

## George Burton

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**Subject:** FW: PV Medical Plaza-Response from Church to South

-----Original Message-----

**From:** Doug Jorden  
**Sent:** Wednesday, November 28, 2018 4:27 PM  
**To:** 'George Burton' <gburton@paradisivalleyaz.gov>  
**Cc:** Bill Cook  
**Subject:** PV Medical Plaza-Response from Church to South

George, please include this with other communications from neighbors.

Doug Jorden

**From:** Chad Murrell  
**Date:** November 28, 2018 at 11:51:20 AM MST  
**To:** Bill.cook  
**Subject:** Town Hall Invitation

Mr. Cook,

My name is Chad Murrell, and I am the new Lead Pastor at First Southern Baptist Church of Scottsdale. We are located to the south of your location. I received your invitation to attend the Town Hall meeting on Dec. 6. Sadly, I will be out of town on that day and will be unable to attend. We are excited for the development projects at your location, and would love to support you in any way we can. Let me know if there is anything that we can do to help.

--

In Christ,

Chad Murrell  
Lead Pastor  
First Southern Baptist Church in Scottsdale

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**From:** George Burton  
**To:**  
**Subject:** RE: Public Hearing 6p- Tues, Dec 18 - Special Use Permit Paradise Valley Medical Plaza - resident comment  
**Date:** Thursday, November 29, 2018 3:02:00 PM  
**Attachments:** R0932A.pdf

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Dear Ms. Clifford,

Thank you for interest regarding this case.

A copy of your email was forwarded to the Planning Commission.

Also, please reference the responses below regarding your questions and concerns.

A copy of your email was forwarded to the Town Engineer and he will contact you shortly regarding storm water retention and sidewalk improvements for the area.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

**From:**  
**Sent:** Wednesday, November 28, 2018 11:25 AM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>

**Subject:** Public Hearing 6p- Tues, Dec 18 - Special Use Permit Paradise Valley Medical Plaza - resident comment

Dear Mr Burton:

As nearby residents, my husband and I received the packet of information for the Special Use Permit for additional improvements at Paradise Valley Medical Plaza. We are unable to attend the neighbor's information meeting but Bill Cook was good enough to send me the materials on the project. Refining the site plan is a nice way to put it. The project densifies the property without any improvements to the neighborhood infrastructure. There are four concerns which we feel should be addressed before the request can be approved.

- 1) Storm water retention
- 2) Sidewalk on Jackrabbit Rd
- 3) Cell tower/communication easement on the property
- 4) Noise

Drainage issues on current and proposed improvements to property are a big concern. The

property was developed in 1979. I do not know how many square feet were in the original development. In 2003 the square footage was increased to 50,000 square feet in 2003. The developer wants an additional 10,000 square foot building and additional paved and covered parking. New building and parking takes out a large piece of greenspace and natural drainage area. I read that the developer proposes underground retention piping which conforms to current guidelines. However, the current development appears to have inadequate drainage. Sidewalks are undercut with erosion. There is no water retention area on the property such as retention area at adjacent 1st Southern Baptist Church property. If there is a major upgrade to the subject property, shouldn't the entire property have adequate drainage? We live in the neighborhood and whenever there is a heavy rain, there is water flooding Scottsdale Rd and Jackrabbit Rd by the site. In our adjacent residential neighborhoods, any major upgrade or development to properties requires a water retention area. Shouldn't a commercial project have the same hurdle for approval? The applicant included a conceptual grading and drainage plan to address on-site retention associated with the proposed improvements. Also, during the building permit process, the applicant will provide a detailed grading plan for Town Engineering Department review and approval. A copy of your email was forwarded to the Town Engineering, Paul Mood, and Paul will contact you shortly regarding storm water retention requirements.

Second issue is pedestrian safety in the area. Town of Paradise Valley has proposals to install sidewalks on Jackrabbit Rd. The north end of the property currently has none. Paradise Valley Medical Plaza developer should be required to install sidewalks on the north end of the property as appears to be typical with other commercial projects in the Town. Sidewalk improvements are typically done in accordance with Capital Improvement Projects. A copy of your email was forwarded to the Town Engineer and he will contact regarding any future sidewalk projects in this area.

