Board of Supervisors Memorandum

Subject: Co9-01-01

FOR MAY 7, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division

DATE: April 24, 2013

REZONING RESOLUTION FOR ADOPTION

Co9-01-01 **PIMA COUNTY –CANOA RANCH REZONING**
Owner: Fairfield Green Valley, Inc.
(District 4)

If approved, adopt RESOLUTION NO. 2013 - _____

OWNER: Fairfield Green Valley, Inc.
5775 S. Camino Del Sol
Green Valley, AZ 85622

AGENT: Frank Thomson & Associates, LLC
Attn: Frank Thomson
3964 N. River Gate Place
Tucson, AZ 85750

DISTRICT: 4

STAFF CONTACT: Terrill Tillman

CP/TT/ar
Attachments

cc: Chris Poirier, Assistant Planning Director
Co9-01-01 File

RESOLUTION **2013-_____**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING IN **CASE C09-01-01 PIMA COUNTY – CANOA RANCH REZONING**, LOCATED WITHIN THE SAN IGNACIO DE LA CANOA LAND GRANT ON BOTH SIDES OF INTERSTATE 19 AND GENERALLY SOUTH OF DEMETRIE WASH; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 OF **ORDINANCE NO. 2001-35**.

WHEREAS, on January 5, 2001, Pima County applied for a rezoning of approximately 1,261 acres from RH (Rural Homestead) to CR-5 (Multiple Residence), CB-1 (Local Business), CB-2 (General Business), and Restricted RH (Rural Homestead);

WHEREAS, on March 13, 2001, the Pima County Board of Supervisors approved the rezoning from RH (Rural Homestead) to CR-5 (Multiple Residence), CB-1 (Local Business), CB-2 (General Business), and Restricted RH (Rural Homestead) subject to standard and special conditions, and adopted Ordinance 2001-35, as recorded in Docket 11521 at Page 1110 rezoning the 1,261 acres described in rezoning case C09-01-01 (as shown on the map attached hereto as EXHIBIT A) and memorializing the standard and special conditions;

WHEREAS, on November 4, 2009 a request was submitted to modify rezoning conditions number 16.B and 16.G;

WHEREAS, on January 12, 2010 the Pima County Board of Supervisors approved a modification of rezoning conditions numbered 16.B and 16.G;

WHEREAS, Resolution No. 2010-224 was established by the Pima County Board of Supervisors September 14, 2010;

WHEREAS, on August 14, 2012 a request was submitted to modify rezoning conditions number 17.C, 17.D, and 17.F;

WHEREAS, on September 18, 2012 the Pima County Board of Supervisors approved a modification of rezoning conditions numbered 17.C, 17.D, and 17.F with the addition of condition 19;

WHEREAS, on October 29, 2012 a request was submitted to modify rezoning conditions number 16.G and 16.I;

WHEREAS, on December 18, 2012 the Pima County Board of Supervisors approved a modification of rezoning conditions numbered 16.G and 16.I, with the addition of condition 16.K; and

WHEREAS, Ordinance No. 2001-35 allows the Board of Supervisors to amend the rezoning conditions by resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Pima County Board of Supervisors hereby reaffirms and modifies the rezoning conditions represented in Section 2 of Ordinance No. 2001-35 as follows:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.

4. Provision of development related assurances as required by the appropriate agencies.

5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.

6. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.

7. Master Platting Requirements.
   A. This rezoning is subject to the approval and recordation of a master plat that may be submitted and reviewed in two phases. The phases are: the rezoning area west of Interstate 19; and the remainder of the rezoning areas east of Interstate 19. The master plats shall include all necessary improvements and dedications (including roads, sewer, drainage, trails and open space).

   B. Prior to submittal of any master plat, this rezoning is subject to the approval by the Planning Official, with the written concurrence of the directors of the Transportation and Flood Control District and Wastewater Management departments, of a master platting and improvements phasing schedule for the entire rezoning area.

