



LINCOLN PLAZA MEDICAL CENTER

SPECIAL USE PERMIT AMENDMENT

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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 Every element of the existing site is outdated: the architecture and site design, the building materials, the infrastructure, and the medical technology.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 2.14-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 single-tenant 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, under a single shared roof.

The applicant is proposing an amendment to the Lincoln Plaza Medical Center SUP for the construction of a single-tenant medical office building designed to suit the needs of the modern healthcare provider and patient 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**. As discussed above, this facility will be a single-tenant medical office providing a range of healthcare and wellness services, from primary care and urgent care to diagnostics and a range of specialty physicians.

The goal of the proposed facility is to provide a 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% proposed)
Lot Area	2.14 acres
Principal Building Standards	
Maximum Building Height (feet)	36 FT
Minimum Building Setbacks	Front: 72.5 FT (40.5 FT with full right-of-way dedication) 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 2.14-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

As noted above, 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. However, the Guidelines also note that tower and other architectural features may exceed the maximum building heights, subject to major amendment approval.

The 30-foot-tall roofline, which causes the rooftop architectural elements to exceed 30 feet, is necessary to provide the maximum interior space flexibility for the building. The single-provider medical office building model requires a certain degree of interior flexibility to reconfigure space and 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**.

Additionally, 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 adjacent to the roadway and steps up to four stories. 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.

Finally, 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 set forth in the Special Use Permit Guidelines. In order to maximize the efficiency gains made possible by the single provider medical office building model, 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.

Building Setbacks

All proposed building setbacks are consistent with the Medical Office Special Use Permit Guidelines.

PERMITTED USES

No changes to the existing permitted uses for the Lincoln Plaza Medical Center SUP are being requested in this application.

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.

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 the existing landscaped berm adjacent to Lincoln Drive. The screen wall/berm will be extended from its existing easternmost point to the eastern property line, permanently closing the existing eastern driveway and providing additional parking spaces for the site. Roof mounted equipment will be visually screened by parapet walls.

ROADWAY STANDARDS & CIRCULATION

As noted above, the applicant is proposing to close the existing eastern driveway providing access to Lincoln Drive. The eastern driveway's proximity to the westernmost driveway in the Lincoln Plaza Shopping Center creates significant traffic conflicts on Lincoln Drive, and removing it will substantially enhance traffic safety along a busy section of an arterial street. In order to promote efficient traffic flow, the applicant is proposing a shared access with the Lincoln Plaza Shopping Center. This cross-access between the parcels will improve traffic circulation throughout both parcels and improve traffic safety by reducing the number of driveways with access to Lincoln Drive.

A traffic study demonstrating the feasibility and advantages of this proposal is in progress. This traffic study will also explore the possibility of providing a secondary Lincoln Drive access for the Andaz Scottsdale Resort.

PARKING

Given the existing spatial constraints of the site, the applicant is proposing a total of 147 parking spaces, including 141 standard spaces and 6 ADA-compliant spaces. However, despite being geographically constrained in its ability to provide parking spaces, the applicant is able to take advantage of the efficiencies created by the single-provider medical office building model to reduce the overall parking needs of the site. Additionally, the surge in popularity of ridesharing in the last five years has had a pronounced impact on transportation needs for medical office visit. For a litany of reasons, ridesharing has dramatically improved immediate access to medical care when driving oneself is not an option. In many instances this obviates the need traditional parking ratios, as many patients are simply being

picked up and dropped off at their appointments by contract drivers from Uber, Lyft, Veyo, and similar ridesharing services. This new reality has been incorporated into the proposed parking plan, and a parking study is currently in progress.

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.

Proposed Primary Building-Mounted Sign Standards	
Max Quantity	1 per street frontage
Max Height	4 FT
Max Sign Area Allowed	48 SF

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. 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 trees and shrubs shall be installed a minimum of two-and-a-half-feet (2.5') from back of curb for protection from vehicular damage. 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. There will be no trees planted in any utility easements.

