

District 3 – Planned Area Development (PAD)
Copper Sky Medical Campus
PAD Project Narrative

Date: September 8, 2025

Second Submittal

Prepared for: The City of Maricopa

Prepared by: The BR Companies

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Executive Summary

BR Companies and our Partners, through the RFP process with the City of Maricopa, have been selected as the Developer to purchase a portion of land within the Copper Sky Park for the development of an ER Hospital and Medical Office Building (MOB). The City of Maricopa issued this RFP to address the shortage of healthcare services available in the area, and the City Council has since approved the Purchase Sale Agreement (PSA) to BR Companies.

Our vision for this Campus is to create a wellness campus with comprehensive services and amenities for patients, family, and staff. We're focused on staff attraction and retention using workforce-centered design, and design that is future-ready by being geographic and socially appropriate. Our aim is to retain outbound healthcare spending locally to benefit the overall local economy and the community.

As with any development the parameters for success are important for both the Developer and the City. We understand the importance of establishing some guardrails to protect the future interests and vision of the City, as well as give us as the developer room to refine the project needs and project specifics. We are in conversations with several major Hospital Operators to secure a commitment to ultimately operate the ER Hospital. This operator may operate a portion, or all, of the MOB as well. The hospital operator will highly influence

the development of this land which is why we are presenting several variations within the submittal for review. This will help accommodate, for example, staffing logistics as they relate to multi-level hospitals, and future growth and phasing.

We have some flexibility within the PSA language for the use and division of the land to achieve its best use. In the variations provided we are considering three separate parcels, Parcel 1 for the ER Hospital, Parcel 2 for the MOB, and a third parcel for either a second MOB or Retail to support the Medical Campus vision and goals.

Copper Sky Park presents a unique opportunity for this development in that the City of Maricopa has invested heavily in the surrounding area making up the Park. Our goal is to contribute to this vision for the benefit of the city, but also to benefit the long-term viability of the Medical Campus. By creating a vibrant and diverse Campus, with access to the Copper Sky Park, we're aiding in staff attraction and retention, a healthy lifestyle, and a desirable opportunity for bringing in and growing the best healthcare services for the community.

Previous development efforts include an approved PAD (Planned Area Development) for this area which includes the properties in this narrative, as well as the property directly to the East and several properties to the South. Prior to the PAD this site was zoned MU-G (Mixed-Use-General). The current PAD notes the Use for our property as Medical Campus, which we intend to maintain. BR Companies submits this PAD application to replace the previous PAD to better align with today's development goals.

District 3 – Planned Area Development (PAD)
Copper Sky Medical Campus
PAD Booklet



Conceptual Rendering of Copper Sky Medical Campus

Date: September 17, 2025

Second Submittal

Prepared for: The City of Maricopa

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Property Overview

The property proposed in this PAD submittal is part of a larger area known as Copper Sky Regional Park. Copper Sky Regional Park is the result of an effort undertaken by the City of Maricopa in 2010 to capture and deliver on the request by the Community to provide community services, which today, include a regional park, aquatics center, and a multi-generational center. The park encompasses 140 total acres in the heart of Maricopa.

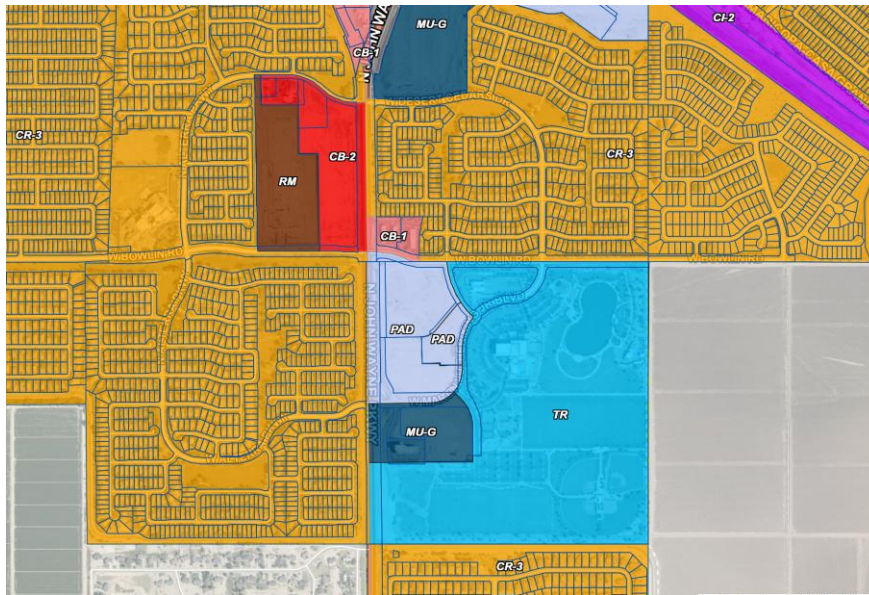
Intentionally set aside for future commercial and hospitality development, the frontage along John Wayne Parkway is ready to be developed under the vision to create a high-quality mixed-use destination, one that compliments the Copper Sky complex and delivers significant social and economic impact for the community.

The portion of Copper Sky Park referenced in this PAD is located on the SE corner of N Maricopa Road (N John Wayne Parkway) and Bowlin Road, consisting of two parcels, APN 510-120-014N and 510-120-014D.