Third issue is longstanding cell phone reception in the area. As long as the developer is asking for a major change to the site, shouldn't Town of Paradise Valley secure an easement for future communication tower needs? Communication or wireless improvements are processed as a Conditional Use Permit. In 2001, the Town Council issued a resolution (Resolution 932A) which identified the Special Use Permit properties (including the medical plaza – listed as PV Surgical Center in the attachment) as acceptable locations to accommodate wireless facilities. If the Medical Plaza chooses to install wireless facilities on the property, they must obtain a Conditional Use Permit (which includes neighborhood notification of the public hearing).

Fourth issue is noise which is addressed by Cawley Architects. What is totally missing from the analysis is the additional traffic and drop off noise generated by the business conducted at a new 10,000 square foot building. Also, the developer can't even state what the tenant will do with the new building. My question is what hours are drop off and pickup at the maybe surgery center? If it is anything like other surgery centers, neighbors adjacent to the property could have drop offs at dawn late into the night or possibly round the clock. Why is the drop off located on the west side of the new building which is as close as possible to the residences along N Quail Run PI? Given the extensive changes proposed, it would be more neighbor friendly to locate drop off to other sides of the building. Related to noise issue is construction time and when can contractors work on the project. Recently I learned that in Scottsdale, commercial projects are not constrained by the same rules as residential projects for when contractors can be on site. I think it is different in Paradise Valley, but hope that the closest neighbors don't have too much construction noise, dust, etc.

The existing hours of operation will be used for this building. The Special Use Permit limits the hour of operation to:

Hours of operation for the Medical Offices shall be Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m., with occasional use outside these hours limited to exigent patient treatment and as necessary by physicians and staff for work activities other than patient treatment; the surgical center shall be Monday through Friday 6:30 a.m. to 5:00 p.m., and, the recovery center shall be Monday through Friday 24 hours, with no overnight stays on Saturday or Sunday. Emergency, 24-hour care shall not be a permitted use.

The current patient drop off area is located in the west parking lot, next to the current surgery building. The current drop-off area will be replaced with the new drop-off (which is located in a similar area and has a setback of 69' away from the west property line). With this improvement, the applicant is adding a roof over the drop-off area and is adding an 8' tall wall to help mitigate any noise associated with the patient drop-off. Regarding construction hours, Section 8-10-2.D of the Town Code limits construction to the following:

Except for those properties where a special use permit provides for a more specific set of noise restrictions it shall be unlawful for any person to operate or permit to be operated any Heavy Equipment in any construction, demolition, land clearing, excavation or similar outside construction activity, except between 7 AM and 5 PM on Monday through Friday. Operation of Heavy Equipment is unlawful at all times on Saturdays, Sundays and legal holidays (as defined in Section 10-7-2(10) of this Code). Summer hours of operation may start one (1) hour earlier. The Town Manager, or his designee, may grant exceptions upon written request.

It shall be unlawful for any person to deliver or cause to be delivered construction equipment or materials to a construction site except between 7 AM and 5 PM Monday through Saturday. Delivery of construction equipment or materials to a construction site is unlawful on Sundays and legal holidays (as defined in Section 10-7-2 (10) of this Code), except that sprayed termite prevention material may be applied at any time. Summer delivery hours may start one (1) hour earlier. The Town Manager, or his designee, may grant exceptions upon written request.

It shall be unlawful for any person to operate or permit to be operated any other device or equipment (that is, equipment that is not already subject to the Heavy Equipment restriction in Section D.1 above) in any building, construction, demolition, land clearing, excavation or similar outside construction activity, alteration, or repair work on any buildings, structures or projects, except between 7 AM and 5 PM Monday through Friday, and between 9 AM and 5 PM on Saturdays, Sundays and legal holidays, (as

defined in Section 10-7-2 (10) of this Code). The noise level created on Sundays shall not exceed 75 Decibels measured at the nearest property line. Summer hours may start one (1) hour earlier. The Town Manager, or his designee, may grant exceptions upon written request.

