

Jamel Greenway, LLC
 4771 N. 20th Street,
 Suite B22
 Phoenix, AZ 85016

Ownership: _____

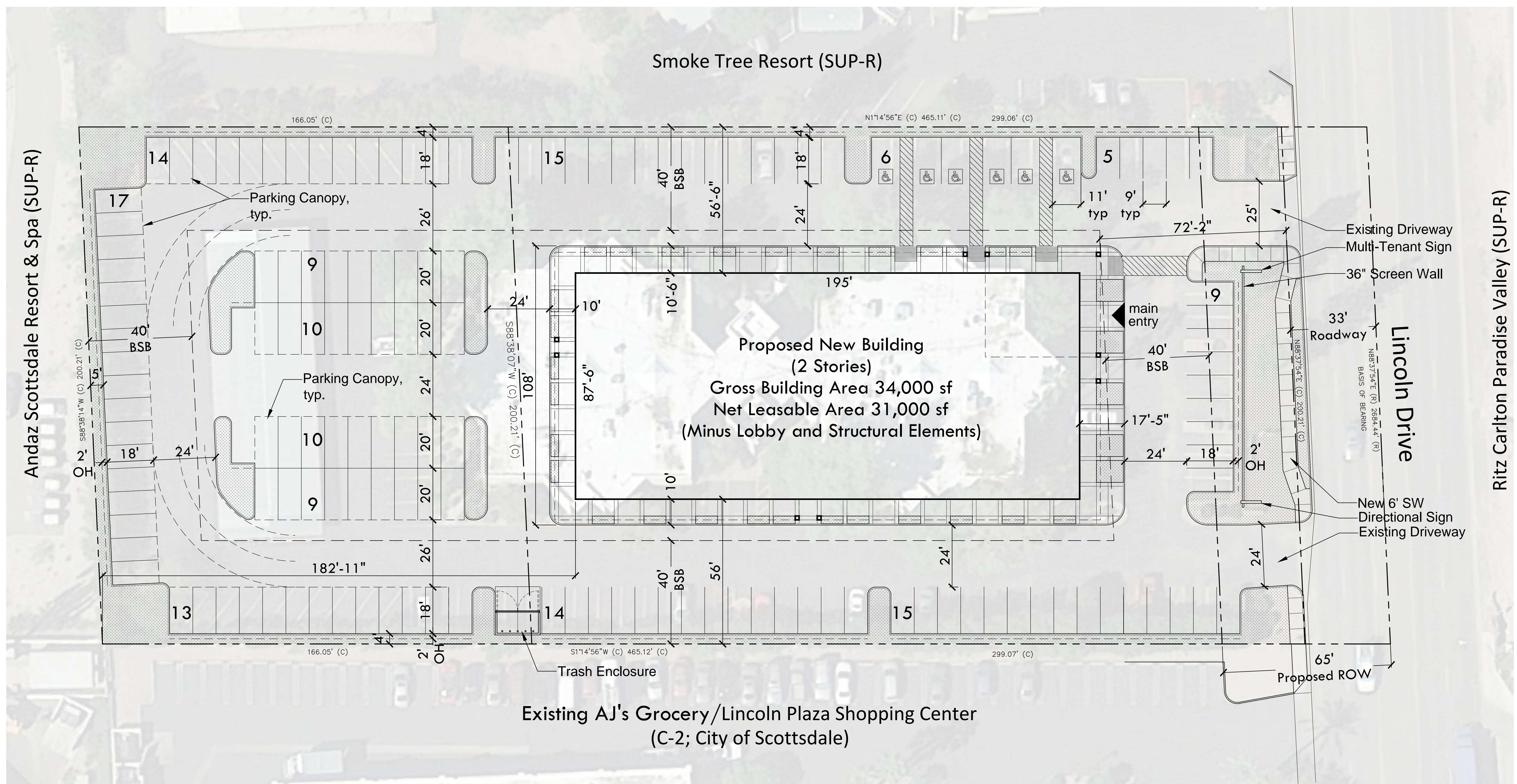
7125 Lincoln Medical Office

Paradise Valley, Arizona

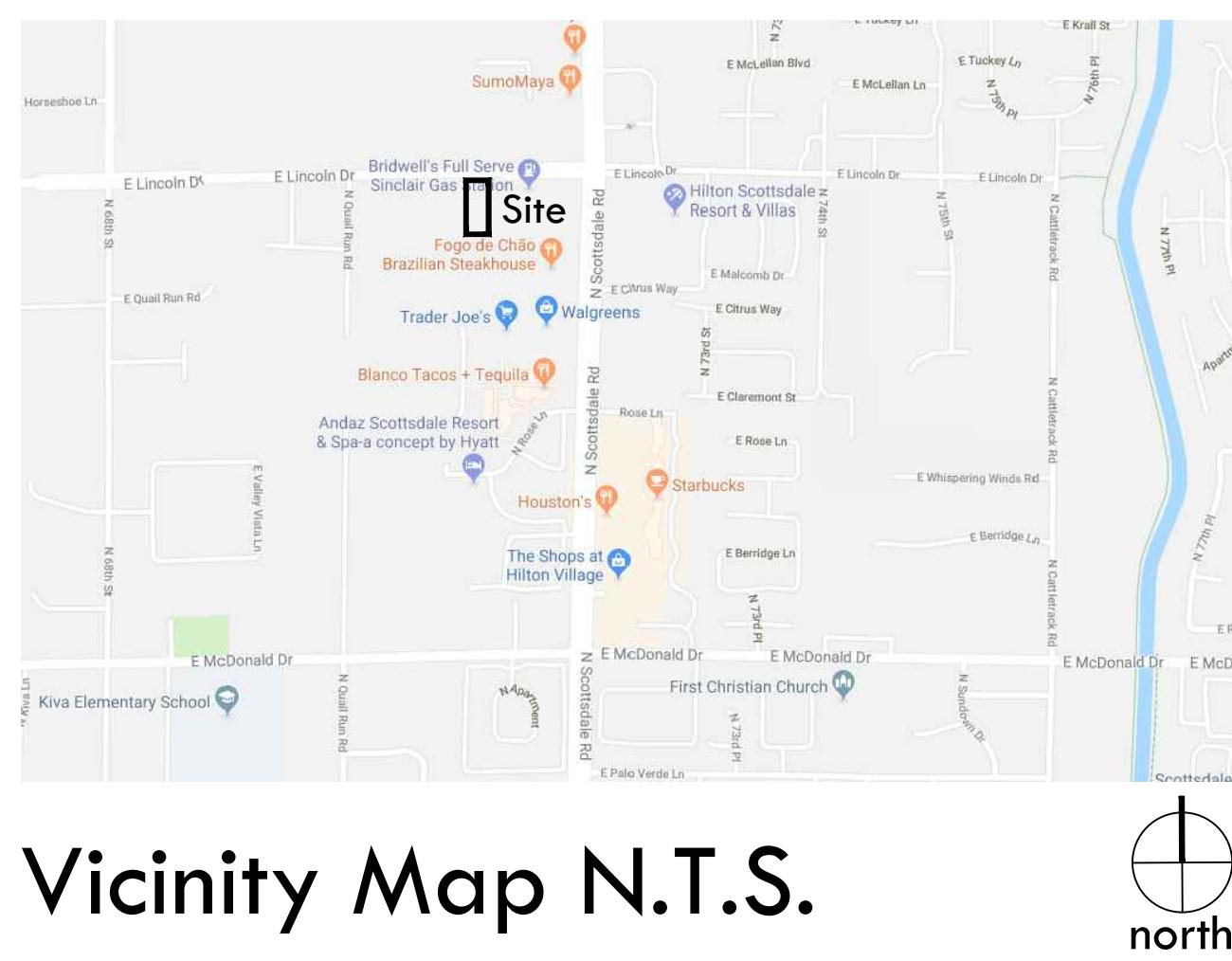
▲ Development Review Set
 △ Bid Set
 △ City Submittal
 △ Construction Set

Revisions: _____

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Master Site Plan



Legal Description

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Project Information

Project Name

Lincoln Medical Plaza

Project Address

7125 E. Lincoln Drive
 Paradise Valley, AZ 85253

Owner

Jamel Greenway, LLC
 4771 N. 20th Street, Suite B22
 Phoenix, AZ 85016
 Contact: Lynn Evans
 Tel: 602-710-2122
 Email: Lynn@tandcshops.com

Architect

suite6 architecture + planning
 6111 N. Cattletrack Road
 Scottsdale, AZ 85250
 Tel: 480-348-7800
 Email: dean@suite6.net

Project Data

Net Site Area

+/- 93,023 sf
 +/- 2.13 ac

Lot Coverage
 FAR

+/- 18.3%
 +/- 0.33

Net Leasable
 Building Height

existing 25,444 sf
 proposed 31,000 sf

Parking Std.

30'
 36'

Parking ADA

147 sp
 140 sp

Parking Total

6 sp
 6 sp

Parking Ratio

153 sp
 146 sp



Seal _____
 Date: August 24, 2018
 Project Number: 598
 Drawn by: dm/rdb
 Sheet Number _____

A1.0
 Master Site Plan



Conceptual Landscape Plan
7125 Lincoln Medical Office
Paradise Valley, Arizona

LANDSCAPE IMPROVEMENTS
7125 Lincoln Medical Office
Paradise Valley, Arizona
CLS-1
1 of 2

PLANT SCHEDULE

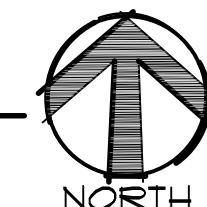
BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
TREES/PALMS				
Caesalpinia gilliesii	Desert Bird of Paradise	36	24" Box	Multi Trunk Dense Canopy
Prosopis sp. 'Rio Salado'	Rio Salado Mesquite	11	24" Box	Standard Trunk Upright Form
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	14	24" Box	Standard Trunk Dense Canopy
Pistacia chinensis	Chinese Pistache	36	24" Box	Standard Trunk Dense Canopy
ACCENTS & VINES				
Aloe daevel	Dawes's Aloe	36	5 Gal.	As Per Plan
Muhlenbergia capillaris	Pink Mist Grass	18	5 Gal.	As Per Plan
Agave desmettiana	Smooth Agave	16	5 Gal.	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	6	5 Gal.	As Per Plan
Hesperaloe parviflora Brakelights	Red Yucca	24	5 Gal.	As Per Plan
SHRUBS				
Dodonaea viscosa	Purple Hopseed Bush	39	5 Gal.	As Per Plan
Myrtus Communis	Dwarf Myrtle	24	5 Gal.	As Per Plan
Nerium Oleander 'Petite Pink'	Petite Pink Oleander	22	5 Gal.	As Per Plan
Justicia spicigera	Firecracker Plant	33	5 Gal.	As Per Plan
Ruellia brittoniana	Barrio Ruellia	4	5 Gal.	As Per Plan
Tecoma x 'Orange Jubilee'	Orange Jubilee	30	5 Gal.	As Per Plan
GROUND COVERS				
Lantana X 'New Gold'	New Gold Lantana	75	1 Gal.	As Per Plan
Lantana 'Dallas Red'	Dallas Red Lantana	75	1 Gal.	As Per Plan
MISCELLANEOUS				
Decomposed Granite - (Size: 1/2" Screened - Color: 'Apache Brown') 2" depth in all planting areas (Typ)				
Hybrid Bermuda Sod 502 sf. with Concrete Header 100 sf.				

GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 24" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"
0 15' 30' 60'



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



PRELIMINARY
NOT FOR
CONSTRUCTION



LINCOLN PLAZA MEDICAL CENTER

SUP 18-06 – Major Special Use Permit Amendment

First Submittal May 15, 2018

Second Submittal July 27, 2018

Third Submittal August 29, 2018

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INTRODUCTION

This is a request to amend the existing Special Use Permit for the Lincoln Plaza Medical Center, located at 7125 E. Lincoln Drive in Paradise Valley, Arizona (the “Property”). The applicant is requesting an amendment to the existing Medical Office SUP to wipe the slate clean and construct a brand new state-of-the art medical office building. The existing medical office is approximately 50 years old and in need of a drastic overhaul. Every element of the existing site is outdated: the architecture and site design, the building materials, the infrastructure, and the medical technology. The proposed medical office will substantially enhance the visual appeal of the site and provide Paradise Valley residents with medical facilities incorporating the most cutting-edge technology available today.

GENERAL SITE INFORMATION AND SUP HISTORY

The Property consists of one 2.13-acre parcel located at 7125 E. Lincoln Drive in Paradise Valley, Arizona. See Aerial Map at **Tab 1**. The Property is currently zoned SUP-M and improved with a two-story medical office building constructed in the 1970s. See Zoning Map at **Tab 2**. This Special Use Permit was first granted on July 27, 1974 in case number SUP 74-6. Since then the SUP has undergone only a handful of amendments and has remained relatively unchanged since 1974, with the exception of an aviary that was added in 1976.

The Lincoln Plaza Medical Center SUP subjects the Property to eighteen (18) stipulations. See Lincoln Plaza Medical Center Stipulations at **Tab 3**. Included among these stipulations is a requirement that the Property maintain strict compliance with the approved plans, which are attached at **Tab 4**.

SURROUNDING LAND USES

The Property is surrounded by resort properties in the Town of Paradise Valley on three sides and a grocery store-anchored shopping center in the City of Scottsdale:

- North:** Future site of Ritz Carlton Paradise Valley (SUP-R)
- East:** Lincoln Plaza Shopping Center (C-2; City of Scottsdale)
- South:** Andaz Scottsdale Resort & Spa (SUP-R)
- West:** Smoke Tree Resort (SUP-R)

PROPOSED AMENDMENT TO SUP

The applicant is requesting an amendment to the existing Lincoln Plaza Medical Center SUP to allow the demolition of the existing medical office building and the construction of a modern two-story medical office building. The existing structure has reached the end of its useful life, and in order to maintain stride with medical technology, energy efficient building design, and modern architecture, construction of a new medical office building is necessary.

In the time that has elapsed since the completion of the existing medical office building in the 1970s there have been dramatic, sweeping changes not only in medical technology, but in the delivery of patient care and the structure of the entire American healthcare system. Significant increases in health insurance premiums, the passage of the Affordable Care Act, and rising healthcare costs have forced healthcare providers and insurance companies to substantially recalibrate their approach to

patient care. Efficiency has become the new driving force in healthcare as regulatory pressure, economic constraints, and emerging technologies have altered the medical services landscape.

The old medical office model, consisting of cookie-cutter office suites for unrelated providers without significant support services, is no longer an effective or efficient development model for patient care. Healthcare providers, particularly hospital networks like Honor Health, Banner, Abrazo, and Mayo are now seeking buildings that are more flexible, collegial, and diverse – aimed at improving continuity of care and promoting the efficient provision of medical services. These facilities provide primary care, urgent care, specialty clinics, imaging, diagnostics, social services, and sometimes even ambulatory surgery.

The applicant is proposing an amendment to the Lincoln Plaza Medical Center SUP for the construction of a medical office building designed to suit the needs of modern healthcare providers and patients alike. The proposed facility will take advantage of the latest trends in medical office building design to provide a complimentary suite of medical and wellness-related services that will support the healthcare needs of the residents of Paradise Valley in a convenient, efficient, and cost-effective manner.

DEVELOPMENT PLAN

Overview

The applicant is proposing the construction of a new medical office building on the Property to replace the aging, outdated medical office building currently in operation. See Site Plan attached at **Tab 5**. The proposed building is 30 feet tall to the roofline and 36 feet tall at the highest point of the entryway architectural feature and rooftop screening for mechanical equipment. See Elevations at **Tab 6**.

The goal of the proposed facility is to provide continuity of care and a well-rounded balance of medical services in a single location to support wellness in the Paradise Valley community. In order to achieve the interior space flexibility necessary to execute this concept, some deviation from the SUP Medical Office Guidelines is necessary.

Lot Standards	
Maximum Lot Coverage by all structures (%)	25% (Approx. 18.3% proposed)
Lot Area	2.13 acres
Principal Building Standards	
Maximum Building Height (feet)	36 FT
Minimum Building Setbacks	Front: 72 FT (40 FT with full right-of-way dedication/easement) Side: 56 FT Rear: 205 FT

Minimum Lot Area

The Medical Office Special Use Permit guidelines prescribe a minimum lot size of five (5) acres for a medical office site. The 2.13-acre site has operated with a Special Use Permit – Medical Office since 1974, before the current guidelines were created. Despite being undersized, the Property is an ideal location for the relatively low-intensity medical office use. It is surrounded on three sides by resort properties in Paradise Valley and borders a shopping center to the east, which is anchored by a

boutique grocer. Medical offices are an excellent transitional commercial use between the more intense commercial uses along a busy arterial street to the east (Scottsdale Road) and the resort uses to the west.

Lot Coverage

The proposed medical office building covers approximately 18% (17,062 SF) of the lot area, well below the 25% maximum lot coverage set forth in the Bulk and Density guidelines for Medical Office Special Use Permits.

Building Height

The proposed medical office building is 30 feet tall to the roofline and 36 feet tall to the top of the entryway architectural feature and mechanical equipment screening. The Medical Office Special Use Permit Guidelines suggest a maximum building height of 30 feet. On June 14, 2018, Paradise Valley Town Council adopted a Statement of Direction for this project, setting forth the criteria for the Paradise Valley Planning Commission's evaluation of the applicant's proposal. With respect to building height, Council provided the following instruction:

"It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'."

See Lincoln Plaza Medical Center Statement of Direction, Page 2. Here, the requested height is necessary to develop a medical office building that is consistent with modern standards and expectations for high-quality design and construction that will attract premium tenants and in turn provide the highest level of medical care to the residents of Paradise Valley. Additionally, the proposed height is appropriate in context and will have no discernible effect on existing view corridors or adjacent properties.

1) Building Dimensions

In order to meet the needs of healthcare providers, the applicant must provide a medical office building that is capable of supporting current trends in medical care. With sophisticated medical services increasingly moving out of the hospital setting and into outpatient care centers, the technical demands for medical office buildings have increased dramatically. Increased ventilation and electrical requirements and system flexibility for future medical technology all contribute to a necessity of greater floor-to-floor heights. In order to meet the technical demands for the proposed project, the applicant must achieve a 15-foot floor-to-floor height with a 10-foot finished ceiling.

Five feet of ceiling space is necessary to accommodate a minimum 24 inches for duct clearances in addition to at least 30 inches for structural elements. Combined with a need for industry standard 10-foot finished ceilings, a 15-foot floor-to-floor height is the absolute minimum that must be achieved to provide a building that meets today's standards. These dimensions are common across all office environments, but are particularly critical in medical settings where best practices call for separately ducted rooms.

In addition, modern medical office buildings require a certain degree of interior flexibility to accommodate new or expanding elements of the facility as medical trends evolve. This additional height allows for a more spacious, inviting environment with large, open-concept areas and full-height

windows that provide more natural light and a more comfortable environment. See Concept Renderings at **Tab 7**.

2) HVAC System

In addition to the 30 feet required to accommodate two stories with 15-foot floor-to-floor heights, an additional 6 feet of height is necessary to screen the rooftop HVAC equipment needed to properly cool, heat, and ventilate the building. The building will be served by a hybrid system of roof-mounted package units with direct ducting to the upper floor, and roof-mounted condensing units providing coolant to ceiling-hung air handlers on the first floor. This will eliminate the need for excess ductwork and shafts to penetrate the upper level, and will provide the most efficient way to zone the overall building for customized airflow. Because it is a decentralized system, all exterior equipment can be sized for minimal height. All equipment will be roof-mounted and screened behind a continuous perimeter parapet wall, saving precious site area for open space, landscape and parking. The parapet wall is inset significantly from the building perimeter, hiding it from view at ground level for most pedestrians on or near the Property. Refer back to Concept Renderings at **Tab 7**.

Alternative HVAC systems that would potentially obviate the need for rooftop-mounted equipment have been considered and eliminated for a variety of reasons. First, the project is too small to contemplate a centralized chiller/boiler system that distributes from one source to all points within the building. The initial cost and ongoing maintenance of centralized systems is too expensive for the scale and scope of this project. Second, the scale and simplicity of operations for the proposed project make a variable air volume system – with its large air handlers (8 feet tall or more) and multi-level ductwork – too large and expensive to consider.