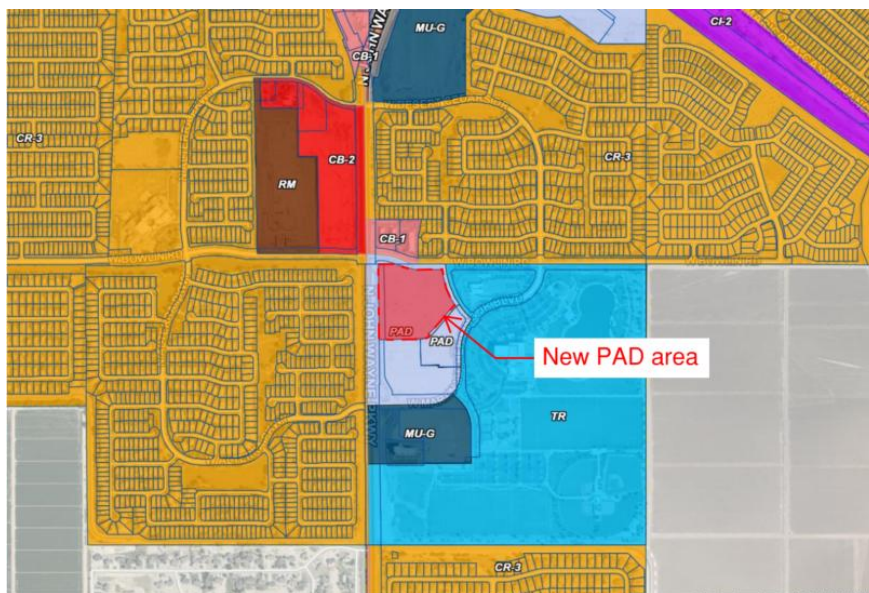


Vicinity Map

There is an existing PAD (Planned Area Development) for this area which includes the parcels in this narrative, as well as several other properties. Prior to the PAD this site was zoned MU-G (Mixed-Use-General). The current PAD notes the Use for our property as Medical Campus, which we intend to maintain. This PAD application is meant to better align with today's development goals.



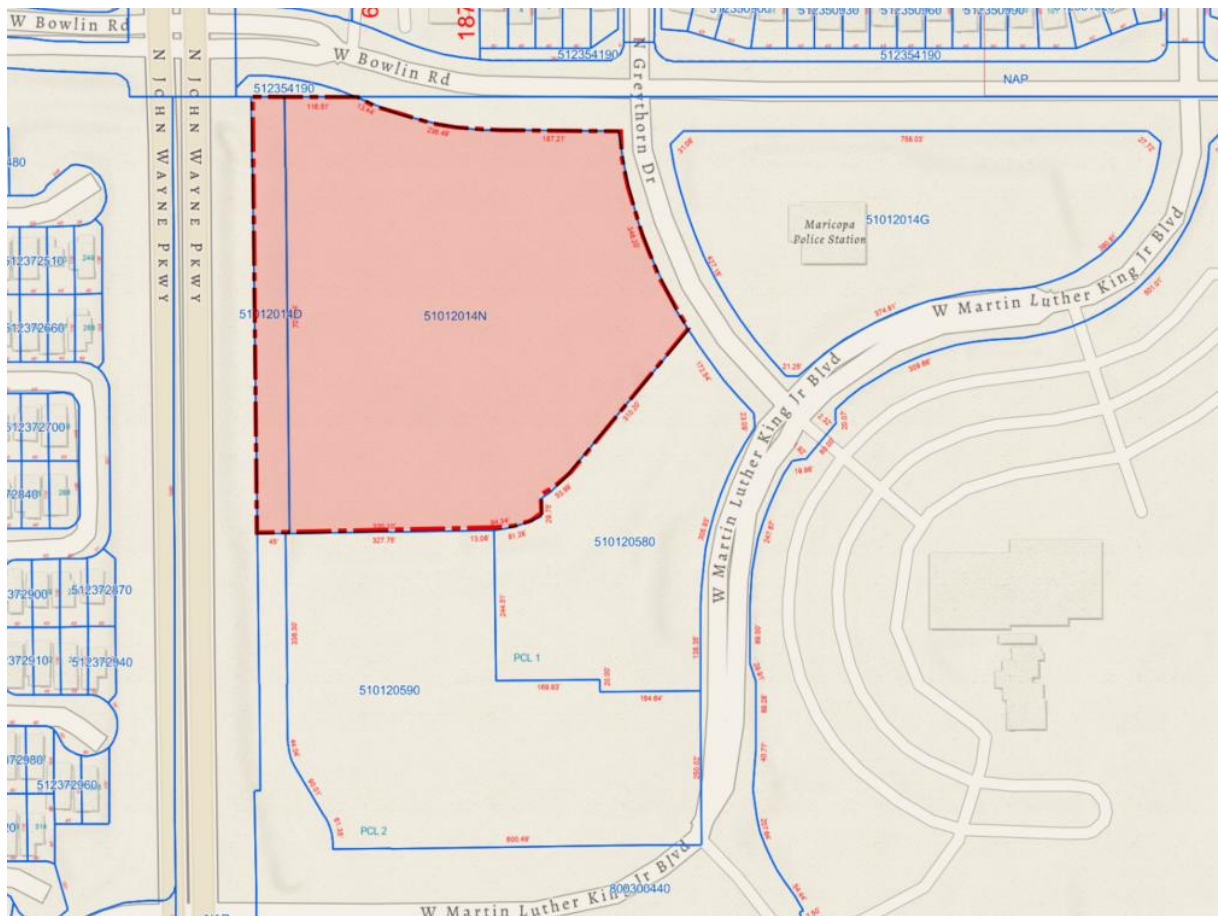
Existing zoning for the site and surrounding area



Proposed zoning for the site and surrounding area

A small parcel North of our site, parcel number 512-35-4190, is a remnant of the housing development across Bowlin Road, and controlled by an HOA. This parcel is not part of this Planned Area Development.