As a Town of Paradise Valley resident, I hope the town planners consider our concerns. Please attach a copy of comment to the agenda file. Thank you.

Sincerely,

Kathleen Clifford

## George Burton

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**Subject:** Neighbor Statement of Support

**From:** Doug Jorden  
**Sent:** Monday, December 17, 2018 1:22 PM  
**To:** George Burton  
**Cc:** Bill Cook  
**Subject:** FW: Neighbor Statement of Support

George, below is an email from the neighbor who fronts on Jackrabbit just west of PV Medical Plaza. As Mr. Bloxham states below, he supports our application. Please pass this along to the Planning Commission.

Thank you.

Doug Jorden

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**From:** JOSEPH BLOXHAM  
**Sent:** Monday, December 17, 2018 12:51 PM  
**To:** Bill Cook  
**Subject:** Re: Tree trimming

By all means, proceed. You are a great next door neighbor and the past several years have done things that enhance the property values. I have no objections to your future plans and proposal as outlined.

Sent from my iPhone

On Dec 17, 2018, at 8:48 AM, Bill Cook wrote:

Mr. Bloxham,

Thank you for your email. I have forwarded this on to the property manager. She will get it taken care of as soon as possible. I do agree that the trimming you have done to the vegetation has resulted in a very nice look. I look forward to seeing it when our side is complete.

We had our meeting with the city and it went quite well. The planning commission asked if I could get some feedback from you regarding our proposed building that I showed you. They were wondering whether you were in support of the project or opposed to it. From our conversation I didn't sense any opposition, but I wanted to confirm that with you.

I hope you are doing well and that you are having a good holiday season. I will stay on the property manager to make sure that we get those trees trimmed as soon as possible. In the meantime I look forward to hearing from you regarding the planning commissions question. If you have any other concerns, questions, or comments please do not hesitate to reach out.

Kindest regards,

**Bill Cook**  
Senior Vice President  
Brokerage Services

Plaza Companies, AMO®  
9401 W. Thunderbird Road, Suite 200  
Peoria, Arizona 85381  
[www.theplazaco.com](http://www.theplazaco.com)

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**From:**  
**Sent:** Saturday, December 15, 2018 1:46 PM  
**To:** Bill Cook  
**Subject:** Tree trimming

Dear Mr Cook,

If you recall you stopped by the house at [REDACTED] E Jackrabbit to discuss the pending meeting at the Town Hall to discuss the expansion plans at the complex. I said there was going to be some pruning and removal along the fence that might impact your side of the property line. This was done today and resulted in some of the branches and debris falling on your side which will have to be picked up by your landscapers. It would also be helpful if they could trim the Palo Verdes hanging on my side and remove some of the broken and dead branches from this past monsoon season. The extensive trimming I have done really opens up the vista for both of us. I think you will agree when you get a chance to inspect.

Thanks for your help in getting your side of the fence line cleaned up. If you have comments or questions do not hesitate to call me. [REDACTED]

Very truly yours,

Joe Bloxham

## George Burton

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**From:** George Burton  
**Sent:** Wednesday, January 23, 2019 6:30 PM  
**To:** Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)  
**Subject:** FW: Opposition to Jackrabbit Medical Plaza expansion proposal

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Melissa Costello  
**Sent:** Wednesday, January 23, 2019 2:42 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Cc:** Danny Costello  
**Subject:** Opposition to Jackrabbit Medical Plaza expansion proposal

Dear Mr. Burton,

My husband, Dan Costello, and I are writing to you to express our opposition to the expansion plans proposed by the California owners of the Jackrabbit Medical Plaza. We live at \_\_\_\_\_, off of Vista Road, very close to the Plaza. The owner's request for an additional 10,000 square-foot building, more than 30 new parking spots and a pick-up/drop-off area to sustain a possible new surgical center and other medical practices, would likely have a long-term detrimental impact on our neighborhood and would have a devastating short-term effect on the quality of life for our neighbors in closest proximity to the property.

