



Banner
University Medical Center
Tucson

Neighborhood Meeting

May 11, 2016 –
Updated: May 16, 2016



Banner
University Medical Center
ENDLESS POSSIBILITIES

Neighborhood Committee – Members & Distribution

Neighborhood	Representative(s)	email	Phone number
Sam Hughes	Mary Durham-Pflibsen	marypflib@hotmail.com	(520) 909-8886
Sam Hughes	Judith Merchant <i>(conflict arose and unable to participate)</i>		
North University	Grace Rich	livingsimplyclub@yahoo.com	(520) 622-5659
Jefferson Park	Jesus Rico	No email	(520) 624-4165
Jefferson Park (back-up)	Suzanne Trappman	suzannetrp@gmail.com	(520) 740-0757 (h) (520) 331-5658 (c)
Catalina Vista	Alison Hughes	alisonhughes@cox.net	(520) 881-0917
Catalina Vista Helicopter Committee	Bill Young	bill@horseshoemgt.com	(520) 327-6629
Blenman Elm	Alice Roe	alicer@dakotacom.net	(520) 795-7310
Blenman Elm (Alternate)	Teresa Vasquez	tbomms1@yahoo.com	
City of Tucson Ward 6	Steve Kozachik, Council Member Alison Miller	Steve.Kozachik@tucsonaz.gov Alison.Miller@tucsonaz.gov	(520) 791-4601
Banner Development & Construction	Kip Edwards, Vice President	Kip.edwards@bannerhealth.com	(602) 747-4609
Banner D & C	Mark Barkenbush, Sr. Project Executive	Mark.Barkenbush@bannerhealth.com	(602) 839-3039
Banner D & C	Mark Ostrand, Sr. Project Manager	Mark.ostrand@bannerhealth.com	(480) 797-4969
Banner D & C	Kristian Watkins, Project Manager	Kristian.watkins@bannerhealth.com	(520) 429-2737
Banner D & C	Stephen Brigham, Project Executive	Stephen.brigham@bannerhealth.com	(520) 694-4225 (520) 955-2601 (c)

Agenda

- BUMCT – Hospital Expansion update
 - Project scope update
 - Schedule and potential impacts update
 - Storm water detention work
 - Project communications
 - Community projects
 - SW Gas project on Lester
 - Helipad update and Catalina Vista's Helicopter Committee
- BUMCT – North Campus update
- Neighborhood questions and feedback
- Next meeting date
- Project team show & tell

BUMCT HOSPITAL ENTRANCE



Shepley Bulfinch

DIAMOND

EMERGENCY

NEW HOSPITAL ENTRANCE

Hospital Expansion Current Facts

- Banner ownership of the campus property - June 2016
- The hospital expansion project is approximately 670,000 SF of new construction
 - 75,000 SF of renovation in existing buildings
- Patient bed totals
 - Current campus = 479 licensed beds
 - After this project = 460 licensed beds
 - 508 total beds including licensed and other non-inpatient beds
 - Eliminating 90 “semi-private” beds in the older portions of the hospital
- New hospital is a nine-story building, with shell space for 24 future beds
- The structure will be designed for two future floors with 96 additional beds
 - Helipad will move to the top level of the new hospital when Levels 10 and 11 are constructed
- Project will resolve way-finding issues with a new front entrance and surface visitor parking
- \$400M total project budget

Construction Schedule potential impacts

- Caissons – drilling on-going
 - Minimal impact
 - No complaints to date
- Steel erection – July to Jan
 - Potential noise impact from work inside the open steel platforms
- Night pours – August through January
 - Potential noise impact from early morning concrete work and vehicle safety back-up alerts

Banner Project Contacts:

mark.ostrand@bannerhealth.com

520.694.4076

stephen.brigham@bannerhealth.com

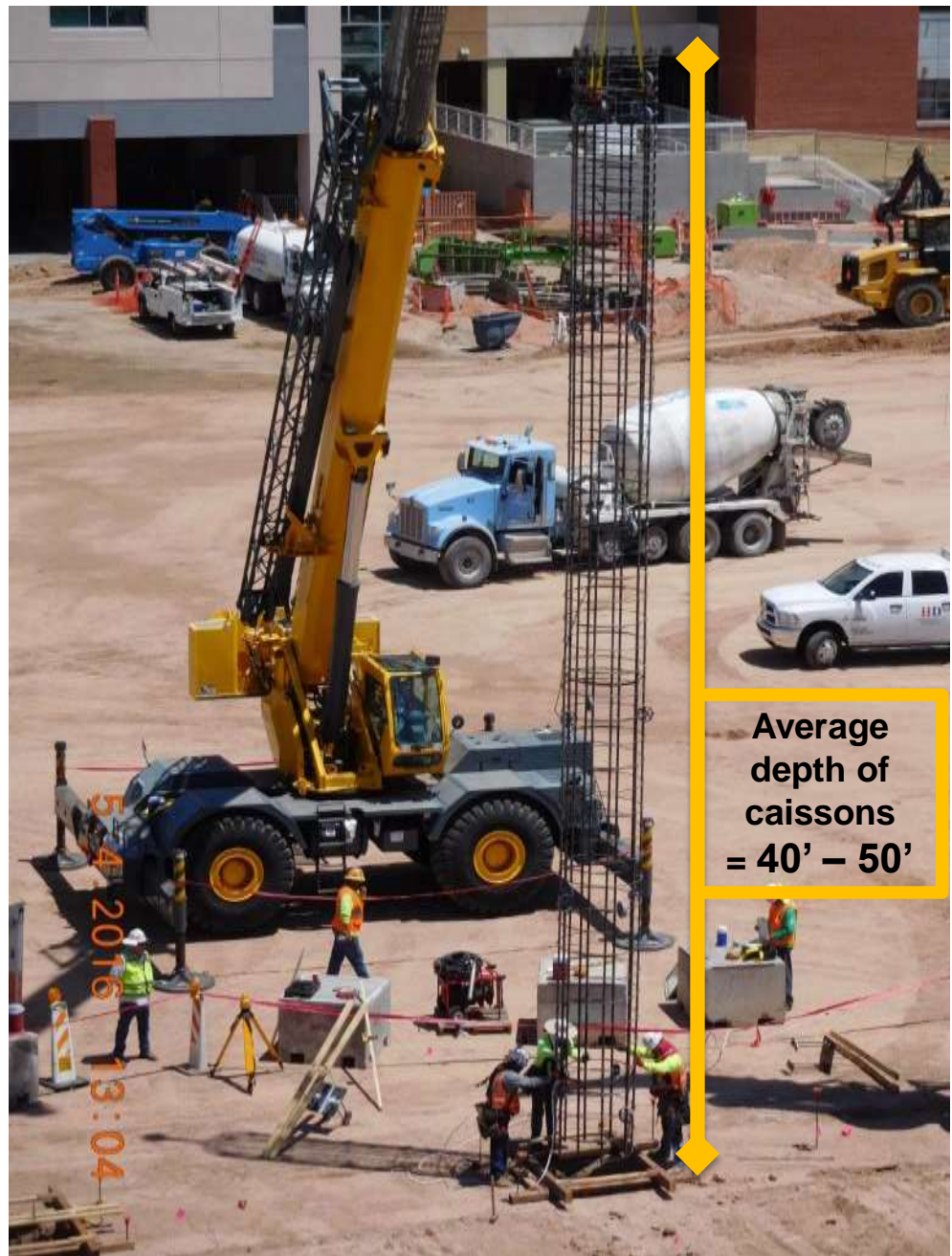
520.694.4225

Contractor - Sundt | DPR

520.268.9575

Emergency - Banner Security:

520.694.6533



Average
depth of
caissons
= 40' – 50'

Caissons reinforcement placement

STORM WATER DETENTION WORK



Cherry Avenue detention basin excavation

- Cherry Avenue detention basin has been excavated for additional storm water capacity and earth for the new building
 - Storm water will initially be detained in underground tanks and eventually feed into the Lester Street basin
 - Reusing the earth has reduced costs and construction vehicle traffic to off-site fill locations
- Lester Street permanent detention basin work scheduled for 2018

BANNER DETENTION BASINS

(connecting to Jefferson Park Loop – “Heritage Park and Health Trail”)