   C. Prior to the approval of the first individual-lot subdivision plat, transportation and wastewater master studies for the entire block plat area requires approval by Pima County. If the scope of the project changes from the subsequent submittal of subdivision plats, Pima County may require another submittal of revised master studies for approval.

8. No building permits shall be issued until all applicable rezoning requirements are satisfied and the Planning Official issues a Certificate of Rezoning Compliance.

9. Transportation Requirements:
   A. A Traffic Impact Analysis shall be submitted and shall meet all requirements of Pima County Department of Transportation and Flood Control District (DOT/FCD) and Arizona Department of Transportation (ADOT). The owner/developer shall meet with DOT/FCD and Development Services staff to establish the scope and limits of the report prior to submittal. The analysis must include existing and projected ADT, proposed traffic circulation, capacity of existing facilities, future collector access from the Canoa interchange to the west boundary of the property, future collector access from Camino del Sol on the north to the south boundary of the property and consideration of the impacts of a future one way frontage road system. The

analysis shall also discuss the phasing and financial impact of the required improvements.

B. The owner/developer shall comply with any and all requirements imposed by the Department of Transportation during the review of all plats and development plans for all areas within the rezoning.

C. All arterial, collector and local streets shall be designed to provide sufficient capacity for the ultimate development of the rezoning and adjacent area as determined by the Traffic Impact Analysis. All roadway improvements shall be constructed to the ultimate design except where a phased construction plan has been approved by DOT/FCD.

D. The owner/developer shall work with DOT/FCD and ADOT to insure that all required infrastructure is funded and constructed prior to, or concurrent with, the demand for the infrastructure services.

E. A written certification from ADOT stating satisfactory compliance with all its requirements, including provisions for any necessary roadway improvements and approval of any proposed access points to and use of any I-19 right-of-way and/or roadway facilities shall be submitted to DOT/FCD prior to the approval of any affected subdivision plat or development plan.

10. Flood Control Requirements:

A. A master drainage study shall be prepared and submitted by the owner/developer for review and approval by DOT/FCD concurrent with the first submittal of the master plat for the entire property. At a minimum the scope of work shall include evaluation of FEMA requirements, detention/retention needs, financing, phasing, restoration and mitigation for drainage modification.

B. Road crossings over washes that are identified as natural open space in either the approved preliminary development plan or master drainage study shall be designed to cross the floodplain with only minor encroachment. Reduction in the floodplain width may be acceptable to achieve required on-site detention and to facilitate wildlife movement. The design of the roadway shall be subject to the approval of the DOT/FCD.

C. Washes with 100-year peak discharges of greater than 100 cfs shall be evaluated for preservation or enhancement. DOT/FCD has the right of final approval of wash treatments within subdivisions and development plans.

D. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by development of the rezoning

as determined by the master drainage study shall be constructed at no cost to Pima County.

E. Drainage shall not be altered, disturbed or obstructed without the written approval of the DOT/FCD.

11. Wastewater Management Requirements:
    A. The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.

    B. The property owner must provide a revised Basin Study for the proposed rezoning for review by Wastewater Management prior to the determination of Wastewater needs.

    C. The property owner must augment the downstream sewerage system and/or construct a Wastewater Reclamation Facility.

    D. The property owner must provide an oversized flow-through public sewer at the locations designated by Wastewater Management for the upstream tributary areas to the south.

12. Additional Transportation, Flood Control and Wastewater Management conditions:
    A. All development within the rezoning shall connect to the public sewerage system prior to issuance of a Certificate of Occupancy.

    B. The Santa Cruz River, as well as Madera and Escondido washes, shall remain in their natural states. No encroachment nor flood control improvements in the 100-year floodplain shall be allowed except for those flood control improvements necessary to protect the historic Canoa Ranch complex and the historic Canoa Ranch irrigation ditch.

