zoning Ordinance.

f. **Sustainability**

The PUD addresses sustainability through a variety of measures. The commitment to provide 75 percent shade on all pedestrian walkways, maintenance and potential enhancement of existing public transit facilities and the requirements for bicycle parking will help to reduce the number of vehicle miles traveled associated with the campus.

## THE GOLDBERG TOWER AND HISTORIC PRESERVATION

9. The campus has been serving the Phoenix region and state for several decades. One of the remaining structures from the campus’ initial buildout is the Good Samaritan Hospital tower designed by the architecture firm Bertrand Goldberg Associates of Chicago. The tower is commonly referred to as the “Goldberg Tower.” The tower was constructed between 1979 and 1982.

The City of Phoenix Historic Preservation Office (HPO) has concluded that the tower is eligible for listing on the Phoenix Historic Property Register (PHPR) as well as the National Register of Historic Places (NRHP). Exhibit D is a copy of HPO's Recommendation of Eligibility Form for the tower.

In addition, the Arizona State Historic Preserve Preservation Office (SHPO) has concurred with the HPO. Exhibit E is a copy of the letter of concurrence from the SHPO.

The HPO finds that the building is exceptionally significant for its design by Bertrand Goldberg and recommends that the building be preserved.

10. In response to the HPO's recommendation, Banner Health provided a detailed response regarding the challenges associated with preserving the tower in the context of an expanding medical campus. Below is a summary of some of the challenges provided by Banner Health:
  - a. The tower's design and construction pose insurmountable challenges integrating it into the new campus buildings, specifically the new campus tower. Floor plates for modern medical facilities are much greater than those in the Goldberg Tower preventing any alignment of the floors between the Goldberg Tower and the new hospital tower. This results in isolated staffing teams and a lack of connectivity between the resources in the newer hospital facilities and the Goldberg Tower which compromises patient health, safety and care.
  - b. The Goldberg Tower does not have the necessary infrastructure to accommodate advancements in medical technology and delivery of health care.
  - c. The elevator system and stairwells in the Goldberg Tower cannot be modified due to the post-tension concrete construction, preventing effective movement throughout the Tower.
  - d. There is inadequate storage space.
  - e. There is no capability to add patient lifts.
  - f. The former hospital room bathrooms are too small to accommodate patients and medical staff.
  - g. There is no space and amenities for patient and family centered care.
11. Banner Health also provided responses on why an adaptive reuse of the Goldberg Tower would not be a viable alternative for the campus. Reasons outlined by Banner Health were as follows:
  - a. The building is noncompliant with ADA
  - b. There are safety and security concerns
  - c. There are plumbing and technology constraints

Banner Health contends that the primary challenge of adaptively reusing the Tower on the campus is its location at the center of where acute care and emergency services are provided to patients.

12. Given the tremendous need in the city, region and state for the breadth of medical services uniquely provided on this campus, along with the challenges preservation of the Tower could pose to the delivery of medical care, the Planning and Development Department is not including a requirement for the Goldberg Tower to be preserved as a stipulation of this request. While Banner Health has indicated there are no immediate plans to demolish the Tower, several stipulations have been included in anticipation that this may occur in the future.

Stipulation No. 2 requires Banner Health to complete a Historic American Building Survey (HABS) documentation of the Goldberg Tower prior to submittal of an application for demolition of the Goldberg Tower with review and comment by the Planning and Development Department.

Stipulation No 3 prevents the issuance of a demolition permit for the Goldberg Tower until after building permit approval for new construction at the site of the Goldberg Tower or upon building permit approval of Tower II as identified in the City Council adopted version of the Banner Health PUD Narrative, whichever occurs first. This will ensure that the Goldberg Tower is maintained on the site for as long as possible and won't be demolished until it is necessary as part of the campus' expansion plans.

Stipulation No. 4 requires Banner Health to complete an interpretation documenting the significance of the Good Samaritan Hospital and the importance of the Goldberg Tower. The location and design of the interpretation will be approved by the Planning and Development Department with input from the Historic Preservation Commission. The interpretation shall be approved and installed within one year after the demolition of the Goldberg Tower is completed.

Stipulation No. 5 has been included requiring Banner Health to partner with a qualified historian to develop a document that will address the history of the Good Samaritan Hospital campus and its impact on the surrounding neighborhood and medicine.

## CITYWIDE PLANS AND INITIATIVES

### 13. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. As stipulated, the developer will install a two-way cycle track on 10th Street and a new bus bay and pad on McDowell Road east of 7th Street. In addition, bicycle parking will be provided

on site for the use of residents and guests. These improvements will encourage the use alternative modes of transportation and are addressed in Stipulations Nos. 7 and Nos. 11 through 13.

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. The provision of shade trees in the landscape areas is an essential component for contributing toward the goals of the Tree and Shade Master Plan. The inclusion of trees increases thermal comfort for pedestrians and reduces the urban heat island effect. The proposed development includes a requirement for trees, shrubs and a detached sidewalk along McDowell Road, and trees and shrubs along other pedestrian walkways along other streets such as 12th, 13th and Willetta streets.

15. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD did not address recycling as part of the proposal.

#### COMMUNITY INPUT SUMMARY

16. At the time of this report the Planning and Development Department had received two e-mails of concerns regarding the PUD. Concerns were regarding the impact the proposed expansion may have on surrounding neighborhoods and the lack of any pedestrian circulation plan.

Since the time the e-mails were received, the PUD has gone through several updates. Changes were made to significantly decrease the maximum building height along 13th Street in Blocks 1 and 2 from 250 feet to 80 feet.

A pedestrian circulation plan and corresponding standards for shade and landscaping were also added to the PUD.

#### INTERDEPARTMENTAL COMMENTS

17. The City of Phoenix Public Transit Department has requested retention of right-of-way and all bus stop pads at the following locations:
- Eastbound McDowell Road east of 10th Street
  - Eastbound McDowell Road east of 12th Street
  - Northbound 12th Street north of Willetta Street

The bus stop pads in question shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and spaced from the intersections indicated above in accordance with City of Phoenix Standard Detail P1258. Reconstruction shall be required if the aforementioned items are not in compliance with the specified standard details.

The Public Transit Department is also requiring removal of the bus bay located approximately 650 feet east of 7th Street along eastbound McDowell Road. This location shall have a new bus stop pad constructed in accordance with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet.

The requests from the Public Transit Department are addressed in Stipulation Nos. 6 and 7.

18. The City of Phoenix Street Transportation Department has required the following:
  - A sidewalk easement shall be dedicated along the south side of McDowell Road.
  - Sidewalks and driveways are to be updated and compliant with current ADA standards.
  - The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
  - The developer shall build a minimum 10-foot bicycle transition ramp from the I-10 pedestrian bridge to the two-way cycletrack on 10th Street
  - The developer shall construct/build a two-way cycletrack on 10th Street from Willetta to the I-10 pedestrian bridge.
  - The developer shall enhance the intersection of Brill and 10th streets to include green colored pavement so that all road users will be given guidance as to how and where they should enter and leave the intersection.
  - The developer shall enhance the bicycle markings on 10th Street from McDowell Road to Willetta Street to improve the safety for people riding bicycles in this segment that will see high ingress and egress at shift changes, large delivery trucks and ambulances. The enhancements shall include green colored pavement so that all road users will be given guidance as to how and where they should operate on 10th Street.

These items are addressed in Stipulation Nos. 8 through 14.

19. The City of Phoenix Aviation Department has noted that the property is in the Phoenix Sky Harbor International Airport traffic pattern airspace. A Notice to Prospective Purchasers, which follows policy regarding properties in the City of

Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This addressed in Stipulation No. 15.

