

# MAYO CLINIC PHOENIX CAMPUS

## Project Narrative

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**Prepared for:**

**Mayo Clinic in Arizona**

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## **I. Property Information**

*Location:* Phoenix Campus, SEC of 56<sup>th</sup> Street and Mayo Boulevard

*Property Size:* Approximately 210 gross acres (+/-)

*Amendment Area:* Superblock 3 of the Desert Ridge Specific Plan

*Urban Village:* Desert View

## **II. Request**

The request is for a Text Amendment to the Desert Ridge Specific Plan to allow for an increase in height from 140' to 250' and an increase in floor area ratio (F.A.R.) from 0.65 to 0.85 for the Mayo Clinic's Phoenix Campus. The Amendment would increase the allowable square footage from the current 5,945,940 square feet to 7,775,460 square feet.

## **III. About Mayo**

Mayo Clinic is a not-for-profit medical practice dedicated to the diagnosis and treatment of virtually every type of complex illness with a prominent national reputation and serves as an asset to our community. Mayo Clinic is the first and largest integrated, not-for-profit group practice in the world where doctors from every medical specialty work together to care for patients, joined by common systems and a philosophy of "the needs of the patient come first." The Mayo Clinic logo represents the three underpinnings that continue their reputation as a pioneer and innovator in medicine - patient care, medical research and academic education.

More than 3,300 physicians, scientists and researchers and 46,000 allied health staff work at Mayo Clinic (nationwide), which has sites in Rochester, Minnesota, Jacksonville, Florida, and Scottsdale/Phoenix, Arizona. Collectively, the three locations treat more than half a million people each year.

Since opening in the Valley in 1987, Mayo Clinic has evolved into an integrated multi-campus system that includes the Mayo Clinic Building, the Samuel C. Johnson Research Building and the Mayo Clinic Collaborative Research Building on the Scottsdale Campus. The Phoenix Campus includes the Mayo Clinic Specialty Building, an outpatient facility, and Mayo Clinic Hospital. Currently, there are 491 physicians and scientists, and approximately 4,500 professional and allied health full-time equivalents on Mayo Clinic Arizona staff with an average salary of \$75,000. In Arizona, Mayo Clinic serves more than 100,000 patients each year with an integrated, team-based approach. The clinical practice is focused on adult specialty and surgical care in more than 65

medical and surgical disciplines, supported by outstanding programs in medical education and research.

Mayo Clinic has a vast financial and economic impact on the local economy, reaching far beyond the 5,000 employees (approximate) who make up their Arizona family with an annual payroll exceeding \$380 million. The overall economic impact of Mayo Clinic on the Arizona economy is over \$900 million per year.

#### **IV. Overview of Request**

As our community continues to grow and age, the need for expansion to the hospital will be necessary to meet the demand for medical services throughout Phoenix and the surrounding areas. Mayo Clinic is seeking to amend their Phoenix Campus plan to increase the existing height of 140' allowed by right to a maximum of 250' and increase the F.A.R. from the current 0.65 to 0.85. That would increase the allowable square footage from the current 5,945,940 square feet to 7,775,460 square feet.

Future buildings will allow for vertical expansion to accommodate the unique operating characteristics of a hospital, which requires additional height for operational efficiency. It is more effective to move patients vertically in a building for services than to move them across the campus; thus, vertical expansion is a key component to the future development of the Mayo Clinic. The increase in height and F.A.R. will have virtually no impact to the view corridors from surrounding neighborhoods and existing campus open space will be preserved. Mayo Clinic plans to meet the community's need for increased capacity through a multi-year expansion phased over time. However, a specific phasing plan has not yet been established.

Similar heights to Mayo's request can be found on other hospital campuses throughout the city of Phoenix. Phoenix Children's Hospital located at 20<sup>th</sup> Street and Thomas was recently approved for 248' in height to allow for vertical expansion of a new patient tower, which is currently under construction. St. Joseph's Hospital located at 3<sup>rd</sup> Avenue and Thomas is approved for 206' in height (current building height is 130'). Good Samaritan Hospital located at 10<sup>th</sup> and McDowell is entitled for 250' in height (current building height is 168').