13. Cultural Resources Requirements:
    A. All incomplete cultural resources reports prepared as drafts for the Canoa Ranch project shall be finalized and submitted to the Arizona State Museum and Pima County within 180 days of rezoning by the Board of Supervisors. These reports include:

        1) Huber, Edgar K., 1996 Cultural Resource Management Plan for the Fairfield Canoa Ranch Property. Volume 2: Inventory, National Register Recommendations, and Treatment Plan for Prehistoric Archaeological Resources. Draft report (June 1996). Statistical Research, Tucson;

2) --, 1996 Data Recovery at Sites AZ DD:4:224 and AZ DD:4:47: Two Limited-Activity Agricultural Sites on the Canoa Ranch, Pima County, Arizona. Draft report (October 1996). Statistical Research, Tucson.

3) --, 1997 Data Recovery at Sites AZ DD:4:224 and AZ DD:4:47: Two Limited-Activity Agricultural Sites on the Canoa Ranch, Pima County, Arizona. Technical Report 97-1. Statistical Research, Tucson.

4) Huber, K. Edgar, and Charles R. Riggs, 1997 Archaeological Test Excavations at Two Classic Period Habitation Sites in the Proposed Agua Caliente Estates, Canoa Ranch Property, Pima County, Arizona. Draft report. Technical Report 97-15. Statistical Research, Tucson.

5) Riggs, Charles, R., 2000 Archaeological Investigations for the Canoa Ranch Trunk Sewer Line, Pima County, Arizona. Draft report (September 2000). Technical Report 00-45. Statistical Research, Tucson.

6) VanWest, Carla R., and Stephanie M. Whittlesey, 1996 Cultural Resource Management Plan for the Fairfield Canoa Ranch Property. Volume 1: Background and Research Design for Prehistoric Archaeological Resources. Draft report (May 1996). Statistical Research, Tucson.

B. An on-the-ground cultural resources survey and inventory shall be completed for archaeological and historical sites, and these sites shall be recorded with the Arizona State Museum. Where development is planned, further site assessment and documentation, and appropriate mitigation measures, including field studies, analyses, report preparation, and curation, shall be conducted on the subject property. All field studies must be completed prior to any ground modification activities.

C. A cultural resources mitigation plan that is consistent with the approved and finalized "Cultural Resources Management Plan for the Fairfield Canoa Ranch Property - Volumes 1 and 2" (VanWest, Whittlesey, and Huber 1996) for any identified archaeological or historical sites on the subject property in areas to be disturbed shall be submitted at the time of, or prior to, the submittal of any tentative plat or development plan. The mitigation plan requires review and approval by the Pima County Cultural Resources Office and the State Historic Preservation Office prior to implementation.

D. As part of the mitigation plan for each affected site, an "Agreement on the Treatment and Disposition of Human Burial Discoveries" pursuant to ARS 41-844 and ARS 41-865 shall developed and agreed to in consultation with the Arizona State Museum and cultural groups, including Native American

tribes and others. All mitigation efforts shall be completed prior to approval of any subdivision plat or development plan or the issuance of a grading permit.

E. The Anza Trail and Canoa Campsite shall not be impacted by development.

F. The 1887 Canoa Canal shall not be impacted by development and shall be preserved in place along its affected length.

G. To assure the safety and integrity of the historic buildings at Canoa Ranch, the owner/developer shall continue to undertake surveillance, maintenance, stabilization, and the upkeep necessary to prevent the deterioration of the historic structures until acquisition of the historic Canoa Ranch complex by a preservation entity.

14. Parks and Recreation Requirements:

A. Trail rights-of-way shall be dedicated by the developer to Pima County in accordance with the Eastern Pima County Trail System Master Plan, as follows:

1) Santa Cruz River Corridor (EPCTSMP Trail #8): Dedications shall include a 50-foot wide corridor to be located as recommended by the Pima County Cultural Resources Manager, to accommodate the historic location of the Juan Bautista de Anza National Historic Trail (and links to Anza Trail segments north and south of Canoa Ranch). Trails on the banks of the Santa Cruz River shall be broad-spectrum natural-surface shared-use trail corridors that will accommodate pedestrians, equestrians, and bicyclists;

2) Madera Canyon Wash Trail (EPCTSMP Trail #85): 25-foot wide trail dedications shall be provided in the bed of the Madera Wash and along one bank of the wash;

3) Escondido and Agua Caliente Washes: A minimum 15-foot trail right-of-way shall be dedicated in the bed of the Escondido Wash and a 15-foot trail right-of-way shall be dedicated along one bank of the wash. Pima County may also require a minimum 15-foot dedication in the Agua Caliente Wash;

4) Other trails may be reserved by the Director of the Parks and Recreation Department in accordance with the provisions of section 18.69.040.D.2 of the Pima County Zoning Code.