20. The Water Services Department has noted that the proposed PUD is surrounded with existing water and sewer mains that can potentially serve the development. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.
21. The City of Phoenix Floodplain Management division of the Public Works Department has determined that that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
22. The Fire Prevention Division of the Fire Department commented that they do not anticipate any issues with this request, however the site or/and building(s) shall comply with the Phoenix Fire Code. Further, the water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

#### OTHER

23. The site has not been identified as being archaeologically sensitive. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment me be required.

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designations for the site.
2. The proposed expansion of the medical campus supports serval goals and policies of the Phoenix General Plan.
3. The PUD Development Narrative is consistent with objectives of the Good Samaritan Redevelopment Plan.

4. The PUD Development Narrative will provide a unified regulatory framework for the entire campus that addresses design, multi-modal connectivity and compatibility with the surrounding neighborhoods and businesses.

### **Stipulations**

1. An updated Development Narrative for the Banner Health PUD reflecting the changes approved through this request shall be submitted to the Planning & Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped February 5, 2020 as modified by the following stipulations.
2. Historic American Building Survey (HABS) documentation of the Goldberg Tower shall be completed prior to submittal of an application for demolition of the Goldberg Tower with review and comment by the Planning and Development Department.
3. No demolition permit for the Goldberg Tower shall be issued until after building permit approval for new construction at the site of the Goldberg Tower or upon building permit approval of Tower II as identified in the City Council adopted version of the Banner Health PUD Narrative, whichever occurs first.
4. An interpretation shall be completed documenting the history of the Good Samaritan Hospital and the importance of the Goldberg Tower as approved by the Planning and Development Department with input from the Historic Preservation Committee. The interpretation shall be completed designed and approved prior to the demolition permit approval for the Goldberg Tower and installed within 1 year after the demolition of the Goldberg Tower is completed.
5. That a qualified historian shall document the history of Good Samaritan Hospital (Banner University Medical Center Campus) within one year of approval of the PUD as approved by the Historic Preservation Office and shall include the following analyses as part of the documentation:
  - a. A history of the development and significance of the former Good Samaritan Hospital and present-day Banner University Medical Center Campus and its effect on the healthcare of the community over the past 100-plus years;
  - b. An analysis of how modern medicine and the evolution of patient care has impacted the development of the Campus and the community over time; and



- c. A history of development of the residential neighborhoods and commercial uses surrounding said Campus and how the Campus was integrated into and impacted these surrounding developments.
6. Right-of-way and all bus stop pads shall be retained in their existing condition at the following locations: eastbound McDowell Road east of 10th Street; eastbound McDowell Road east of 12th Street; and northbound 12th Street north of Willetta Street. Bus stop pads shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and spaced from the intersections indicated above in accordance with City of Phoenix Standard Detail P1258. Reconstruction of the bus pad shall be required if existing pads are not in compliance with the specified standard details, as approved by the Planning and Development Department.
7. The bus bay located approximately 650 feet east of 7th Street along eastbound McDowell Road shall be removed and replaced with a new bus stop pad constructed in accordance with the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet, as approved by the Planning and Development Department.
8. A sidewalk easement shall be dedicated along the south side of McDowell Road. The total right-of-way and sidewalk easement shall be a minimum of 50 feet in width, as approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards
10. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
11. The developer shall build a minimum 10-foot wide bicycle transition ramp from the Interstate 10 pedestrian bridge, to the two-way cycletrack on 10th Street, as approved by the Street Transportation Department.
12. The developer shall construct / build a two-way cycle track on 10th Street from Willetta Street to the Interstate 10 pedestrian bridge, as approved by the Street Transportation Department.

13. The development shall enhance the bicycle markings on 10th Street from McDowell Road to Willetta Street to improve the safety for bicyclists. The enhancements shall include green colored pavement, as approved by the Street Transportation Department.
14. The developer shall enhance the intersection of Brill Street and 10th Street to include colored pavement so that all road users will be given guidance as to how and where they should enter and leave the intersection as approved by the Street Transportation Department.
15. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer / Team Leader**

Joshua Bednarek

February 5, 2020

**Exhibits**

Exhibit A: Sketch Map

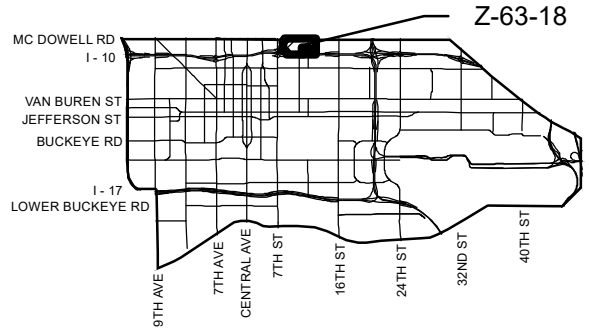
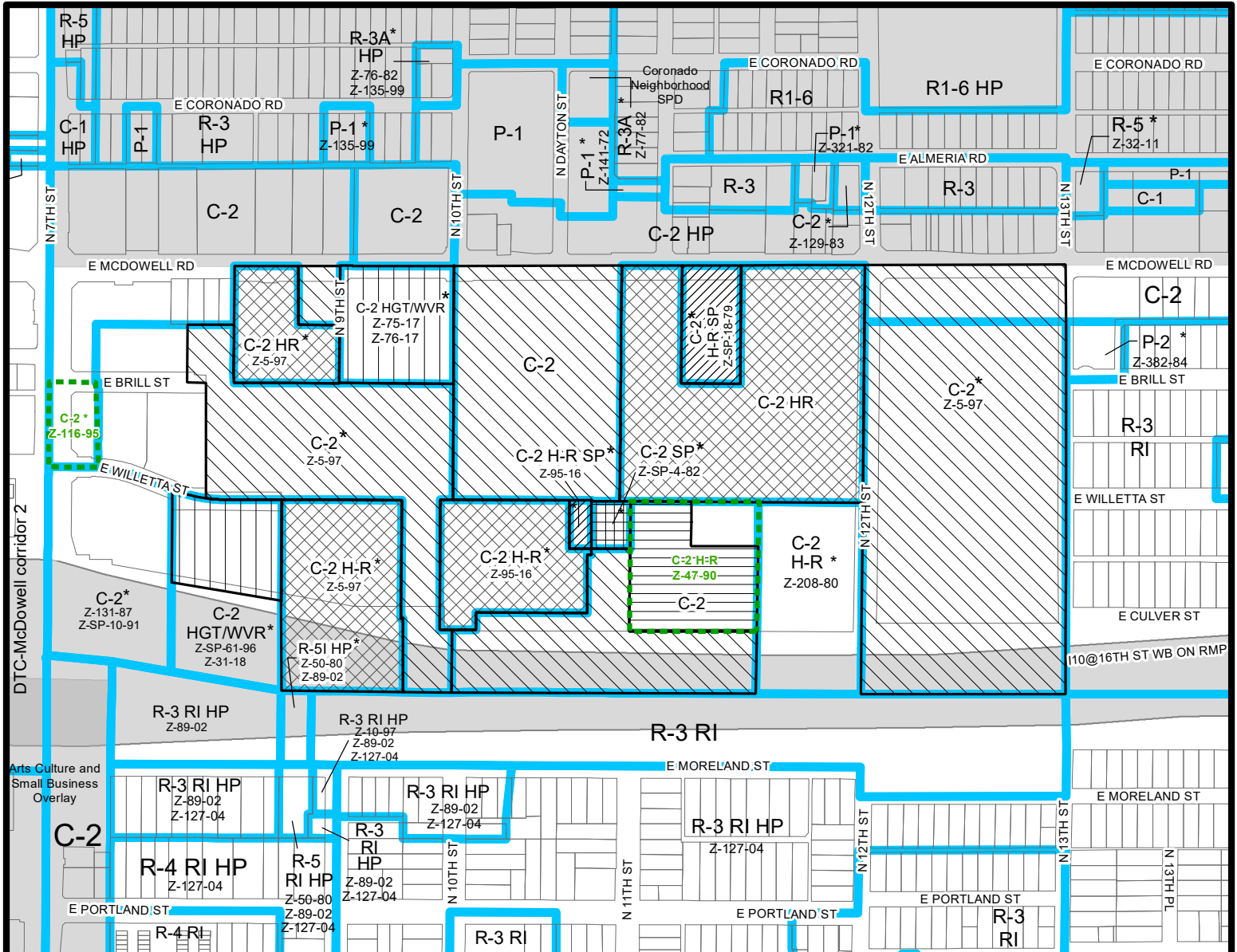
Exhibit B: Aerial Map