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Aerial Map

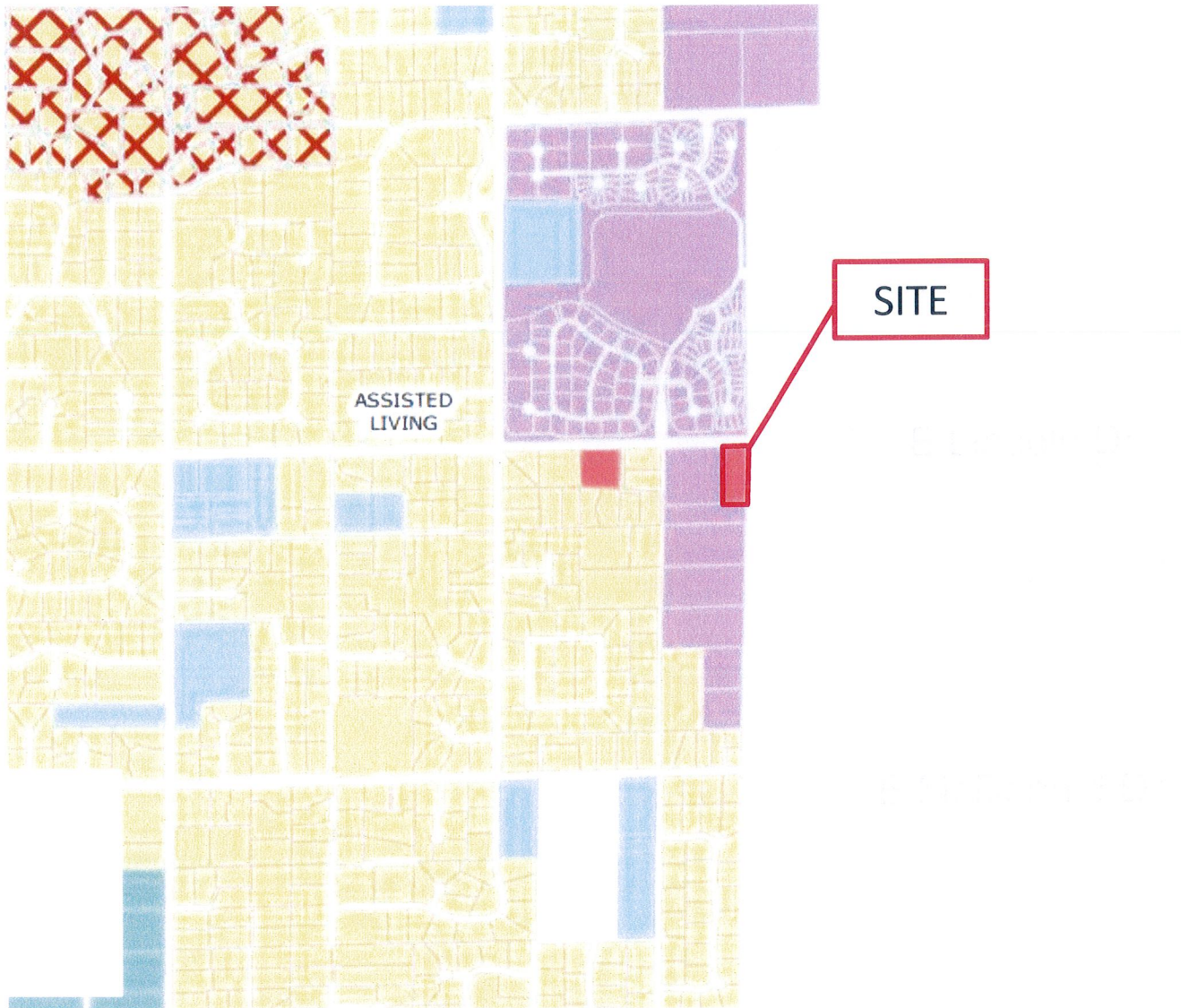


SWC 44th Street & Palm Lane – Phoenix, AZ



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Zoning Map



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



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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"