B. Trail rights-of-way shall be dedicated in fee and shall be for the exclusive purpose of public recreational trail use, except where the use of the corridor is required for the installation of underground utilities.

C. Where roadways or other developed features of the project cross or otherwise affect the project's recreational trails, the developer shall be responsible for providing culverts of sufficient size, appropriate road crossing and wash access structures, or other accommodations to ensure that the trails are accessible and usable.

D. All trails dedicated for the use of the public shall be non-motorized shared-use in nature (open to equestrians, pedestrians, and bicyclists) unless otherwise designated by the Pima County Parks and Recreation Department.

E. A minimum 150-foot wide natural open space buffer shall be provided along the western edge of the 50-foot wide corridor to be dedicated by the developer for the Juan Bautista de Anza National Historic Trail. A naturally vegetated buffer composed of native plantings shall be provided by the developer along the length of the Anza Trail at the western edge of the 150-foot buffer in order to screen the trail from adjacent development. The cost of establishing the buffer shall be the responsibility of the developer.

F. Roadway designs shall include shared-use trails as alternatives to sidewalks and provide links to the area's principal trail system. In addition, 15-foot wide trail rights-of-way shall be provided to link neighborhoods and the project's other developed features, including elements within the commercial zones to the project's principal trail system. Connector and internal/neighborhood trail systems shall be provided wherever possible.

G. Two trailhead sites shall be dedicated by the developer to Pima County within the rezoning area, including a 1.5-acre area at the southern end of the project adjacent to the Anza Trail, and a 1.5-acre site at the northern end of the project near the Demetrie/Esperanza Wash. The exact locations of these trailhead sites shall be determined by Pima County in cooperation with the developer.

H. The developer shall dedicate to Pima County a 3 to 5-acre park site that coincides with the known Anza Campsite and natural spring location (the exact location of this site shall be determined by the Pima County Cultural Resources Manager).

15. Adherence to the preliminary development plan as approved at public hearing (EXHIBIT B).

16. Development and Design Requirements:

A. The design criteria and guidelines contained in the booklet dated February 1, 2001, shall be used unless in conflict with County regulations.

B. This rezoning is restricted to a maximum of 2,499 dwelling units. This reflects the original approved 2,199 dwelling units, plus 300 dwelling units reallocated and derived from the conversion of non-residential resort living units previously included in the approved Lodge at Canoa Ranch development plan. No new non-residential resort living units are allowed. The 300 dwelling units are to be entirely located within Block 29 and partially within Block 8 as shown on the Canoa Ranch Block Plat, recorded in Book 54, Maps and Plats Page 74, at the Pima County Recorder's Office. The Block 8 portion is located west of Turquoise Canyon Drive, excluding parcels 304-69-492A and 304-69-492B. Residential development of commercial zoning is encouraged within Planning Area 5.

C. The CB-2 zoning is restricted to those uses allowed by sections 18.45.030.A, 030.B and 030.C. Truck stops, truck and trailer repair and outside storage uses, except for plant nurseries, are prohibited.

D. Areas zoned RH that are within the boundaries of this rezoning case are restricted to use as natural open space only, except for approved road or utility crossings.