Exhibit C: [Banner University Medical Center Phoenix, Planned Unit Development Hearing Draft date stamped February 5, 2020.](#)

Exhibit D: HPO Recommendation of Eligibility Form for Good Samaritan Hospital



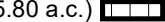


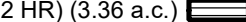
Exhibit E: Letter of Concurrence from the State Historic Preservation Office

Exhibit F: Community Correspondence

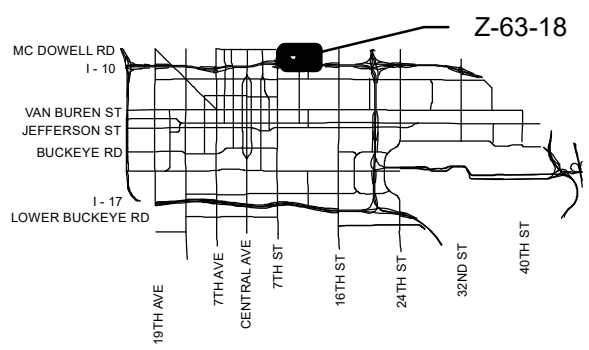
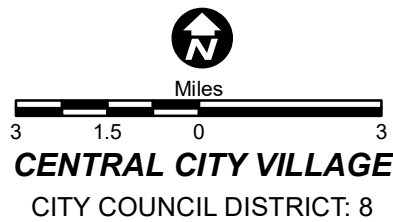
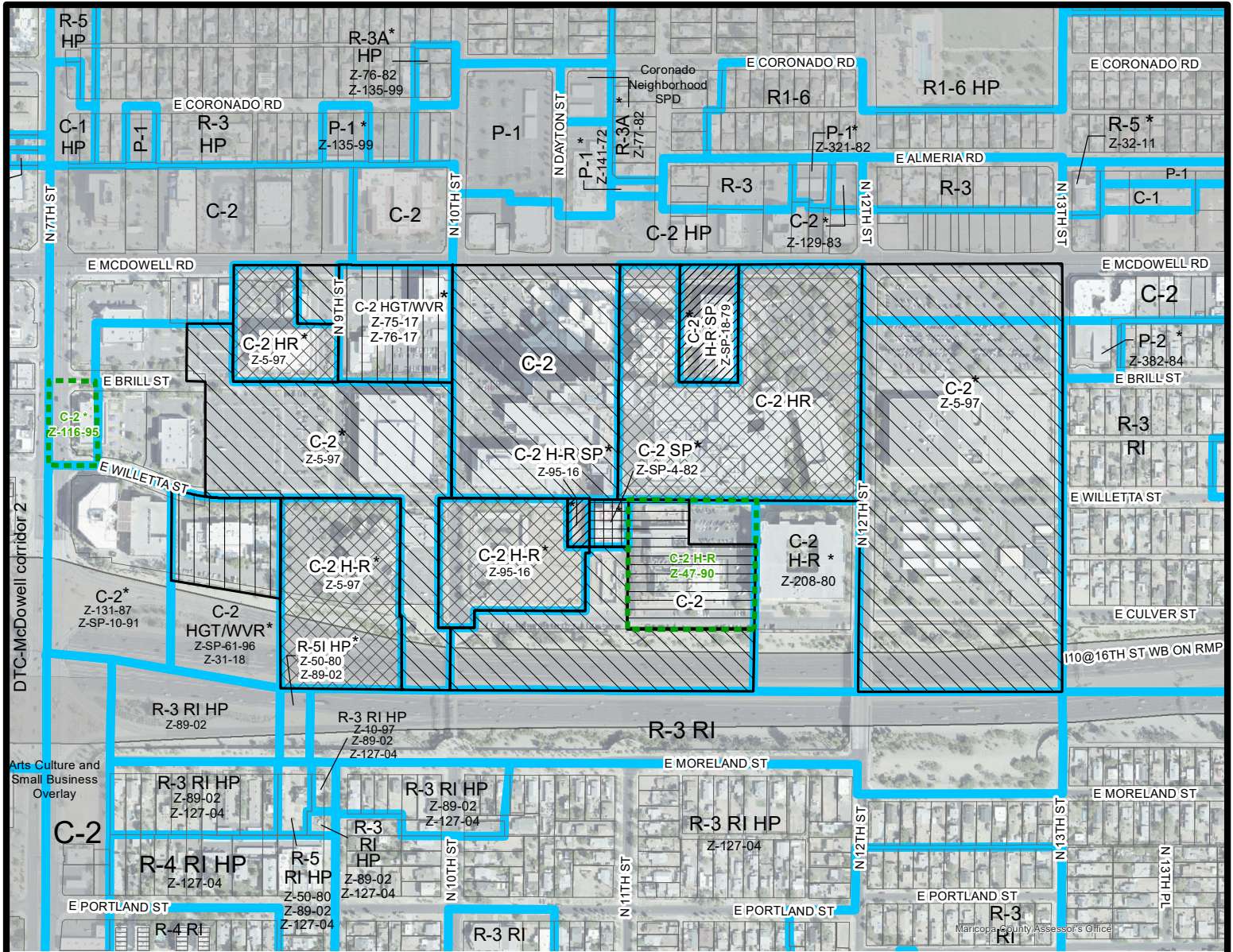


  
 Miles  
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**CENTRAL CITY VILLAGE**  
 CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Banner Health		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-63-18		<b>FROM:</b> C-2 ( 39.04 a.c.)  C-2 HR ( 22.04 a.c.)  C-2 HGT/WVR ( 5.80 a.c.)  C-2 HR SP ( 2.00 a.c.)  C-2 SP ( 0.46 a.c.)  C-2 (Approved C-2 HR) (3.36 a.c.) 	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 72.70 Acres		<b>TO:</b> PUD ( 72.70 a.c.)	
<b>MULTIPLES PERMITTED</b> C-2, C-2 HR, C-2 HGT/WVR, C-2 HR SP, C-2 SP, C-2 (Approved C-2 HR) PUD		<b>CONVENTIONAL OPTION</b> 566, 3,200, 84, 290, 6, 48 (488) N/A	
<b>DATE:</b> 9/21/2018 <b>REVISION DATES:</b> 1/24/2019		<b>* UNITS P.R.D. OPTION</b> 679, N/A, 101, N/A, 8, 58 (N/A) N/A	
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 12-29		<b>ZONING MAP</b> G-8	