Finally, a fully implemented “split” system with ground-mounted condensing units would require approximately 2,000 square feet to contain all of the necessary equipment. Two “yards” of 1,000 square feet, each with twenty 3-by-3 foot condenser units and 24 inches of clearance on all sides from other units and walls, would be necessary to properly cool the building. This configuration not only takes up a significant portion of valuable lot area, but also adds undesirable surface noise and vibration. Additionally, due to the need for multiple pipeline runs to the building, loss of efficiency is a major consideration when evaluating ground-mounted systems.

3) Context

The proposed height is consistent with the character of the area. The existing building, although slightly shorter (27 feet at the highest point), is two stories. The apartment complex immediately across Lincoln Drive to the northeast – The Lincoln Scottsdale – is three stories (36 feet) adjacent to the roadway and steps up to four stories (48 feet). The apartment complex to the southeast – The Enclave at Borgata – is four stories. The Resort-Related Attached Residences portion of the Ritz-Carlton Paradise Valley (Area D) contains an element of three-story, 36-foot-tall residences along the eastern boundary. The request for additional height – most of which is for architectural elements and mechanical screening – is not inconsistent with building heights in the surrounding area. See Vicinity Maps at **Tab 8**.

The additional building height is necessary to accommodate proper building proportions on an undersized lot. As discussed above, the Property is less than half the minimum lot area for a medical office as set forth in the Special Use Permit Guidelines. In order to maximize the efficiency of the proposed project, certain building area minimums must be achieved. The proposed building height

strikes a careful balance between providing the necessary space to execute the concept and maintaining a respectful distance from adjacent properties.

4) *View Corridors*

The Open Space Criteria in the Special Use Permit Guidelines require a 120-foot setback for a 36-foot-tall building. As noted in the Statement of Direction, these criteria are designed to move the massing of a building to the center of the site in order to preserve existing viewsheds. However, the Statement of Direction notes the following:

“...due to the small size of this lot, its location adjoining other commercial uses, and that the existing structures do not meet the Open Space Criteria, a heavy focus on preserving view corridors is not necessary. If Open Space Criteria is applied the measurement may be taken from the existing property line along Lincoln Drive.”

See Lincoln Plaza Medical Center Statement of Direction, Page 3. Additionally, even with the proposed a 67-foot front yard setback and 56-foot side setbacks, there is no discernible effect to view corridors in the area. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain. The mature trees to the west of the Property already obscure and/or obstruct Camelback Mountain, and the proposed building height will not create any additional obstruction. See View Corridor Images at **Tab 9**.

5) *Architectural Elements*

In addition to the 36-foot maximum building height requested for the rooftop mechanical screen, the applicant is requesting a maximum height of 36 feet for architectural expression on the northwest corner of the building at the main entry. Section 5.1.a.iv of the Paradise Valley Special Use Permit Guidelines specifically allows additional height for towers and architectural features on medical office buildings. This is no doubt in recognition of the value and intangible benefits provided by unique, high-quality architecture. At this pivotal place within the overall architectural theme, the slight variation in building profile helps signify an important point of arrival and welcome to visitors.

In addition to creating a more visually interesting and dynamic building, the height of the entryway also serves a practical purpose. Throughout this SUP review process, one of the primary focal points of the building height discussion has been the visibility of the rooftop mechanical screen. To that end, the applicant has implemented several design considerations to limit the visual impact of the mechanical screen from street level. Notably, the mechanical screen is inset approximately **25** feet from the perimeter of the roofline, negating its visual impact from the street. The entry feature itself is another significant design element intended to reduce any perceived impact of the mechanical screening. In essence, the entryway will supplant the mechanical screening on the northwest quadrant of the building. As a result, the stepped back screen combined with a minor jump in height at the corner provides enhanced architecture along one of the Town’s most important gateways, while mitigating any negative perceptions about rooftop appurtenances.

Building Setbacks and Landscape Buffer

All proposed building setbacks are consistent with the Medical Office Special Use Permit Guidelines. However, the Town’s request for the applicant to dedicate an additional 33-foot-wide strip of property along its northern property line for public right-of-way potentially interferes with the applicant’s ability to provide sufficient parking and comply with other elements of the Special Use Permit Guidelines.

The existing landscape buffer on the Property along Lincoln Drive does not comply with the Special Use Permit Guideline for a 50-foot landscape buffer adjacent to a major arterial street (Lincoln Drive). In the Statement of Direction, Planning Commission is directed to take into consideration, at a minimum, “the property’s irregular shape, undersized lot, existing conditions, scope of the proposed development, and the Town’s desire for additional right-of-way along Lincoln Drive in determining the appropriate depth of the landscape buffer.”

Providing a 50-foot landscape buffer *in addition to* a 33-foot right-of-way dedication would be fatal to this project. Prospective tenants for the proposed project typically require a parking ratio of 5 spaces per 1,000 square feet of gross leasable area (GLA). At 146 spaces, the proposed project is already under that target at 4.7 spaces per 1,000 square feet of GLA. If the Property were to strictly follow the guidelines with the proposed building, it would reduce available parking by approximately 25 spaces and effectively render the project unworkable. Alternatively, if the applicant attempted to preserve the proposed 146 parking spaces and instead reduce the size of the building to comply with the 50-foot landscape buffer and ROW dedication, it would result in a loss of approximately one-third (11,000 SF) of gross building area – again rendering the project financially infeasible.

In order to properly balance the interests identified in the Statement of Direction, a reduced landscape buffer within the future right-of-way dedication is necessary to protect against losses in parking and lot area that would be detrimental to the project’s success. As described below, the proposed 27-foot landscape buffer will provide plantings consistent with the Visually Significant Corridors Master Plan’s “resort living” palette, as well as six-foot detached meandering sidewalk to provide a pedestrian connection along Lincoln Drive. In short, the proposed buffer meets many of the Town’s goals for the Lincoln Drive Visually Significant Corridor while providing the applicant the necessary lot area and parking to develop a successful project on an undersized, irregularly-shaped site.

EAST LINCOLN DRIVE SOUTH DEVELOPMENT AREA

The Town of Paradise Valley’s 2012 General Plan designates the Property as part of the East Lincoln Drive South Development Area. The General Plan identifies three areas of the Town that are appropriate for infill redevelopment – one of which is the East Lincoln Drive Development Area. This area consists of approximately 55 acres including Smoke Tree Resort and Bungalows, Cottonwoods Resort, Lincoln Medical Complex, and the Applewood Pet Resort. The General Plan encourages moderate intensity, mixed-use, and context appropriate resort development in this area.

The type of development encouraged by the General Plan is not appropriate for this particular site. The Paradise Valley Town Council, Planning Commission, and Planning and Development staff have all voiced significant concerns about traffic and congestion on Lincoln Drive. A significant benefit of the proposed project is the fact that it will generate only a marginal increase in average daily trips proportional to the increase in overall floor area. A moderate intensity mixed-use development, on the other hand, would likely generate a significant increase in the volume of daily trips on Lincoln Drive. In light of the challenges presented by Lincoln Drive, redeveloping the Property with a modern version of the existing medical office use at a similar scale is a far more responsible, context-appropriate use of the site.

PERMITTED USES

The applicant is not requesting any changes to the uses permitted by the existing Special Use Permit for the Property. At this time, the only use explicitly prohibited by the existing SUP is a commercial

laboratory. Therefore, consistent with the uses outlined in Section 1102.2.B.2 of the Paradise Valley Zoning Ordinance, the applicant is requesting the continuation of the existing permitted uses:

- Offices for medical practitioners;
- Urgent care;
- Outpatient surgical facilities where stays do not exceed 48 hours;
- Physical therapy facilities;
- Pharmacy; and
- Medical marijuana dispensary, subject to the restrictions outlined in Article XI of the Paradise Valley Zoning Ordinance and approval of a separate amendment to this SUP.

HOOURS OF OPERATION

For all uses except urgent care, the applicant is proposing hours of operation from 7:00 am to 8:00 pm, Monday through Friday. For urgent care, the applicant is proposing hours of operation from 7:00 am to 10:00 pm, seven days a week.

PHASING

The project is intended to be developed in a single phase.

LIGHTING

The exterior lighting design is focused primarily on parking lot areas and the walkways surrounding the building. All lighting throughout the community will be energy efficient; a combination of LED fixtures, daylight sensors, timers and strategic placement will allow the site to reduce the overall energy usage while providing adequate illumination for safety. In accordance with Dark Skies Ordinances, all exterior lighting will integrate full cut off fixtures with necessary shielding. Pole-mounted lighting will not exceed the 16-foot maximum height and will be oriented for pedestrian and automobile safety. Lighting throughout the site will not exceed the foot candle thresholds set forth in Section 2 of the Special Use Permit Guidelines.

SECURITY

In order to ensure proper security for this site, the applicant will utilize a combination of traditional security measures along with elements of crime prevention through environmental design (CPTED) implemented into the site design. During off-hours the Property will be protected by an electronic security system consisting of security cameras, door and window sensors, and motion sensors monitored off-site. The Property will also be patrolled by a security service after hours. Prescription medication will be stored and secured in accordance with state and federal regulations. Patient records will be kept and protected in compliance with the Health Insurance Portability and Accountability Act (HIPAA) and other state and federal regulations.

In addition, the site design will incorporate several CPTED design features in an effort to discourage and deter crime through effective site design measures. These design features include:

- Install windows into all facades.
- Place parking as to be visible from windows.
- Clearly define public entrances with architectural elements, lighting, landscaping and signs.
- Define perimeters with landscaping or fencing.

- Keep all exterior areas neat and clean.
- Maintain all plantings.
- Reduce the number of public access points to those that are watched by receptionists or passing traffic.

SCREENING, FENCING, AND WALLS

Parking areas, refuse enclosures and equipment will be screened by materials and structures complementing the overall building form. All parking areas will be screened with a combination of decorative walls and a redesigned and refreshed landscape buffer along Lincoln Drive.

DRAINAGE

A drainage statement prepared by Optimus Civil Design Group has been submitted with this application.

ROADWAY STANDARDS & CIRCULATION

The proposed project will maintain the existing driveways at the eastern and western edges of the Lincoln Drive frontage in order to promote efficient traffic circulation throughout the site and onto Lincoln Drive. Because the proposed project is merely a continuation of the existing medical uses of the Property in a marginally larger building, the corresponding increase in average daily trips is expected to be similarly negligible. As a result, the applicant is not proposing any changes to the existing access or turning movements for this property. A traffic impact analysis demonstrating the marginal traffic impact of the proposed development is being completed by Civtech, Inc. Additionally, the applicant is actively working with Town staff to address potential changes to the Property's access from Lincoln Drive resulting from the Lincoln Drive Capital Improvement Project. Additional

PARKING

Given the existing spatial constraints of the site, the applicant is proposing a total of 146 parking spaces, including 140 standard spaces and 6 ADA-compliant spaces. As noted throughout this narrative, the Property suffers from unique geographic limitations. As a result, the proposed site plan is the product of a careful balancing act between providing the necessary square footage for a competitive, marketable medical office building and ensuring the provision of adequate parking. Although the rise in popularity of ridesharing has improved access to the medical facilities and provided some relief with respect to parking demands, the 146 parking spaces currently allocated by the site plan is the minimum necessary to meet the needs of prospective tenants. The traffic impact analysis being conducted by Civtech, Inc. will address these issues in greater detail and be provided to the Town upon completion.

SIGNAGE STANDARDS

Building-Mounted Primary Sign: In order to provide a consistent architectural theme throughout the project, the applicant is proposing a building-mounted primary sign to compliment the design elements of the building entry feature. The proposed signage will feature internally illuminated free-standing letters composed of materials similar in character to the surrounding architectural elements.

This will create a continuity with the building design that will provide a more visually interesting presence on Lincoln Drive. Refer back to Concept Renderings at **Tab 7**.

Proposed Primary Building-Mounted Sign Standards	
Max Quantity	1 per street frontage
Max Height	4 FT
Max Sign Area Allowed	40 SF

Ground-Mounted Monument Sign: In conjunction with the building-mounted primary sign, the applicant is also requesting a ground-mounted monument sign for tenant identification. As shown in the Concept Renderings attached at **Tab 7**, the applicant is proposing a ground-mounted monument sign just east of the western driveway. The monument sign is intended to act as an extension of the building architecture, incorporating the same materials and design cues as the primary building. Sign dimensions and parameters will be provided in a forthcoming sign detail plan.

Traffic and Directional Signage: All traffic and directional signage will conform to Paragraph 4 of the Medical Office Special Use Permit Guidelines.

LANDSCAPING STANDARDS

The intent of the landscape standards is to express and reinforce the highly stylized character of the proposed medical office building. See Landscape Plan at **Tab 10**. The landscape vernacular is an extension of the resort living palette as defined in the Visually Significant Corridors Master Plan with streetscape plantings of large canopied trees including Mesquite and Palo Verde trees to provide shade for the pedestrian traffic and to effectively ground the architecture. Chinese Pistache, Palo Verde, Mesquite, and an assortment of accents and seasonal flowering shrubs define the flora surrounding the building and combine with colorful planter pots, seating opportunities and integral color concrete to create a dynamic setting.

All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas will be landscaped in accordance with the provisions of the Special Use Permit Guidelines at a minimum. As a result, a unique aesthetic will emerge that blends seamlessly with the surrounding area.

The architecture will be softened using plant material to ensure that green space is maximized. To visually soften and reduce the urban heat island produced by the required surface parking, two landscaped parking islands will be provided in the parking area south of the building. The primary building will include landscape foundation planting with a minimum width of five-feet (5') between the building and parking lot or walkway, as to ensure the architecture is visually scaled down to a pedestrian and visually-comfortable level.

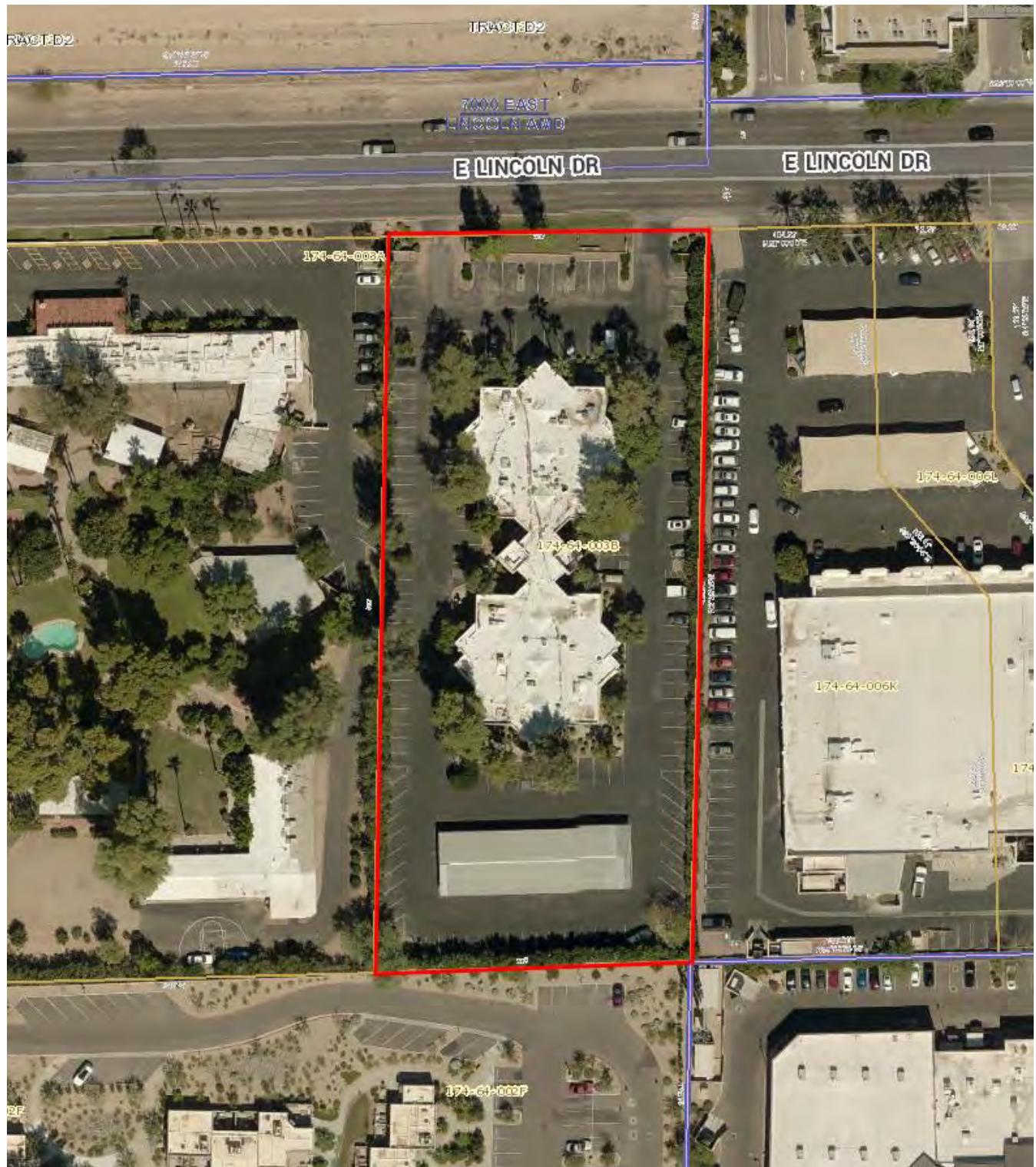
All existing trees will be inventoried and salvaged where possible. All new trees will be a minimum of fifteen-gallon (15g) in size. A minimum of fifty-percent (50%) of trees will be 24"-box or larger in size. A substitution of 36"-box trees for fifteen-gallon trees may take place at a rate of 1.5 trees per one fifteen-gallon tree size. All trees shall conform to the Arizona Nursery Association Tree Specifications,

and all plant materials within the Right-Of-Way will be species included in the most current edition of the Phoenix Active Management Area Low Water Use Plant List. All shrubs will be a minimum of five-gallon (5g) in size. All landscaped areas shall have ground surface treatment which may include but is not limited to turf, ground cover, planting, screened decomposed granite, river rock, etc. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials.

Plant material species will be selected and locations will be studied to ensure screening of undesirable view sheds, and limiting conflicts that may exist between plants and vehicular elements, fire access, mechanical equipment, and maintenance access. All plant material within sight visibility triangles shall be selected so the mature height shall not exceed three-feet (3'). In addition, all plant materials shall be placed so their mature size maintains a minimum clearance of three-feet (3') around any fire hydrant. All mechanical equipment, electrical meters and the similar will be screened from public view with plantings or other screening elements.