The owner of the two parcels South of our site has plans for a senior living facility on their property off Greythorn Drive and does not currently have any approved plans on file for the parcel closer to John Wayne Parkway. They have agreed to a shared driveway off Greythorn Drive, and we will coordinate a connector drive between their southwest parcel and our property.



Existing parcels around the PAD

The West side of the property has a drainage channel running the length of the site within the ROW. See development standards for details around entry drives, landscaping, use agreements, and pedestrian pathways.

The property has recently been graded to align with past development plans, this will be reworked as required for the new development. No existing structures or utilities are known to exist that will require demolition. Field verification and surveys will be completed to verify the existing conditions.



Existing site showing past grading efforts

Project Description

The intended Use is a medical campus with inpatient and outpatient services. Additional uses, such as retail and multi-family, are included with the intent of providing complementary uses to the primary healthcare function and contribute to the overall vision and goals of the project.

No more than three parcels will make up the Planned Area Development which will be submitted for final plat for review and approval. See the development standards sections for minimum lot size and shape.

Parcel 1 - ER Hospital

The ER Hospital parcel size will be the largest of the proposed parcels at approximately 4.25 acres. At a minimum, the building will be a single story in areas combined with portions consisting of two stories, or 20 to 35 feet in height, and approximately 60,000 square feet. At a maximum it will be four stories, or 65 feet in height, and approximately 100,000 square feet. It will include patient drop-off and pick-up, an ambulance bay, helipad, central utility plant, and enclosures for other required services such as trash and recycle, emergency power, and oxygen. Design for the helipad will include an aviation consultant to ensure safe and adequate flight paths and will be sent to appropriate jurisdiction for review and approval.

The Hospital will be developed as an acute care hospital and shall include:

- **Bed Count:** Minimum of 24 licensed med-surg inpatient beds, of which at least four (4) will be universal beds equipped with higher acuity and ICU-level care specifications.
- **Operating Suite:** At least one (1) operating/procedural room, with associated pre-operative and recovery bays, and a sterile processing department.
- **Emergency Department:** At least ten (10) treatment bays, intake areas, and a helipad.
- **Diagnostic Imaging Services:** Standard hospital imaging services, including but not limited to CT, MRI, and X-ray.
- **Support Services:** Pharmacy, laboratory, materials management, dietary services, cath lab and other ancillary services required to be included in site plan for the acute care hospital.

Parcel 2 - Medical Office Building 1 (MOB)

The MOB 1 parcel size will be between 2.5 and 3.5 acres. The MOB shall provide a variety of outpatient services, including an Ambulatory Surgery Center (ASC), with a total approximate medical office space of 30,000 to 80,000 square feet. The building will be limited to three stories, or 50 feet in height, and have an enclosed generator for support, trash and recycle enclosure, and separate patient drop-off and pick-up areas.

Parcel 3 - MOB 2, Retail, and/or Multi-Family

This parcel will be between 1.5 and 2.5 acres. If the parcel is developed as Retail, it will be as a single-story building of about 15,000 square feet. This scenario may include multi-family on the upper floor(s) to serve as support housing for the hospital. If it's developed as an MOB, it will be as a two-story building of about 40,000 square feet. The development of this parcel will include its own trash and recycle enclosure. As noted above, a retail component would be intended to support the Medical Campus in the types of retail offered, such as food and beverage, or other general commercial support for staff, patients, or visitors, or as commercial support for the greater Copper Sky Park.

Conformance with Applicable Plans

The proposed Copper Sky Medical Campus supports the goals and long-term vision of the City of Maricopa by creating a centralized, accessible healthcare hub within the Copper Sky area. Already an important destination for recreation, community events, and mixed-use amenities, Copper Sky provides the ideal setting for a medical campus that will integrate seamlessly with its surroundings and serve the growing needs of the region.

The medical campus will deliver a full continuum of healthcare services – from primary care and specialty clinics to hospital-based services – with flexibility to expand over time as the City grows. Its location near established transit corridors ensures convenient access for residents across Maricopa and the surrounding region, while its scale and mixed-use character align with the 2040 General Plan vision of building strong community anchors.

The following responses outline how the Copper Sky Medical Campus meets the objectives of the City's General Plan:

GENERAL PLAN GOAL H2.d.5: Encourage the Development of an array of healthcare facilities.