\* Maximum Units Allowed with P.R.D. Bonus

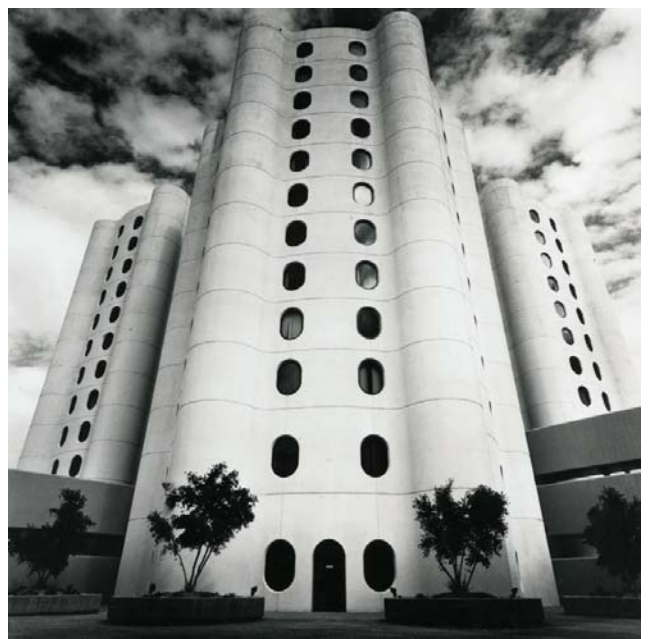


<b>APPLICANT'S NAME:</b> Banner Health		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-63-18		FROM: C-2 ( 39.04 a.c.) C-2 HR ( 22.04 a.c.) C-2 HGT/WVR ( 5.80 a.c.) C-2 HR SP ( 2.00 a.c.) C-2 SP ( 0.46 a.c.) C-2 (Approved C-2 HR) (3.36 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>72.70 Acres</b>		TO: PUD ( 72.70 a.c.)	
<b>MULTIPLES PERMITTED</b> C-2, C-2 HR, C-2 HGT/WVR, C-2 HR SP, C-2 SP, C-2 (Approved C-2 HR)  PUD		<b>CONVENTIONAL OPTION</b> 566, 3,200, 84, 290, 6, 48 (488)  3,321	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>		<b>* UNITS P.R.D. OPTION</b> 679, N/A, 101, N/A, 8, 58 (N/A)  N/A	



### **Good Samaritan Hospital (1982)**

The Good Samaritan Hospital tower was constructed between 1979 and 1982. Designed by Bertrand Goldberg Associates of Chicago, the building is one of nine hospitals by the firm completed between 1965 and 1987; eight of these buildings are extant. Good Samaritan Hospital was the firm's second-to-last health care facility project. Associated Samaritan Architects, the local design group involved, was comprised of Varney, Sexton, Sydnor Associates Architects, Inc. (later Varney, Sexton, Lunsford, Aye Architects), and Drover, Welsh & Lindlan. The general contractors were Huber, Hunt & Nichols.



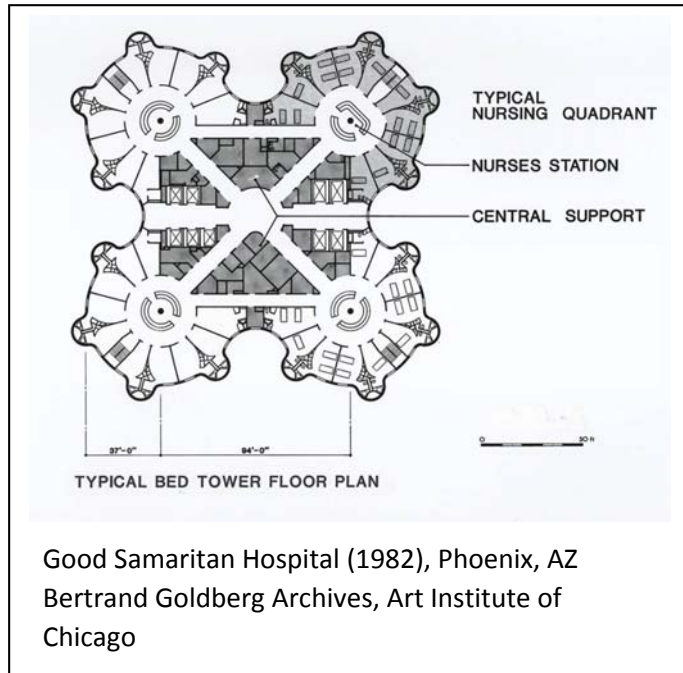
Good Samaritan Hospital (1982), Phoenix, AZ  
*bertrandgoldberg.org*

Bertrand Goldberg (1913-1997) attended Harvard in 1930, later leaving for Bauhaus in 1932, and working under Mies van der Rohe.

He returned to the U.S. and completed further coursework at Armour Institute of Technology (later the Illinois Institute of Technology), opening his own firm in 1937. His early work was primarily in industrial design and single-family residences, later delving into multifamily complexes, hospitals and commercial projects.

Marina City (1959-1967), twin apartment towers on the Chicago River, is arguably Goldberg's most lauded and well-known project. Often described as corn-cob-shaped, the two 508-foot towers appear cylindrical from afar. From above, each tower takes on the shape of a chrysanthemum, with many petals springing from a common "stem". Each "stem" is made up of a concrete core housing the elevator shafts, stairs and utility lines. The apartments (later condominiums), ring the outside of the structure, each with its own balcony. The residential towers are part of a larger multiuse project also containing offices, shops and recreational facilities.

Goldberg's hospitals share similarities with Marina City. His hospital design phase began in the mid-1960s, reflecting the structure and futuristic style of his residential high rises. Like Marina City, Good Samaritan Hospital has an organic shape from above, with clusters emanating from a central core. In this case, each cluster has at its center a nurse's station. With patient rooms ringing the station, nurses were never more than eight feet from a room. The innovations in functionality Goldberg applied to hospital design made the buildings popular within the health care community.



Good Samaritan Hospital's 12-story, curvilinear structure was produced through slip form concrete construction. The building has an exoskeleton of concrete panels, and the unusual oval windows, which pivot for cleaning, were also fashioned through forms. At the base of the tower is a secondary building with an emergency room, laboratories, and other support facilities. The tower and the ancillary building were the start of a redesign by Goldberg of the entire 30-acre healthcare campus that was never fully realized.

Good Samaritan Hospital meets the National Register's criterion C for its high artistic architectural value and construction methods, and criterion consideration G for

achieving significance within the past 50 years. The building is distinctive in its futuristic appearance, concrete engineering/construction and hospital functionality innovations. Goldberg's buildings are highly regarded not only in Chicago, where his office and a large number of his commissions are located, but across the U.S. Since the 2014 demolition of the Prentice Women's Hospital (1969-1975) in his home city, the Chicago Landmarks Commission has placed landmark designation on Marina City. Only one Goldberg creation is listed on the National Register of Historic Places, the Raymond Hilliard Homes (1963-1966), a public housing complex in Chicago. The high rises were placed on the Register in 1999, only 33 years after their completion.