TAB 1

Aerial Map

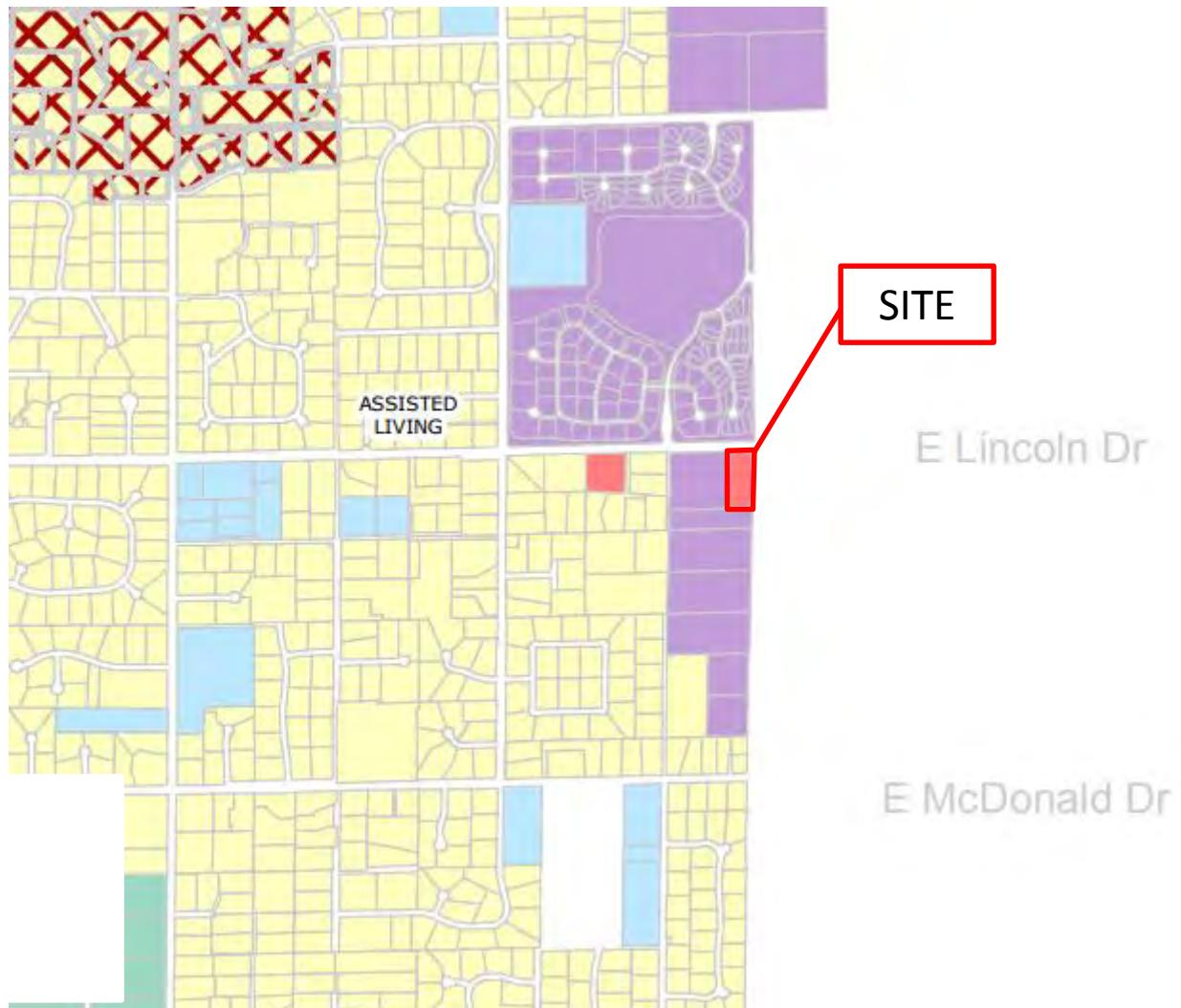


SWC 44th Street & Palm Lane – Phoenix, AZ

↑
N

TAB 2

Zoning Map



R-175	R-35	R-18
R-43	R-35CP	R-18A
R-43CP	R-35A	R-10
R-18CP		
SUP-P Special Use Permit- Public		SUP-R Special Use Permit- Resort
OSP- Open Space Preserve		SUP-O Special Use Permit- Medical
	Hillside	
		Public School

TAB 3

Lincoln Plaza Medical Center SUP Stipulation Checklist
7125 E. Lincoln Dr. SUP- 71-2, 74-6, 74-7, 75-11, 75-12, 76-12

1. Property: The Property to which this Special Use Permit applies is located within the Town of Paradise Valley, Maricopa County, Arizona, at 7125 E. Lincoln, the legal description of which is as follows:

a. The east 200' of the following described property: The N1/2 of the NW1/4 of the NE1/4 of the SE1/4, and the N1/2 of the S1/2 of the NW1/2 of the NE1/4 of the SE1/4 of Section 10, T2N, R4E, G&SRB&M, Maricopa County, Arizona.

The utilization of the land and buildings of which shall be as follows:

A. Construction and operation and maintenance of a medical and dental clinic, pursuant to Article XI, Section 1101, subparagraph (e) of the Zoning Ordinance of the Town of Paradise Valley, shall be in strict compliance with each of the following six documents, certified as such by the Paradise Valley Town Clerk, which are hereby approved by the Town of Paradise Valley and the Special Use Permit grantees and incorporated herein by reference and made an integral part of this Special Use Permit:

1. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976 - As Built Site Plan with red line corrections, dated January 6th, 1976"
2. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #1"
3. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #3"
4. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #4"
5. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #11"
6. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Landscaping Plan"

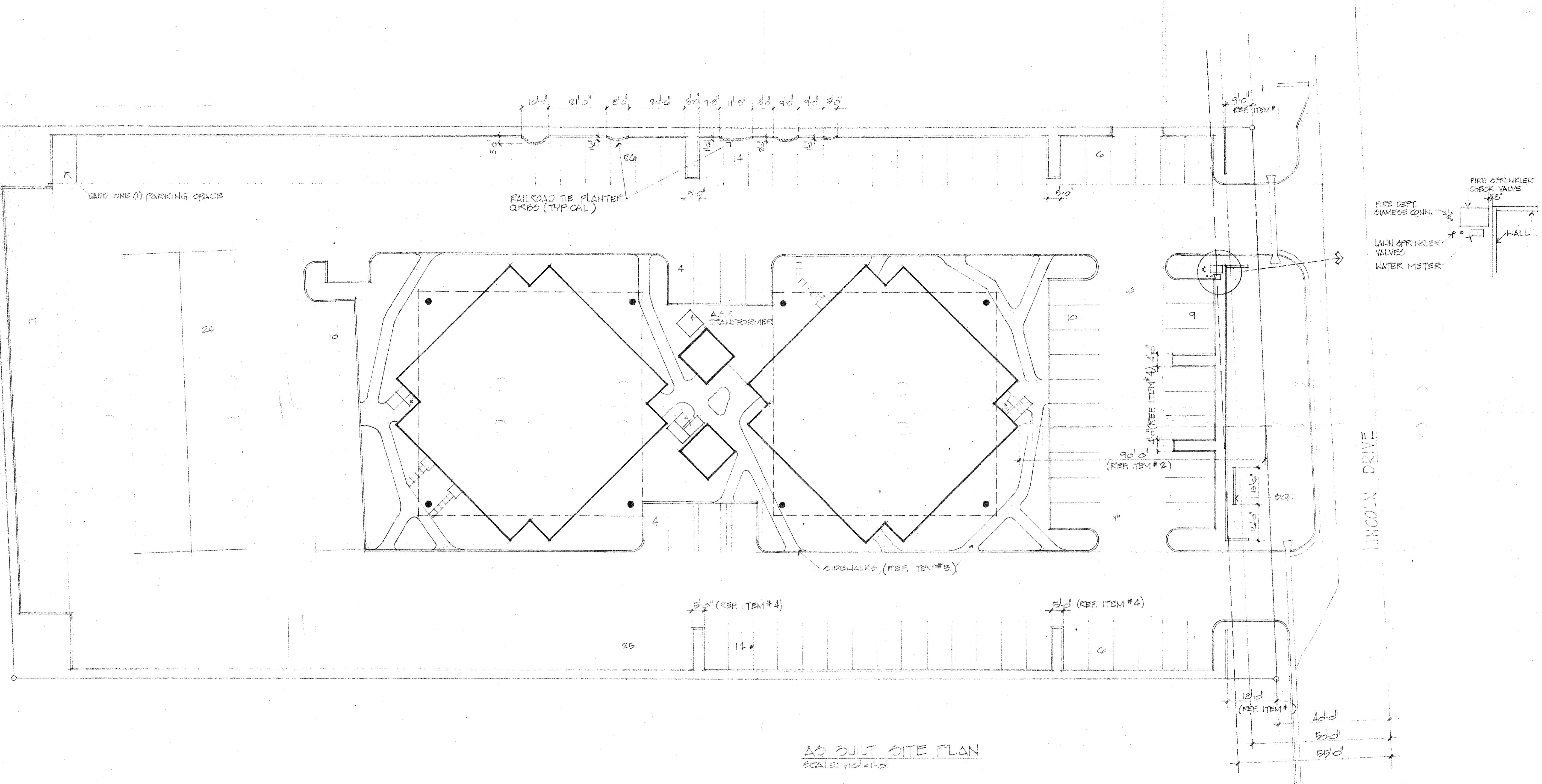
2. The Town engineer's memo dated May 17th, 1974, which recommends the following, shall be compiled with:

- a. Paving width of Lincoln Drive across main portion of the lot should be 24' to back of curb with acceptable tapers at east and west property lines.
- b. Vertical curb and gutter to match existing at east property line should be provided.
- c. Driveway entrances should be graded to allow water carried in existing ditch to flow across drives at about 6' north of 40' right-of-way line.
- d. Ditch flowline should be relocated to align with driveway dips and gutter at east property line.
- e. Drainage reports for the property should be prepared comparing existing flows with post-development drainage patterns.
- f. On site driveway grades should be a minimum of .5% to carry storm waters.

3. Exterior building colors shall be the same as used on the scale model and the color chip included in the file.
4. Mechanical equipment is to be concealed from view from Lincoln Drive.
5. Exterior Lighting levels throughout the project are not to exceed three (3) foot heights above grade, exterior.
6. Exterior construction materials, colors, and trim, shall conform to the model and the site plan.
7. Sewer flow will connect to the City of Scottsdale sewer trunk line in Scottsdale Rd., at Lincoln. Sewer line will be extended north on Scottsdale Rd. and west on Lincoln to the NW corner of subject property. The City of Scottsdale will approve the sewer plan and appropriate connection fees will be paid to the City of Scottsdale.
8. The six (6) trees to be located in the front of the property shall have a minimum height of 15', and palm trees shall be excluded from these plantings.
9. Commercial laboratories and pharmacies are specifically excluded from occupancy.
10. The maximum number of rentable office suites shall not exceed twenty-two (22).
11. Title of all land and improvements shall remain under the ownership of Lincoln Plaza Medical Center, a general partnership, and be non-transferable until completion of building project.
12. Construction of all improvements and structures, and all landscaping, with the exception of "tenant improvements", shall be completed on or before February 1st, 1976, and the grantee shall have qualified for and obtained a Certificate of Occupancy from the Town of Paradise Valley, on or before February 1st, 1976."
13. Failure to commence construction within ten (10) months from date of Council approval shall automatically cancel this Special Use Permit, except that the owner(s) may petition the Council for an extension.
14. Certified "as built" drawings shall be submitted after completion of the project, and prior to issuance of a Certificate of Occupancy.
15. Nature of Use: Said Property shall be operated only as set forth herein with no expansions, additions, changes or alterations to said real Property or uses described herein without an express amendment to this Special Use Permit.
16. Unenforceable Provisions: Should any portion of this Permit be deemed to be unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.
17. This Special Use Permit shall become void and of no force and effect, at the option of the Paradise Valley Town Council, upon the failure of the grantee Special Use Permit holder to comply with any of the terms, conditions, or stipulations of this Special Use Permit.
18. Notwithstanding any other provision of this Special Use Permit, the grantee is hereby authorized to construct and maintain an aviary upon the premises subject to this Special Use Permit (a) upon condition that such aviary complies in location, size, design and all respects with the "Site Plan for Aviary for Lincoln Plaza Medical Center, July, 1976" as certified as such plan by the Paradise Valley

Town Clerk, and (b) upon condition that the use of the aviary and the care of the birds therein comply with all applicable laws.

TAB 4



AS BUILT SITE PLAN

NOTE:

THIS DRAWING REFLECTS THE CHANGES MADE TO THE APPROVED SITE PLAN DATED (REV JUN 3, 1975) AND INCORPORATES THE AS-BUILT CONDITIONS.

USE THIS DRAWING WITH ORIGINAL DRAWING #1 OF EXHIBIT "A" AND SHEET #A-1 OF THE BUILDING PLANS, FOR ALL OTHER INFORMATION & NOTES.

Close enough to fill for 5000 plants
on Jan 6, 1916.

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - As Built Site Plan" "With red line corrections dated January 6, 1976", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley on the _____ day of _____, 1976.

Mary Queen Brives

A hand-drawn sketch of a trapezoid with a dashed line inside, representing a geometric diagram.

SUP 75-12

3UP-75-12

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #4", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town Of Paradise Valley, Arizona on the _____ day of _____, 1976.

Mary Ann Briner
own Clerk

This block contains the following architectural drawings:

- SECOND FLOOR PLAN:** A detailed floor plan of the second floor showing rooms like LEASE SPACE (209), LEASE SPACE (207), LEASE SPACE (205), LOBBY (201), STOREROOM (301), and CORRIDORE (206). It includes dimensions, columns labeled A4, A5, and A6, and various structural details.
- WOMEN'S TOILET ROOM ELEVATIONS:** Three elevation drawings of a women's toilet room, labeled B-16-1604, B-16-1644, and B-16-1654. They show fixtures like a sink, toilet, and shower, along with door details and sprinkler systems.
- DETAILS:** Several callouts provide specific details: (1) shows a corner detail with silicone sealant; (2) shows a 40" roof drain pipe from arches; (3) shows a corner detail with silicone sealant; (4) shows a corner detail with silicone sealant; (5) shows a bolt detail to a wall; (6) shows a bolt detail to a wall; (7) shows a detail for reinforcing; (8) shows a metal edge detail; (9) shows a detail for a metal edge; (10) shows a corridor wall detail; and (11) shows a corridor wall detail.
- NOTES:** A note at the top left specifies the town's incorporation by reference to an amendment to a special use permit. A note at the top right describes the construction of a party wall and corridor walls.
- Scale:** The floor plan is scaled at $1/8"=1'-0"$.

WOMEN'S TOILET ROOM ELEVATIONS

PLAN DETAILS

MEN'S TOILET ROOM ELEVATIONS

SUP-76-12

JOB NO. 275

DATE JAN. 27, 1975

DRAWING

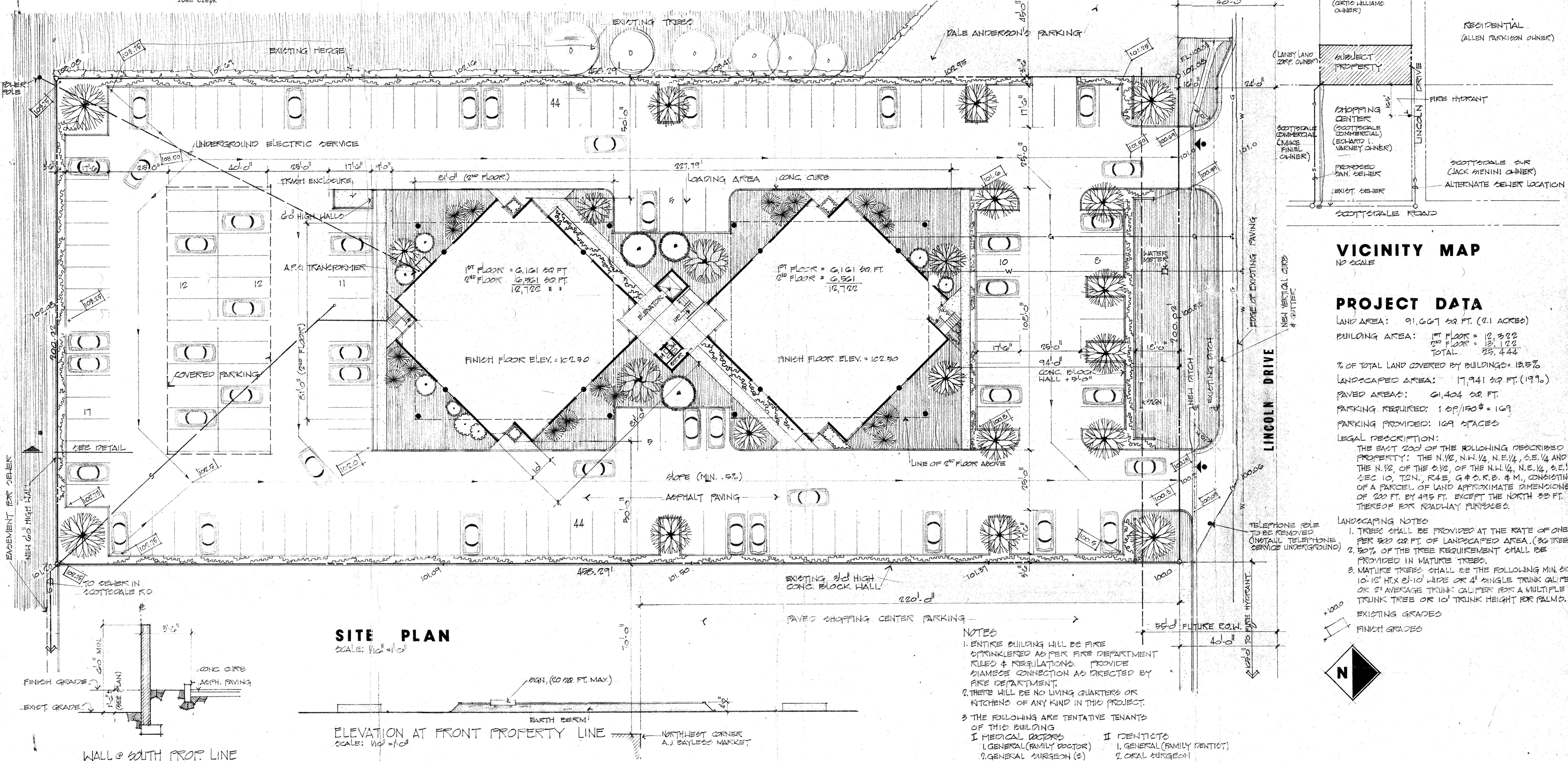
4

bollinger & tachuk
A R C H I T E C T S
4131 north 36th St. phoenix, arizona 956-5991

LINCOLN PLAZA MEDICAL CENTER
1129 E. MCOLN DR. PARADISE VALLEY,
ARIZONA

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Landscaping Plan", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley, Arizona, on the _____ day of _____, 1976.

Mary Ann Bridges
Town Clerk

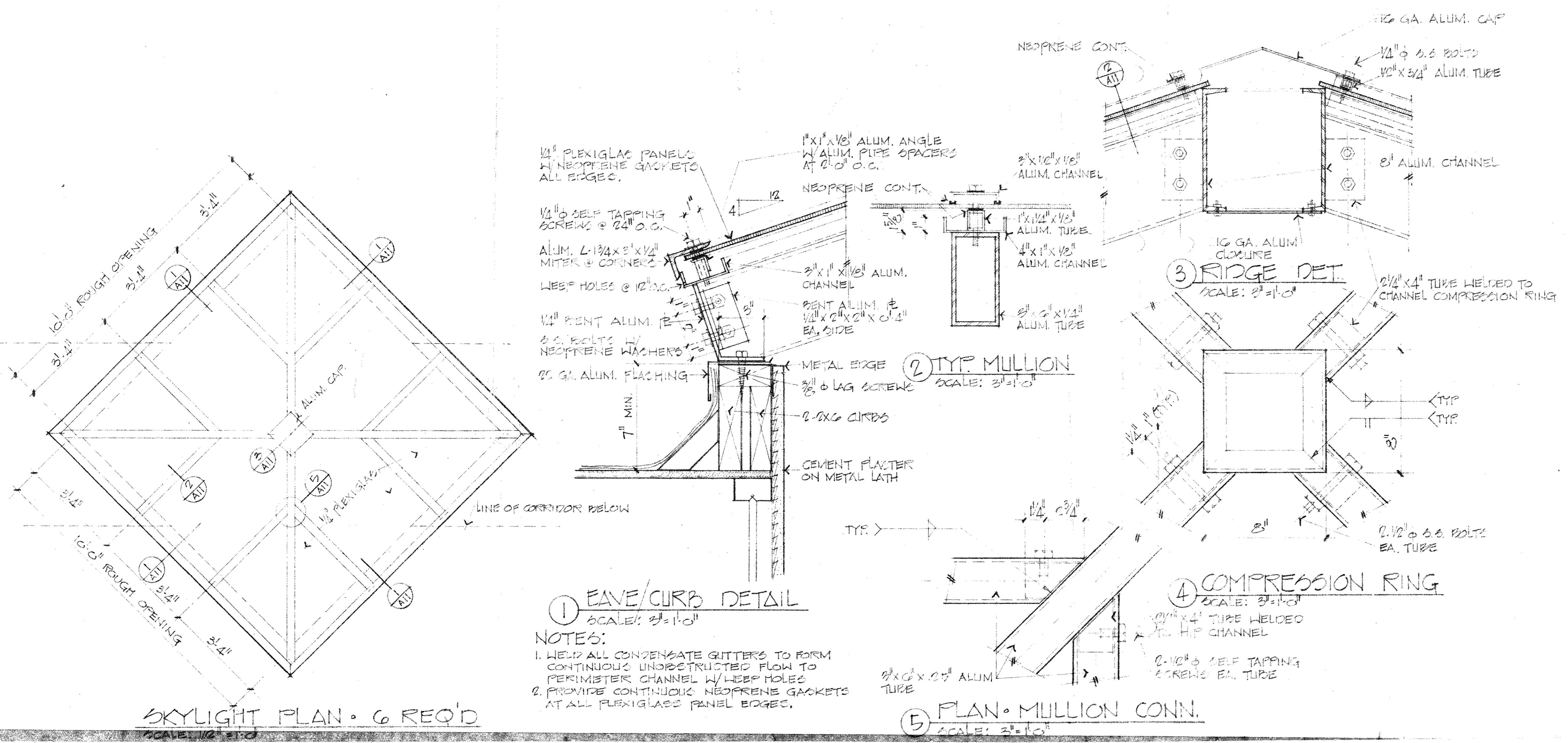
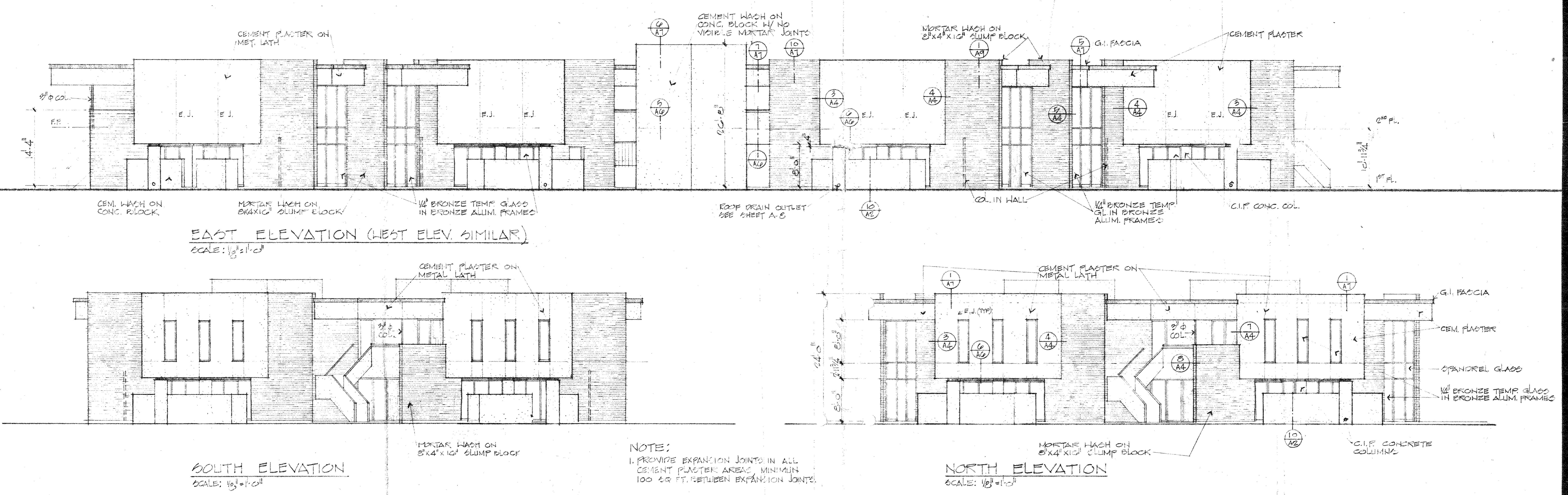