#### **V. City of Phoenix General Plan Land Use Goals**

##### ***Strategic View of Growth***

##### **Goal 1 – Growth:**

- Maintain a high quality of life and economically healthy community.
- Future employment growth within any part of the region will be closely linked to the characteristics and growth of the surrounding residential areas located within a 30 to 45-minute commute.

### *Land Use*

#### **Goal 1 – Urban Form:**

- Growth should be structured into a series of urban villages characterized by the five components of urban village model: core, neighborhoods, community service areas, regional service areas, and open space.
- Provide for a majority of resident needs within the village allowing residents opportunities to live, work, play, shop, to receive health care and social services within their village conveniently, and to access these activities by a multi-modal transportation system.

### *Land Use*

#### **Goal 2 – Employment and Population Balance:**

- Development of each village’s potential should be encouraged by distributing a diversity of employment and housing in a way that achieves a balanced citywide plan and that is consistent with commute travel patterns and the current character of each developed village.
- Opportunity for residents to live and work in the same village is a fundamental goal of the urban village model. To achieve it requires a balance of jobs and the resident work force.

## **VI. Desert Ridge Specific Plan**

The Desert Ridge Specific Plan areas consists of a 5,700 acres master planned community in Northeast Phoenix generally bound by 32<sup>nd</sup> Street east to 64<sup>th</sup> Street and Pinnacle Peak Road south to Reach 11/CAP Canal and Union Hills Drive. The area includes a mix of land uses to include: residential, commercial, resort, recreational, and medical. Desert Ridge is divided into Superblocks each with their own individual land uses and regulations.

The Mayo Clinic Phoenix Campus property is located in Superblock 3 within the Desert Ridge Specific Plan and is designated for medically-related commerce park economic development efforts. The development standards currently limit hospitals to 140’ in height with a maximum F.A.R. of 0.65. As stated above, the request is for an increase in height to 250’ and F.A.R to 0.85 to allow for vertical expansion of the medical campus. The location of the 250’ high buildings for both clinical and hospital uses are identified on the Master Site Plan included with this application. The positioning of the proposed higher building elements was carefully thought out and planned by Mayo Clinic in order to achieve a logical massing hierarchy by concentrating the more intense building heights towards the center of the campus. The building massing exhibit provides an excellent visual image of the requested height and F.A.R. increase under this application.

## **Support from the Community:**

Mayo Clinic proudly supports these community organizations:

Alliance of Arizona Nonprofits  
ALS Association  
Alzheimer's Association Desert SW Chapter  
American Cancer Society  
American Heart Association  
American Lung Association  
American Red Cross  
Arizona Brain Tumor Association  
Arizona Citizens for the Arts  
Arizona Grantmakers Forum  
Arizona Hospital and Healthcare Association  
Arizona State University  
Arizona Transplant House  
Arthritis Foundation  
Crohn's & Colitis Foundation of America  
Community Celebrating Diversity  
Diversity Leadership Alliance  
Epilepsy Foundation of Arizona  
Greater Phoenix Chamber of Commerce  
The Arizona Hispanic Chamber of Commerce  
Hospice of the Valley  
Joshua Tree Feeding Program  
Juvenile Diabetes Research Foundation  
The Leukemia & Lymphoma Society –  
Desert Mountain States Chapter  
Lymphoma Research Foundation  
Maricopa County Community  
College District  
Maricopa Health Foundation  
Midwestern University  
National Multiple Sclerosis Society –  
Arizona Chapter  
North Phoenix Chamber of Commerce  
Northern Arizona University  
Parkinson Network of Arizona  
Phoenix Children's Hospital  
Phoenix Indian Medical Center  
Ronald McDonald Houses of Phoenix  
The Salvation Army  
Scottsdale Area Chamber of Commerce  
Scottsdale Leadership  
Society of St. Vincent de Paul  
St. Luke's Health Initiatives

Susan G. Komen for the Cure  
Thunderbirds Charities  
United Blood Services  
University of Arizona  
Valley of the Sun United Way  
The Wellness Community