### ***Selected References***

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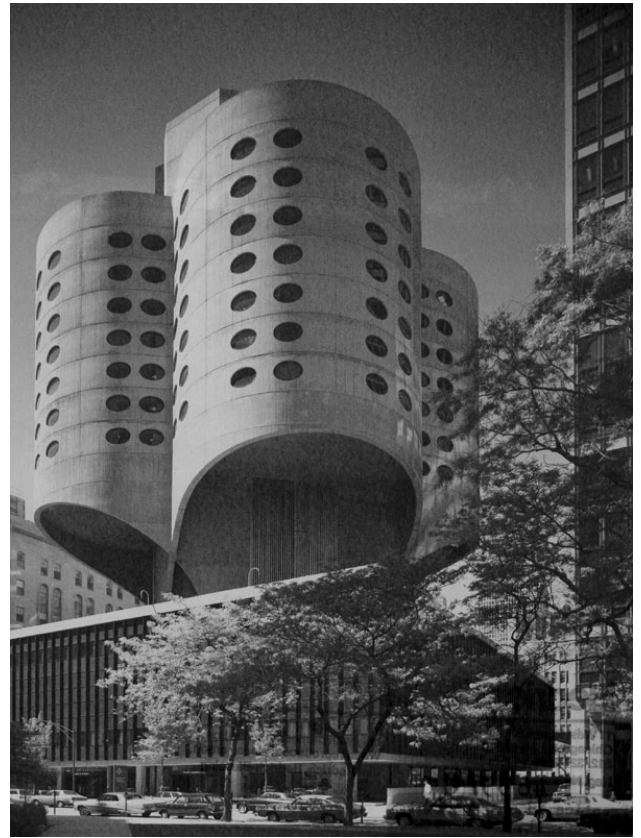
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Patterson, Ann. "Design makes hospital center a model of medical efficiency". Phoenix: *The Arizona Republic*, January 3, 1982, p. SL1.

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Marina City (1959-1967), Chicago, IL  
*bertrandgoldberg.org*



Prentice Women's Hospital (1969-1975),  
Chicago, IL *bertrandgoldberg.org*



Good Samaritan Hospital  
(1982), Phoenix, AZ  
*Ryerson and Burnham  
Libraries, The Art Institute  
of Chicago, Goldberg  
Archive*

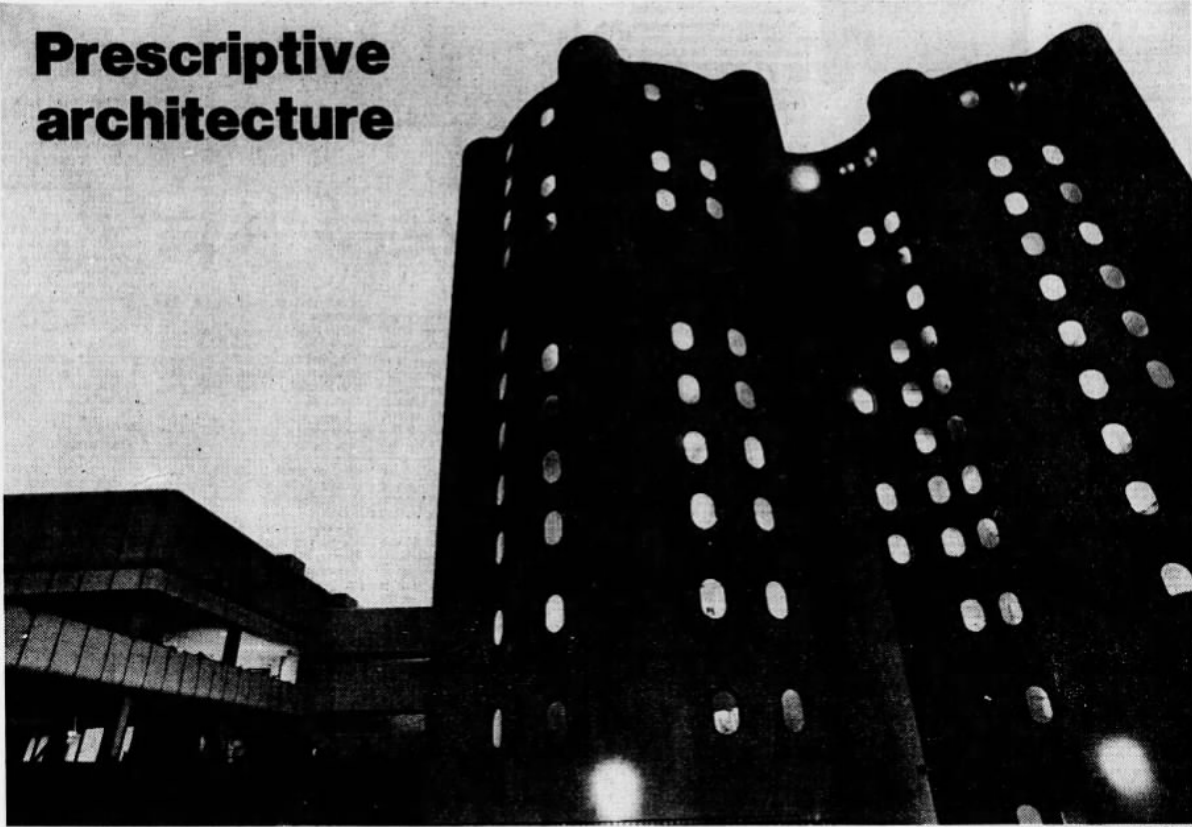


# Sun Living

THE ARIZONA REPUBLIC  
Sunday, January 3, 1982

SL1

## Prescriptive architecture



David Barr/Special for The Republic

Good Samaritan Medical Center's 12-story cloverleaf structure towers above the Ancillary Building at left.

## Design makes hospital center a model of medical efficiency

By Ann Patterson  
Republic Staff

The new Good Samaritan Medical Center, like the starship Enterprise of Star Trek fame, includes a host of futuristic features.

The center will be dedicated Friday and will be open for tours from noon to 5 p.m. Saturday and Jan. 10.

Ultramodern elements include closed-circuit televisions in patients' rooms that can be programmed to show special exercises at a doctor's command, and egg-shaped delivery rooms — dubbed "wombs" — designed to enhance air circulation.

The new 650-bed complex is made up of an unusual 12-story cloverleaf-patterned tower and a three-level, all-concrete, L-shaped Ancillary Building.

It will replace most of the existing Good Samaritan Hospital at 1033 E. McDowell Road and was built as the flagship facility for Samaritan Health Service's holdings.

An addition of 650 beds will join the 120 existing beds in the old hospital.

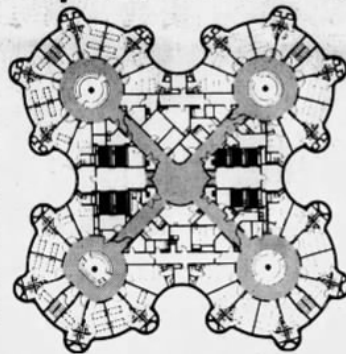
Chicago architect Bertrand Goldberg explained the unusual look of the 120,000-square-foot patient tower connected to the 400,000-square-foot, low-profile Ancillary Building.

He said, "Basically, we had two different mandates. (One mandate was) caring for the patient on a human scale in the tower. Here we tried to reduce the walking distance between the nurse and the patient.

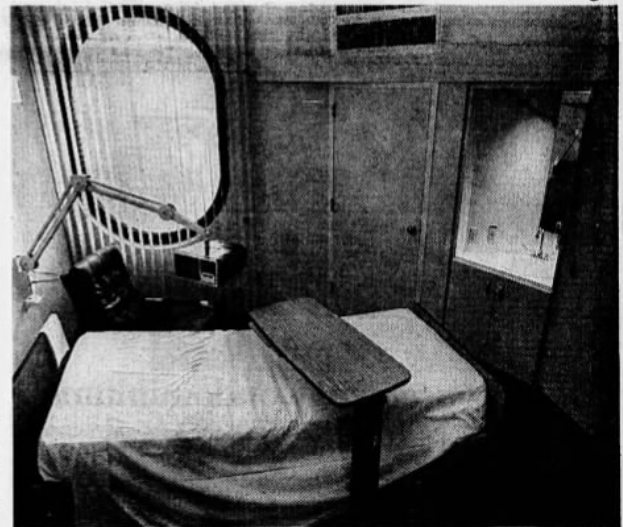
"In ancillary spaces, we had to provide an extremely high level of technology to supply services on the basis of a team, rather than individual, effort.