LINCOLN PLAZA MEDICAL CENTER
PARADISE VALLEY, ARIZONA

bollinger & tachuk
ARCHITECTS

1
1 OF 4

MAY 13, 1974
REV. MAY 17, 1974
REV. JUNE 3, 1974



TAB 5

Jamel Greenway, LLC
 4771 N. 20th Street,
 Suite B22
 Phoenix, AZ 85016

Ownership: _____

7125 Lincoln Medical Office

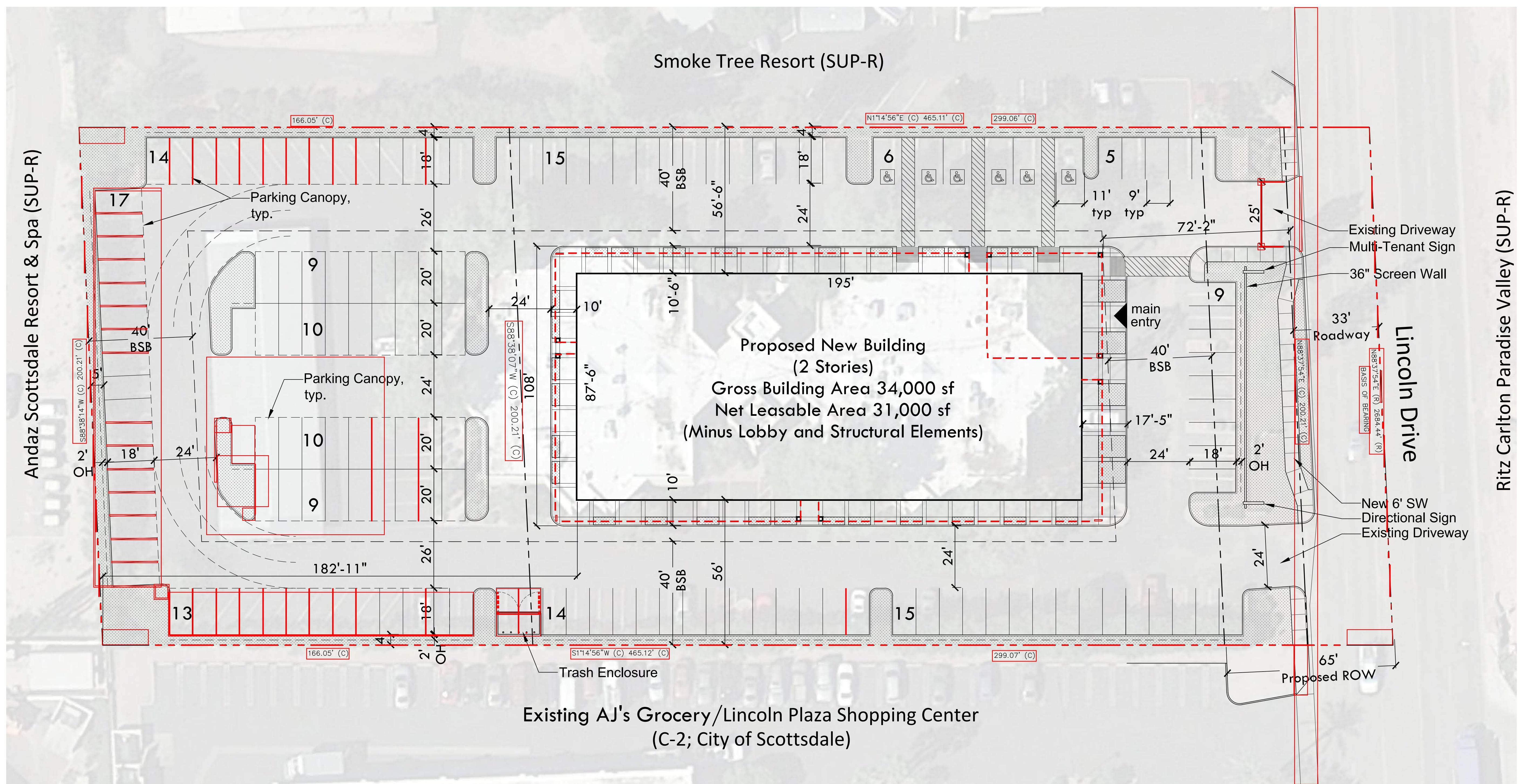
Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

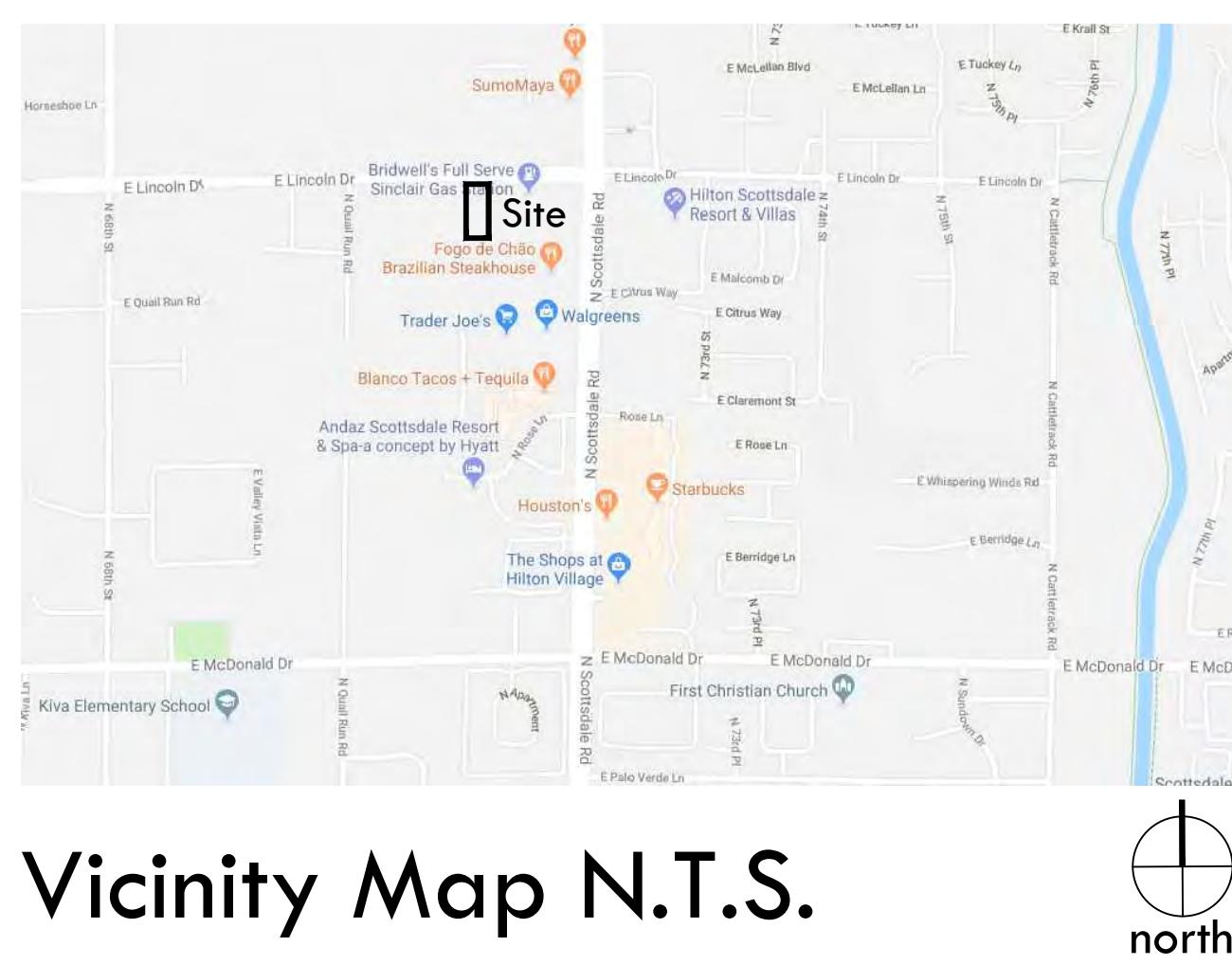
Revisions: _____

Ownership of Instruments of Service:

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Master Site Plan



Legal Description

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Project Information

Project Name

Lincoln Medical Plaza

Project Address

7125 E. Lincoln Drive
 Paradise Valley, AZ 85253

Owner

Jamel Greenway, LLC

4771 N. 20th Street, Suite B22

Phoenix, AZ 85016

Contact: Lynn Evans

Tel: 602-710-2122

Email: Lynn@tandcshops.com

Architect

suite6 architecture + planning

6111 N. Cattletack Road

Scottsdale, AZ 85250

Tel: 480-348-7800

Email: dean@suite6.net

Project Data

Net Site Area

+/- 93,023 sf
 +/- 2.13 ac

Lot Coverage
 FAR

+/- 18.3%
 +/- 0.33

Net Leasable
 Building Height

existing 25,444 sf
 proposed 31,000 sf

Parking Std.

30' 36'

Parking ADA

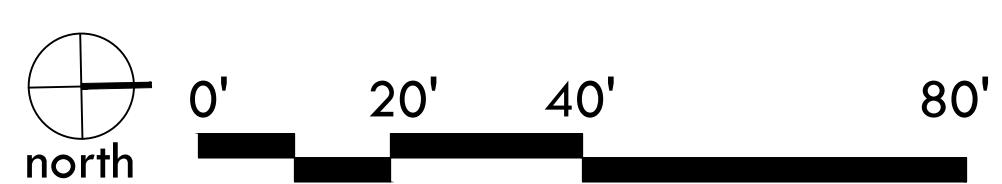
147 sp 140 sp

Parking Total

6 sp 6 sp

Parking Ratio

153 sp 146 sp



Seal
 Date: August 24, 2018
 Project Number: 598
 Drawn by: dm/rdb
 Sheet Number

A1.0
 Master Site Plan

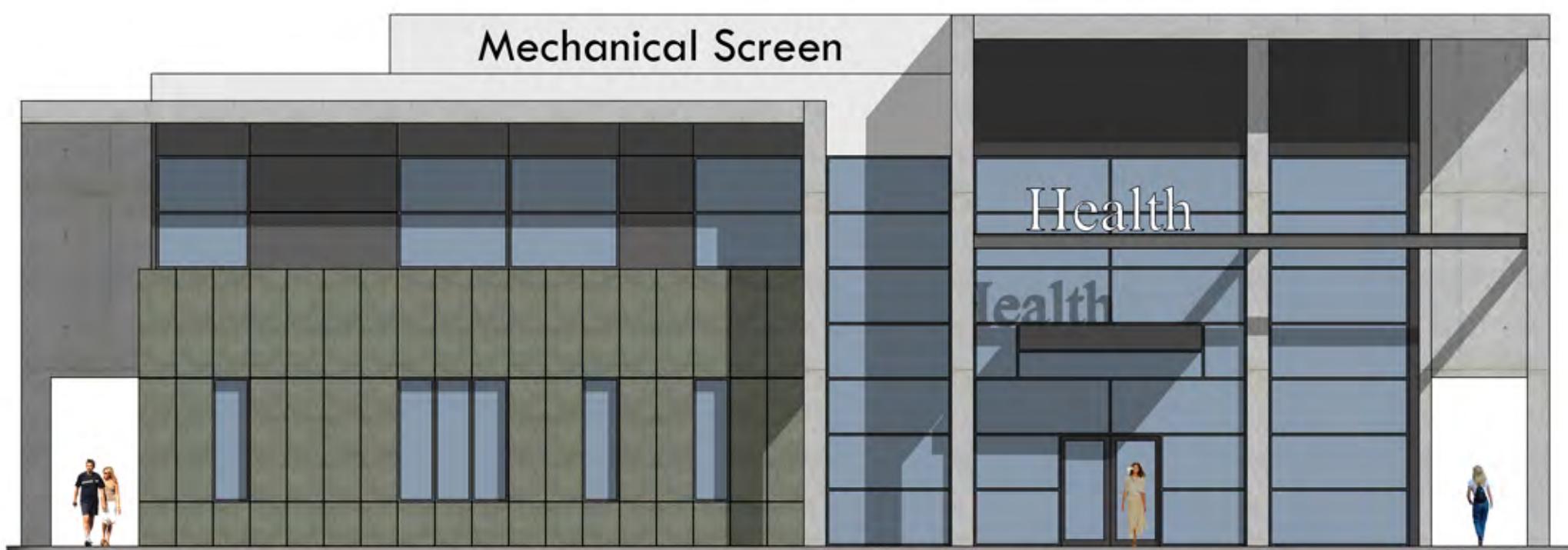
TAB 6

Jamel Greenway, LLC
 4771 N. 20th Street,
 Suite B22
 Phoenix, AZ 85016

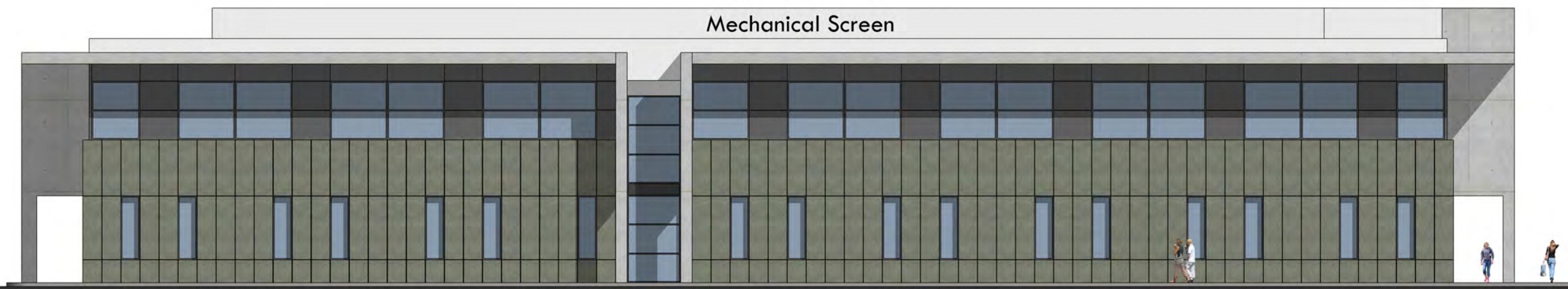
Ownership:

7125 Lincoln Medical Office

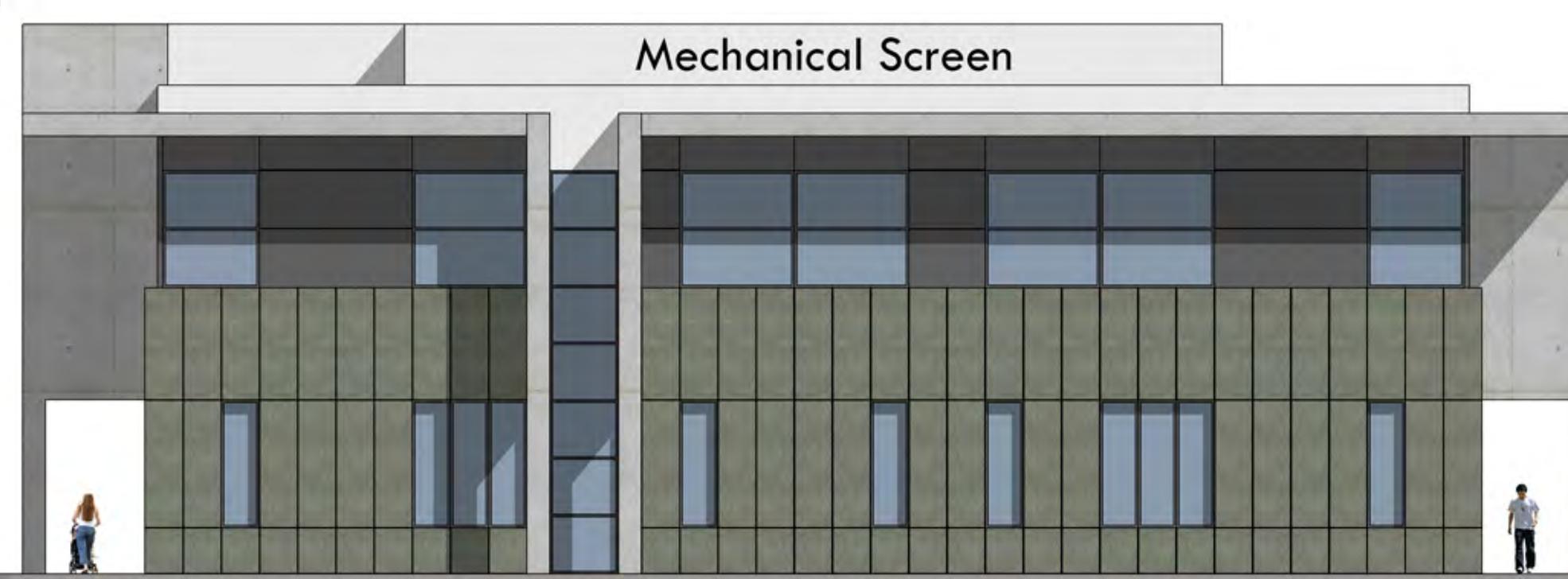
Paradise Valley, Arizona



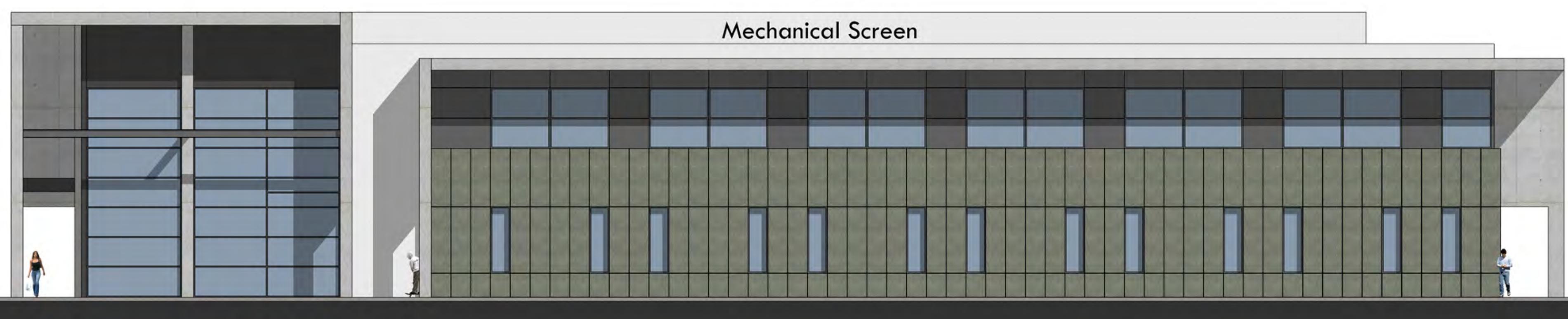
north elevation 1" = 10'- 0"



east elevation 1" = 10'- 0"



south elevation 1" = 10'- 0"



west elevation 1" = 10'- 0"

0' 10' 20'
 1" = 10' - 0"

Seal _____
 Date: 10 July, 2018
 Project Number: 598
 Drawn by: dm/rdb
 Sheet Number _____

A3.0
 elevations

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TAB 7

Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:
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property of Suite 6 Architecture + Planning, Inc.