The expansion will bring more traffic down Jackrabbit and motivate cars to cut through on Vista to head west from Scottsdale Road. Our quiet neighborhood street is filled with children (including our own) who play outside daily, and this increased traffic is particularly concerning. We also understand that there is frequently unsecured biohazardous materials and waste outside of the current operating room, at the Plaza, and certainly do not support efforts that could allow this dangerous practice to increase.

Thank you for your consideration of our opposition. Please let us know if you have any questions.

Sincerely,  
Melissa and Dan Costello



## George Burton

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**From:** George Burton  
**Sent:** Wednesday, January 23, 2019 6:38 PM  
**To:** Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)  
**Subject:** FW: Town of Paradise Valley - Zoning Meeting - Jan 24 2019 Jackrabbit Medical Plaza  
**Attachments:** Town of Paradise Valley Jan 2019 - Google Docs.pdf

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the attached letter and email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Scott Kiburz  
**Sent:** Wednesday, January 23, 2019 1:57 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Cc:** Scott Kiburz >; Sarah Kiburz  
**Subject:** Town of Paradise Valley - Zoning Meeting - Jan 24 2019 Jackrabbit Medical Plaza

George,

Here is my letter to the Town's Zoning and Planning Board.

Thank you for submitting and sharing this information with the Board. I do not support granting Variance to the Jackrabbit Medical Plaza campus. It will have a negative impact on our homes value and our home lifestyle.

Sincerely,

Scott Kiburz

Scott Kiburz

Scott Kiburz  
5311 N Quail Run Place  
Paradise Valley, AZ 85253

Town of Paradise Valley  
Zoning Planning Committee  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253

January 23, 2019

Dear Chairman and Zoning & Planning Members:

I am writing in opposition of the Expansion of the Jackrabbit Medical Plaza Building.

1. We have been residents in Paradise Valley, AZ since June of 1993. Both of our children were raised in the home. It is the only home they have ever lived in. We love the neighborhood. We love the life style. We love Paradise Valley.
2. The Jackrabbit Medical Plaza is on its 2nd evolution since we have been its neighbors. Again, when we invested in our family home, where we planned to raise our children, we were more than attracted to Paradise Valley for its zoning and planning. No commercial businesses, simply, Churches, Schools and Resorts. With two exceptions, a medical complex just East of Tatum and Shea and the complex across our backyard fence.
3. In 2003, when the Town's Zoning and Planning department allowed a Variance to the Zoning and Planning statues - - - The Team representing the new owners (a group of doctors) of the complex did an absolutely terrible job communicating to the 1400 neighbors. In fact, that key person in communication did nothing. Nothing. He told the Town and investment Doctors he 'met with' the neighbors closest to the campus. And that he 'wrote to' all of the neighbors in the respected area. He did nothing. He did none of that. No communication was what we initially received.

So, in 2003, when the investment Doctors held an 'open house' at their medical office to 'show off their design plans,' all parties were surprised. It was clear that the investment Doctors and the Towns Zoning and Planning felt all of the neighbors 'were all on board' with the expansion when in fact we were learning about for the first time. There was a collision in the process due to lack of communication and understanding.

Ultimately, the Town's Zoning and Planning approved the current campus

4. Bill Cook's team sent an email to the 1400 homes that are impacted by this potential expansion request by the Medical Group. I was informed that two people replied. That is approximately 1/8 of 1% response rate. And, Mr. Cook, knocked on 'a few doors' (including ours) where he failed to leave a card, a note, or any information surrounding this project. He did share 'packet of information' with another neighbor a block away who was kind enough to deliver me.

Point being: There is major gap in What is Communicated verses What is Understood. Surrounding this Variance Request.