Goldberg's solution to the first imperative was a high-rise patient tower that uses a pod concept he incorporated in six other hospitals. The intention is to locate patients and nursing stations as close to each other as possible.

In response to the second mandate, the architect designed the Ancillary Building to include 16 operating rooms, 30,000 square feet of laboratories, an expandable four-station



Cross-section of pod system.



No hospital room is more than 8 feet from a nursing station.

emergency room, new lobby and entrance facing 12th Street, and support facilities such as the colorful 12,500-square-foot cafeteria.

Howard H. Briggs, administrator for Samaritan Health Service, said the health-care group set one other priority: efficiency.

"We wanted to provide the ultimate in effective patient care. We built it with order and logic, and a sequencing of various programs and activities all thought out," he said.

— Samaritan, SL2

SL2

The Arizona Republic

Sunday, January 3, 1982

# Samaritan

Continued from SL1

The pod concept, Goldberg said, is a prime element promoting the organizational logic. Each of the four pods that makes up a floor contains a nursing station encircled by five single and five semiprivate rooms.

The pods are arranged so that patients' rooms are no farther than 8 feet from the central nursing desk. In critical-care pods, walls on patients' rooms are glass so the staff can easily observe patients.

Goldberg says the pod concept is not new. "It goes back to the old Florence Nightingale ward system where 20 patients were always within view," he said.

David A. Reed, executive vice president of the medical center, calls the center "one of the most modern and up-to-date in the world."

Included among the center's technological features:

- A central computer system that contains continuously updated patient data. The 1,100 doctors accredited to the medical center, for example, can check to see when nurses last administered medication, and nurses can read doctors' orders. The computer also tallies charges and keeps a running tab on inventories.



Robert Hunt, construction manager for Huber, Hunt & Nichols Inc.

- Sophisticated physiological monitoring systems that permit computer display of as much as six different indicators showing a patient's condition.

- Greatly enhanced materials handling procedures like the Telelift "go-carts." These miniature rail cars transport blood and urine samples to laboratory technicians in a basement laboratory of the Ancillary Building and bring back equipment or medicines.

- A 24-hour exchange cart system. Plastic wall-mounted sealed storage units called C-Lockers, loaded with everything nurses might need in the way of syringes, dressings and linens, are changed on a regular 24-hour schedule. The daily exchange frees nurses from the "housekeeping" chore of requisitioning routine supplies.

- In-house television systems that provides informational programs to patients and staff. Reed explains, "We have 130 residents and fellows in training here. There also are about 30 medical students here from the University of Arizona School of Medicine. And we have nursing students from the UofA, Arizona State University and the community colleges. Basically, Good Samaritan is a teaching facility."

The new center is color-coordinated to three basic hues used on vinyl-covered walls and contemporary furnishings in the lobby and other public spaces.

Goldberg said, "If you want physiological reasons for the green and blue we chose, studies have shown they reduce stress. The rust (the third color), I'm afraid, doesn't do that as much. It was a color scheme designed particularly for the desert environment."

Another color shows up in Pod A of the 12th-floor tower — gold.

Four double rooms and one single there are specially decorated to house VIPs. Walls are papered, carpet comes extra thick, bathroom tiles are marble



Operating room contains table (foreground) flanked by C-Lockers containing supplies (left wall), electrical outlets that dangle from the ceiling so no one falls over cords, special down-draft air circulation that reduces risk of infection.

and fixtures gold-plated.

The medical center project represents a trivium collector's dream.

Two thousand pages of architectural drawings were required to detail structure elements for 34 subcontractors working under the supervision of general contractors Huber, Hunt & Nichols Inc. of Phoenix and New York City, who supervised a peak complement of 500 workers on the 750,000-

square-foot complex begun three years ago.

Two Phoenix architectural firms — Varney, Sexton, Lunsford, Aye Architects; and Drover, Welsh & Lindlin Architects — prepared final drawings from the design of Bertrand Goldberg Associates.

Energy-saving features include the round shape of the tower that reduces the impact of the sun's rays, an air

handling system that recirculates 90 percent of inside air to cut down air-conditioning costs, double-paned or solar-tinted windows, and approximately 10,000 low-wattage light bulbs.

All 520 oval-shaped windows in the tower pivot to save cleaning time.

The center's landscaping will include honey locust trees, evergreens and seasonal flowers. Highlight of the green area will be a 15,000-square-foot sunken garden near the cafeteria where patients' families and staff can eat.

Sculpture and fine art in the plaza, halls and bridges connecting the buildings are being installed.

Samaritan Health Service, in its master expansion program scheduled for completion in 1984, plans several more construction projects on Samaritan's 31-acre site.

Wings B, C and D — about 150,000 square feet of the old hospital — will be razed because they fall below city code standards. Wings A and F will be remodeled for additional research and new programs. The Institute of Rehabilitation Medicine that now contains the existing 120 beds will be upgraded. All work is to begin by April.

Reed said, "The board was emphatic that the architects should keep in mind that the facility should complement the Phoenix skyline as well as denote with the plan the advanced technology contained within the facility."

"We're delighted with the result."

# Loans

Continued from SL1

lenders were discussing the possibility of introducing a state bill that would allow the enforcement of due-on-sale clauses on future loans. Such a bill wouldn't affect existing loans.

Ironically, the Arizona savings and loan industry brought the due-on-sale problems on itself, albeit unwittingly, according to Murphy.

"As it turned out, foreclosures weren't a major problem in the 1970s, but interest rates were," Murphy said.

And as interest rates rose, lenders were stuck with a whole slew of low-interest deeds of trust and a restrictive due-on-sale law.

Because mortgage contracts are exempt from the state law, some local lenders reportedly began issuing mortgage instruments instead of deeds of trust a few years ago, and today some of those lenders are enforcing due-on-sale clauses in those mortgages, Murphy said.

Even though lenders may not fight

the issue ultimately to reach the U.S. Supreme Court.

Meanwhile, lenders are concentrating their efforts on federal legislation such as the Garn bill, which they hope will draw support from the real-estate industry.

"I hope Realtors will find this acceptable," Murphy said. "In the absence of some compromise, we are simply putting off the time when there will be affordable mortgage money available for home buyers."

He added that if lenders are restricted from enforcing due-on-sale

clauses, "we will never make a fixed-rate loan again." Instead, they would turn exclusively to adjustable-rate loans, as some lenders already have done.

Burt Lewkowitz, executive vice president of the Arizona Association of Realtors, said the trade association would support such a bill "if it is within the range of common sense. We don't want (savings and loans) to disappear, but we also don't want to see the consumer hurt," Lewkowitz said.

The association has long been an

opponent of due-on-sale clauses and is backing the homeowners financially in their lawsuit against the two Arizona lenders.

Lewkowitz said a compromise tying interest rate increases to short-term Treasury bill rates instead of the cost-of-money index also may be a possibility.

But he added that the current cost-of-funds index of 11.5 to 12 percent "isn't totally unreasonable. At 11.5 percent, you can go to the bank."

Murphy said he expects savings and loans to remain a "primary source of

mortgage funds because that's what we know best. Beyond that, we will become more general financial institutions — more like banks," he said.

"The next big source of mortgage money will be pension funds," he said. And when the housing finance market stabilizes, Murphy added, a prototype mortgage instrument — most likely an adjustable-rate, fixed payment loan — will dominate the market.