Seal

Date: August 24, 2018
Project Number: 598
Drawn by: dm/rdb

Sheet Number

A4.1

renderings



Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:
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consent of Suite 6 Architecture + Planning, Inc. The
designs, images, and concepts on this drawing are the
property of Suite 6 Architecture + Planning, Inc.

Seal _____
Date: August 24, 2018
Project Number: 598
Drawn by: dm/rdb
Sheet Number _____

A4.0
renderings



TAB 8

Vicinity Map: Surrounding Heights

Looking Southeast



Looking Northeast



TAB 9

View Corridor (West on Lincoln Drive)



View Corridor (West on Lincoln Drive)



TAB 10



Conceptual Landscape Plan

LANDSCAPE IMPROVEMENTS

7125 Lincoln Medical Office

Paradise Valley, Arizona

PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
TREES/PALMS				
<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise	36	24" Box	Multi Trunk Dense Canopy
<i>Prosopis sp.</i>	Rio Salado Mesquite	11	24" Box	Standard Trunk Upright Form
<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	14	24" Box	Standard Trunk Dense Canopy
<i>Pistacia chinensis</i>	Chinese Pistache	36	24" Box	Standard Trunk Dense Canopy
ACCENTS & VINES				
<i>Aloe dawei</i>	Dawes's Aloe	36	5 Gal.	As Per Plan
<i>Muhlenbergia capillaris</i>	Pink Mist Grass	18	5 Gal.	As Per Plan
<i>Agave desmettiana</i>	Smooth Agave	16	5 Gal.	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	6	5 Gal.	As Per Plan
<i>Hesperaloe parviflora</i>	Red Yucca	24	5 Gal.	As Per Plan
SHRUBS				
<i>Dodonaea viscosa</i>	Purple Hopsseed Bush	39	5 Gal.	As Per Plan
<i>Purpurea</i>				
<i>Murraya Communis</i>	Dwarf Myrtle	24	5 Gal.	As Per Plan
<i>Nerium Oleander</i>	Petite Pink Oleander	22	5 Gal.	As Per Plan
<i>Petite Pink</i>				
<i>Justicia spicigera</i>	Firecracker Plant	33	5 Gal.	As Per Plan
<i>Ruellia brittoniana</i>	Barrio Ruellia	4	5 Gal.	As Per Plan
<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	30	5 Gal.	As Per Plan
GROUND COVERS				
<i>Lantana X 'New Gold'</i>	New Gold Lantana	15	1 Gal.	As Per Plan
<i>Lantana 'Dallas Red'</i>	Dallas Red Lantana	15	1 Gal.	As Per Plan
MISCELLANEOUS				
Decomposed Granite - (Size: 1/2" Screened - Color: Apache Brown) 2" depth in all planting areas (Typ)				
TURF Hybrid Bermuda Sod 502 sf with Concrete Header 100 sf.				

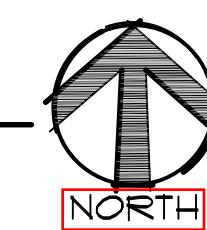
GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 24" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'



Lincoln Medical Office
Conceptual Plan
CLS-1

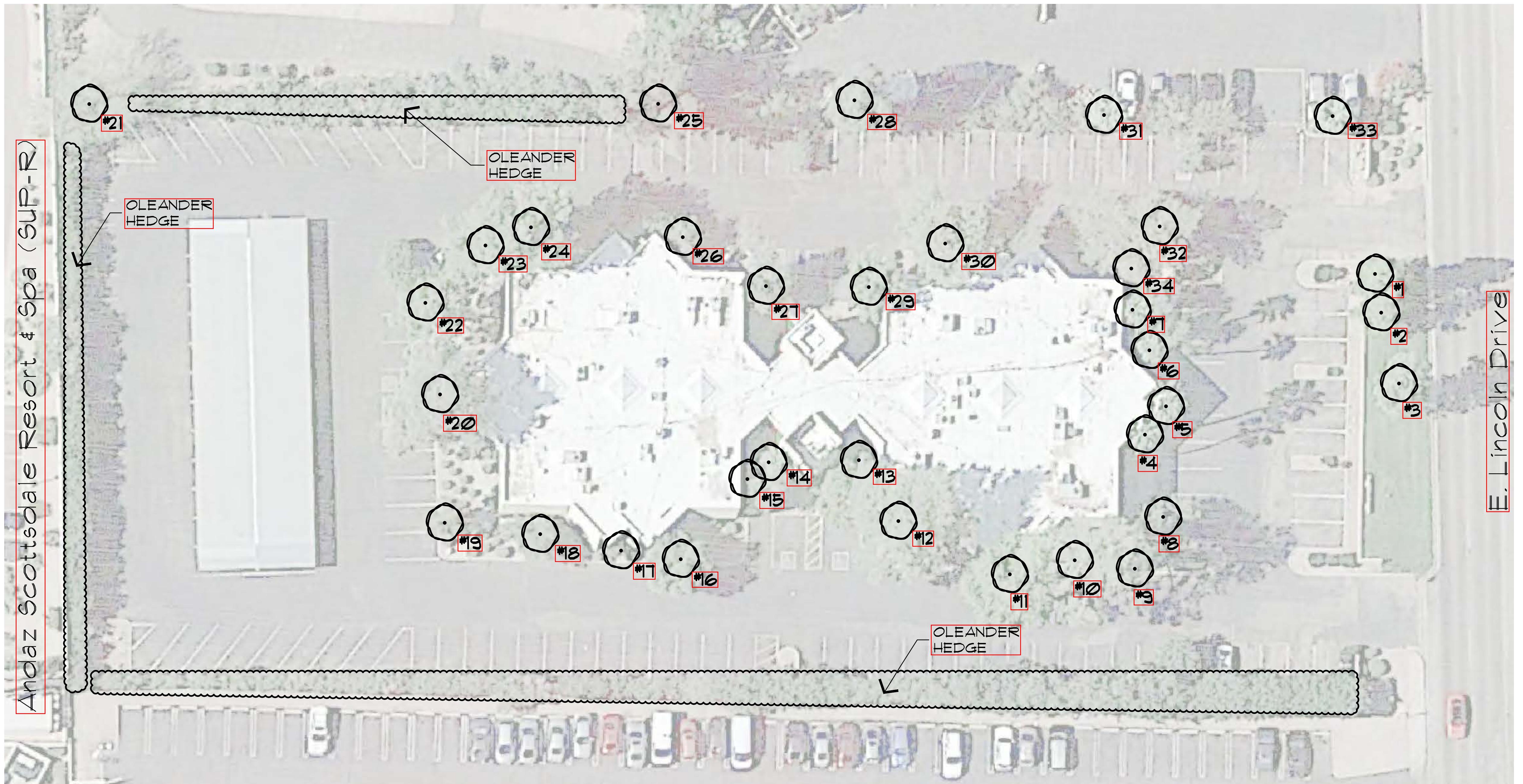
1 of 2



COLLABORATIVE V
DESIGN STUDIO
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

EXPIRES 06/30/2019
REGISTERED LANDSCAPE ARCHITECT
4659
MATTHEW PAUL
BRONER
08/29/2018

PRELIMINARY
NOT FOR
CONSTRUCTION



LANDSCAPE IMPROVEMENTS 7125 Lincoln Medical Office

Paradise Valley, Arizona

**COLLABORATIVE
DESIGN STUDIO**
COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012
EXPIRES 06/30/2019
REGISTERED LANDSCAPE ARCHITECT
4667
MATTHEW PALA
PRAKASH
ARIZONA U.S.A.
08/29/2018

PRELIMINARY
NOT FOR
CONSTRUCTION

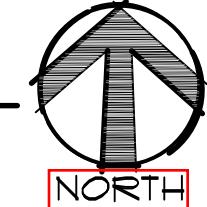
PLANT INVENTORY						
BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CAL.	HEALTH	
TREES/PALMS						
#1	Pinus sibirica	Elderica Pine	30'	10'	3"	Fair
#2	Pinus sibirica	Elderica Pine	30'	10'	10"	Fair
#3	Pinus sibirica	Elderica Pine	40'	10'	13"	Fair
#4	Washingtonia robusta	Mexican Fan Palm	35'	6'	10"	Poor
#5	Washingtonia filifera	California Fan Palm	40'	6'	16"	Poor
#6	Washingtonia robusta	Mexican Fan Palm	40'	6'	10"	Poor
#7	Washingtonia robusta	Mexican Fan Palm	40'	6'	10"	Poor
#8	Olea europaea	Olive	10'	8'	8"	Poor
#9	Olea europaea	Olive	15'	8'	10"	Poor
#10	Pinus sibirica	Elderica Pine	50'	20'	24"	Good
#11	Eucalyptus microtheca	Coolibah Tree	30'	15'	16"	Fair
#12	Pinus sibirica	Elderica Pine	50'	20'	24"	Good
#13	Olea europaea	Olive	15'	6'	12"	Fair
#14	Washingtonia robusta	Mexican Fan Palm	30'	6'	12"	Poor
#15	Olea europaea	Olive	15'	8'	8"	Fair - Close To Building
#16	Olea europaea	Olive	15'	8'	12"	Fair
#17	Eucalyptus microtheca	Coolibah Tree	10'	5'	4"	Good
#18	Olea europaea	Olive	15'	10'	10"	Fair - Close To Building
#19	Brachychiton populneus	Australian Bottle Tree	12'	9'	10"	Fair
#20	Eucalyptus microtheca	Coolibah Tree	60'	20'	28"	Fair - Close To Building
#21	Olea europaea	Olive	15'	12'	10"	Fair - Overgrown
#22	Pinus sibirica	Elderica Pine	50'	15'	24"	Fair - Close To Building
#23	Olea europaea	Olive	15'	6'	8"	Fair - Close To Building
#24	Pinus sibirica	Elderica Pine	50'	15'	18"	Fair - Close To Building

PLANT INVENTORY						
BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CAL.	HEALTH	
TREES/PALMS						
#25	Eucalyptus microtheca	Coolibah Tree	50'	16'	26"	Poor - In Pavement
#26	Dalbergia sissoo	Indian Rosewood	12'	6'	6"	Fair - Close To Building
#27	Olea europaea	Olive	15'	6'	8"	Fair - Leaning
#28	Eucalyptus microtheca	Coolibah Tree	50'	12'	24"	Poor - In Pavement
#29	Brachychiton populneus	Australian Bottle Tree	20'	12'	12"	Fair - Close To Building
#30	Pinus sibirica	Elderica Pine	50'	20'	21"	Fair - Close To Building
#31	Washingtonia robusta	Mexican Fan Palm	15'	6'	14"	Fair - Close To Building
#32	Pinus sibirica	Elderica Pine	25'	10'	14"	Fair - Close To Building
#33	Washingtonia robusta	Mexican Fan Palm	15'	6'	14"	Fair - Close To Building
#34	Olea europaea	Olive	15'	10'	10"	Fair - Close To Building

EXISTING SHRUBS ON SITE

Lantana spp.
Oleander
Boxleaf
Honeysuckle

EXISTING LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15' 30' 60'



Existing Landscape Plan

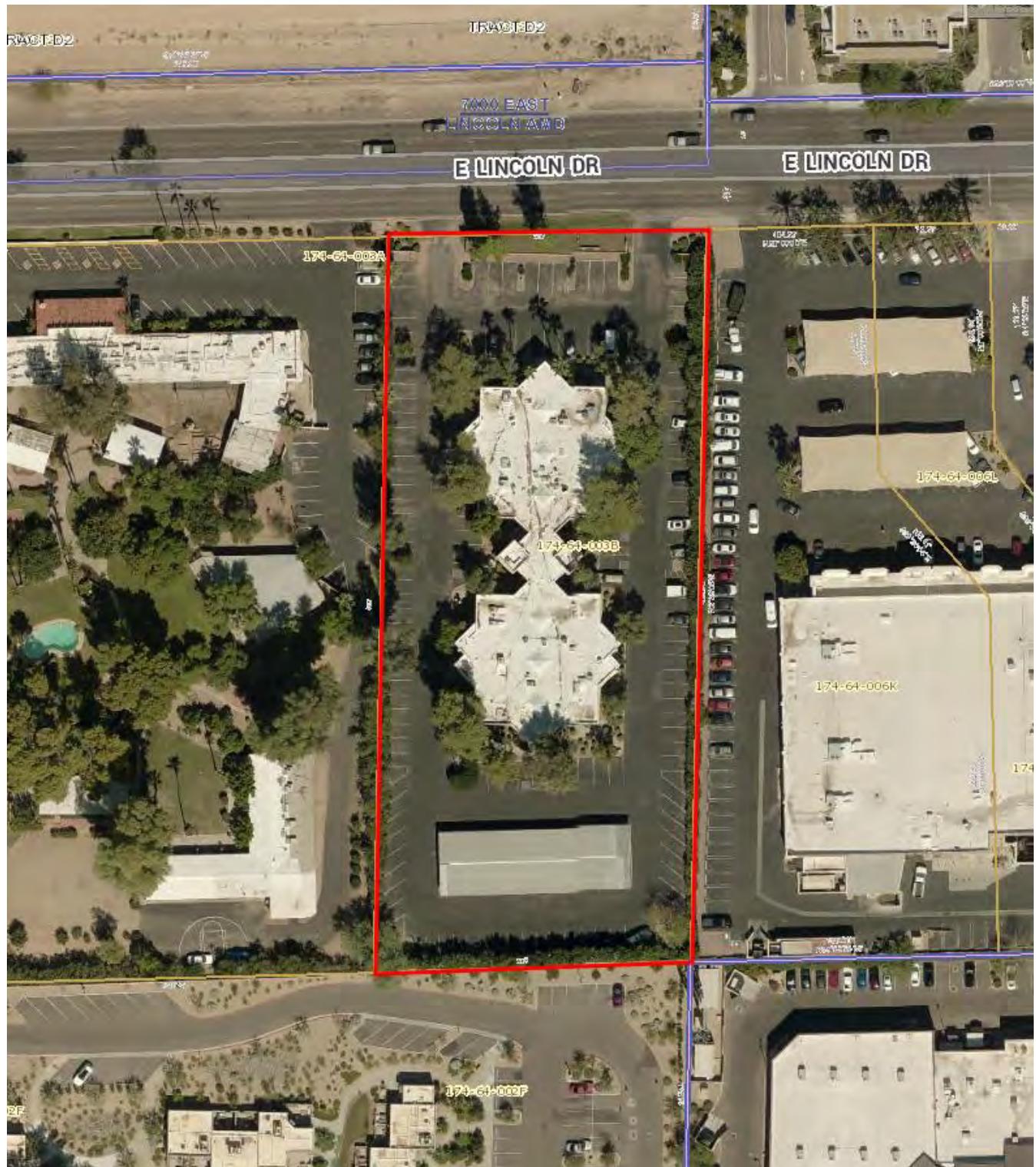
2 of 2

Lincoln Medical Office
Conceptual Plan

CLS-2

TAB 1

Aerial Map

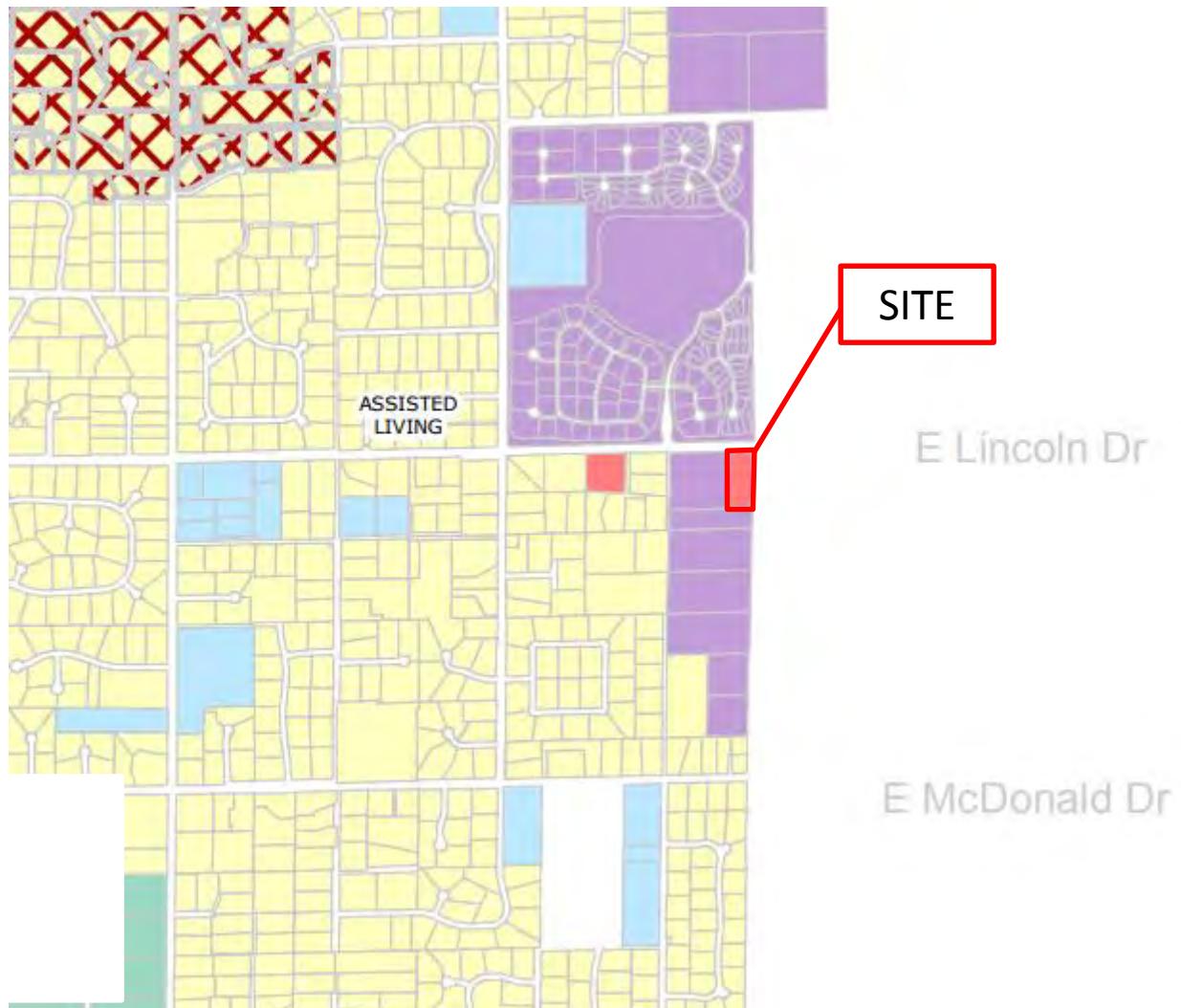


SWC 44th Street & Palm Lane – Phoenix, AZ

↑
N

TAB 2

Zoning Map



R-175	R-35	R-18
R-43	R-35CP	R-18A
R-43CP	R-35A	R-10
R-18CP		
SUP-P Special Use Permit- Public		SUP-R Special Use Permit- Resort
OSP- Open Space Preserve		SUP-O Special Use Permit- Medical
	Hillside	
		Public School

TAB 3

Lincoln Plaza Medical Center SUP Stipulation Checklist
7125 E. Lincoln Dr. SUP- 71-2, 74-6, 74-7, 75-11, 75-12, 76-12

1. Property: The Property to which this Special Use Permit applies is located within the Town of Paradise Valley, Maricopa County, Arizona, at 7125 E. Lincoln, the legal description of which is as follows:

a. The east 200' of the following described property: The N1/2 of the NW1/4 of the NE1/4 of the SE1/4, and the N1/2 of the S1/2 of the NW1/2 of the NE1/4 of the SE1/4 of Section 10, T2N, R4E, G&SRB&M, Maricopa County, Arizona.