5. In an attempt to 'close that gap' of what is understood, the families from the 4 neighborhood homes that would be the most negatively impacted by this expansion met at the campus, Saturday morning January 19th, at 9:30 am It was a 90 minute group meeting. This what we now know:

1. The property is no longer owned by a group of doctors, it is owned by a California investment trust fund.
2. The 'space to be constructed in this expansion request has 'no signed lease' for the future tenant in place. Meaning, this expansion is all speculative. This entire request is speculative. They 'want to build a shell.'
3. The Variance Request allows the campus to go from the 2 to 3 operating rooms. The campus has 2 operating rooms, and a 3 could go in the expansion campus. (and, there is no signed lease at this time) Common sense would call for all three operating rooms to be located in one structure. Each structure with an operating room would require 1 pre-op and 1 post-op areas for patients. If there are two structures with operating rooms, the demand for 'additional space' would be required to duplicate the medical surgical code and rules for pre-op and post-op areas of a medical operating room facility.
4. The Variance plans include a 'covered area patient drop off and pick up patient area.' This pick up/ drop off structure pushed West from the proposed building due West towards the backyard of our personal residence. This will cause a busy flow of cars filled patient and family members 'in and out' of this new structure all day long - and now on Saturdays.

(The compromise on the 2003 Variance ended with employee parking next to our backyard wall. Today, employees arrive early, and leave at the end of day. Minimizing cars, lights, traffic next to our homes). This proposed pickup and drop off area - plus a new family and patient parking area outside the operating room area would have a similar effect as people coming in and out of a Circle-K store. This is not a win.

5. The Town of Paradise Valley was originally designed for Churches, Schools and Resorts. There is 'less expertise' with Medical Campuses and their specialized requirements for 'Medical Biohazard Waste' and the housing of 'medications, narcotics, and Biohazardous Waste and Pick Up.'

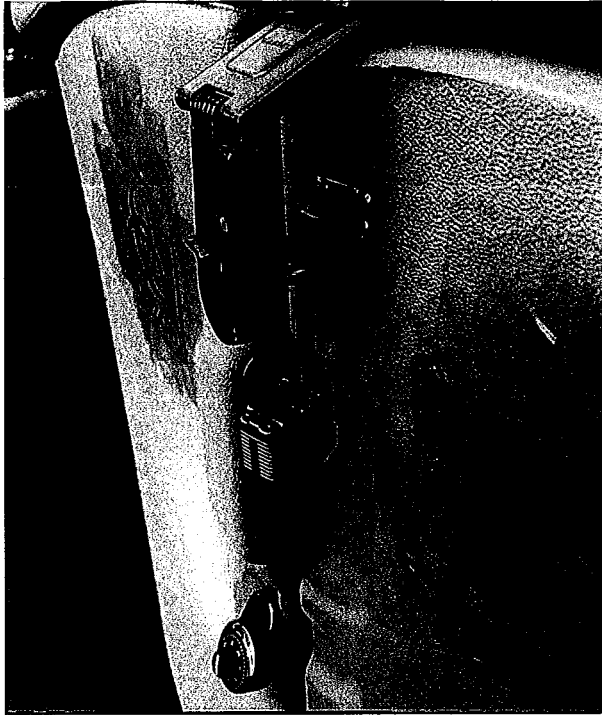
Here is the current failure for OSHA Regulations for Medical 'Red Bag' Biohazard storage and containment:

Here is the Biohazard storage area on Saturday, Jan 19th:



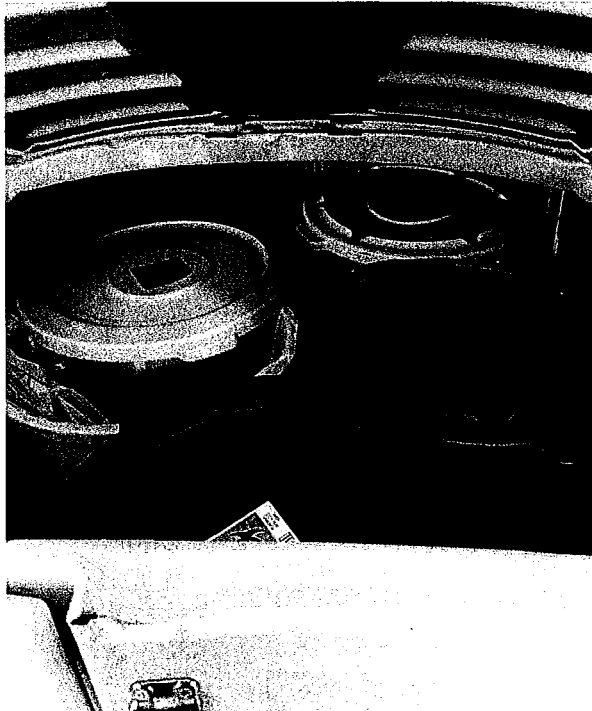
(Note: Access to trash, trash on the ground, label for Biohazard Red Bag Waste)