"I think there will be a mortgage in the future that people can understand and live with," he said.



Doug Ducey  
Governor

# ARIZONA STATE PARKS & TRAILS

Celebrating 60 Years!

Sue Black  
Executive Director



May 31, 2018

## Exhibit E

Michelle Dodds  
Historic Preservation Officer  
City of Phoenix  
200 W. Washington St.  
Phoenix, AZ 85003

**RE: Good Samaritan Hospital, 1111 E. McDowell Rd., Phoenix**

Dear Ms. Dodds:

Thank you for providing information on the Good Samaritan Hospital building designed by Bertrand Goldberg and constructed between 1979 and 1982. Staff of the State Historic Preservation Office has reviewed the material and recommended the property as eligible for listing in the National Register of Historic Places. Kathryn Leonard, the State Historic Preservation Officer, concurred with this recommendation on May 30, 2018.

The Good Samaritan Hospital building is less than fifty years old and so must meet the National Register's Criteria Consideration G for properties that have achieved significance within the last fifty years. Under guidelines published by the National Park Service in National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, "A property achieving significance within the last fifty years is eligible if it is of exceptional importance." The information you provided indicates that this building represents a high artistic achievement in the field of architecture as an exceptional example of Modernist design in Phoenix. The building also was innovative in its method of slip form concrete construction.

In 1994, the State Historic Preservation Office and the Arizona Historic Sites Review Committee, a subcommittee of the Arizona Historical Advisory Commission that reviews nominations to the National Register, adopted guidelines on the evaluation of properties less than fifty years old (see separate attachment). Should a National Register nomination be prepared for this property it should follow these guidelines to justify the evaluation of exceptional architectural significance.

If you have any questions or requests, you may contact me by email at [wcollins@azstateparks.gov](mailto:wcollins@azstateparks.gov).

Sincerely,

William S. Collins, Ph.D.  
State Historic Preservation Office  
Arizona State Parks & Trails

**HSRC Policy on properties that have achieved significance within the past fifty years.**  
**FINAL DRAFT SEPT94JG**

Background:

Since its creation in 1966 the National Register of Historic Places has had to deal with the potential designation of properties less than fifty years of age. In NR Bulletin 15 it states under Criteria Considerations, "Ordinarily... properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if ... (they are) of exceptional importance."

The Bulletin goes on to discuss the exception as Criteria Consideration G. "The phrase 'exceptional importance' may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. . . . The phrase 'exceptional importance' does not require that the property be of national significance."

Bulletin 15 continues and defines two critical elements necessary to prove exceptional importance; first the property can only be evaluated when "sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context"; and second, "[i]n justifying exceptional importance, it is necessary to identify other properties within the geographic area that reflect the same significance or historical associations and to determine which properties best represent the historic context in question."

These points, summarized in Bulletin 15, are more fully discussed in Bulletin 22.

The Criteria for Evaluation are not designed to prohibit the consideration of properties whose unusual contribution to the development of American history, architecture, archeology, engineering, and culture can clearly be demonstrated.

[W]e should be settled in our belief that they will possess enduring value...."

Exceptional, by its own definition, cannot be fully catalogued or anticipated...It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession.

[T]he first step in evaluating properties of recent significance is to establish and describe the context applicable to the resource.

It should be determined whether the (time) period under consideration calls for a routine historical evaluation or whether the period needs to be viewed in the context of exceptional importance.

The significance of an architecturally important property can be charted from the time of its construction. But the significance of properties important for historical associations with important events or persons should be dated from the time of the event or the period of association.

[T]he more recently that a property has achieved significance, generally the more difficult it is to demonstrate exceptional importance. The case for exceptional importance is bolstered when there is a substantial amount of professional, documented materials on the resource and the resource type.

In evaluating and justifying exceptional significance, it is critical to identify the properties in a geographical context that portray the same values or associations and determine those that best illustrate or represent the historical, architectural, cultural, engineering, or archeological values in question.

[D]ocumentation for properties of recent significance must contain deliberate, distinct justification for the 'exceptional' importance of the resource.

The rationale or justification for exceptional importance should be an explicit part of the statement of significance. It should not be treated as self-explanatory.

[The] justification must address two issues...a straightforward description of why the property is historically significant (and) the justification for why the property can be determined to be of exceptional importance.

Further discussion on these issues is presented by the National Trust for Historic Preservation in their Information Booklet No. 69 on "Preservation and the Recent Past."

Preservationists ... have a higher mission that transcends the contemporary moment: a mission to enable posterity to take up the challenges of understanding the past.

From the earliest stages of historic preservation in the United States, the preservation movement sought to protect buildings and sites of great significance....

The general public is also reasonably comfortable with the idea of saving structures from the recent past if they are significant architectural monuments or if they constitute artistic masterworks.

[T]he issue is not when something becomes 'historic,' but instead when an adequate historical perspective can be gained on a particular kind of thing.... (Richard Longstreth)

[W]itnesses will ... recite all the reasons why the property in question should not be saved: it is less than fifty years old; it is not an architectural masterwork; it is not the first example of its kind; it is not the only example of its kind; it is not the fanciest example of its kind; it is merely an ordinary building; it is merely an obsolete building with no redeeming features of significance....(and) there is little or no research on the building

type in question, and that assessments of historical significance are therefore premature, if not impossible.

Should we not always err on the side of posterity when heritage protection is at stake?

[S]ome of our most treasured historic landmarks were once universally reviled.

Enthusiasm for a place is one thing; validation of historic significance is quite another. The imperative to build a strong and convincing case for historic significance is every bit as applicable to this particular branch of preservation advocacy as any other.

#### Examples:

Dulles Airport      constructed 1962      determined eligible 1978

Apollo launch pad event 1969      listed c1985

World War II structures

Cold War structures

Civil Rights Movement Sites

Shopping Malls

Roadside Architecture

The Gateway Arch

Lever House Building

Downey McDonalds

Denver Central Library      constructed 1956      listed 1990

Vermont National Bank      constructed 1958      VSR 1988

#### Past HSRC Actions:

The Historic Sites Review Committee has been extremely cautious

when dealing with properties less than fifty years old.

The earliest documented HSRC action on a property less than 50 years of age was in 1973 when the committee voted by mail to nominate Taliesin West to the state and national registers. At the time Taliesin West, constructed from 1937 to 1959, was at a minimum 14 and at a maximum 36 years old. Changes made following Wright's death in 1959 were not considered significant but changes made by Wright over the years were considered significant. It was placed in the National Register in 1974. Taliesin West became a NHL on May 20, 1982 when it was 24 years old.

In 1975, the Cosanti Foundation prepared a nomination for Cosanti. The complex in Scottsdale was constructed from 1956 to 1968. After debate on the merits of Solari's work and the influence of his work, the property was placed on the State Register. The property was 7 years old at the time.

Also in 1975 there was a threat to the Hassaympa Inn in Prescott. Although the committee was sympathetic to its preservation, Fireman and Brinckerhoff felt it was not of National Register quality. It was unanimously passed to be placed in the State Register. The property, built in 1928, was 47 years old. In 1979, at 51 years of age, the hotel was individually placed in the National Register as part of the Prescott Multiple Resource Area nomination.

In 1979 the City of Phoenix proposed to extend 32nd Street from Camelback Road to Glendale through the Pauson House ruin site. This house, designed by Frank Lloyd Wright and constructed in 1941, burned in 1943. The HSRC placed the ruin on the State Register in 1979 when the ruin was 36 years old. Eligibility discussions focused on integrity not significance.