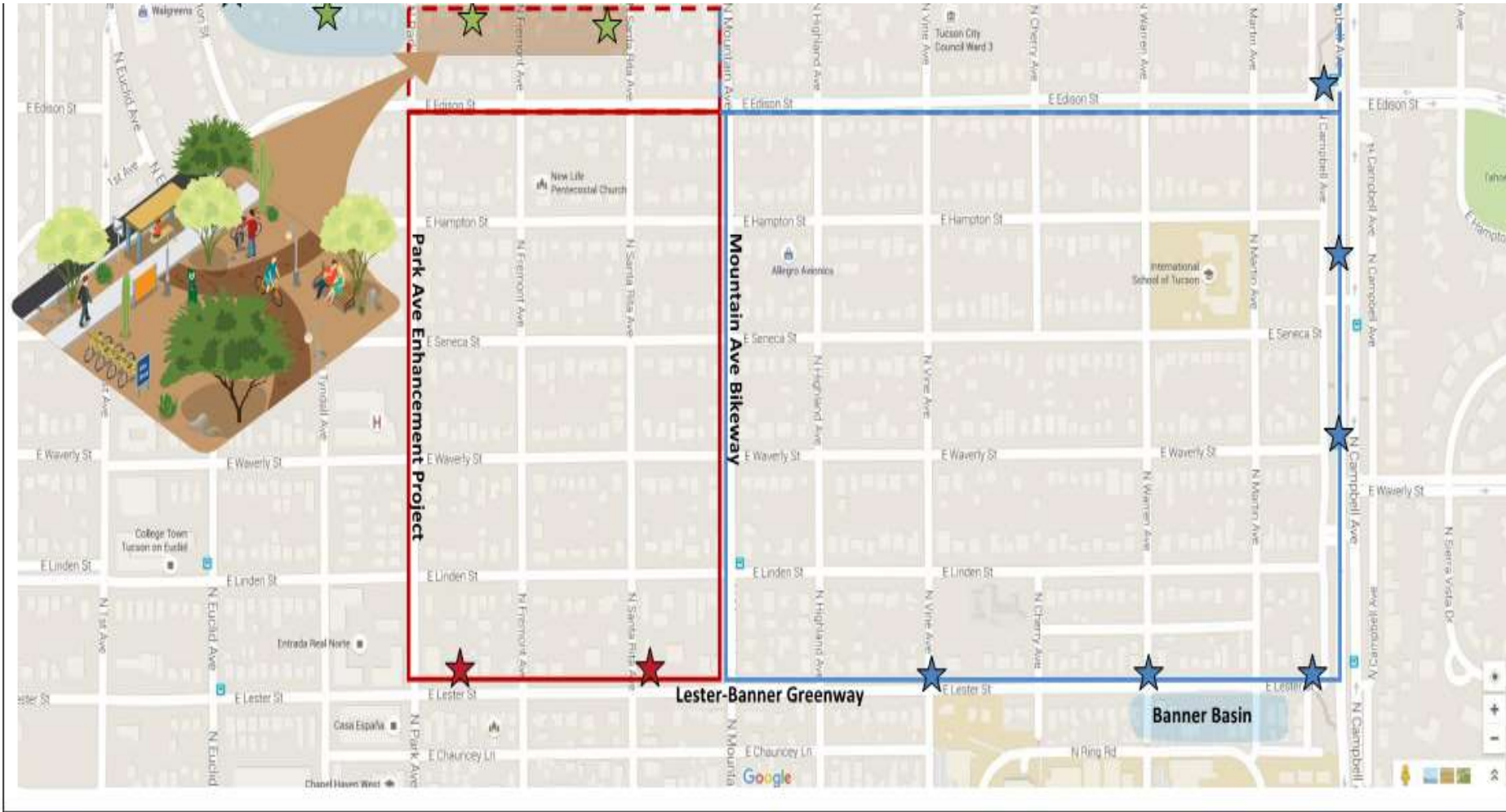
BANNER UMC LANDSCAPE AND AMENITY OVERVIEW

DATE: 4.20.2016



JEFFERSON PARK LOOP

Heritage Park and Health Trail



★ Proposed kiosk in Park

★ Proposed Kiosk Jefferson Park West Loop

★ Proposed Kiosk Jefferson Park East Loop

■ Drainage Basin

— Jefferson Park West Loop 1.3 miles

— Jefferson Park East Loop 1.75 miles

JEFFERSON PARK LOOP

Tucson Heritage Park and Health Trail
Grant Proposal

JEFFERSON PARK Health and History WALK/BIKE WEST LOOP 1 AND 1/3 MILES and 100 years of history



1949 - Looking north to the Catalinas from Hampton/ Grant

GRANT ROAD Formerly, North Street because it was the most northern road in Tucson. Subsequently it was named Grant after the Grant family who owned a ranch on the far west end of the road.

@1905 - Naming the Streets: "By 1905 Anna had married Frank Lester - Lester Street. She then began naming streets for trees familiar to her native Germany. We now have Seneca, Waverly, and Linden - all European tree names. It is suspected she also gave other Tucson streets their tree names. Among them are Elm, Walnut (now Cherry), Pine (now Warren), Maple (now Martin), and Oak Street (now Campbell Avenue). During the 1600's and early 1700's trees were frequently used to form streets in Europe." *A2 Star, Street Smarts, by D. Leighton*

1930 photo-Lester built home located in 1000 block of Lester.



1943 - City of Tucson Illustrated map



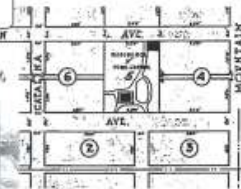
#11 - TENT CITY 1890-1920

At the turn of the century 7000 tubercular invalids inhabited Tucson. Arriving by railroad to the warm desert air of Tucson they settled in "Tentville," as it was called. Tentville extended 1/4 mile north of Speedway from First to Campbell Avenue. Life was hard. There was no indoor plumbing and water had to be hauled from

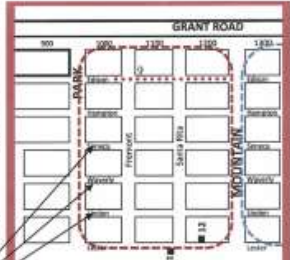
Comstock Hospital and Barfield Sanatorium were established to help these poor souls.



#11



Anna Statelman (Lester) was an immigrant, a homesteader, a builder, and a pioneer landlord.



WEST LOOP 1.3 MILES
North/south = .4 miles East/west = @.25 miles

#12 - THE HOMESTEAD petitioned in 1903

A 26-year-old German immigrant, Anna Statelman, laid claim to a 158-acre tract of land from Park Ave to Campbell, from Lester north to Grant.
A year later she married Frank Lester.
The original residence was "32x32 feet, plus five chicken houses and a barn, with 10 acres fenced, a well, windmill, tank and other small buildings. Estimated value \$1,500." (homestead proof 1903)

Several of the homes she built still stand today. She was one of the very first to rent to U of A students and she established a school to serve the neighborhood. Located here are three of the four iconic Craftsman Bungalow homes built by Anna Lester at the turn of the century. The original homestead is located on the northwest corner of Santa Rita and Lester. It is hidden behind dense overgrowth.
Note the volcanic rock taken from the base of "A" Mountain in the foundation walls of several of these homes.

JEFFERSON PARK Health and History WALK/BIKE EAST LOOP 1 1/2 MILES and 100 years of history



EAST LOOP 1.75 MILES
North/south = .4 miles East/west = @.5 miles

#1 - CATALINA THEATER 1947 Note the early diagonal that becomes Grant Road. *Above Tucson, Then and Now, p.40*



CAMPBELL AVE Formerly Oak Street and probably named by Ana Lester, was changed to honor, local attorney Campbell.

#2 - FIESTA DE LOS VAQUEROS 1923

The northwest corner of the Catalina Vista Neighborhood was the site of the first Fiesta de los Vaqueros!



Wealthy winter visitor from Philadelphia, Leighton Kramer built Rancho Santa Catalina. As president of the Polo Club, he purchased the property which became the AZ Polo Field and created the first Tucson Rodeo in what is now Catalina Vista Neighborhood.

#9-10 - POLO VILLAGE STUDENT HOUSING 1946-1960

After World War II, 114 two-family Quonset huts were built around the Polo Field to house the many World War II returning veterans. The boundaries were Chauncey Lane(N), Drachman(S), Vine (W), Martin (E).

#8 - U of A ROTC POLO TEAM 1940's

Saturdays and Sundays, people would park their cars on Lester and Chauncey Lane and watch the U of A Polo team practice. The last game was played on Pearl Harbor Day. The players went to war, the cavalry was mechanized and the horses were auctioned off.



Spectators lined up along Chauncey Lane to watch the U of A Polo Team play. Young ROTC students were preparing for war as Cavalry riders. Catalina Mountains in the background.

#6 - STABLES 1936

The ROTC Stables were located on the east side of Warren Avenue, next to the old UA polo field. It was completed in March, 1936. Cavalrymen took care of the horses and taught UA students to ride and perform cavalry formations.