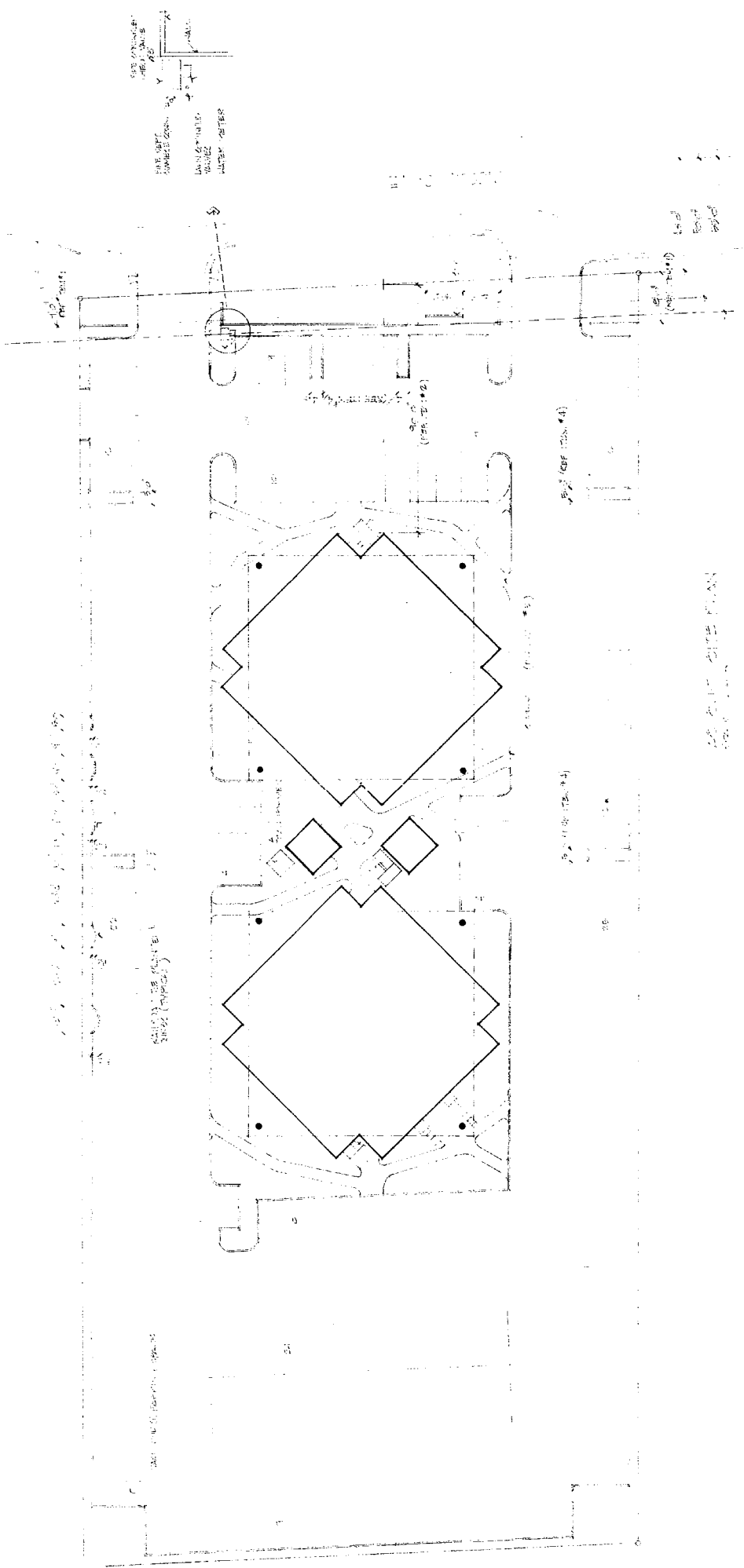
2. The Town engineer's memo dated May 17th, 1974, which recommends the following, shall be compiled with:

- 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.

