Banner University Medicine

BUMCT Parking Garage Expansion

Jefferson Park Neighborhood Association
Wednesday September 23rd, 2026
5:15 pm

Agenda

1. Overall Project Schedule
2. BUMCT Campus Plan
3. Perspectives
4. Logistics Plan
5. Questions

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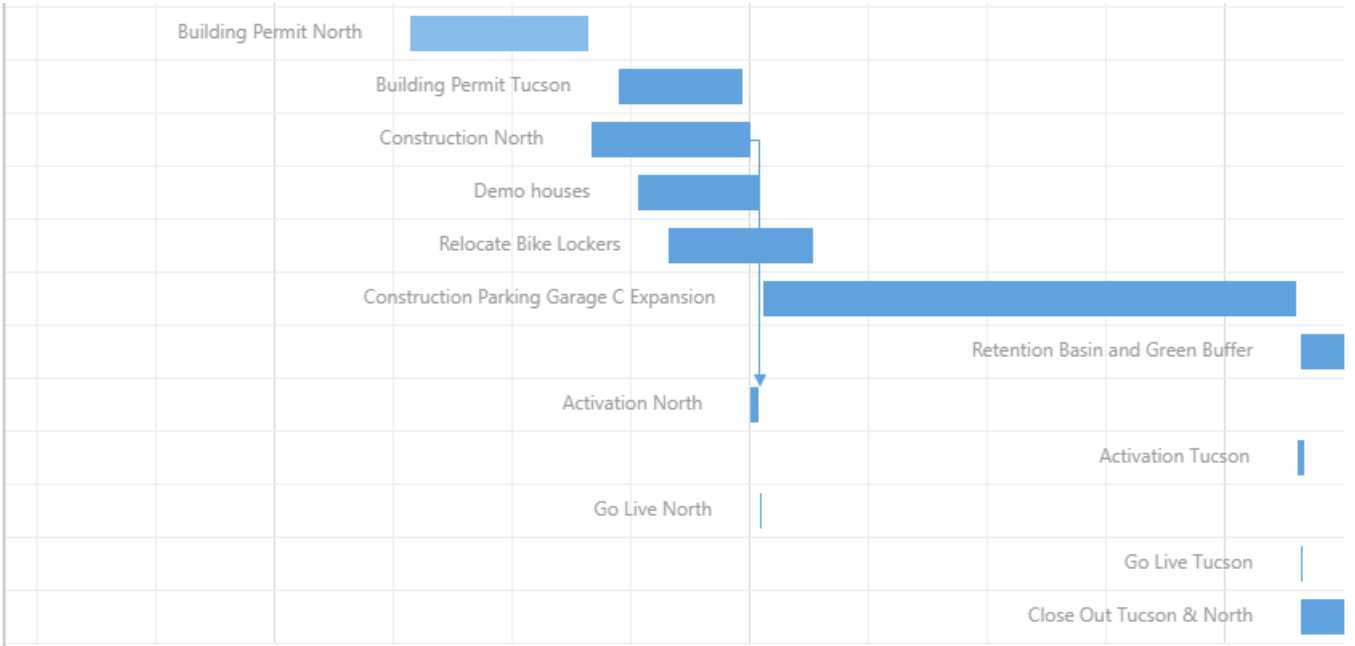
Project Schedule

Building Permit North	100 days	Apr 13, 2026	Aug 28, 2026	100
Building Permit Tucson	70 days	Sep 21, 2026	Dec 25, 2026	0
Construction North	89 days	Aug 31, 2026	Dec 31, 2026	0
Demo houses	69 days	Oct 6, 2026	Jan 8, 2027	0
Relocate Bike Lockers	80 days	Oct 29, 2026	Feb 17, 2027	0
Construction Parking Garage C Expansion	294 days	Jan 11, 2027	Feb 24, 2028	0
Retention Basin and Green Buffer	25 days	Feb 28, 2028	Mar 31, 2028	0
Activation North	5 days	Jan 1, 2027	Jan 7, 2027	0
Activation Tucson	3 days	Feb 25, 2028	Feb 29, 2028	0
Go Live North	1 day	Jan 8, 2027	Jan 8, 2027	0
Go Live Tucson	1 day	Feb 28, 2028	Feb 28, 2028	0
Close Out Tucson & North	90 days	Feb 28, 2028	Jun 30, 2028	0