- **Objective:** *Attract and develop state-of-the art hospitals and full-service healthcare facilities including specialized medicine, emergency rooms, trauma centers, and air transport. Facilities should be located in close proximity to transit corridors and to the populations they serve for convenient access to services.*
- **Objective:** *Encourage the creation and maintenance of facilities specializing in behavioral health, emergency and general psychiatric care.*

Response: The Copper Sky Medical Campus will be anchored by a modern, full-service hospital providing emergency services, specialty care, and inpatient facilities. Its central location within Maricopa positions it directly adjacent to existing transportation networks, ensuring accessibility to the community. The hospital is designed to be state-of-the-art, incorporating the latest in patient-centered care and technology, while leaving capacity for expansion as service demand grows.

In addition to general acute services, the PAD includes Medical Office space which has the benefit of being much more flexible and adaptive to growing community needs. The PAD provides the physical infrastructure for the development of behavioral and psychiatric care.

GENERAL PLAN GOAL H2.d.6: Stimulate the expansion of variety of healthcare services.

- **Objective:** *Facilitate strategic placement of complimentary health care service locations such as group medical buildings and plazas.*
- **Objective:** *Facilitate, recognize and promote a variety of affordable professional medical services including family and general practice, primary care and dentistry.*
- **Objective:** *Support the growth of advanced treatment specialties, psychological services, nutrition and dietetic support, chiropractic care and education.*
- **Objective:** *Attract supportive services, such as urgent care facilities, medical laboratories, and hospice.*

Response: The PAD includes provisions for medical office buildings (MOBs) and outpatient facilities, strategically clustered around the hospital to foster an integrated campus environment. These MOBs will accommodate physician practices, diagnostic services, and outpatient surgery centers, creating a full-service destination for care.

The medical campus is planned to include a diverse range of outpatient clinics offering primary care, family practice, dental care, and preventive health services. This ensures that healthcare is accessible and affordable for Maricopa residents.

Space within the PAD has been designated for specialty providers and supportive care services. This will enable growth of advanced practices in oncology, cardiology, orthopedics, women's health, and mental health, as well as complementary services like nutrition, therapy, and education.

The PAD supports a mix of complementary services including urgent care, imaging centers, laboratories, and hospice. These facilities are strategically incorporated into the master plan to ensure the campus delivers a comprehensive continuum of care for residents at all stages of life.

Economic Benefits and Job Creation

The Copper Sky Medical Campus will serve as an engine for local economic growth, aligning with Maricopa's broader goals for sustainable development:

- **Construction Phase Jobs:** The build-out of the hospital, MOBs, and supporting infrastructure will generate hundreds of construction and trade jobs, creating near-term employment opportunities and significant local investment.
- **Permanent Healthcare Workforce:** Once operational, the campus will employ physicians, nurses, technicians, administrators, and support staff across a range of specialties. This will provide hundreds of long-term, high-quality jobs within Maricopa.
- **Supportive and Ancillary Employment:** The project will also attract secondary jobs in areas such as hospitality, retail, transportation, and professional services, as employees, patients, and families support local businesses.
- **Regional Economic Anchor:** By retaining healthcare expenditures within Maricopa and reducing outmigration for medical services, the campus will strengthen the local economy and increase the City's competitiveness as a healthcare destination in Pinal County.

Alignment with the City of Maricopa 2040 Vision

The Copper Sky Medical Campus is more than a healthcare project — it is a community anchor that reflects the core themes of the City's 2040 Vision:

- **Healthy Community:** By providing a full spectrum of medical, behavioral, and preventive care services, the campus ensures that residents can access high-quality healthcare close to home.
- **Economic Prosperity:** The project generates construction and healthcare jobs, attracts supportive businesses, and keeps healthcare spending local, directly advancing Maricopa's economic development goals.
- **Connected Growth:** Strategically located within the Copper Sky district and adjacent to major transportation routes, the campus supports smart, accessible growth that benefits the entire region.

In short, the Copper Sky Medical Campus embodies the City's long-term vision of building a healthier, more prosperous, and better-connected Maricopa.

Ownership and Maintenance

A shared use and maintenance agreement will be created to ensure site maintenance of items like landscaping, shade structures, parking areas, site amenities and retention areas. The agreement will be submitted to the City of Maricopa for review and approval.

Standards and Guidelines

The requirements of the Zoning Ordinance shall apply except where stated otherwise by this PAD. All uses not specifically addressed herein will not be allowed unless determined as acceptable by the Zoning Administrator at a later date.

Land Uses

Permitted, Conditional, Accessory, and Prohibited Uses permitted by right: see charts below

- Existing Land Use Vacant
- General Plan Designation Mixed Use (MU)
- Current Zoning PAD

- Uses conditionally permitted: see charts below
- Accessory uses: see charts below
- Prohibited uses – *all uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be similar to a permitted use.*

Minimum number of Land Uses will comply with Table 18.60.030 of the Maricopa Municipal Code, Section 18.60 Planned Area Developments:

Minimum Acres	Minimum Number of Land Uses
0 – 49	1

The Table below prescribes the land use regulations for this PAD. The regulations for each district are established by letter designations as follows:

“P” designates permitted uses.