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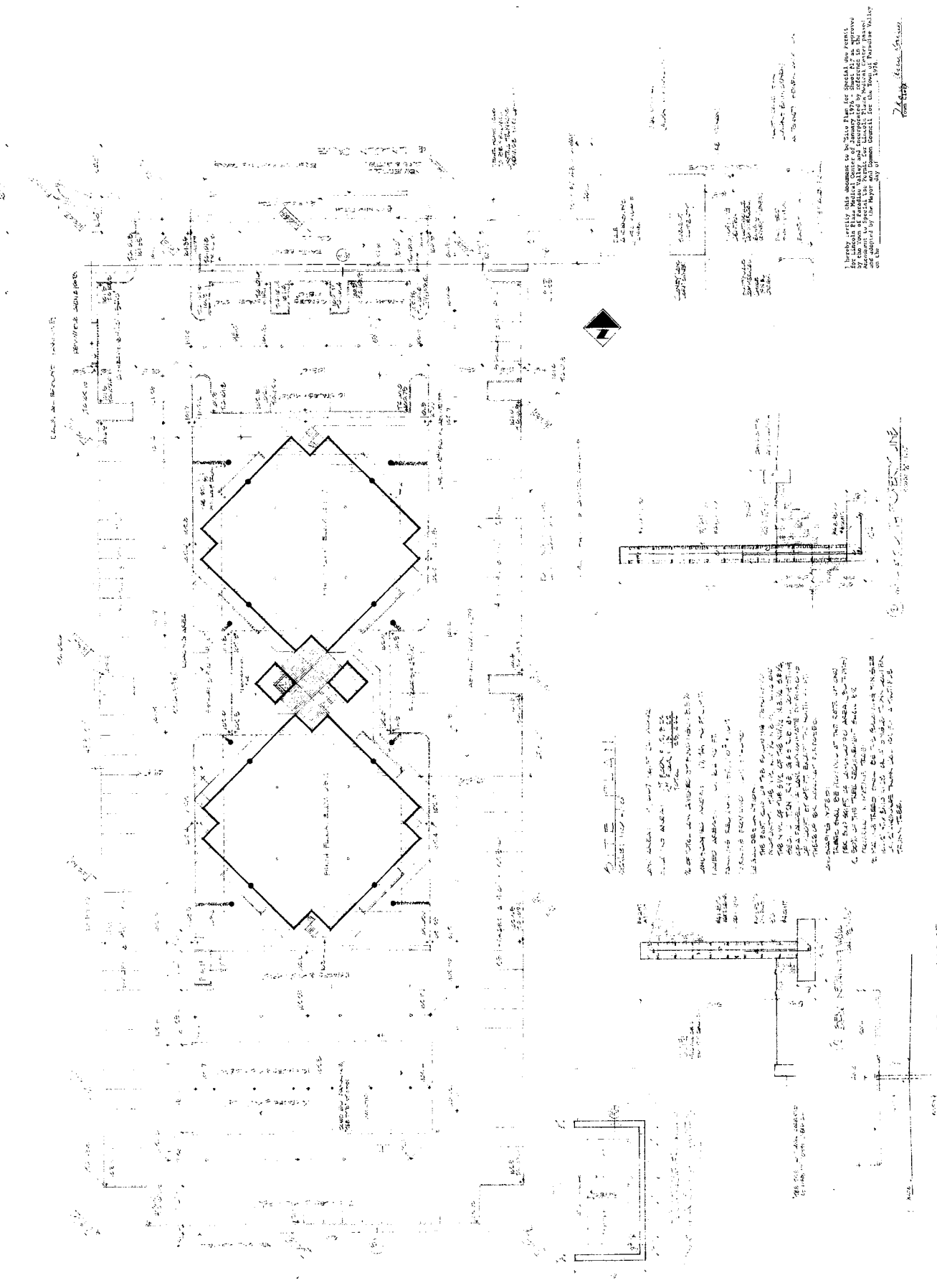


I hereby certify this document to be true Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1978, as approved by the Board of Health of the City of Lincoln, Nebraska, and the Board of Health of the County of Lancaster, Nebraska, and the Board of Health of the County of DeWette, Nebraska, and the Board of Health of the County of Hamilton, Nebraska, and the Board of Health of the County of Kearney, Nebraska, and the Board of Health of the County of Nemaha, Nebraska, and the Board of Health of the County of Platte, Nebraska, and the Board of Health of the County of Saline, Nebraska, and the Board of Health of the County of York, Nebraska, on the _____ day of _____, 1978.