E. Billboards are prohibited within the rezoning site.

F. No development shall be allowed within 1,000 feet of the historic Canoa Ranch complex.

G. Residential building height is restricted to 24 feet, excepting existing buildings 5, 8, and 12 as shown on the P1207-031, Lodge at Canoa Development Plan approved by the Pima County Subdivision and Development Review Committee on January 15, 2008, which are allowed to be 39 feet in height. The building height of development east of Interstate 19 is restricted to 30 feet and one story <u>except for the hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74). Height will be measured as per Section 18.07.050.H (General Regulations and Exceptions) in accordance with Section 18.45.050 (CB-2 General Business Zone) of the Pima County Zoning Code and shall adhere to the depicted and described preliminary site plan as presented at public hearing, except that, the maximum height of the hospital architectural feature/cupola is 50 feet</u>.

H. No building east of Interstate 19 shall be larger than 100,000 square feet unless approved by the Board of Supervisors at an advertised public hearing.

I. Off-street parking east of Interstate 19 shall not be massed in aggregates of 400 parking spaces or more unless a 100-foot tree buffer, supplementing any other landscaping requirements, is provided adjacent to the Interstate 19 right-of-way. Design elements including staggered building orientations shall be utilized for both individual and multiple adjacent developments to break up the cumulative totals of parking. This condition is applicable to a single development and site to site developments.

J. An historical/architectural review committee, to be appointed by the Board of Supervisors, shall review site and architectural plans, including viewshed analyses, for all development east of Interstate 19. All development east of Interstate 19 shall be submitted to the historical/architectural review committee for review and approval to ensure that the development is designed to be architecturally harmonious in form, line, color, material and texture with the historic Canoa Ranch complex.

K. General adherence to the depicted and described preliminary site plan as presented at public hearing for the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74). (EXHIBIT C & D)

17. Golf Course Development Requirements:

A. The golf course is limited to a maximum of nine holes of golf.

B. The planning and development of the golf course shall be in conformance with the requirements of Chapter 18.59. The development of a golf course requires the Board of Supervisors' ratification, at public hearing, that the proposed golf course meets the performance and design criteria of Chapter 18.59. Upon ratification by the Board, an approved golf course development plan prepared in accordance with Chapter 18.71 shall be required prior to the issuance of any permits within the designated golf course area.

C. Golf course irrigation shall be from a renewable water supply such as effluent, reclaimed water or Central Arizona Project water. Where effluent or reclaimed water is not physically available or cannot reasonably be made available, ground water use for golf course irrigation is permitted provided the ground water consumption by the golf course is offset through Central Arizona Project water replenishment or recharge. Such replenishment shall be required to occur within the portion of the Tucson Active Management Area that is within Pima County. The requirement for renewable water purchase will be deferred until January 1, 2016.

D. Golf course irrigation shall be from a renewable supply such as effluent, reclaimed water, or Central Arizona Project (CAP) water. Where effluent or reclaimed water is not physically available or cannot reasonably be made available, groundwater use for golf course irrigation is permitted provided the ground water consumption by the golf course is offset when practicable through CAP water replenishment or recharge (Pima County Code §18.59.030.A.1). The golf course irrigation system shall be designed and constructed in a manner to allow for future connection to effluent systems. The requirement for renewable water purchase will be deferred until January 1, 2016.

E. The golf course design shall be restricted to a "target" type course. The golf course development plan shall be submitted to the ADWR, Tucson Active Management Area, for review and approval prior to the issuance of permits. The plan shall be reviewed by ADWR for conformance with the ADWR standards for the irrigation of turf.

F. The water provider and golf course owner/developer shall develop and coordinate a plan, to the satisfaction of Pima County, to irrigate the golf course with a renewable water supply such as effluent, reclaimed water, Central Arizona Project (CAP) water, or shall arrange for CAP recharge to offset groundwater consumption by the turfed areas of the golf course and practice areas. The golf course development shall incorporate state-of-the-art water-harvesting techniques. The requirement for renewable water purchase will be deferred until January 1, 2016.

18. Outdoor lighting shall be in accordance with the Pima County Outdoor Lighting Code in effect on March 13, 2001, and with any amendments to the Outdoor Lighting Code that are as strict or stricter.