THIS IS A PROPOSAL...
 ■ A walk/bike loop to include historic sites, a bike path, a measured walking path with possibilities for exercise stations as grants present themselves. The loop could include Grant Road on the north with the help of the Tucson City Mayor and council... a model urban environment.
 ■ A joint effort of the neighborhoods, City of Tucson, and Banner Health among others.
 ■ Images and research information from AZ Historical Society, UofA Special Collections, Street Smarts, D. Leighton, 2000s Tucson, and personal photos by Jefferson Park residents.
 To help make this possible write: Friends of Jefferson Park, P.O. Box #1243, Tucson, AZ 85717 or E-mail jtkn@mail.com

PROJECT WEBSITE

Welcome to the BUMCT Expansion Project!

The \$400M expansion and renovation of the BUMCT campus includes 670,000 square feet of new construction and 75,000 square feet of renovation within the existing facility. The new 9-story building will accommodate: a new main entry, cafeteria and support departments, new diagnostic imaging and cardiac catheterization labs, new operating rooms, new women's and infant services; 168 new patient rooms replacing the oldest patient rooms built in the 1960's, and last shell space on the 9th floor for 24 additional patient rooms.



Days

Hours

Minutes

Seconds

1 0 5 0 : 1 0 : 0 3 : 1 4

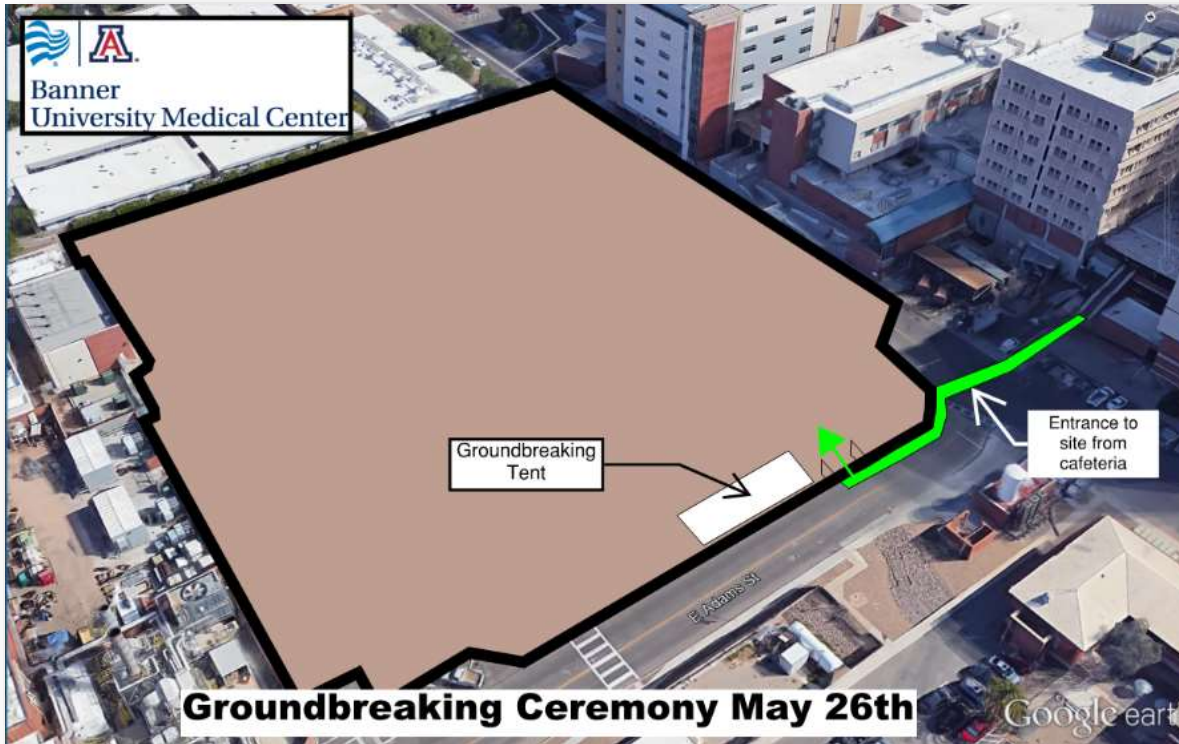
www.bumct-expansion.com

CONSTRUCTION WEB-CAM



<https://www.workzonecam.com/projects/dprconstruction/bumct>

GROUNDBREAKING – MAY 26 @ 8:30 AM



Join us for the Banner–University Medical Center Tucson Groundbreaking!

Thursday, May 26 at 8:30 a.m.

Guest speakers include:

- Kathy Bollinger, EVP of Academic Delivery for Banner Health, Banner University Medicine
- Tom Dickson, CEO, Banner–University Medical Center
- Charles Cairns, MD, Dean, College of Medicine – Tucson and Professor, Emergency Medicine
- Dr. Ann Weaver Hart, President, The University of Arizona
- Mayor Jonathan Rothschild, City of Tucson
- Dr. Akinlolu Ojo, AVP for Clinical Research and Health Initiatives, UAHS

A light breakfast will be served

Banner–University
Medical Center Tucson
1501 N. Campbell Ave.
Tucson, AZ 85724

*Please park in
Garage A
(Main visitor parking)*



COMMUNITY PROJECTS

Blenman Elm / Catalina Vista monument signs



SE corner Elm Street / Campbell

Purpose / Scope:

- Banner requested to assist with traffic calming / reduction on Elm Street and cut-through traffic in Catalina Vista
- Neighborhood monument signs to alert motorists that they are entering a neighborhood area



NE corner Elm Street / Campbell



Kramer & Elm

COMMUNITY PROJECTS



Jefferson Park Elementary School

Purpose / Scope:

- Banner project team (Sundt | DPR, Shepley Bulfinch, and Banner D&C) would like to contribute some expertise toward an adjacent neighborhood.
- Jefferson Park Elementary School / International School of Tucson may have some opportunities.
- Neighbors encouraged to submit suggestions.