Tom Clark, Secretary



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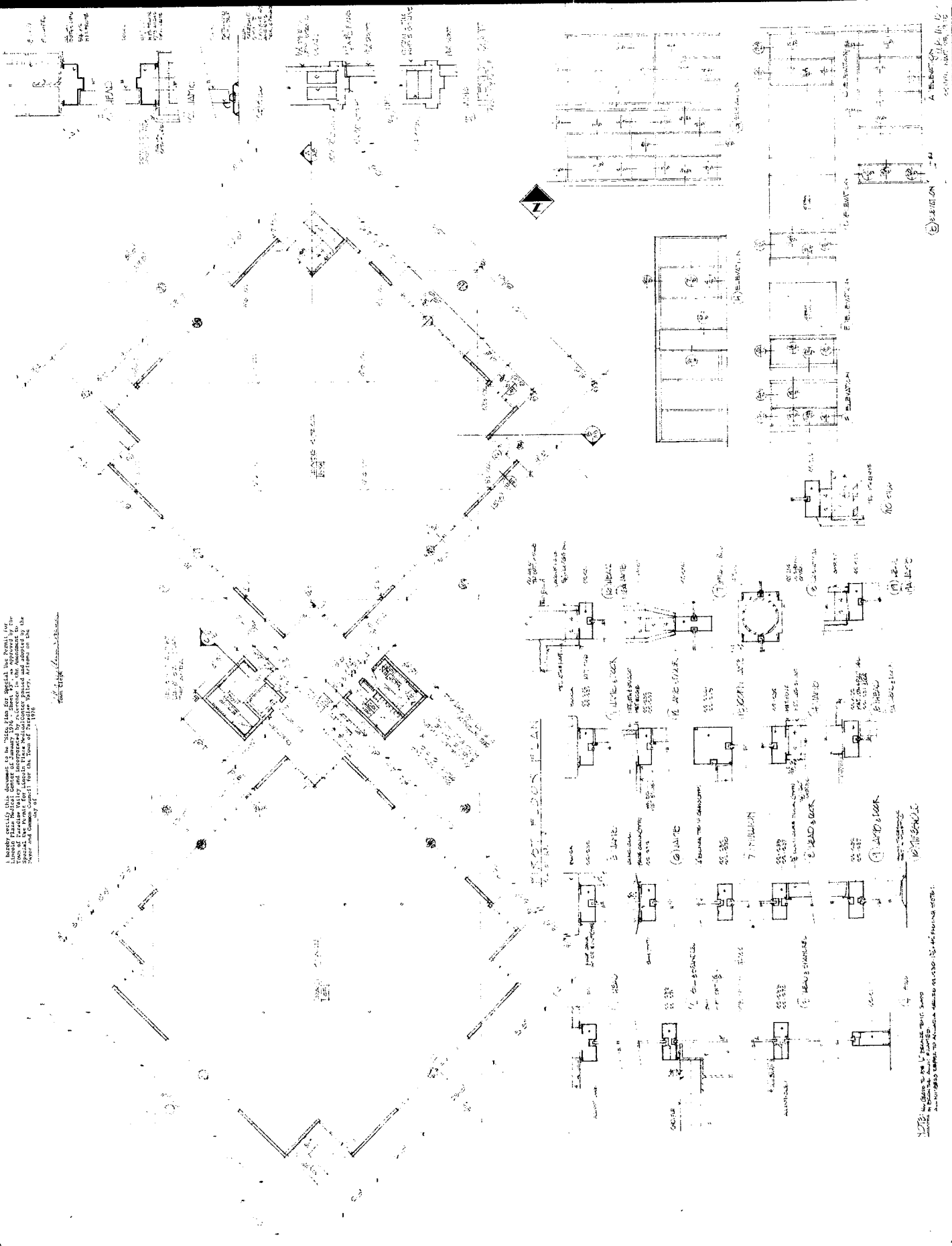
I hereby certify this document to be true and correct. I am a duly licensed architect in the State of Arizona. My license number is 158. I am the author of this drawing. I am the principal architect in charge of the project. I am the principal architect in charge of the project. I am the principal architect in charge of the project.

John G. Bolinger
 John G. Bolinger, AIA
 Principal Architect

THE PLAN AND SPECIFICATIONS FOR THE LYNCOX PLAZA MEDICAL CENTER ARE BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED INFORMATION FROM THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED INFORMATION FROM THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED INFORMATION FROM THE ARCHITECT AND ENGINEER.