19. The Canoa Ranch Golf Course ground water consumption is limited to a maximum of 398 AF/yr (acre feet per year). Any amount of groundwater used in excess of this amount will need to be purchased as Central Arizona Project (CAP) recharge credits to the Pima Mine Road Replenishment Facility. This condition is not deferred as in conditions 17C, 17D, and 17F.

Section 3. Time limits, extensions and amendments of conditions.

1. Conditions 1 through 19 shall be completed by March 13, 2006.

2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.

3. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

* * *

RESOLVED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2013.

_____
Chairman, Board of Supervisors

ATTEST:

_____
Clerk, Board of Supervisors

APPROVED AS TO FORM:

4/5/13
_____
Deputy County Attorney

LESLEY LUKACH

APPROVED:

_____
Executive Secretary
Planning and Zoning Commission

AMENDMENT NO'S 13,1,1,2,2 BY ORDINANCE NO. 2001-35
TO PIMA COUNTY ZONING MAP NO'S 1141, 1280, 1281, 1428, EPC SHT #6
PORTIONS OF PARCELS 1Y, 4B, 3C, 3D, and 4 BEING PART OF
THE RANCH SECTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT.

0 3500'

ADOPTED 3-13-01 EFFECTIVE 4-13-01

EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION

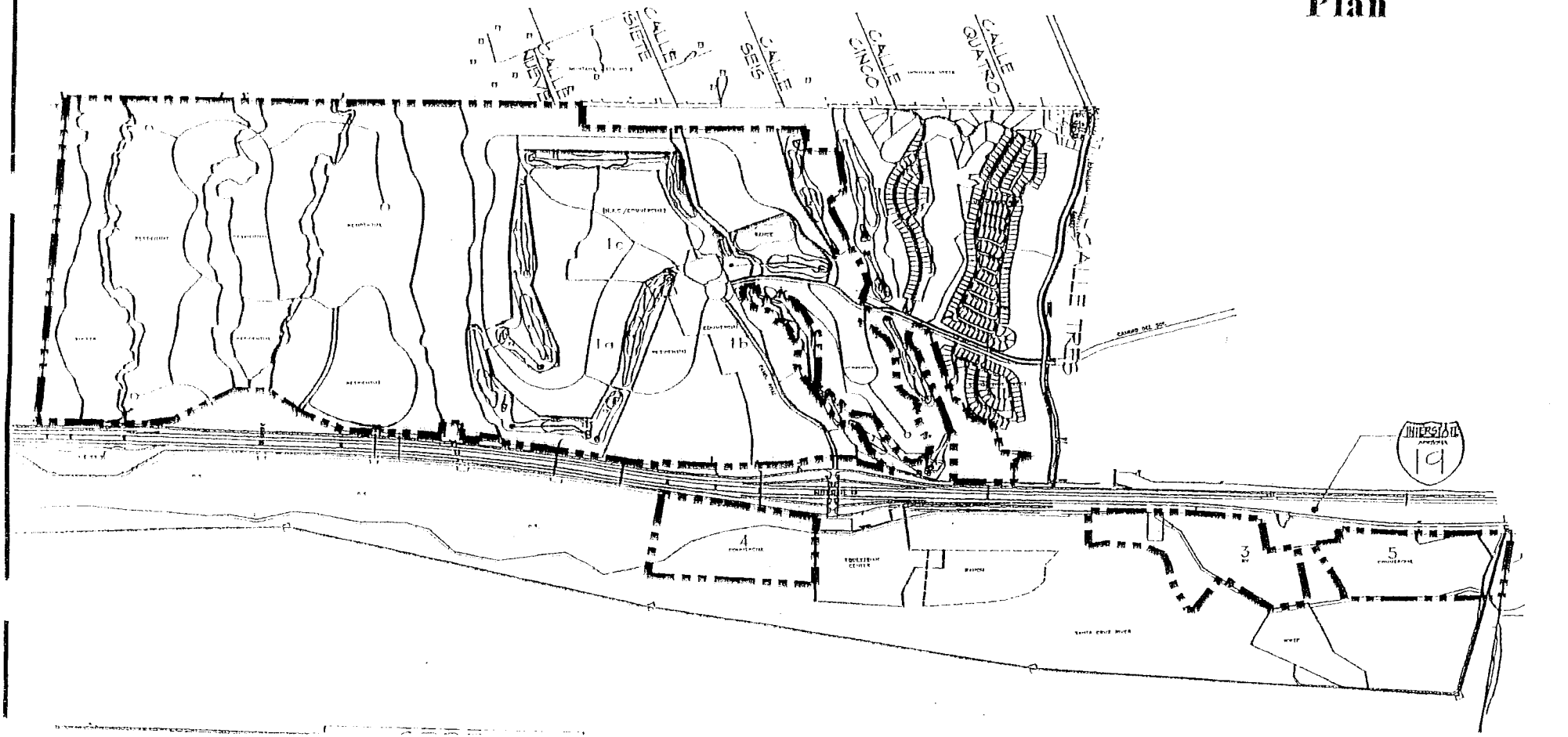
C9-01-01
C07-00-18
(PORTIONS OF)
304-28-001Y, 004B,
304-68-003C,
304-68-003D, 004C