“C” designates use classifications that are permitted after review and approval of the conditional use permit by the planning and zoning commission

For definition of Uses, see adopted City of Maricopa Zoning Code

Land Use Regulations		
Land Use		Additional Standards
Residential		
Multiple-Unit Dwelling	P(1)	
Public and Semi-Public		
Hospitals and Clinics		
Hospitals	P	MCC 18.120.130, Hospitals and clinics
Clinic	P	MCC 18.120.130, Hospitals and clinics
Child Care Centers	P	MCC 18.120.080, Day care facilities
Commercial		
Eating and Drinking Establishments		
Restaurants, Full Service	P	MCC 18.120.030, Alcoholic beverage sales MCC 18.120.100, Eating and drinking uses MCC 18.120.190, Outdoor dining and seating
Restaurants, Limited Services (including fast food)	P	MCC 18.120.030, Alcoholic beverage sales MCC 18.120.100, Eating and drinking uses MCC 18.120.190, Outdoor dining and seating
Restaurants, Take-out Only	P	MCC 18.120.030, Alcoholic beverage sales MCC 18.120.100, Eating and drinking uses MCC 18.120.190, Outdoor dining and seating
Mobile Merchants	P	MCC 18.120.170, Mobile merchants
Office		
Business and Professional	P	
Medical and Dental	P	
Walk-In Clientele	P	
Retail Sales		
General Retail – Small Scale	P	(A); MCC 18.120.250, Restricted retail uses

(1) Nonresidential uses on ground floors only unless approved by the planning and zoning commission.



Conceptual land use diagrams

Project Development Standards

We propose to uphold the requirements for the following sections, as they are outlined in Title 18, Zoning, for the MU-G General Mixed Use portion of the Maricopa Municipal Code, unless otherwise noted in this submittal.

- Maximum Building Height (ft.): 65-feet
- Minimum Building Height (stories): 1
- Front Setback: 10-feet
- Side and Rear Setback: 0-feet
- Street Side Setback: 20-feet
- Maximum Floor to Area Ratio (FAR) 1.2

Site Design

The development and related structures shall be designed and constructed in accordance with all applicable federal, state, and local laws, rules, and regulations, including the City's zoning, design review, building codes, parking requirements, and landscaping standards unless noted otherwise.

Site Entrances

Three site entry points will be provided from City streets. A single entry along North John Wayne Parkway, which will require a culvert bridging the drainage channel, an emergency only entrance off W Bowlin Rd, and full access entrance off Greythorn Drive. The site entrance off Greythorn Drive will be shared with the property owner directly South of us and will run along the southern boundary of our site, the center of the road will run along the South property line and will include a single connection drive onto the Southwest property. Exact location, orientation and layouts will be reviewed and submitted to the City for final approval.



Conceptual locations of site entry points and cross connectors

Shade

To create a unified campus environment and to facilitate pedestrian movement shade structures will be provided between buildings in portions of the campus. These structures will be partially closed to allow for movement of air and moisture but provide shade below.

Helicopter Pad

Proposed final approach and take off area (FATO) path(s) for the helipad, along with the proposed accident protection zone (APZ), shall be provided to the City for review and approval. Final approval of the helipad will follow the latest FAA Advisory Circular for helipad/port design, 150/5390-2D, as applicable.

Traffic

A Traffic Impact Analysis will be conducted and provided to the City for review and approval. The analysis will take into account the major intersections and entry points during peak hours as described in a separately submitted scoping checklist.

Lighting and Signage Design

Site lighting is intended to create a safe and welcoming environment. Signage will include monument signs at each entry drive and building signage to comply with current building codes and zoning ordinances. Design standards are intended to be similar to existing lighting and signage at Copper Sky to create continuity between adjacent properties.



Existing Pedestrian Site Lighting at Copper Sky Park



Existing Wayfinding Signage at Copper Sky Park

Parking Standards

Required number of parking spaces will be based on the use, as outlined in the Zoning Ordinance section 18.105, table 18.105, 040 Required Parking Spaces, and as noted below for the primary intended uses of the site. Parking space layout and design will be per the current approved Zoning Ordinance.

Land Use	Minimum Parking Requirement
Hospital	1 space per 400 s/f
Clinic	1 space per 200 s/f 1 space per 150 s/f for urgent care facilities
Multiple-Unit Dwelling	Guest – 0.2 space per unit Studio – 1 space per unit 1 Bedroom – 1.5 spaces per unit 2 Bedroom – 2 spaces per unit 3 Bedroom – 2.5 spaces per unit 4 Bedroom – 3 spaces per unit
Child Care Centers	1 space per 375 s/f
Restaurants, Full Service	1 space per 100 s/f of customer seating area, and 1 space per 400 s/f for outdoor seating area
Restaurants, Limited Services	1 space per 75 s/f of customer seating area, and 1 space per 400 s/f for outdoor seating area
Restaurants, Take-out Only	1 space per 300 s/f of customer seating area, and 1 space per 200 s/f for outdoor seating area
Office - Business and Professional	1 space per 375 s/f
Office - Medical and Dental	1 space per 200 s/f
Office - Walk-In Clientele	1 space per 200 s/f
General Retail – Small Scale	1 space per 300 s/f

Several parking scenarios have been considered below, each scenario distributes the required parking in different ways and will be documented within the shared use

agreement. In addition, a separate cross-parking agreement with the City of Maricopa is referenced for additional spaces, recorded under a separate document.