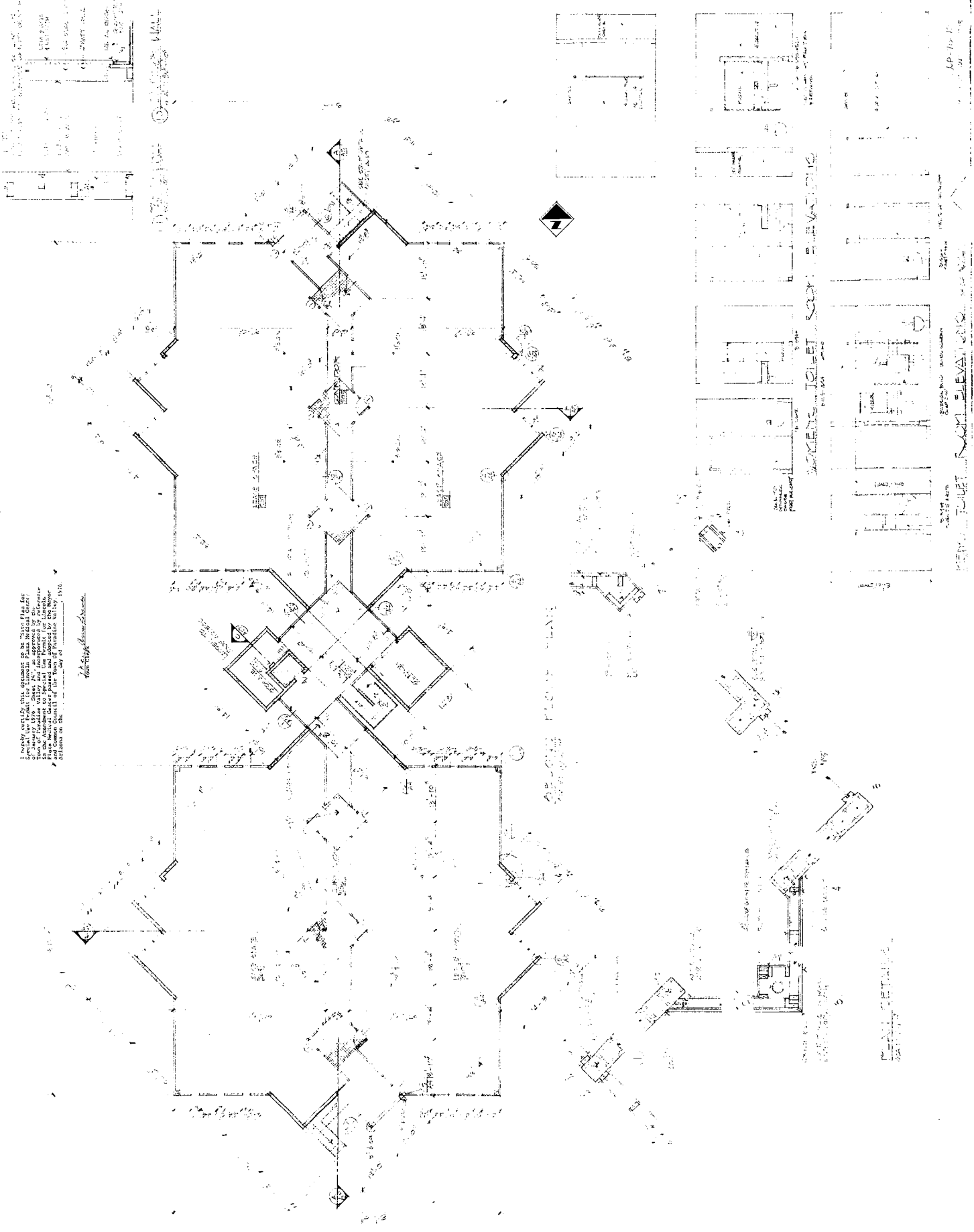
DATE: JUN 27, 1975

1500 E. LINCOLN DR.
 PHOENIX, ARIZONA



INDOLAN PLAZA MEDICAL CENTER, 1201 E. BUCKLEY ROAD, PHOENIX, ARIZONA. THIS PLAN IS THE PROPERTY OF BOLLINGER & TACHUK ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BOLLINGER & TACHUK ARCHITECTS IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

NOTES: 1. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE. 2. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM AND SIGNALING CODE. 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PNEUMATIC AND HYDRAULIC CODE. 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING AND HEATING CODE. 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SANITARY ENGINEERING CODE. 6. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODE. 7. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE. 8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL MACHINERY CODE. 9. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE. 10. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.