The utilization of the land and buildings of which shall be as follows:

A. Construction and operation and maintenance of a medical and dental clinic, pursuant to Article XI, Section 1101, subparagraph (e) of the Zoning Ordinance of the Town of Paradise Valley, shall be in strict compliance with each of the following six documents, certified as such by the Paradise Valley Town Clerk, which are hereby approved by the Town of Paradise Valley and the Special Use Permit grantees and incorporated herein by reference and made an integral part of this Special Use Permit:

1. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976 - As Built Site Plan with red line corrections, dated January 6th, 1976"
2. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #1"
3. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #3"
4. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #4"
5. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #11"
6. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Landscaping Plan"

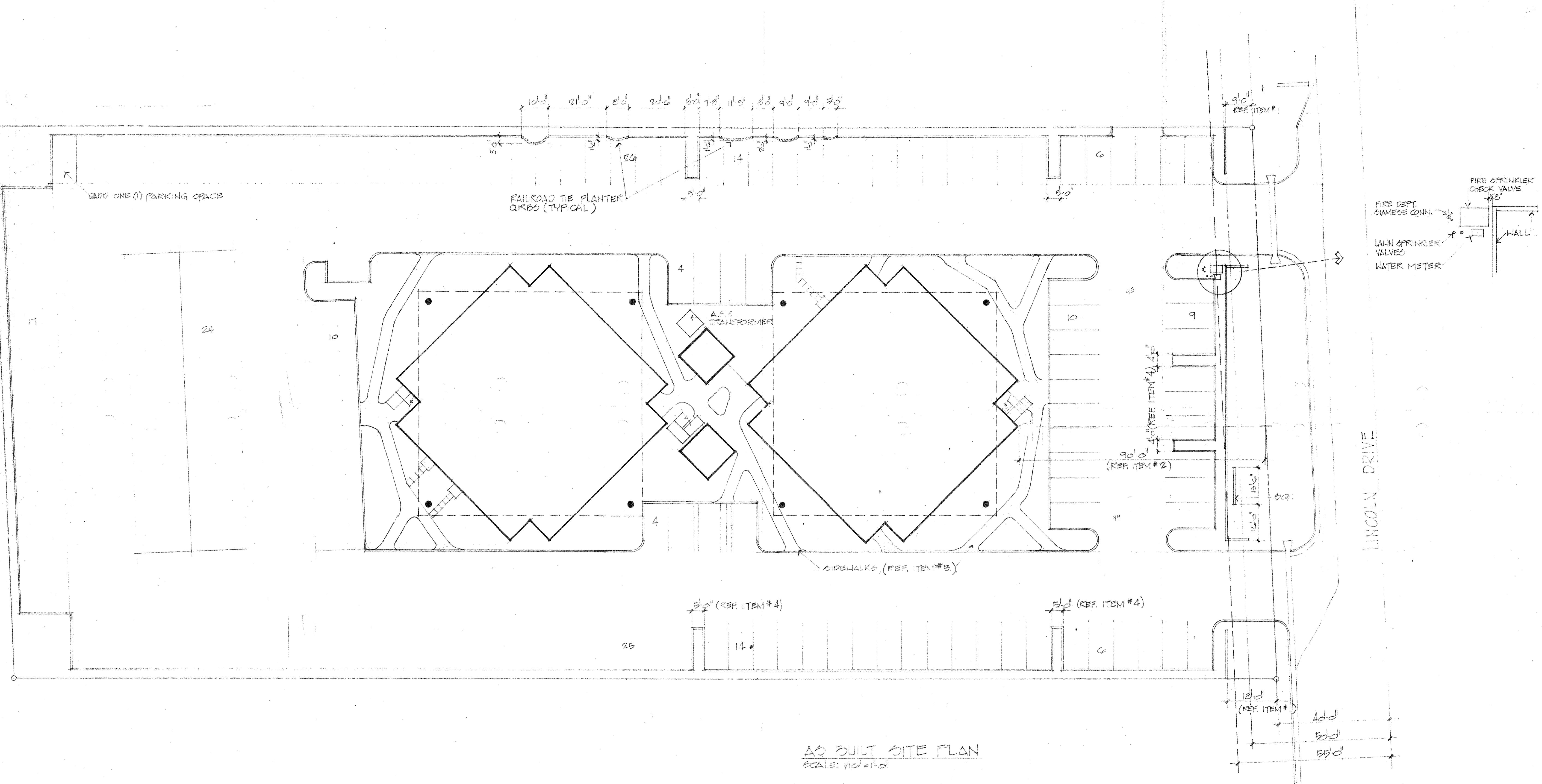
2. The Town engineer's memo dated May 17th, 1974, which recommends the following, shall be compiled with:

- a. Paving width of Lincoln Drive across main portion of the lot should be 24' to back of curb with acceptable tapers at east and west property lines.
- b. Vertical curb and gutter to match existing at east property line should be provided.
- c. Driveway entrances should be graded to allow water carried in existing ditch to flow across drives at about 6' north of 40' right-of-way line.
- d. Ditch flowline should be relocated to align with driveway dips and gutter at east property line.
- e. Drainage reports for the property should be prepared comparing existing flows with post-development drainage patterns.
- f. On site driveway grades should be a minimum of .5% to carry storm waters.

3. Exterior building colors shall be the same as used on the scale model and the color chip included in the file.
4. Mechanical equipment is to be concealed from view from Lincoln Drive.
5. Exterior Lighting levels throughout the project are not to exceed three (3) foot heights above grade, exterior.
6. Exterior construction materials, colors, and trim, shall conform to the model and the site plan.
7. Sewer flow will connect to the City of Scottsdale sewer trunk line in Scottsdale Rd., at Lincoln. Sewer line will be extended north on Scottsdale Rd. and west on Lincoln to the NW corner of subject property. The City of Scottsdale will approve the sewer plan and appropriate connection fees will be paid to the City of Scottsdale.
8. The six (6) trees to be located in the front of the property shall have a minimum height of 15', and palm trees shall be excluded from these plantings.
9. Commercial laboratories and pharmacies are specifically excluded from occupancy.
10. The maximum number of rentable office suites shall not exceed twenty-two (22).
11. Title of all land and improvements shall remain under the ownership of Lincoln Plaza Medical Center, a general partnership, and be non-transferable until completion of building project.
12. Construction of all improvements and structures, and all landscaping, with the exception of "tenant improvements", shall be completed on or before February 1st, 1976, and the grantee shall have qualified for and obtained a Certificate of Occupancy from the Town of Paradise Valley, on or before February 1st, 1976."
13. Failure to commence construction within ten (10) months from date of Council approval shall automatically cancel this Special Use Permit, except that the owner(s) may petition the Council for an extension.
14. Certified "as built" drawings shall be submitted after completion of the project, and prior to issuance of a Certificate of Occupancy.
15. Nature of Use: Said Property shall be operated only as set forth herein with no expansions, additions, changes or alterations to said real Property or uses described herein without an express amendment to this Special Use Permit.
16. Unenforceable Provisions: Should any portion of this Permit be deemed to be unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.
17. This Special Use Permit shall become void and of no force and effect, at the option of the Paradise Valley Town Council, upon the failure of the grantee Special Use Permit holder to comply with any of the terms, conditions, or stipulations of this Special Use Permit.
18. Notwithstanding any other provision of this Special Use Permit, the grantee is hereby authorized to construct and maintain an aviary upon the premises subject to this Special Use Permit (a) upon condition that such aviary complies in location, size, design and all respects with the "Site Plan for Aviary for Lincoln Plaza Medical Center, July, 1976" as certified as such plan by the Paradise Valley

Town Clerk, and (b) upon condition that the use of the aviary and the care of the birds therein comply with all applicable laws.

TAB 4



AS BUILT SITE PLAN

NOTE:

THIS DRAWING REFLECTS THE CHANGES MADE TO THE APPROVED SITE PLAN DATED (REV JUN 3, 1975) AND INCORPORATES THE AS-BUILT CONDITIONS.

USE THIS DRAWING WITH ORIGINAL DRAWING #1 OF EXHIBIT "A" AND SHEET #A-1 OF THE BUILDING PLANS, FOR ALL OTHER INFORMATION & NOTES.

Constituted and incorporated
on Jan 6, 1916.

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - As Built Site Plan" "With red line corrections dated January 6, 1976", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley on the _____ day of _____, 1976.

Marieleen Brines

A hand-drawn sketch of a trapezoid with a dashed line inside, representing a geometric diagram.

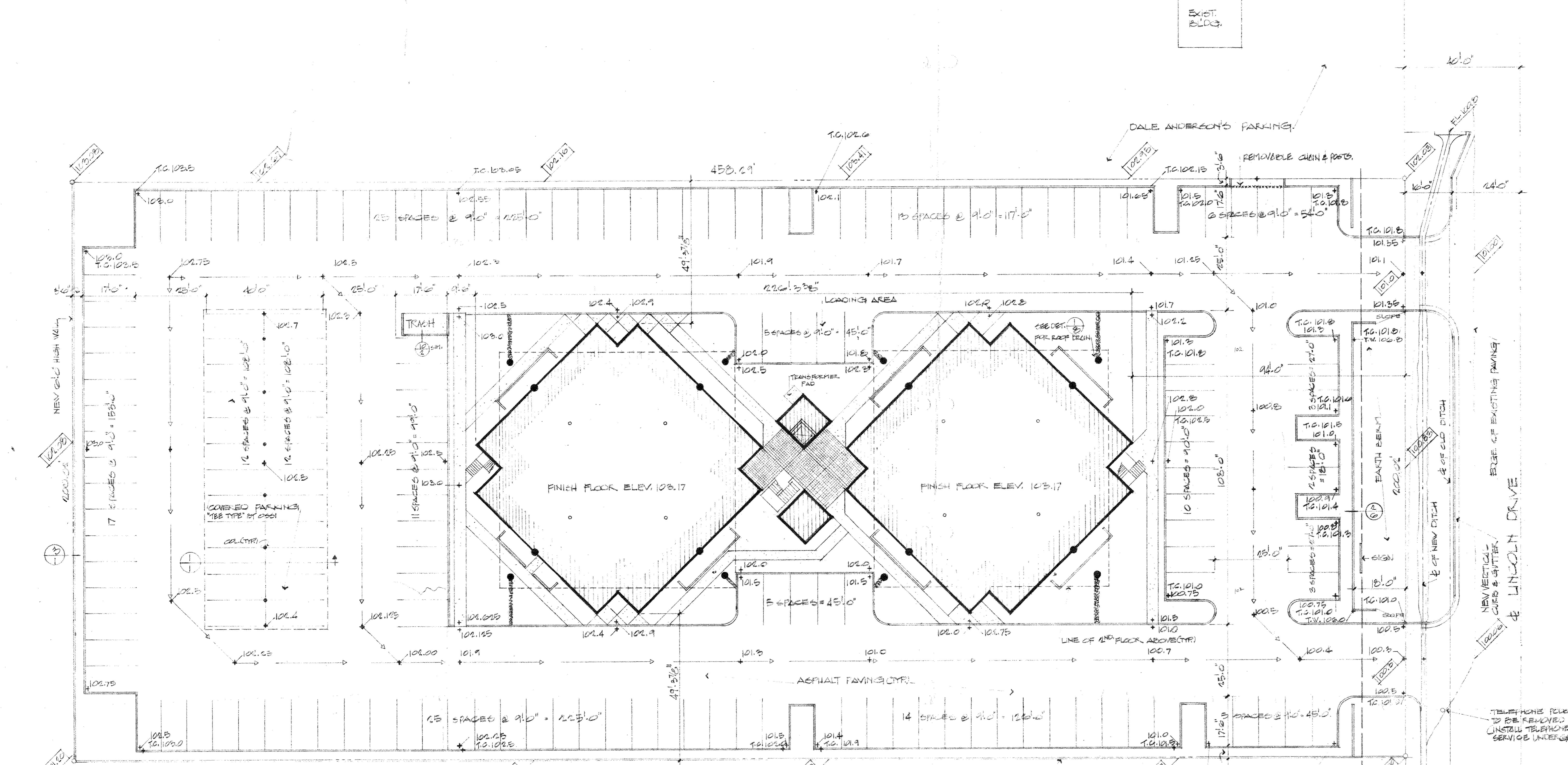
SUP 75-12

3UP-75-12

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #1" as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council for the Town of Paradise Valley on the _____ day of _____, 1976.

Mary Ann Brines
Town Clerk

SUP-76-12
ISSUED MAR 23, 1976



SITE PLAN
SCALE: 1/100 = 1'-0"

LAND AREA: 91,007 SQ.FT. (.21 ACRES)
BUILDING AREA: 1ST FLOOR = 12,322
2ND FLOOR = $\frac{12,322}{25,444}$
TOTAL = 25,444

% OF TOTAL LAND COVERED BY BUILDINGS = 16.5%

LANDSCAPED AREA: 17,944 SQ.FT. (19%)

PAVED AREA: 61,404 SQ.FT.

PARKING REQUIRED: 158/150 = 109

PARKING PROVIDED: 109 SPACES

LEGAL DESCRIPTION:

THE EAST 200' OF THE FOLLOWING DESCRIBED PROPERTY: THE NW, NW 1/4, NE 1/4, SE 1/4 AND THE NW 1/4 OF THE SW 1/4, OF THE NW 1/4, NE 1/4, SE 1/4, SW 1/4, T.2N, R.4E, G. & S. R. B. 6M, CONSISTING OF A PARCEL OF LAND APPROXIMATE DIMENSIONS OF ROOF BY 426 FT. EXCEPT THE NORTH 50 FT. THEREOF FOR ROADWAY PURPOSES.

LANDSCAPING NOTES:

1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ.FT. OF LANDSCAPED AREA (BUT TREES).
2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10'11" HT. 6'10" WIDE OR 4' SINGLE TRUNK CALIPER OR 2' AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE.

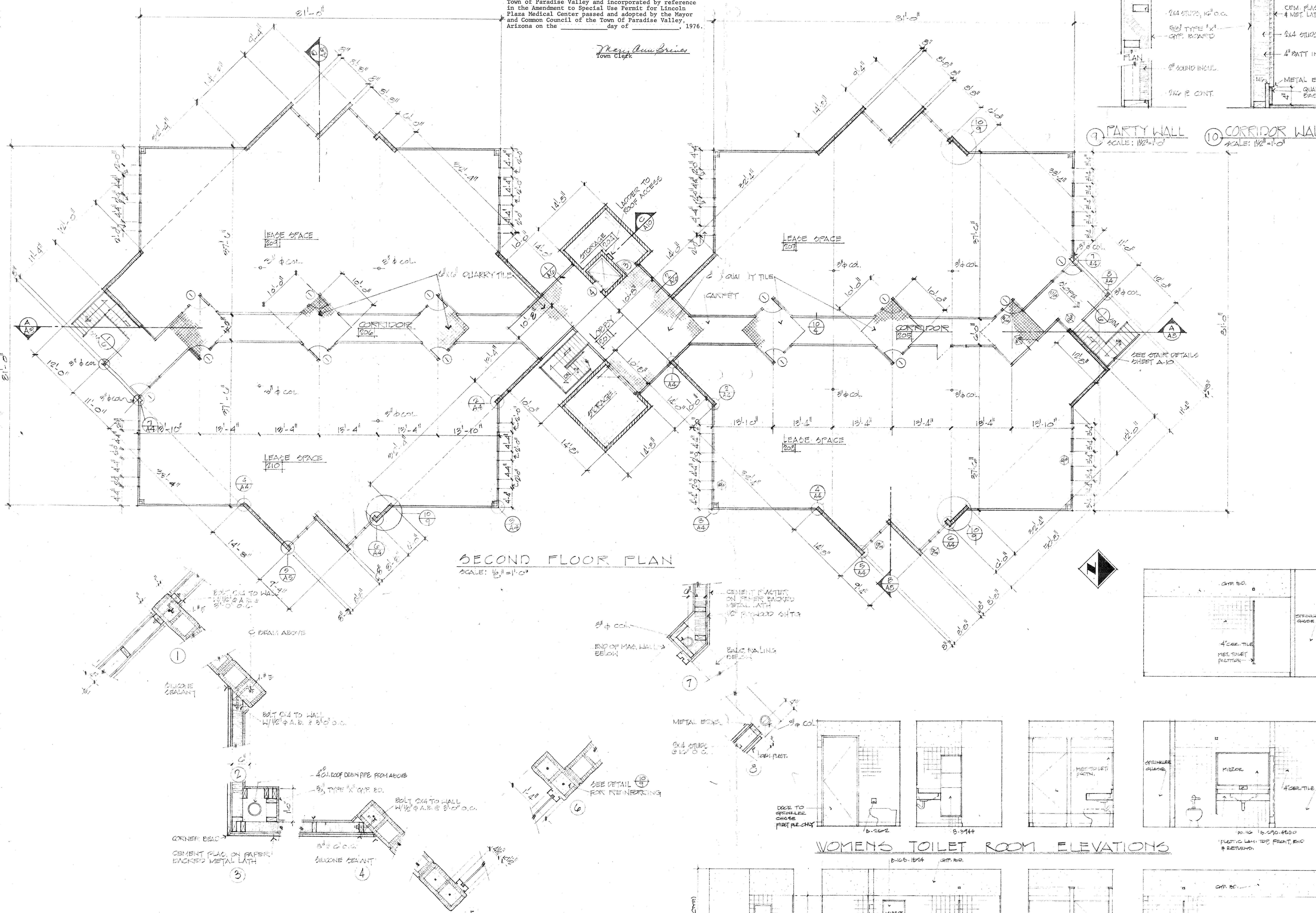
TRASH AREA CONTAINER

scale 1/100

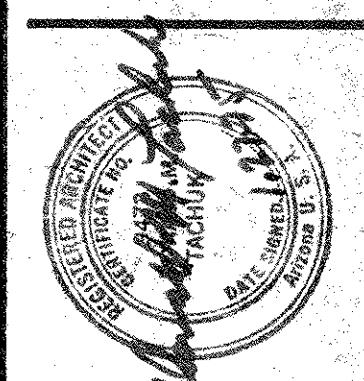
4" CONCRETE

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #4", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center, passed and adopted by the Mayor and Common Council of the Town of Paradise Valley, Arizona on the day of 1976.