The first scenario includes the Hospital, MOB, and Retail, where the Hospital is built to 60,000 square feet, the MOB to 40,000 square feet, and Retail to 15,000 square feet. This results in a total parking requirement for all three parcels of 400 spaces, not including the multiple-unit dwelling portion which would be additional, and would be achieved through a shared parking agreement. Parking spaces would be distributed across all three parcels.

The second scenario includes the Hospital, and two MOBs, where the Hospital is built to 60,000 square feet and the MOBs total 80,000 square feet. This results in a total parking requirement for all three parcels of 550 spaces. The majority, if not all, of the required parking would be achieved through a shared parking agreement and distributed across all three parcels, excess parking to be covered by the cross-parking agreement mentioned above.

The third scenario includes the Hospital, and two MOBs, where the Hospital is built to 100,000 square feet and the MOBs total 80,000 square feet. This results in a total parking requirement for all three parcels of 650 spaces. The majority of the required parking would be achieved through a shared parking agreement and distributed across all three parcels, excess parking to be covered by the cross-parking agreement mentioned above.



Map showing location of parking spaces in cross-parking agreement (approximately 130 spaces)

Landscaping

The property will be developed to provide public accessibility through major entry driveways off Graythorn Drive and John Wayne Parkway. Enhanced landscape, parking fields, open space, and pedestrian connections throughout the site in addition to a multi-use trail along the existing drainage channel will be designed to provide users with an inviting experience.

Open Space and Amenities

A minimum of 10% landscape will be dedicated as open space within the commercial development and as part of the approved PAD amendment. These areas will be located throughout the site to provide a natural balance of planting that includes low water use plant material, and any necessary screening to enhance the buffers between basins and pedestrian corridors.

All open space will be considered part of the drainage areas and retention basins, in addition to the multi-use pathway that is along the west side of the property. All other areas will be considered enhanced landscape and will be concentrated around the buildings providing more usable space for employees and visitors.

The landscape will follow the Zoning Code required in Section 18.90 and any additional standards from Section 404 of the Zoning Code.

A multi-use trail will be developed as part of the City's Parks, Trails and Open Space Master Plan along the west side of the property. The trail will be designed as a 16-foot pedestrian pathway consisting of concrete, soft decomposed granite and a soft mowed strip per the City's guidelines.

Additional pedestrian walkways shall connect throughout the site to all buildings, automobile and bicycle parking, open space, off-site walkways and common areas. Pedestrian connections shall adhere to the minimum planting requirements and provide users with enhanced experience through shaded walkways, buffer zones and setbacks. Landscape architectural features will also be thoughtfully designed throughout the site to provide respite areas for users including site furnishings, shade canopies or small gathering nodes.

These calculations have been developed based on the overall vision for the PAD while following the City's guidelines.

- The landscape palette will be consistent and comply with Subdivision Code Appendix A – Landscape Plant List.
 - A minimum of 1 tree, six (6) shrubs, with 40% groundcover shall be installed per every 650 SF of landscaped area.
 - All sizing of trees, understory plant material, and inert material will follow the Landscape Zoning Code under Section 404.



Conceptual diagram indicating location of required pedestrian path

Architectural Design

The development will adhere to the below required elements, as well as include elements for the required values from the additional design elements in the table below. Designs will be submitted to the City of Maricopa for review and approval.

Additional PAD Design Elements	
<i>PAD Development Size (Acres)</i>	<i>Design Element Points</i>
0-49	4

- (1) Request for lot coverage increase allowed up to 15% requires an additional 4 design elements from the minimum required.
- (2) Request for density increase allowed up to 20% requires an additional 3 design elements from the minimum required.
- (3) Request for reducing minimum lot area, setbacks, maximum building height or development type standards requires an additional 2 design elements from the minimum required.

Required Elements

- Provide four-sided architecture especially for portions of building visible from arterial street.
 - The exterior design of all buildings, including all facades and all signage, shall be coordinated regarding color, materials, architectural form, and detailing to achieve design harmony, continuity, and horizontal and vertical relief and interest. The design of all buildings and signage shall be compatible with the character of the neighboring area.
 - Exterior walls facing any front or street-facing lot line should include windows, doors, or other openings for at least fifty percent (50%) of the building wall area located between three and seven feet above the elevation of the sidewalks. No wall may run in a continuous plane for more than twenty feet (20') without an opening. The northern façades will be required to provide the architectural detailing provided along the eastern façades.
 - The elevations facing collector streets will need architectural enhancement that exceed minimum requirements, along with the required four-sided architecture. These sides will be most visible to the roadway and the public. They shall exhibit architectural relief and detail, and/or will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level. Architectural elements such as wrought iron, canopies, material additions, awnings, faux windows, glazing, and other such means of enhancing the façade(s) will be required.
- Incorporate architectural and landscape elements at the pedestrian level.
- Enhanced rear elevations along arterial and collector streets and open spaces.

- Variety of roofing colors, textures, and shapes where available.
- Durable exterior materials and finishes (brick, masonry, stone, stucco facades).
- Provide at least 1 body color and 2 accent colors and/ or accent materials for each commercial, office or industrial building.
- Provide at least 4 building materials and finishes (brick, masonry, metal, stone, stucco facades, etc.).
- Break-up the main ridgelines on roof slopes.
- Front building entrances accentuated by architectural elements, lighting and/ or landscaping. All front doors that open to the outside are well lit and visible from the street, parking area or neighboring units.