Opening the World to Your Child



International School of Tucson

SW GAS PROJECT - LESTER STREET

Construction Alert:

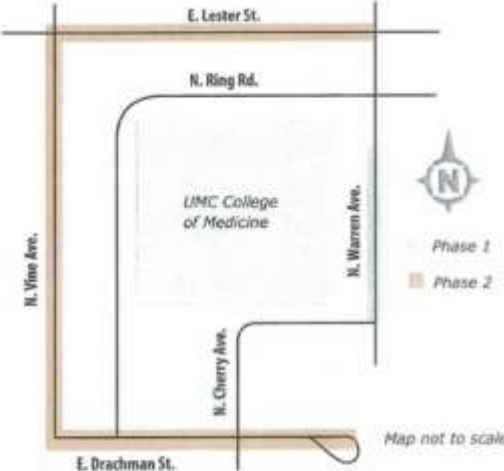
Drachman Street, Vine Avenue, Lester Street and Warren Avenue near Banner University Medical Center

Starting Monday, March 7, 2016

A contractor for Southwest Gas is beginning pipeline improvement work along Drachman Street from Warren to Vine, Vine Avenue from Drachman to Lester, and Lester Street from Vine to Warren, as well as Warren Avenue in the Banner University Medical Center area. Either day or nighttime work hours should be expected depending on the roadway section. The project is expected to be completed by Aug. 8, 2016.

You may be impacted by road restrictions while this work takes place, which include:

- Intermittent lane closures
- One-way traffic on Vine Avenue and Lester Street
- Daytime roadway work hours from 6:30 a.m. to 5 p.m.
- Nighttime roadway work between 7:30 p.m. and 6 a.m.



Vehicular access to businesses and residences will be maintained.

If you have any questions or concerns, please call the project hotline at **844-258-7481**.

Thank you for your patience during this construction.

SW Gas postcard flyer mailed to residents

- Project benefits the neighborhood natural gas infrastructure and Banner
- Work continues through August
- SW Gas project contacts:
Hotline: 844-258-7481
Field superintendent:
Josh Spivey, P.E. Distribution Engineer, Engineering direct 520.794.6269
mobile 520.237.9579
josh.spivey@swgas.com

HELIPAD UPDATE

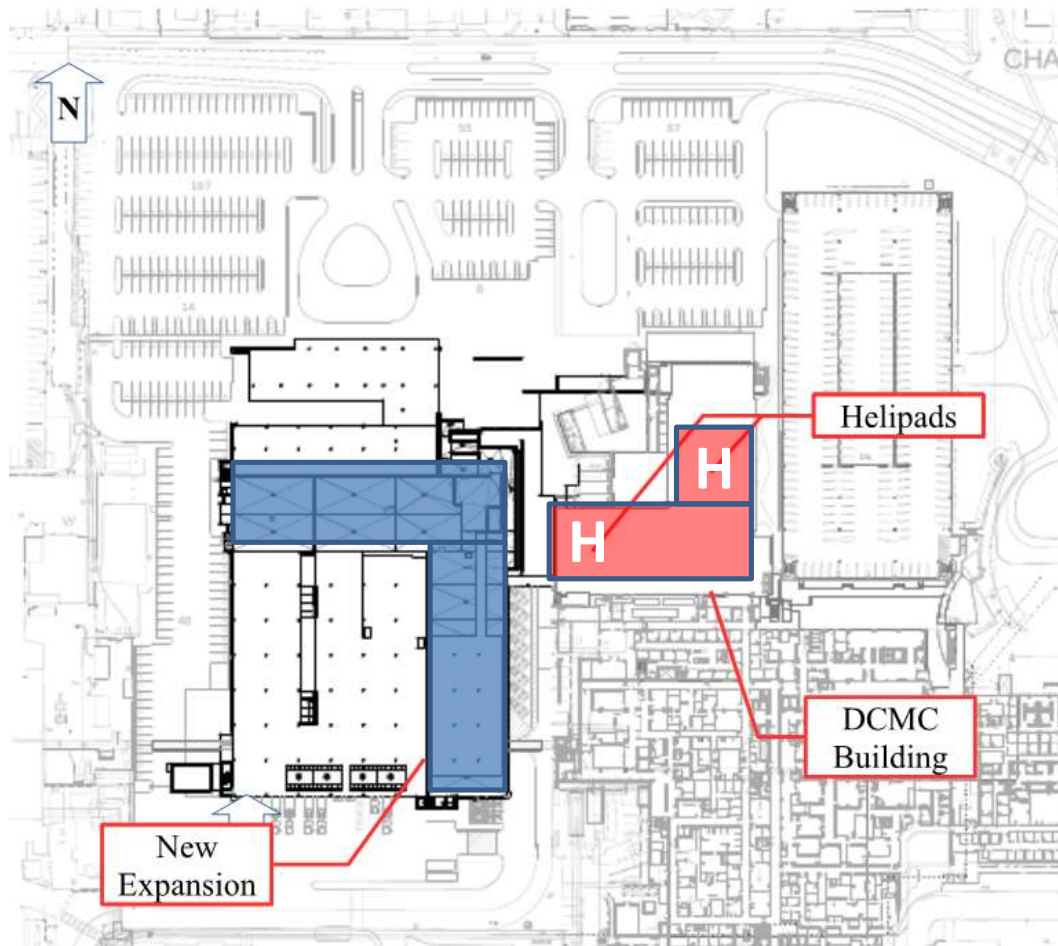


Figure 2.5. Relative Location of New Hospital Expansion

- Helipad will remain in place until next phase of the hospital expansion (levels 10 and 11)
- Construction cranes and then the new building will cut-off flights coming from the west (starting in June 2016)
- An updated “Fly Friendly Corridor” diagram is required for the west approach changes and must be consistent with the Fly Friendly Memorandum of Understanding (MOU)

ACOUSTICAL STUDY CONCLUSIONS:

- No sound pressure change to north
- Slight sound pressure reduction to west
- Slight sound pressure increase to east
- Acoustician recommendations:
 - Mitigate projected sound pressure increase to the east by requesting "...higher flight altitude near Campbell Avenue."