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM RH 1,261 acs
xe-MARCH 5, 2001

EXHIBIT A.

EXHIBIT II-B:

Preliminary Development Plan



CANOA RANCH

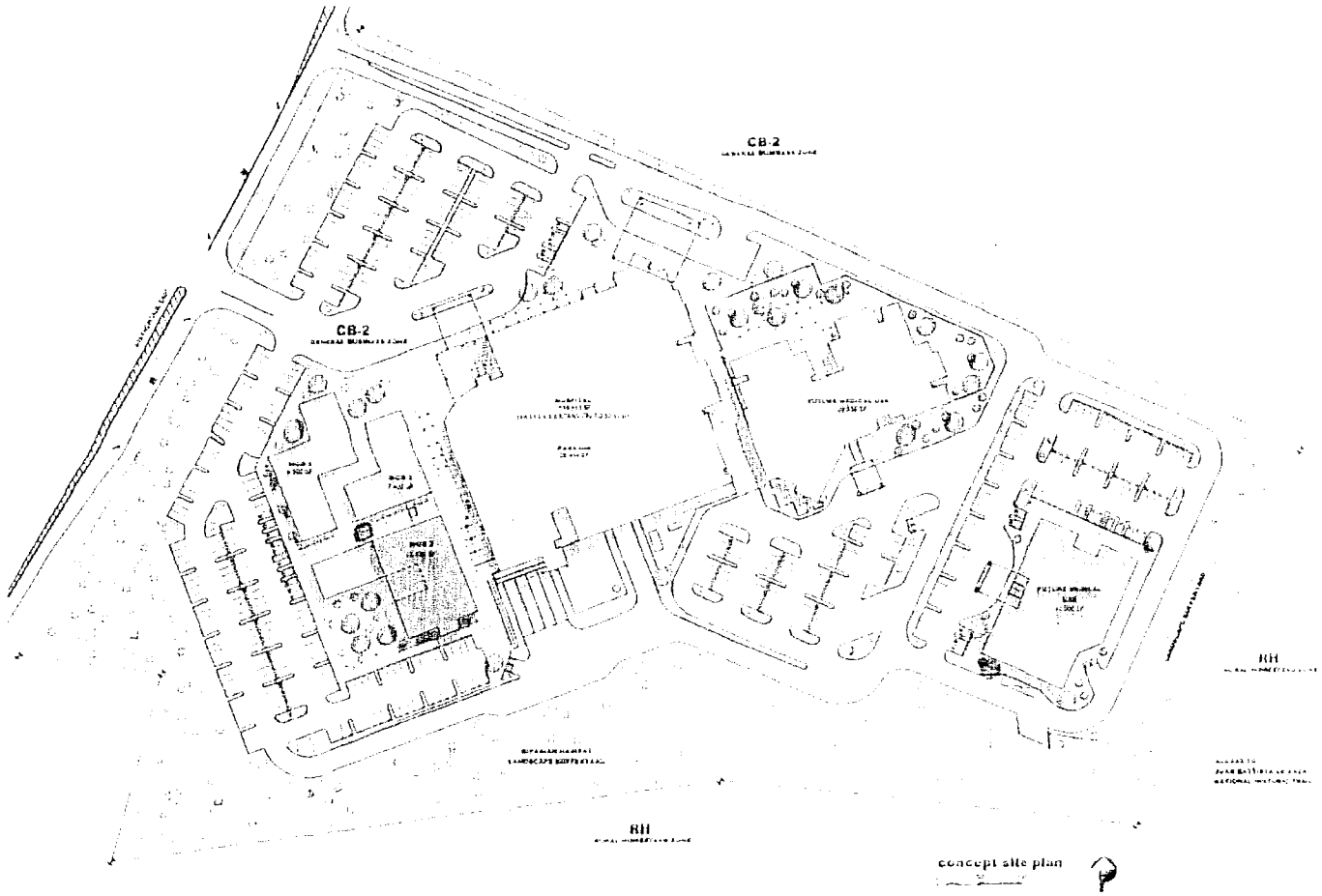
C09-01-01

Approved Preliminary Development Plan (PDP) BOS Public Hearing 3-13-01 D.P.

0' 1000' 2000'

JOB NO: DATE: FIGURE:

EXHIBIT B



swaim

1208.00

GREEN VALLEY MEDICAL CENTER

Concept site plan

cp1.0

EXHIBIT C

Page 15 of 17

October 22, 2012

Proposed Project

The site is located on the East side of I-19, South of Continental Ranch Road and North of Canoa Ranch Road.

Site

The site is 21.86 acres. This project will develop approximately 12.50 acres.

a. Building Location: The Green Valley Medical Center is located 270 feet east of the Frontage Road, with the finished floor elevation approximately 8 feet below the frontage road elevation. This will minimize the size of the proposed building. Medical Office Buildings 1, 2, and 3 are low single story buildings.

b. Vehicular Circulation: The project site will be accessed from the East I-19 Frontage Road at two locations: The main ingress/egress point located at the center of the site and a second ingress/egress at the Northwest corner will be provided. An outside service road will provide access for emergency vehicles and access to parking and delivery. The parking areas have been broken into smaller lots and circle the buildings. There are 512 parking spaces: 55 of these are under the proposed hospital building. There are a total of 4 loading zones provided on the site.