I hereby certify this document to be the basic plan for the second floor of the Lindsay Plaza Medical Center, as approved by the City of Phoenix, Arizona, on 11/15/83. The plan is subject to the provisions of the Arizona Building Code, and the Arizona State Board of Building and Safety. The City of Phoenix, Arizona, is the authority on the subject of this document.

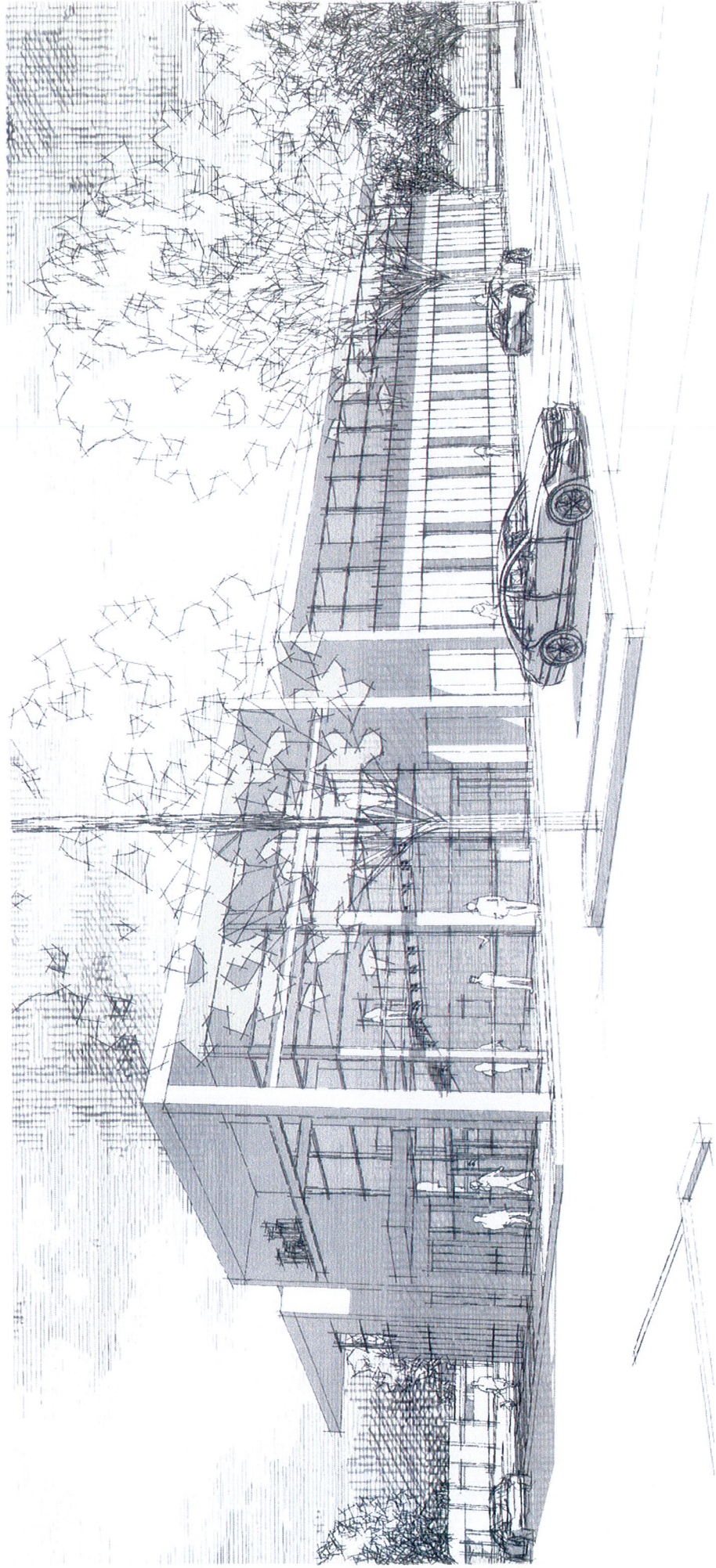
Tommy G. H. H. H.

APPROVED FOR THE CITY OF PHOENIX
 CITY ENGINEER
 DATE: 11/15/83

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Lincoln Medical
Paradise Valley, Arizona



Lincoln Medical
Paradise Valley, Arizona



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