The 1982 revisions to the State Historic Preservation Act made the eligibility requirements the same for both the state and national registers.

In 1983, the Tempe Multiple Resource Area nomination was brought before the HSRC. A few properties recommended by the Tempe Historical Society were withdrawn from the nomination by SHPO



staff pending clarification by the keeper. Included in this list was the Gammage Auditorium constructed in 1961. Following the development of a statement on its exceptional importance it passed the HSRC on August 10, 1984, and was listed on the National Register on September 11, 1985, when it was 24 years old.

In 1985, the Phoenix Commercial Thematic Nomination was reviewed by the HSRC. Included in the nomination was the Hanny's building on East Adams at 1st Street which was constructed in 1949. The keeper did a substantive review of the documentation and listed the property on September 6, 1985, when the property was 36 years old.

The King's Rest Hotel Motor Court (1937) and the Medical Arts Building (1946), originally included in this thematic nomination, were returned by the Keeper for further clarification. The King's Rest was subsequently listed on August 26, 1987 when the property was 50 years old, and the Medical Arts Building was listed on September 18, 1987, when it was 41 years old.

In August of 1990, the HSRC discussed the merits of proceeding with a nomination for the Casa De Grazia in Tucson. The De Grazia complex was constructed from 1956 to 1966. Although two contexts were presented for discussion, first, nominating under Criterion B for the association with De Grazia; second, nominating under Criterion C under Adobe Expressionism 1950-1970 the committee deferred to the Keeper who felt that either context could be pursued but that much more work was required.

Finally, in May of 1992, the HSRC took up the question of the Titan II ICBM Site 571-7 which was in use from 1963 to 1982. After lengthy discussion, the committee moved to place the silo in the state and national registers. The Keeper listed the property in 1992, ten years following its period of significance. In 1994, the Titan Missile Silo became a National Historic Landmark.

From this review it is apparent that the committee has acted on a number of individual properties that have been less than 50 years old. Considerations have focused on either historical or architectural justifications. The primary conclusion is that each exception to the 50-year rule was unique and required specific discussion and

evaluation.

#### Proposed Policy:

For individual properties with significance of less than 50 years, the nominee must prove the "Exceptional Importance" of the resource.

To prove "Exceptional Importance" the nominee must define a specific and finite historic context that includes the property, must outline the specific role of the property within this context, and must identify and evaluate the relative significance of other properties within the context. The context can be narrowed by time, place or theme but must be recognized by the associated profession as discrete and sensible. Contexts involving the analysis of the work-of-a-master cannot be made while the individual is still active in that specific discipline.

Exceptional Importance can be applied to properties of local, state or national levels of significance.

Nominations of properties less than 50 years of age must include at least five supporting letters of concurrence that the property is worthy of preservation.

Although the Committee prefers that a property less than 50 years of age be of great significance in the areas of history or architecture, properties that meet the above requirements, and show the clear loss of the class of resources before the 50-year waiting period will be considered.

Contributing properties to historic districts whose period of significance crosses the 50-year limit will be deemed eligible if the district itself is determined eligible and if the statement of significance covers the full time period.

## Samantha Keating

---

**From:** Bob Caravona <bobcar8@yahoo.com>  
**Sent:** Saturday, August 10, 2019 11:31 AM  
**To:** Samantha Keating  
**Subject:** Fw: PUD Z-63-18, - Public Comments  
**Attachments:** Z-63-18n PUD\_public comment with redlines.pdf

Bob

----- Forwarded Message -----

**From:** Bob Caravona <bobcar8@yahoo.com>  
**To:** "samantha.keating@phoenix.gov" <samantha.keating@phoenix.gov>  
**Sent:** Friday, August 9, 2019, 11:01:47 AM MST  
**Subject:** PUD Z-63-18, - Public Comments

Samantha,

Thank you for the opportunity comment upon Z-63-18. I was in attendance at the July 30, 2019 Neighborhood Meeting to hear the presentation and understand the rezoning case PUD Z-63-18 for Banner Health. As stated, I fully support Banner Health and I am appreciate the services they provide to the City of Phoenix. I am concerned by the statements made by the Attorney who at one time represented (paraphrased) '...the proposed rezone will guide development and eliminate the need for amendment for the next forty (40) years...', yet later in the presentation stated '...the plan is evolving.' These contradictory statements along with incomplete or redirected responses from consultants suggest the Master Plan is in fact not complete. As an Urban Planning professional, I took the opportunity to review the plan and made redline comments upon the available electronic PUD Zoning Case N. 63-18, 2nd Submittal: March 13, 2019, There are too numerous comments to list within the email but they may be found within the attached file.

Broadly speaking, the submitted PUD could be characterized as a 'building program plan and existing conditions document'. Due to little underlying analysis (Lack of capacity analysis, full traffic impact analysis) and future planning, the plan is not ripe for consideration. The Permitted Land Uses lists land uses that have no relation to a medical campus and should be stricken (e.g bars, curio shops, furniture sales, etc.). They state the need for dorms but did not include the use as a permitted use. The parking ratios are too broad and do not include the land uses as listed in the permitted uses. The lack of any planning for the helipad is extremely concerning. I support the helipads but there is no analysis of existing conditions, safety or impact of future development and limitations to ensure the continued use. The glaring hole is the lack of a cohesive circulation and pedestrian plan based upon build-out and a full traffic impact analysis. As discussed, the plan lacks any consideration upon the surrounding neighborhood(ie. the occasional overflow of visitor parking north of campus; as well as surrounding streets). The plan also fails to address holdings outside of the PUD area - parcels north of the site and 'temporary parking' area. Why not expand the PUD to include these holdings?

Side note and to re-state again, at some point the 'parking lot' east of 12th street is no longer should be considered 'temporary'. The lot should be paved and have an appropriate fence (not temporary, chain link). The neighborhood should not be subject to this condition for the next 40 years under the guise of "temporary".

I hope the submitted comments and redlines aid to create a cohesive and complete PUD Master Plan for the next 40 years. We look forward to reviewing the revised plan.

Sincerely,

Bob Caravona, AICP  
1144 E. Almeria Road  
Phoenix, AZ 85006

**From:** [Amy Lopez](#)  
**To:** [Samantha Keating](#)  
**Subject:** Rezoning case number z-63-18  
**Date:** Saturday, October 19, 2019 3:08:32 PM

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Hi Samantha,

My name is Amy Lopez and I live at 1226 E Almeria Road. My boyfriend and I bought this house last December. His name is Chris Lee.

I am emailing because I am interested in staying informed regarding the rezoning request by Banner Health, and I have a few concerns.

Specifically, my concerns relate to the additional car and foot traffic it will bring to our street. We currently only have one street light on our block, and I am interested to see if Banner and/or the City would consider putting one more street light on our block in anticipation of additional car and foot traffic. I worry that our street currently is not as safe as it should be for the evening and early mornings, and then additional traffic makes me more concerned. We already have issues with people speeding through our streets.

The other concern is for the wear and tear on the park behind us. We have a great park and it is used frequently by the community which I love. However, my concern is that with additional use and traffic from the redevelopment, the already worn-out courts and amenities will become even more worn down.

It is interesting because the other day I was taking tennis lessons on the court and my new tennis instructor told me that he used to work for Banner and that he and his work colleagues would come to the park and use the courts, etc., daily on their lunch break and after work.

I plan to attend the meetings but I thought I'd go ahead and email some of my concerns to see if Banner and/or the city plans to address some of these points and assist with the upkeep and/or offer to help with some of these issues that the immediate neighborhoods and amenities will face.

Thanks in advance,  
Amy