Additional Design Elements

Additional Design Elements		Value
Architecture, Landscaping and Open Space	Provide all front doors with one or more of the following usable entry transition elements attached or otherwise integrated: covered porches; arbors; pergola; low- walled, shaded front patio areas and courtyards.	2
	Highlight the character of the development by displaying signage and art displays appropriate to the development theme to act as a focal point.	2
	Prohibit series of roof slopes visible from arterial street, which are parallel with, or perpendicular to the street by limiting no more than two (2) adjacent lots having identical rear elevation roof lines.	1
	Incorporate varied building height standards.	1
	Vegetative screening, in addition to walls and fencing, when a residential subdivision is adjacent to a neighborhood commercial development.	1
	Architectural enhancements to transit stops such as lighting, shade, etc.	2
	Include outdoor furniture, shade structures to enhance pedestrian comfort, low-water use fountains to passively cool immediately adjacent outdoor areas, cool towers in appropriate areas, low water use shade tree bosque, lighting along sidewalks.	2
Streets, Connectivity and Parking	Along streets, maximize the experience of the pedestrian by providing fifty percent 50% shade along walkways, upgrading the walkway surface with decorative pavement, or using distinctive landscaping that integrates changes in grade, boulders, and accent flowering shrubs and ground covers.	3
	Minimize parking impact by locating parking on the sides or rear of building and not in front.	3

	Provide bike racks and lockers to accommodate for 15% of the anticipated users	2
	Shade 20% parking lots with permanent shade structures.	2
Community	Provide incubator space, ample opportunities and an array of resources or service programs to secure small/local business development; locate in close proximity to residential land uses.	1
	Commit to providing a publicly accessible meeting place (i.e. shops, cafes, makerspace, co-working, public square) that is within a ½ mile walk of 3 different land uses.	1
	Leverage unique site assets to yield market advantage for job creation. Show feasibility study within PAD Narrative.	2
	Integrate commercial and light manufacturing in ways to foster local production and market.	1
Sustainability	Install minimum 72 cell photovoltaic solar panel(s) to community building or parking shade structures over a minimum of 40% of parking spaces for PADs with 25 parking spaces or more or over a minimum of 30% of parking spaces for PADs with 24 spaces or less	3
	Install pervious paving materials to 2 public parking areas to reduce storm water runoff.	2
	Any other design features – porte-cochere, extended porches or approved “Green” building design element approved by the Zoning Administrator as meeting the intent of the PAD.	1

Additional Design Elements required are to total 4 points, the following are the anticipated categories we intend to use from the larger list and submitted to the City of Maricopa for review and approval. If further requesting deviations as stated above, additional design elements are to be provided.

<i>Provide all front doors with one or more of the following usable entry transition elements attached or otherwise integrated: covered porches; arbors; pergola; low-walled, shaded front patio areas and courtyards.</i>	(2 points)
<i>Incorporate varied building height standards.</i>	(1 point)
<i>Include outdoor furniture, shade structures to enhance pedestrian comfort, low-water use fountains to passively cool immediately adjacent outdoor areas, cool towers in appropriate areas, low water use shade tree bosque, lighting along sidewalks.</i>	(2 points)

<i>Any other design features – porte-cochere, extended porches or approved “Green” building design element approved by the Zoning Administrator as meeting the intent of the PAD.</i>	(1 point)
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Deviation Justification

- Overall extents of PAD: new PAD extents include parcels totaling 9.33 acres at SE corner of John Wayne Parkway and Bowlin Road, APN 510-12-014D and APN 510-12-014N.
 - To better align with the City’s long-term goals, as well as development goals, and to increase the likelihood of success of bringing additional healthcare to the City, we are limiting the extent of this PAD to the parcels indicated. Although this is below the typical required minimum size of 10 acres for a PAD, we believe we are in line with the exception noted that a PAD can be below 10 acre, if at least 5 acres, for a land use other than conventional detached single-family.
- Reduced maximum allowable height: from 150’ down to 65’.
 - To better align with the specifics of this development, we do not see a need to exceed the new minimum height noted.
- Allowance for single story building: to accommodate hospital flow and staffing.
 - To ensure a hospital workflow that is functional and not overly burdensome to the operator, we need to allow for a single level structure within which hospital staffing does not need to be increased to accommodate a second or third floor in a day-1 scenario.
- Reduced open space requirement: from 20% down to 10%.
 - In order to maximize the medical services provided in this development the open space requirement is reduced to 10%.
- Zero-foot setback along internal property lines.
 - To achieve a pedestrian friendly environment internal to the Medical Campus we are seeking a zero-foot setback internal to the campus. This will allow us flexibility in parcel sizing without limiting the design character we’re trying to create between the buildings and on the site.