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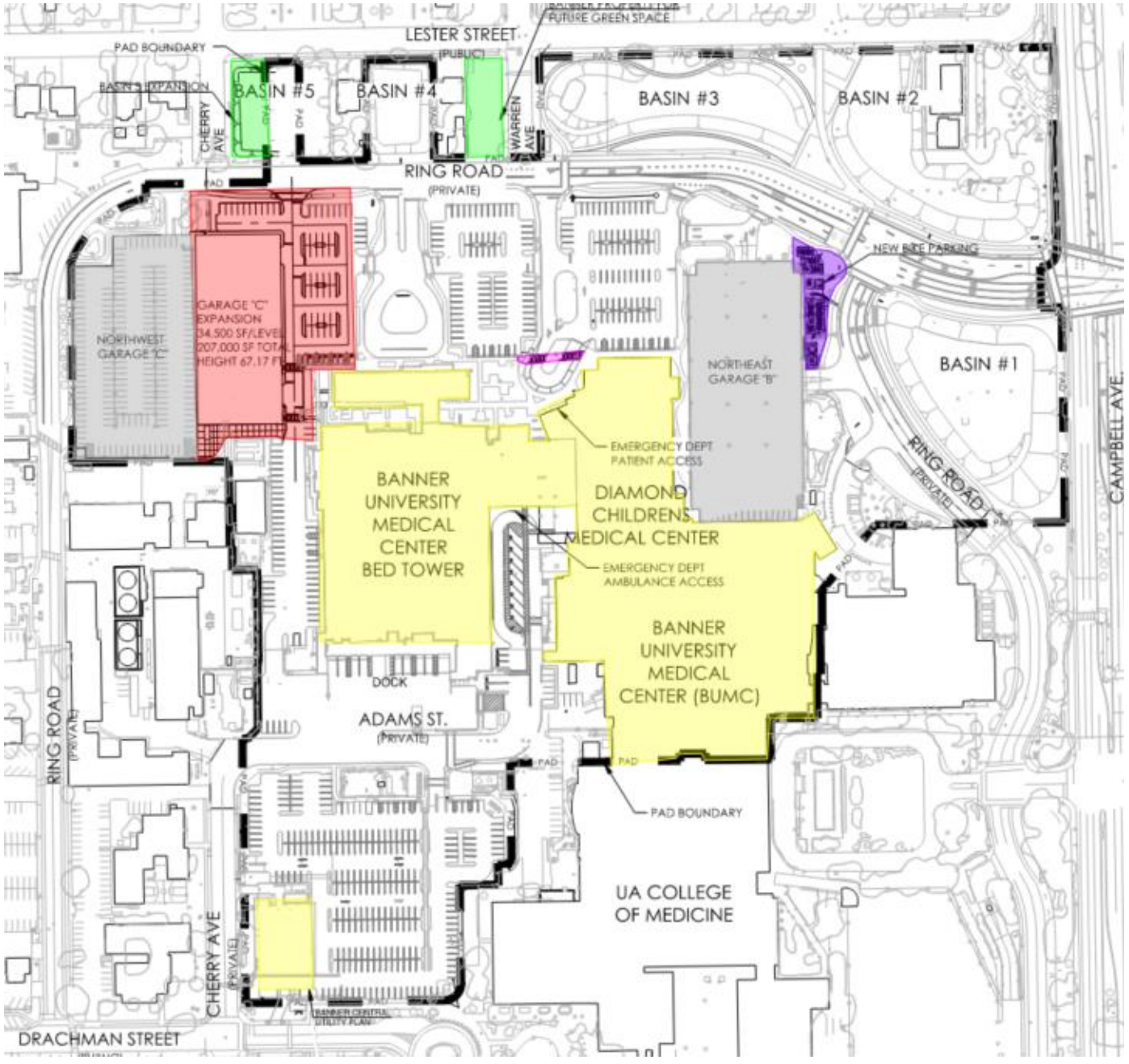
BUMCT Campus Plan