(Note: Approximately 5 year old \$150.00 Plastic (directly exposed to daily sun) backyard landscape storage shed - now Biohazard Red Bag Waste container)



(Note: Lock Mechanism screwed into plastic storage container. )

(Note: The lock is 'locked' in the unlock position. Providing anyone access to Biohazard Red Bag Waste from this campus)



(Note: Direct Access to Biohazard Red Bag Waste. )

(Note: Wear and tear on plastic area near the 'lock area' of the storage container)

Mr. Cook informed us on January 19th that his company has been the lead property management for the medical campus for some 18 months. And, 'they just fired the landscape team last week.' (Thus, we envision, the landscape team was fired for doing a poor job managing the landscape of the property.)

Over the years since 2003, 5 plus trees fell down. Countless requests have been placed to replace the fallen trees. No action has ever been taken by the landscape company, property management company, and/or the leadership of the medical campus itself.

Point being: In 2003, The Zoning and Planning 'said yes' to the Variance and almost immediately, the group of medical doctors 'who purchased the campus, sold the campus to an investment group and leased back the space. They cashed in.

We as neighbors have 'endured' the coming and going a property management teams, landscape teams, leaders of the medical campus teams, for years now.

Once the Variance is granted, us neighbors to the campus 'must endure' the changing of the guard in their leadership. The core focus of the Town of Paradise Valley is residential home ownership. We as neighbors feel helpless to action and future problem solving. When in fact, following the rules and regulations set forth by the Town of Paradise Valley Zoning and Planning Department was deemed mandatory.

A repeat of this Variance Request is upon us now.

If an investment company (like the one that owns the medical plaza now) would like to expand their medical grade square footage in Metro Phoenix, there are 41 other primary and secondary Cities have Zoning and Planning guidelines in place now.

To the Zoning and Planning Board: As volunteer board members to the Town and Paradise Valley, there is a fiduciary responsibility to protect neighbors and in the neighborhood. And to uphold the long standing Zoning and Planning rules set forth by our early founders. Those rules protect us all.

Please know, the knowledge demands surrounding the rules and regulations set forth by OSHA and other medical governing entities are significant. We have limited zoning for true commercial space inside the Town of Paradise Valley. And space zoned for a Medical Campus is small center of excellence. It is not our core competency as a Town.

Our home life and homes value will be negatively impacted by this potential Variance to the Code for this property. It is not a necessary action to take.

Finally: At the last zoning meeting surrounding this topic: None of my questions have been answered. Mr. Cook stated he 'would get back me' from my list of questions from Saturday. No communication.

What is being communicated from the Medical Plaza ownership and the Leasing Company to the Town and to the neighbors of this campus has gaps. Major gaps of understanding. There is so much ambiguity and lack and clarity before making this decision.

I am fortunate to serve as Chair the 2019 Arizona Regional MLS Board and its 40,000 members. As influencers and decision makers, it a paramount to know the positive and negative impacts in key decisions.

As you consider casting your vote to move this request forward or to stop this variance request, I ask you to consider making your vote as if it was your personal home next to this requested variance by the medical plaza. This is not a win for our immediate homeowners.

Thank you for your consideration.

*Scott Kiburz*

Scott Kiburz

## George Burton

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**From:** George Burton  
**Sent:** Wednesday, January 23, 2019 6:38 PM  
**To:** Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)  
**Subject:** FW: Jackrabbit Medical Expansion

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body. Members of the public body may reply to this message, but they should not send a copy of the reply to other members.