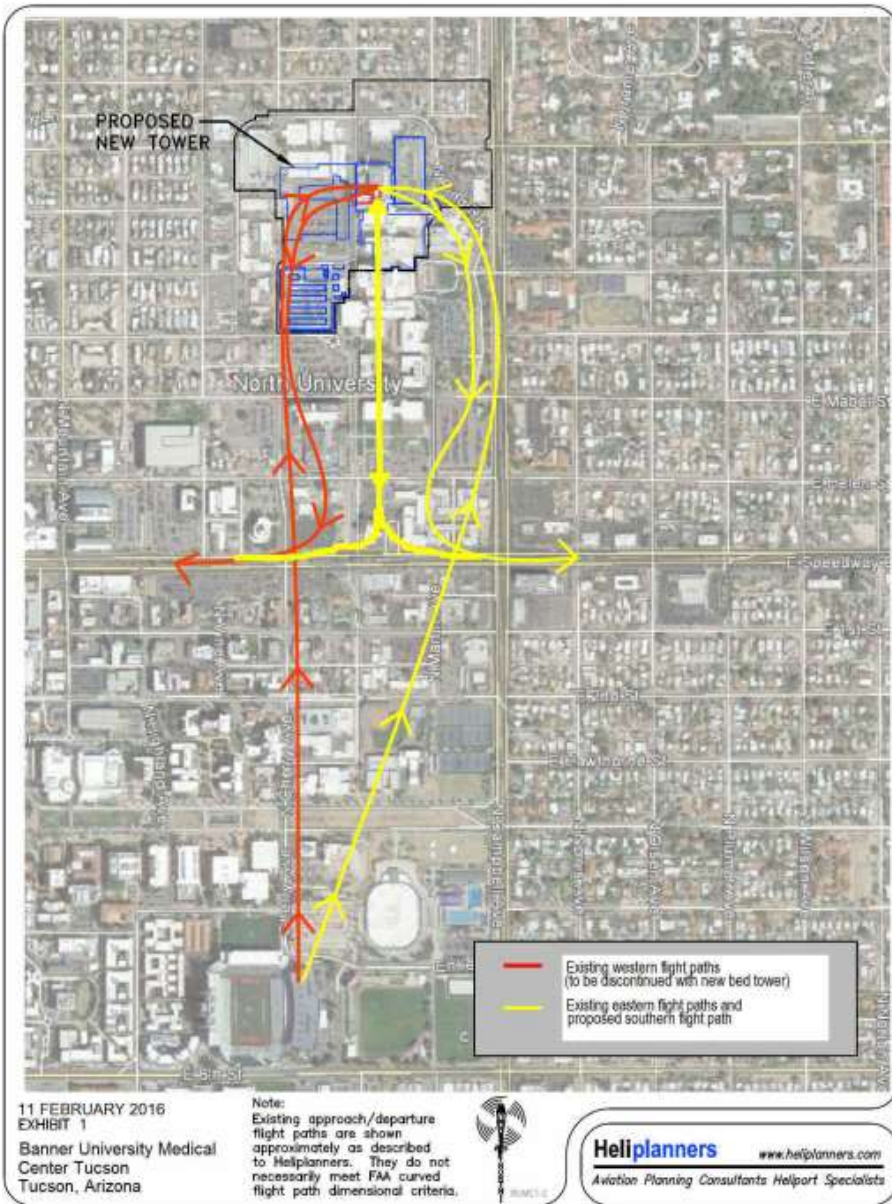
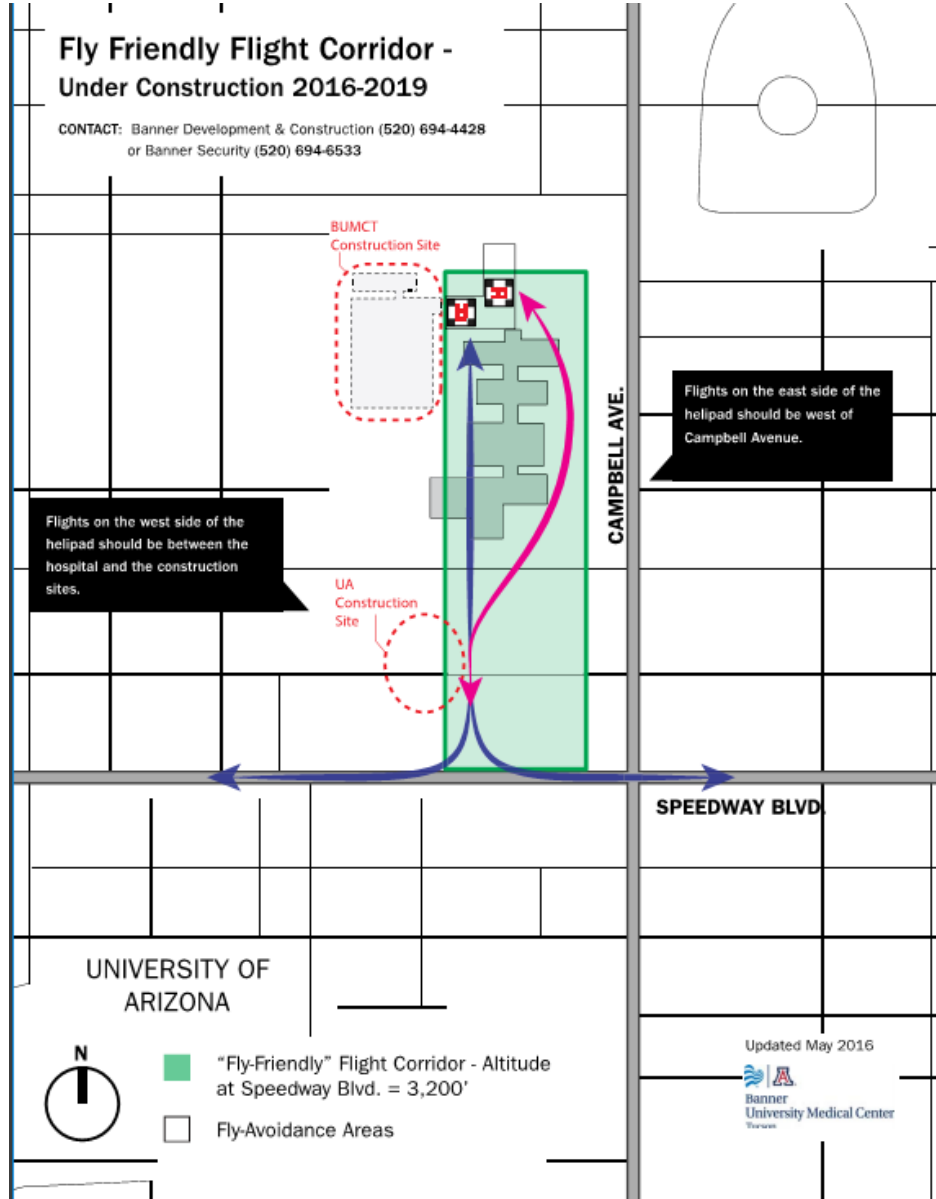