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Construction Logistics Plan

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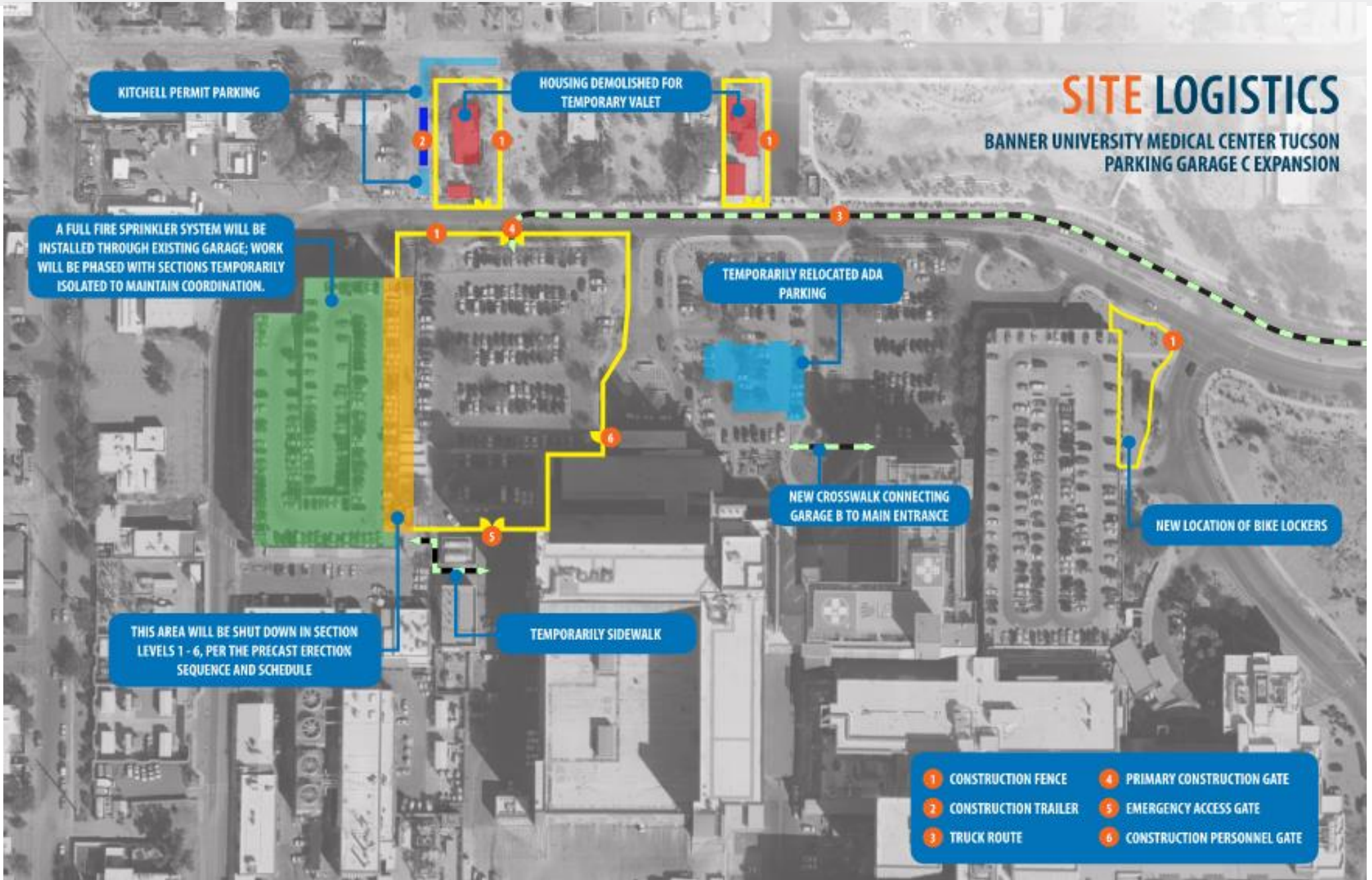
Construction Logistics Plan



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1. Will you be moving the barriers out from the Ring Road to the corner of Warren and Lester and then to Cherry and Lester. What will that look like? We are not planning to remove the barriers. We will use the existing curve cuts to get access to the properties and Ring Road.

2. Need to include the mitigation fencing/ barriers we discussed into this project. Plantings-possibly now on the Lester side. Once the parking garage has been completed, we will turn these spaces in landscape areas. We will add the fencing as we did in the other properties and add the fencing at the property we missed.

3. How long do you expect the garage project to take? Projected length of time for each part of the project. How long for each piece - house demos, and then length of use as parking lots? We anticipate demoing the houses end of September. We will start construction of the Parking Garage end of this year. We are hoping to complete the parking garage end of 2027 or early 2028.

4. What will be done to address the lighting for both lots, so that it does not shine into residences. There is enough street lighting, we will not provide any additional lighting on those lots.

5. How will noise be addressed? We will be using the lots during business hours and just during the week. There will be no traffic there during the night.

6. The areas need to be fenced, so people do not use them as open cut-throughs into the neighborhood, nor as ancillary parking. We will provide fencing and close the lots at the end of the day.

7. What are the hours of Valet Parking? Monday through Friday, 7:00am till 8:00pm.

8. How will the lots be closed off after hours? We will have chain link fencing and gates to close the lots.

9. What will be done to mitigate the dust and noise during the demolition of the houses? We will have a means of watering / misting the demo activities to mitigate dust, we will also look at installing a temp 8’ tall plywood barrier at the east house to help with dust migration and lose debris on the fence line. This will be removed after the house is demoed. working hours will be from 6 am to 2 pm.

10. As you know per agreement, Banner will handle the cost of redistricting when the time comes. If we could get a copy of the architect's plans that would be great. As soon as we have them, we will send you a copy. We understand that these will be Banner costs.Above is the rendering of the added parking garage. I will work with the design team to get the houses removed and add the green landscape buffer and fencing as requested.

Q & A

Thank you, Neighbors.