Mary Ann Briner
Town Clerk



bollinger & tachuk
ARCHITECTS
4131 north 36th st. phoenix, arizona 956-5991



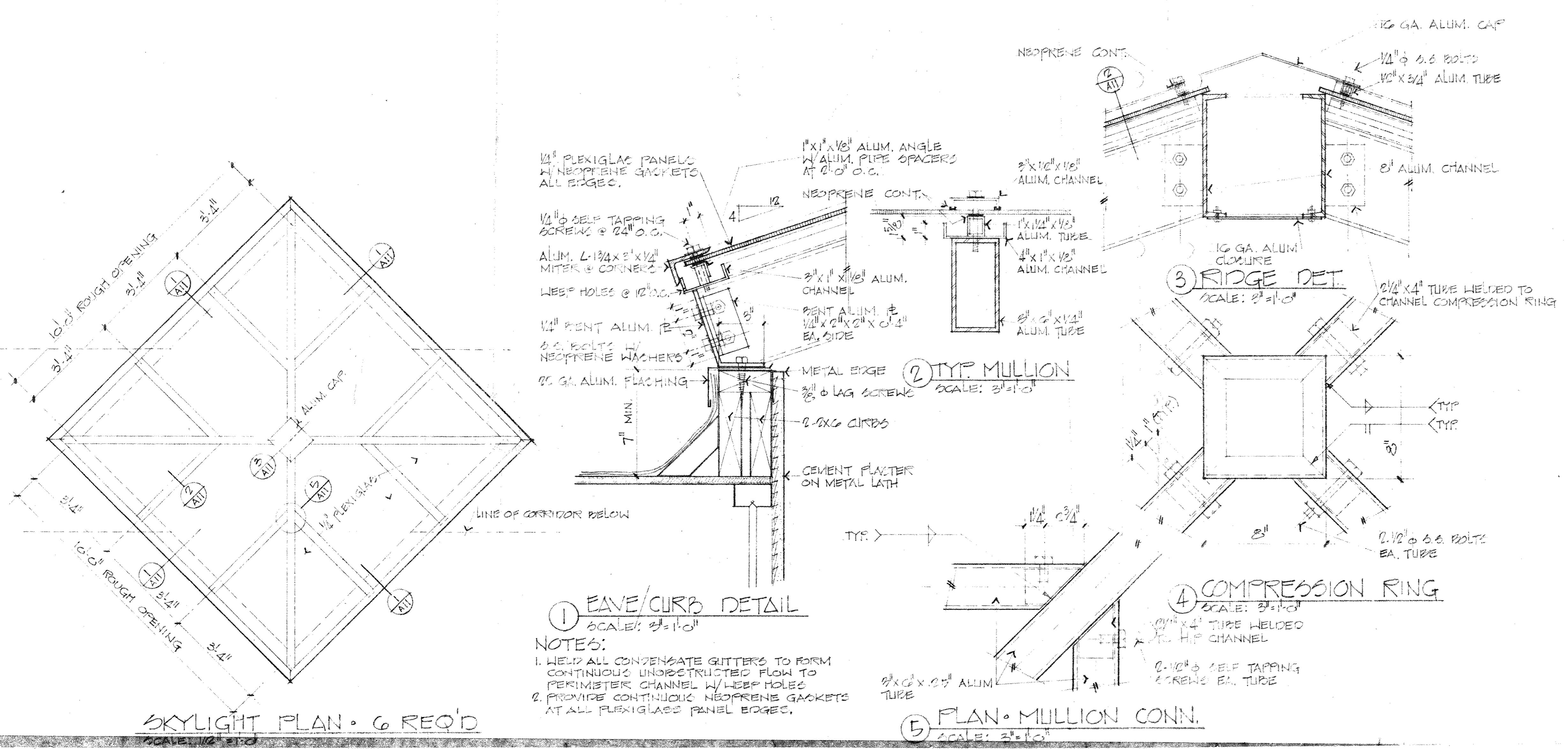
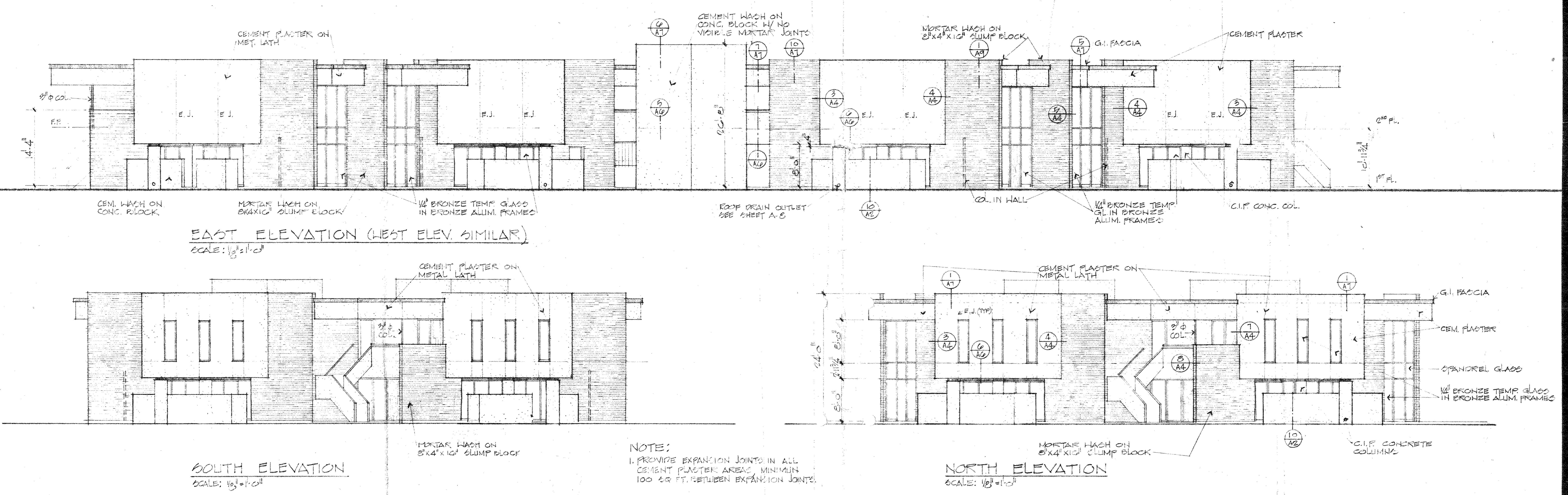
LINCOLN PLAZA MEDICAL CENTER
7129 E. LINCOLN DR. PARADISE VALLEY, ARIZONA

JOB NO. 275
DATE JAN 27, 1976
DRAWING

4

SUP-76-12
RECD. MAR 25, 1976

4131 north 36th st. phoenix, arizona 956-5991



TAB 5

Jamel Greenway, LLC
 4771 N. 20th Street,
 Suite B22
 Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

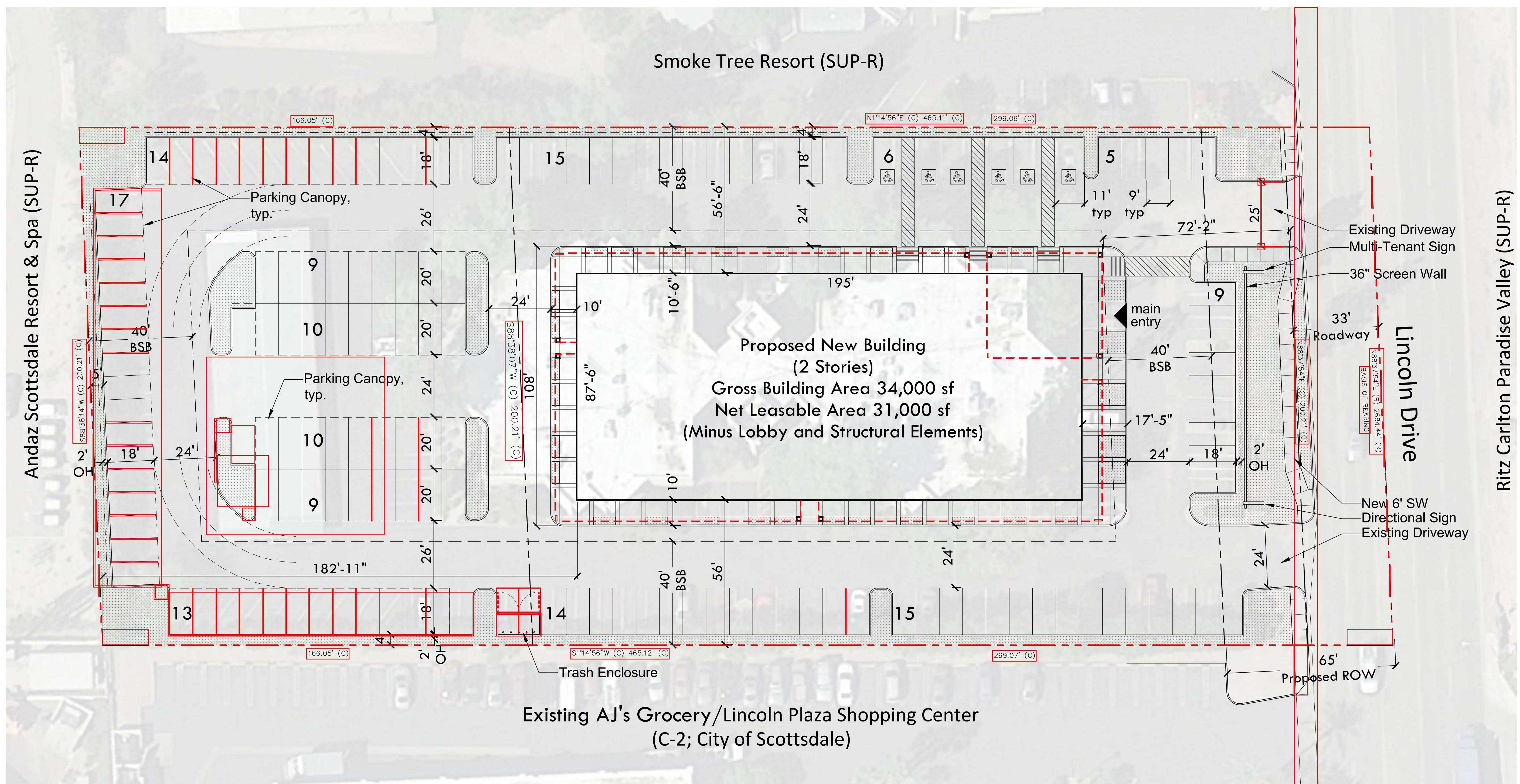
Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

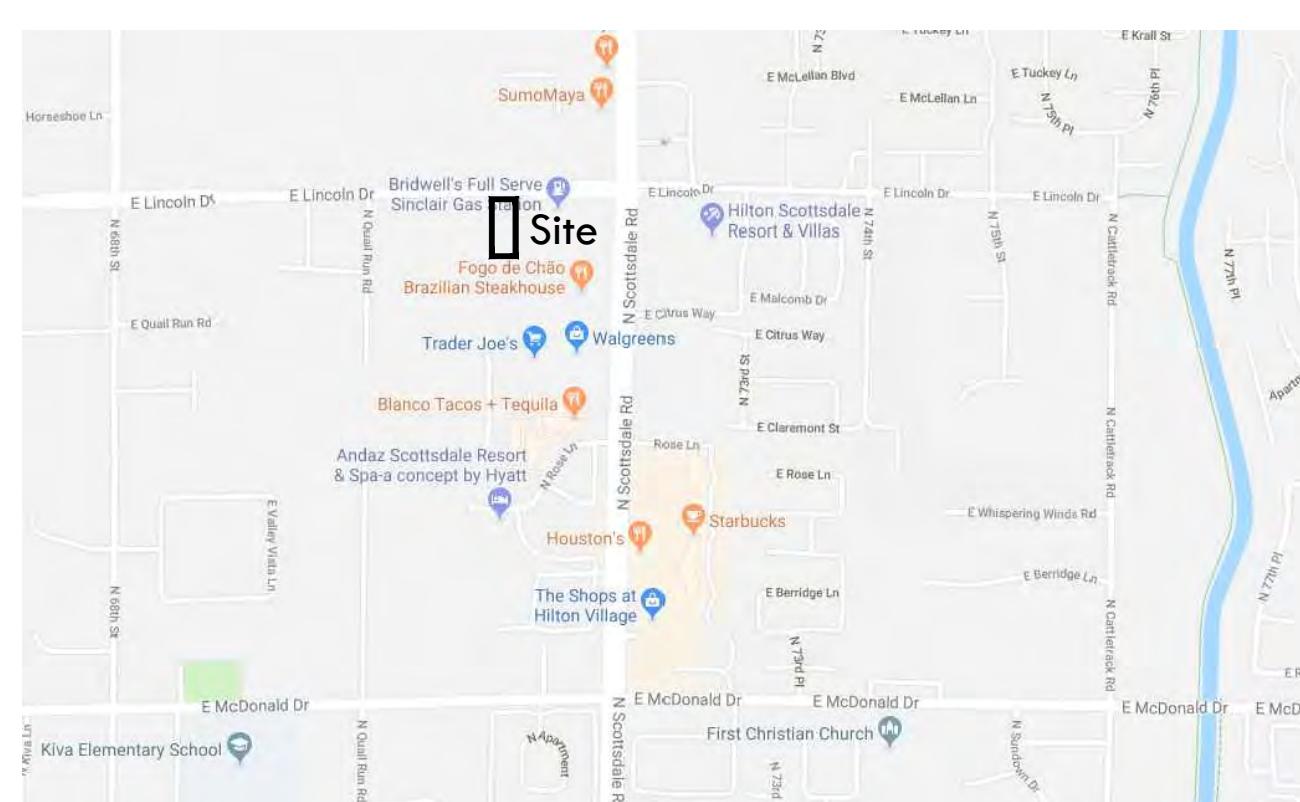
Revisions:

Ownership of Instruments of Service:

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Master Site Plan



Vicinity Map N.T.S.

Legal Description

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Project Information

Project Name

Lincoln Medical Plaza

Project Address

7125 E. Lincoln Drive
 Paradise Valley, AZ 85253

Owner

Jamel Greenway, LLC
 4771 N. 20th Street, Suite B22
 Phoenix, AZ 85016
 Contact: Lynn Evans
 Tel: 602-710-2122
 Email: Lynn@tandcshops.com

Architect

suite6 architecture + planning
 6111 N. Cattlettrack Road
 Scottsdale, AZ 85250
 Tel: 480-348-7800
 Email: dean@suite6.net

Project Data

Net Site Area

+/- 93,023 sf
 +/- 2.13 ac

Lot Coverage
 FAR

+/- 18.3%
 +/- 0.33

Net Leasable

existing

Building Height

proposed

Parking Std.

30'

Parking ADA

147 sp

Parking Total

6 sp

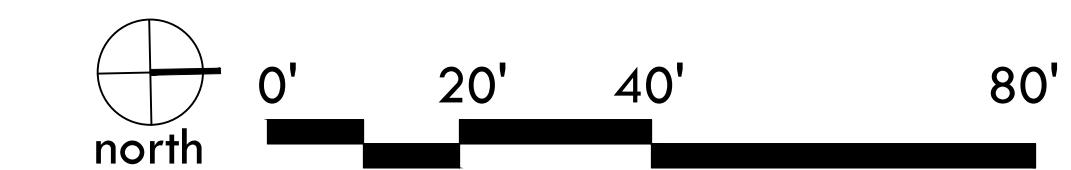
Parking Ratio

153 sp

6.0/1000

146 sp

4.7/1000



Seal
 Date: August 24, 2018
 Project Number: 598
 Drawn by: dm/rdb
 Sheet Number

A1.0
 Master Site Plan

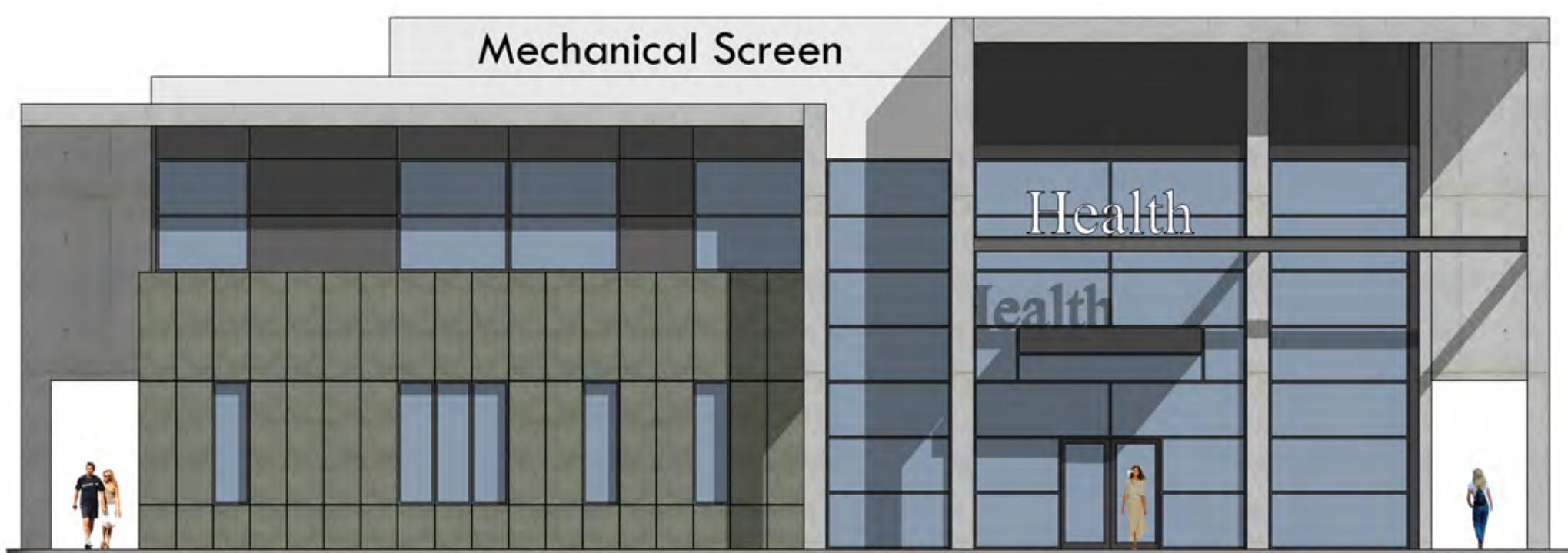
TAB 6

Jamel Greenway, LLC
 4771 N. 20th Street,
 Suite B22
 Phoenix, AZ 85016

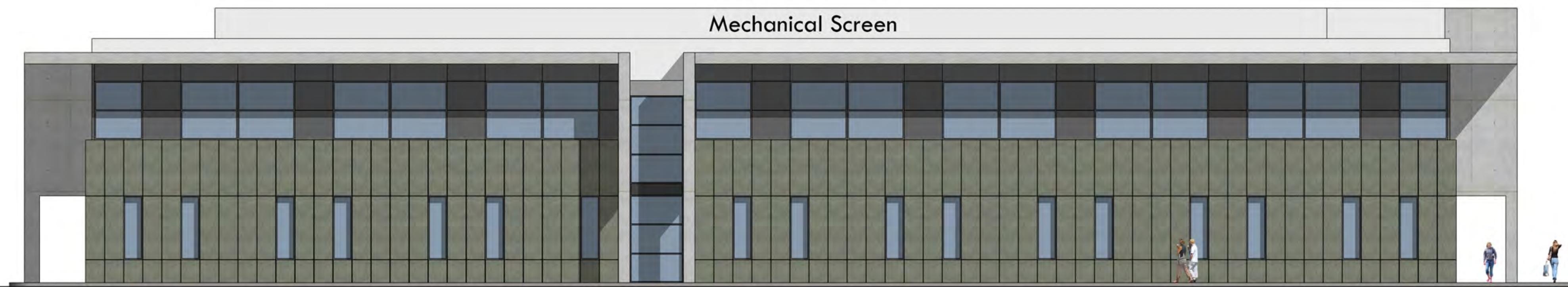
Ownership:

7125 Lincoln Medical Office

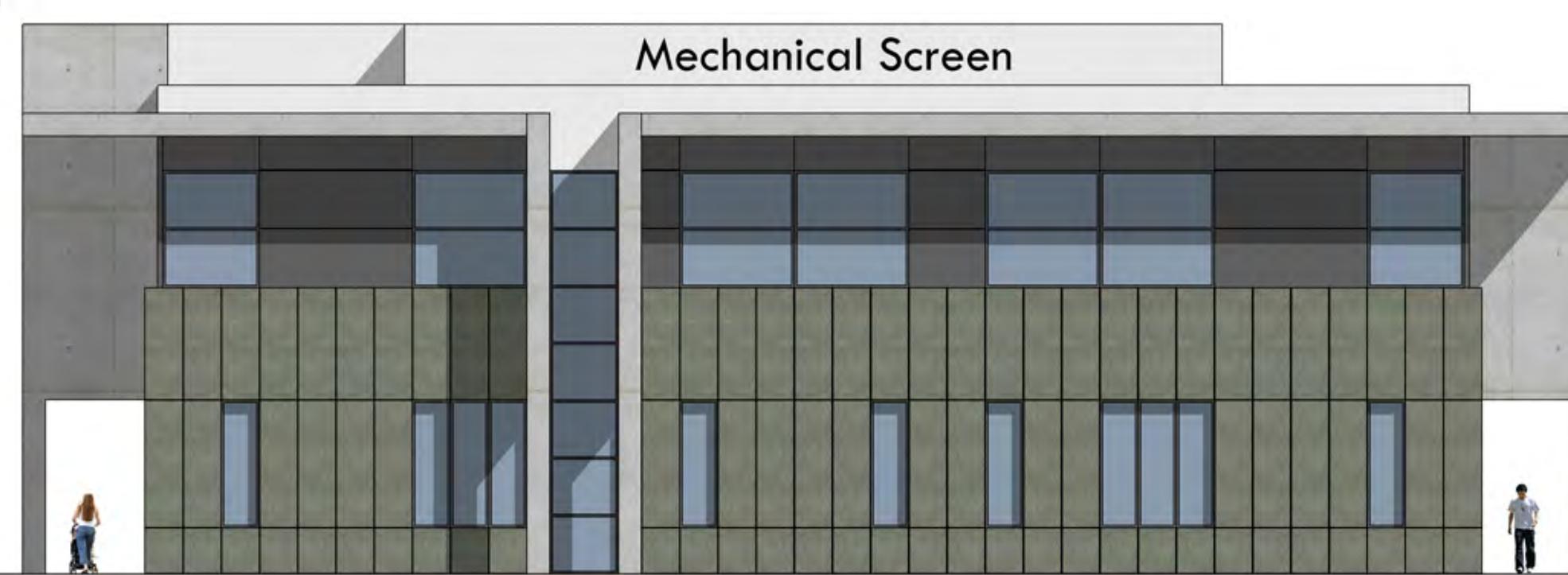
Paradise Valley, Arizona



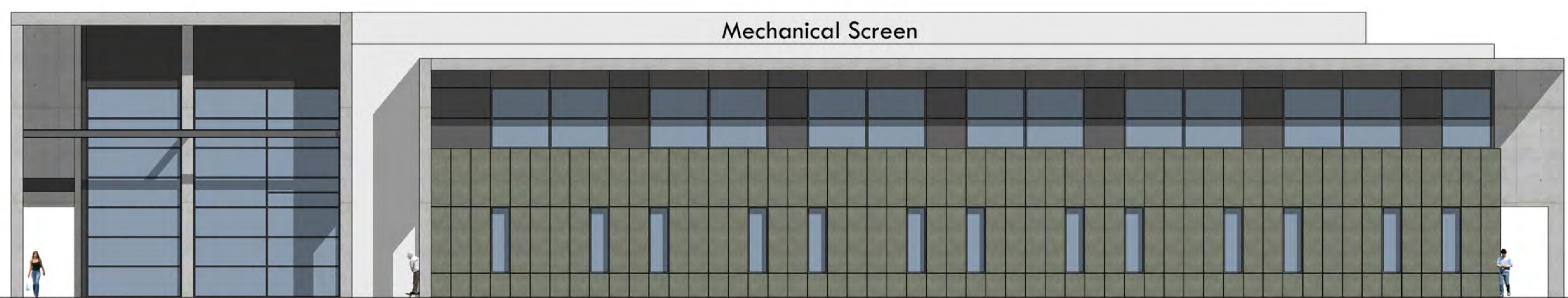
north elevation 1" = 10'- 0"



east elevation 1" = 10'- 0"



south elevation 1" = 10'- 0"



west elevation 1" = 10'- 0"

0' 10' 20'
 1" = 10' - 0"

Seal _____
 Date: 10 July, 2018
 Project Number: 598
 Drawn by: dm/rdb
 Sheet Number _____

A3.0
 elevations

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TAB 7

Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:
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Seal

Date: August 24, 2018
Project Number: 598
Drawn by: dm/rdb

Sheet Number

A4.1

renderings



Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:
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property of Suite 6 Architecture + Planning, Inc.

Seal _____
Date: August 24, 2018
Project Number: 598
Drawn by: dm/rdb
Sheet Number _____

A4.0
renderings



TAB 8

Vicinity Map: Surrounding Heights

Looking Southeast



Looking Northeast



TAB 9

View Corridor (West on Lincoln Drive)



View Corridor (West on Lincoln Drive)



TAB 10



Conceptual Landscape Plan

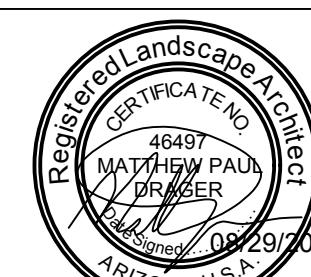
7125 Lincoln Medical Office

Paradise Valley, Arizona

LANDSCAPE IMPROVEMENTS

7125 Lincoln Medical Office

COLLABORATIVE V
DESIGN STUDIO
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012



PRELIMINARY
NOT FOR
CONSTRUCTION

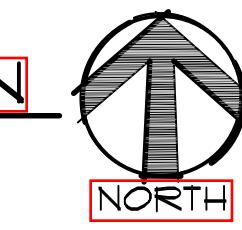
PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
TREES/PALMS				
<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise	36	24" Box	Multi Trunk Dense Canopy
<i>Prosopis sp.</i>	Rio Salado Mesquite	11	24" Box	Standard Trunk Upright Form
<i>Parkinsonia x "Desert Museum"</i>	Desert Museum Palo Verde	14	24" Box	Standard Trunk Dense Canopy
<i>Pistacia chinensis</i>	Chinese Pistache	36	24" Box	Standard Trunk Dense Canopy
ACCENTS & VINES				
<i>Aloe dawei</i>	Dawes's Aloe	36	5 Gal.	As Per Plan
<i>Muhlenbergia capillaris</i>	Pink Mist Grass	18	5 Gal.	As Per Plan
<i>Agave desmettiana</i>	Smooth Agave	16	5 Gal.	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	6	5 Gal.	As Per Plan
<i>Hesperaloe parviflora</i>	Red Yucca	24	5 Gal.	As Per Plan
SHRUBS				
<i>Dodonaea viscosa</i>	Purple Hopsseed Bush	39	5 Gal.	As Per Plan
<i>Purpurea</i>				
<i>Murraya Communis</i>	Dwarf Myrtle	24	5 Gal.	As Per Plan
<i>Nerium Oleander</i>	Petite Pink Oleander	22	5 Gal.	As Per Plan
<i>Petite Pink</i>				
<i>Justicia spicigera</i>	Firecracker Plant	33	5 Gal.	As Per Plan
<i>Ruellia brittoniana</i>	Barrio Ruellia	4	5 Gal.	As Per Plan
<i>Tecoma x "Orange Jubilee"</i>	Orange Jubilee	30	5 Gal.	As Per Plan
GROUND COVERS				
<i>Lantana X "New Gold"</i>	New Gold Lantana	15	1 Gal.	As Per Plan
<i>Lantana 'Dallas Red'</i>	Dallas Red Lantana	15	1 Gal.	As Per Plan
MISCELLANEOUS				
Decomposed Granite - (Size: 1/2" Screened - Color: Apache Brown) 2" depth in all planting areas (Typ)				
TURF Hybrid Bermuda Sod 502 sf with Concrete Header 100 sf.				

GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 24" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.

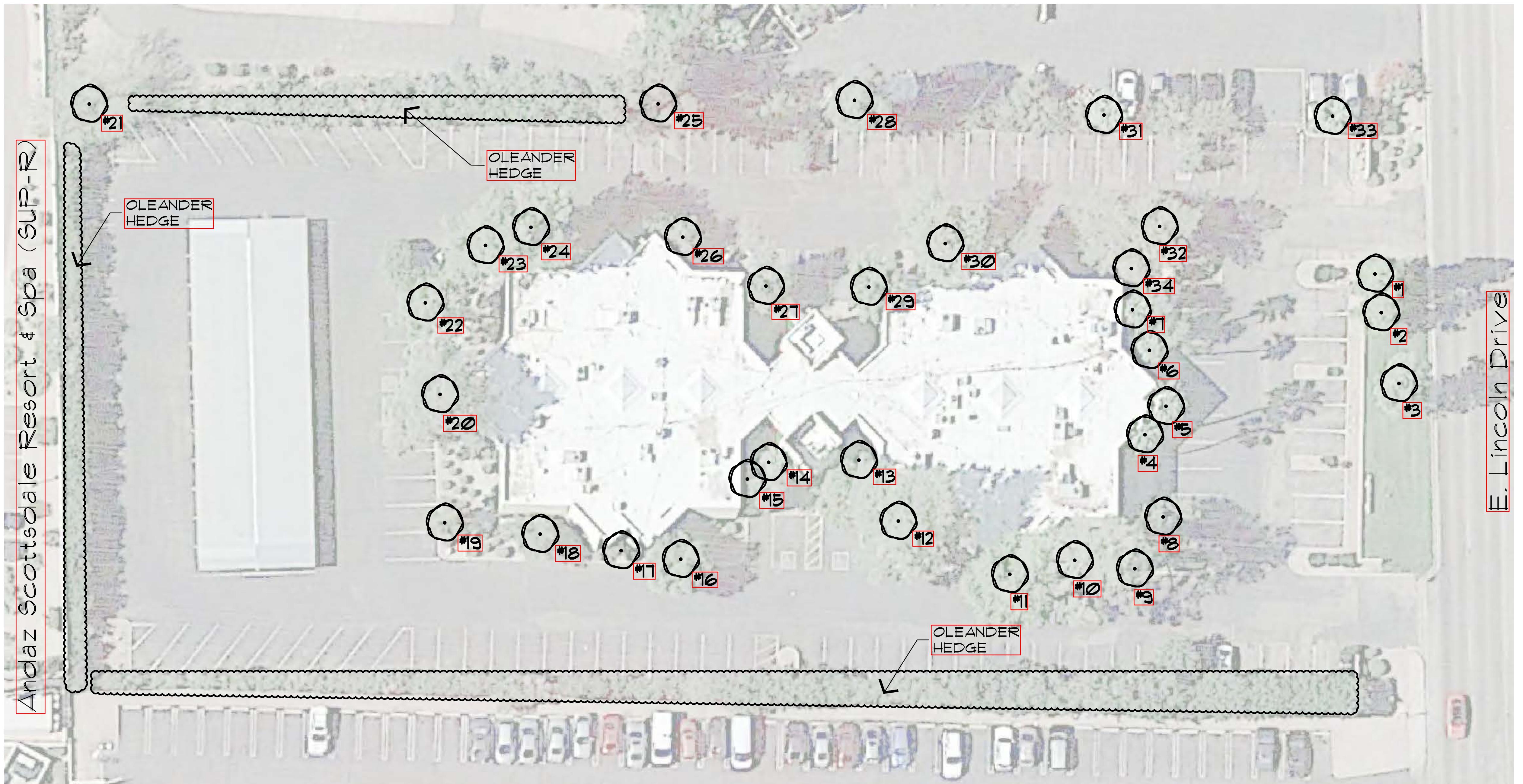
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"
0 15' 30' 60'



Lincoln Medical Office
Conceptual Plan

CLS-1



COLLABORATIVE
DESIGN STUDIO

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012



EXPIRES 06/30/2019
PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
7125 Lincoln Medical Office
Paradise Valley, Arizona

DESIGNED BY: MD/CP
DRAWN BY: CP
CHECKED BY: MD/PV
DATE: August 29, 2018
REVISIONS:

Lincoln Medical Office
Conceptual Plan

CLS-2

2 of 2

PLANT INVENTORY

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CAL.	HEALTH
TREES/PALMS					
#1	Pinus sibirica	30'	10'	3"	Fair
#2	Pinus sibirica	30'	10'	10"	Fair
#3	Pinus sibirica	40'	10'	13"	Fair
#4	Washingtonia robusta	35'	6'	10"	Poor
#5	Washingtonia filifera	40'	6'	16"	Poor
#6	Washingtonia robusta	40'	6'	10"	Poor
#7	Washingtonia robusta	40'	6'	10"	Poor
#8	Olea europaea	10'	8'	8"	Poor
#9	Olea europaea	15'	8'	10"	Poor
#10	Pinus sibirica	50'	20'	24"	Good
#11	Eucalyptus microtheca	30'	15'	16"	Fair
#12	Pinus sibirica	50'	20'	24"	Good
#13	Olea europaea	15'	6'	12"	Fair
#14	Washingtonia robusta	30'	6'	12"	Poor
#15	Olea europaea	15'	8'	8"	Fair - Close To Building
#16	Olea europaea	15'	8'	12"	Fair
#17	Eucalyptus microtheca	10'	5'	4"	Good
#18	Olea europaea	15'	10'	10"	Fair - Close To Building
#19	Brachychiton populneus	12'	9'	10"	Fair
#20	Eucalyptus microtheca	60'	20'	28"	Fair - Close To Building
#21	Olea europaea	15'	12'	10"	Fair - Overgrown
#22	Pinus sibirica	50'	15'	24"	Fair - Close To Building
#23	Olea europaea	15'	6'	8"	Fair - Close To Building
#24	Pinus sibirica	50'	15'	18"	Fair - Close To Building

PLANT INVENTORY

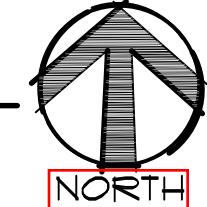
BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CAL.	HEALTH
TREES/PALMS					
#25	Eucalyptus microtheca	50'	16'	26"	Poor - In Pavement
#26	Dalbergia sissoo	12'	6'	6"	Fair - Close To Building
#27	Olea europaea	15'	6'	8"	Fair - Leaning
#28	Eucalyptus microtheca	50'	12'	24"	Poor - In Pavement
#29	Brachychiton populneus	20'	12'	12"	Fair - Close To Building
#30	Pinus sibirica	50'	20'	21"	Fair - Close To Building
#31	Washingtonia robusta	15'	6'	14"	Fair - Close To Building
#32	Pinus sibirica	25'	10'	14"	Fair - Close To Building
#33	Washingtonia robusta	15'	6'	14"	Fair - Close To Building
#34	Olea europaea	15'	10'	10"	Fair - Close To Building

EXISTING SHRUBS
ON SITE

Lantana spp.
Oleander
Boxleaf
Honeysuckle

EXISTING LANDSCAPE PLAN

SCALE: 1" = 30'-0"
0 15' 30' 60'



Existing Landscape Plan

Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:
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property of Suite 6 Architecture + Planning, Inc.

Seal

Date: August 24, 2018
Project Number: 598
Drawn by: dm/rdb

Sheet Number

A4.0

renderings



Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:
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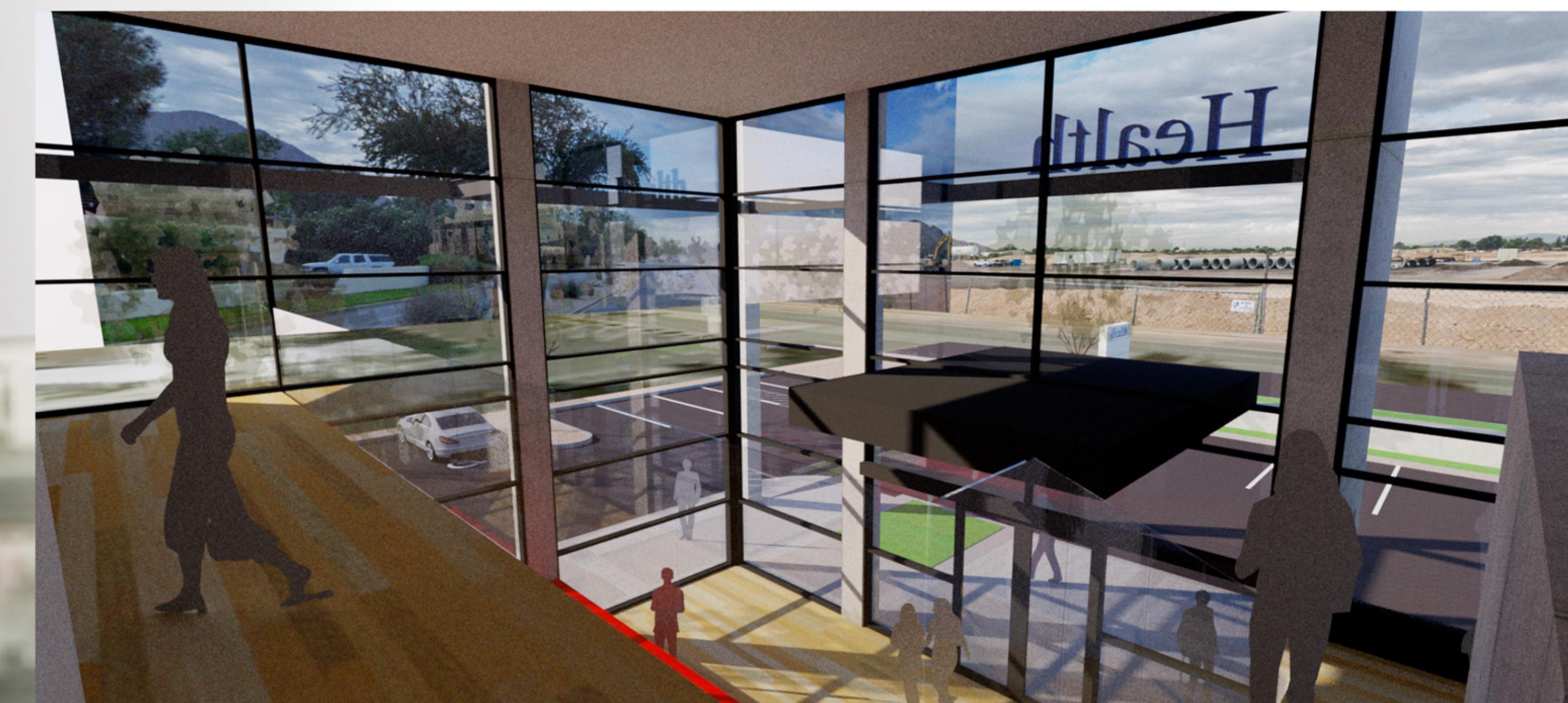
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Date: August 24, 2018
Project Number: 598
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September 5, 2018

Mr. Benjamin L. Tate
 Withey Morris, PLC
 2525 East Arizona Biltmore Circle, Suite A-212
 Phoenix, Arizona 85016



Subject: Trip Generation Comparison Statement for Lincoln Plaza Medical Center, 7125 East Lincoln Drive, Town of Paradise Valley, Arizona

Dear Mr. Tate:

CivTech Inc. has been retained by Withey Morris, PLC to prepare a Trip Generation Comparison Statement for a proposed redevelopment of a single-tenant medical office in the Town of Paradise Valley, Arizona.

Currently, Lincoln Medical Center is approximately 25,000 square feet (SF) of gross leasable area (GLA), the proposed redevelopment will be a two-story medical center with 31,000 SF of GLA. CivTech was asked to compare the trip generation from the existing medical building to the proposed medical building.

TRIP GENERATION

A generally accepted method of calculating trip generation rates for a proposed development is to use regression equations and/or average rates developed by the Institute of Transportation Engineers (ITE) through the compilation of the field data collected at sites throughout the United States. The 10th edition of ITE's *Trip Generation Manual* was used to calculate trip generation rates for the proposed development.

Table 1 presents the trip generation rates for the existing and proposed uses.

Table 1. Trip Generation

Proposed Use	ITE LUC	Size	Units	Weekday Trips							
				Daily		AM			PM		
				Total	In	Out	Total	In	Out	Total	
Existing											
Medical, dental or health office buildings and clinics	720	25	1,000 square feet	872	51	14	65	24	63	87	
Proposed											
Medical, dental or health office buildings and clinics	720	31	1,000 square feet	1,104	62	17	79	30	77	107	
Difference				232	11	3	14	6	14	20	

Based on the results summarized in **Table 1**, the difference in daily trips is approximately 232 daily trips, with 14 more in the AM peak hour (11 in/3 out) and 20 more in the PM peak hour (6 in/14 out).

CONCLUSIONS

From the foregoing, the following could be concluded:

- The existing land use generated approximately 872 total daily trips with 65 in the AM peak hour (51 in/14 out) and 87 in the PM peak hour (24 in/63 out).
- The proposed redevelopment is expected to generate approximately 1,104 total daily trips with 79 in the AM peak hour (62 in/17 out) and 107 in the PM peak hour (30 in/77 out).
- The difference daily in trips between the existing development and the proposed development is approximately 232 daily trips, with 14 more in the AM peak hour (11 in/3 out) and 20 more in the PM peak hour (6 in/14 out).

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Dawn Cartier, PE, PTOE
President