Figure 2.6. Proposed Southern Route to Replace West Approach (red) Blocked by New Building

HELIPAD – FOLLOW-UP



- Update flight path diagrams
 - Campbell Avenue flights should be west of Campbell
 - Remove Campbell Avenue as the preferred flight path
 - Change west flight path for construction cranes and new building
 - Flights should be at 3,200 ft altitude at Speedway and fly a steeper arrivals/departures to minimize flight noise impact to the east
- Communications with helicopter providers
 - Construction flight path changes
 - New Fly Friendly Flight Corridor diagram
 - Neighborhood MOU flight path briefing
 - Communications protocols
- Activate Campbell Avenue camera
 - Improve flight monitoring in that area
- Re-train Banner Security
 - Revised Fly Friendly Flight Corridor
- Catalina Vista Helicopter Committee
 - Encourage the committee to work through established neighborhood committees such as CCRC (Campus Community Relations Committee) and the Banner Neighborhood Committee to ensure collaboration with other neighborhoods

BUMCT and BUMC North Schedules

	2015				2016				2017				2018				2019				2020			
BUMCT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Design/Permit																								
Obtain PAD Zoning																								
Construct New Facility																								
Activate/Open New Facility																								
Construct DCMC Entrance																								
Renovate Portions of DCMC/NEP/201																								
U of A Vacate Modulars (5/1/2018)																								
North Campus	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Service Planning/Programming																								
Design/Permit North Campus Building																								
Construct North Campus Building																								
Activate/Open New Facility																								
Relocate Existing Linear Accelerators																								

Key Dates:

- North Campus opens Q1 2018
- BUMCT Hospital opens Q2 2019
- Renovation complete Q2 2020



BUMCT hospital webcam

North Campus Health Center Entry & Parking Garage



*View of the new Health Center looking toward the Fasseas
Building
Smith Group JJR - Architects*