Infrastructure

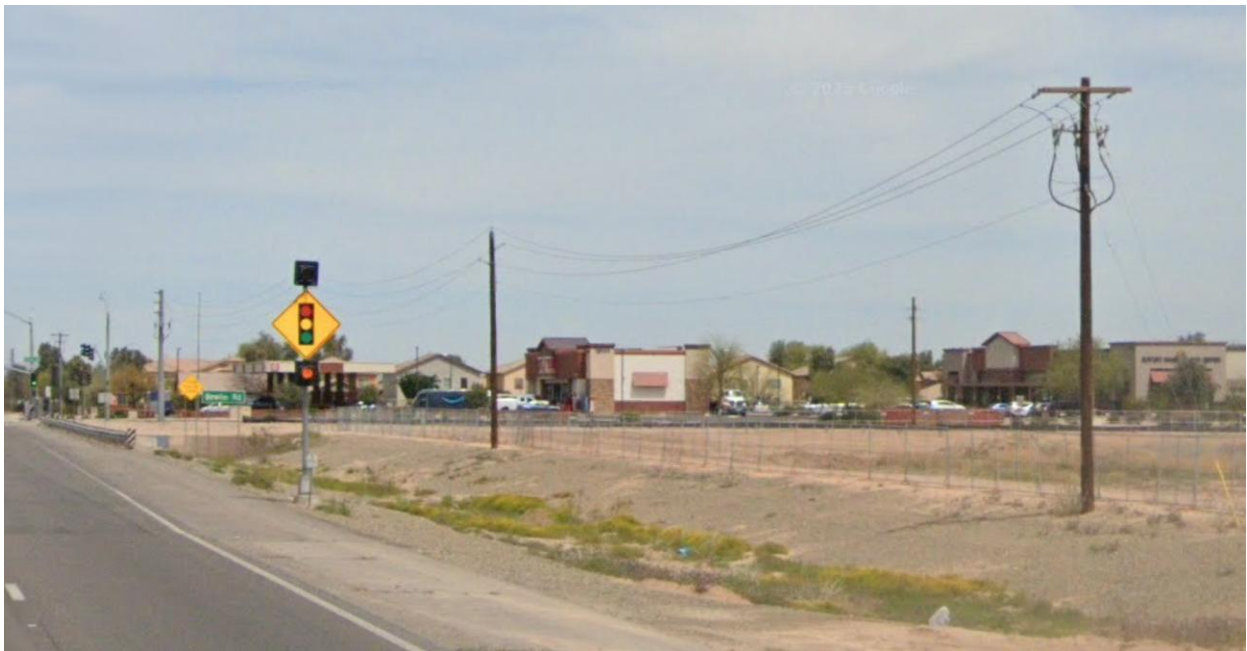
Right of Way, John Wayne Parkway

The Right of Way along North John Wayne Parkway is owned by the City of Maricopa, Copper Sky Medical Campus will be responsible for landscape design, construction and maintenance of this area. Design will be submitted to the City for review and approval.

Utilities

Site utilities, access and loads, will be reviewed by design team engineers and submitted to appropriate jurisdiction for review. Overhead electrical lines will be relocated below ground along North John Wayne Parkway. Will-serve letter from Global Water Resources and Electrical District #3 have been provided separately. All water and wastewater design standards and demands will be met per Global Water Resources Design and Construction Standards.

This project will require service by the City of Maricopa Fire Department and project design will be coordinated to ensure the facilities and site meet their requirements.



View from N John Wayne Parkway looking North showing existing drainage channel and overhead power lines.

Grading and Drainage

The site will be graded to meet codes and regulations using a combination of on-site retention and underground detention. Grading will also achieve ease of pedestrian access and circulation within the site to facilitate building access from parking areas, right of ways, and between buildings.

Building pads will be designed in careful coordination with the existing flood plain to ensure compliance with required pad heights, including critical infrastructure which will be above 500-year levels. Reports will be filed with FEMA as required to record the changes.

Box culverts will be utilized where required to achieve entry off N John Wayne Parkway. Exact size and location will be determined with the design and engineering teams to create the best scenario for the medical campus and submitted to the City for review and approval.



Example of box culvert at Copper Sky Park

Proposed Off-Site Improvements

In addition to the right of way improvements noted above along North John Wayne Parkway, and burial of overhead electrical lines noted above, Copper Sky Medical Campus will restripe and install street improvements currently missing along Bowlin Road such as curb,

gutter and sidewalks between John Wayne Parkway and Greythorn Drive. The development will also install, operate, and maintain streetlights along all three frontages per the City requirements. The development, as part of installing the required entry drives along the three frontages, restripe as required, as well as install the required median deceleration lane on John Wayne Parkway, and associated striping. Plans will be submitted to the City of Maricopa for review and approval.

Phasing

Several phasing options are being considered using the following parameters: the required maximum construction start timeline for the MOB is 18 months from PAD approval, the required maximum construction start timeline for the Hospital is 36 months from PAD approval. One of the following scenarios will be utilized to develop this site.

Scenario 1: MOB is built first as a stand-alone building along with the required entry drives and site work. The Hospital will then be built as a separate stand-alone building along with the required infrastructure. The second MOB or retail will follow as appropriate to the overall development.

Scenario 2: MOB and Hospital are built together as a single building at the same time, the MOB portion of this scenario would start construction within 18 months of PAD approval. The remaining MOB or retail program will be built out as appropriate for the overall development.

Due to the specific requirements the hospital operator may have as it relates to the project or program we do not intend to move forward with portions of the work without reasonable certainty that it will accommodate the Hospitals needs. If there is a duration between the start of construction for the MOB and the Hospital, the site entrances and infrastructure as required for the MOB will be constructed first, and any site and utility work for the Hospital will be built at a later time.