Buildings

There are six (6) proposed buildings.

a. Green Valley Medical Center: Three levels, two above grade.

i.	Basement Level (exclusive of parking)		
	Building Support Services	23,032	SF
ii.	Main Level		
	Main Functions	78,378	SF
iii.	Upper Level		
	Additional Functions	37,143	SF
	Total	138,553	SF

Building height to parapet is approximately 34 feet, decorative roof screens extend to approximately 40 feet, and the central architectural element at the core extends to approximately 55 feet.

b. Future Medical Use: Three levels, two above grade.

i.	Basement Level (connection to Main Function)	5,272	SF
ii.	Main Level	32,411	SF
iii.	Upper Level	21,952	SF
	Total	59,635	SF

Building height to parapet is 32 feet and architectural elements extend to approximately 45 feet.

EXHIBIT D
(Sheet 1 of 2)

c. Medical Office Buildings (MOB 1, 2, 3): Mostly one level, partial second floor, possibly three buildings. Leasable space.

i.	Approximate First Floor Square Footage	30,000	SF
ii.	Approximate Second Floor Square Footage	10,630	SF
	Total	40,630	SF

Building height to parapet is 32 feet and architectural elements extend to approximately 40 feet.

d. Future Medical Use: Two levels.

i.	Main Level	20,000	SF
ii.	Upper Level	20,000	SF
	Total	40,000	SF

Building height to parapet is 32 feet and architectural elements extend to approximately 45 feet.