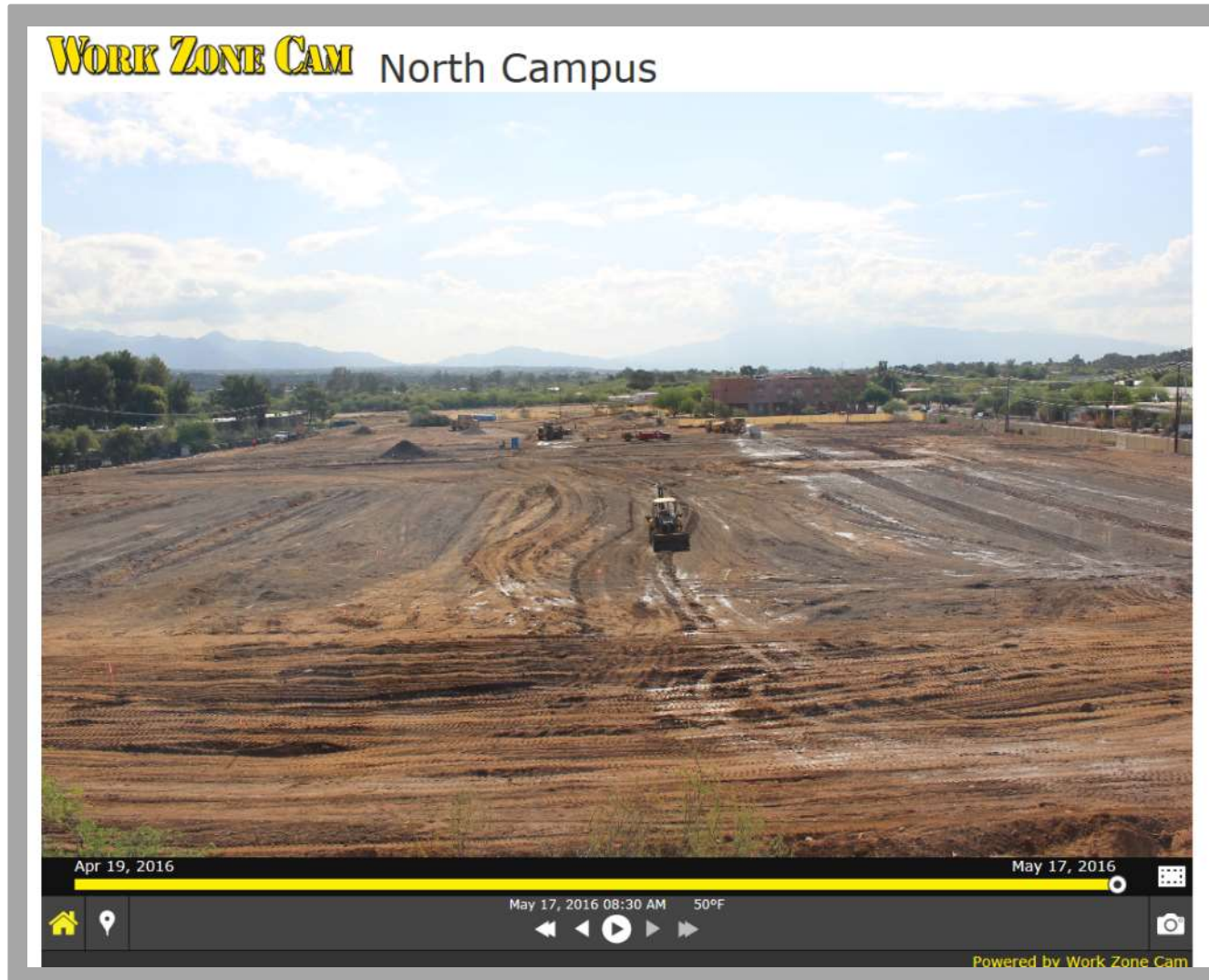
North Campus Site Plan



North Campus Project Facts

- Three-story 207,000 SF building with 33,000 SF of that shelled for future expansion
- Out-Patient Services:
 - Radiation Oncology
 - Imaging
 - Adult Specialty Clinics
- Site Improvements:
 - Three-story, 960 car parking garage
 - Repave Allen Road
 - Increased storm water detention
 - Modification/expansion of healing garden with similar characteristics of existing landscape
- \$100M project budget
- Opening 1st quarter 2018

NORTH CAMPUS CONSTRUCTION WEB-CAM



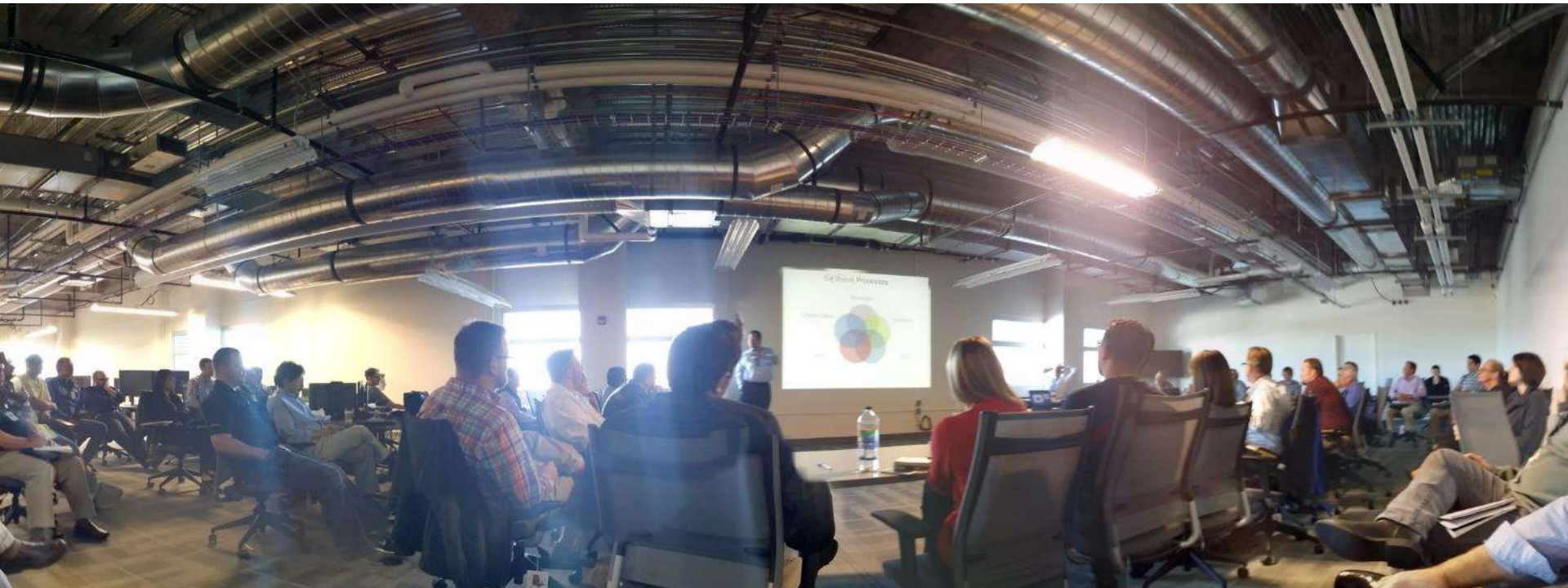
<https://www.workzonecam.com/projects/bannerhealth/northcampus/workzonecam>

Neighborhood Committee Next Meeting Dates

Proposed meeting schedule: every 3 months and as needed.

- August 10 – will be confirmed in July
- November 9
- February 8 (2017)

QUESTIONS & FEEDBACK



The BIG Room – project team room

Project Team - Show & Tell



- Jake Parduhn – Sundt | DPR
 - Construction safety overview
- Nic Chavez – Sundt | DPR
 - BIM (Building Information Modeling) demonstration
- Elizabeth Spelman – Shepley Bulfinch | GLHN Architects
 - REVIT (software application that supports a BIM and is used to develop design models) demonstration