**From:** Leanne Mariano  
**Sent:** Wednesday, January 23, 2019 2:10 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** Jackrabbit Medical Expansion

I am writing this email to express my concern over and objection to the Town of PV's approving this requested zoning change. If approved, this would adversely impact the project's immediate residential neighbors as well as the entire neighborhood with noise, traffic, and potential hazardous waste. I respectfully submit that this is not in keeping with PV's charter and should therefore be denied.

Carl and Leanne Mariano



## George Burton

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**From:** George Burton  
**Sent:** Thursday, January 24, 2019 10:24 AM  
**To:** Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)  
**Subject:** FW: Paradise Valley Medical Plaza project

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Marty Applebaum  
**Sent:** Wednesday, January 23, 2019 10:43 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** Paradise Valley Medical Plaza project

Dear Mr. Burton –

We are writing to express our thoughts on the Paradise Valley Medical Plaza project. We are generally supportive of the many exciting development projects occurring throughout Paradise Valley. That said, we have reviewed the materials available for this project as well as the associated commentary of our neighbors. We share many of the concerns expressed in the record by Sarah Kiburz.

When we first purchased our home in 2003, the existing medical plaza was in construction. Before placing a bid on our home, we visited the town planning office to verify the project's scope. The information provided at that time assured us that it would have minimal impact to the neighborhood and we proceeded with the purchase of our home. 15 years later, we have renewed concerns.

Should this project continue, critical items of concern for us would include: ensuring effective visual and sound barriers along its west side with ample landscaping and sound walls; ensuring all traffic is routed via existing entrance and exits; ensuring planned business use and schedule (and associated business service and delivery hours) are strictly adhered to; and that all medical waste is properly secured and concealed.

Further, we're concerned that a "slippery slope" of commercial expansion could take place along the entire area immediately adjacent to the plaza (e.g., the church and business to the south that include a tremendous amount of open space and parking lot that I suspect are routinely being eyed by developers). Those existing establishments, especially the church, already create excessive weekend traffic on Vista drive. This quiet and friendly neighborhood is filled with young children that are routinely playing and riding bikes on our streets. Vista is already characterized by times of excessive traffic and all too often at excessive speed (it's wide and straight layout encourages speeding). As such, any future/incremental development that contributes to Vista traffic would also be of extreme concern to the entire neighborhood.

We thank you for your consideration of our concerns.

Sincerely,

Marty & Cynthia Applebaum

## George Burton

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**From:** George Burton  
**Sent:** Thursday, January 24, 2019 2:05 PM  
**To:** Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)  
**Subject:** FW: Jackrabbit Medical Plaza Expansion

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
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[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Bettina Chow  
**Sent:** Thursday, January 24, 2019 11:36 AM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** Jackrabbit Medical Plaza Expansion

Hi George,  
I'm writing this email to voice our concerns about the expansion of Jackrabbit Medical Plaza. I understand there is a planning session meeting today at 3.30pm.

My family and I live in the neighborhood that backs up to the property. We enjoy a quiet, safe community where our kids ride their bikes freely. Anything that would disrupt this idyllic neighborhood would be detrimental to our community, culture, and home values.

Additionally, I'm aware of the crime that has occurred at the medical plaza and, will no doubt, increase with construction and expansion of the complex.

I strongly urge you to reconsider the expansion of the medical plaza.  
Please feel free to contact me if you have any questions.

Best,  
Bettina & Jimmy Chow

## George Burton

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**From:** George Burton  
**Sent:** Thursday, January 24, 2019 2:18 PM  
**To:** Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)  
**Subject:** FW: medical plaza  
**Attachments:** Daran Town comments.docx

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the attached letter regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body. Members of the public body may reply to this message, but they should not send a copy of the reply to other members.

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**From:** Cherie Steinmetz  
**Sent:** Thursday, January 24, 2019 1:52 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** medical plaza

please see attached

Daran Wastchak

Chairman, Planning Commission

Town of Paradise Valley

We are homeowners that sit directly adjacent to the medical center.

A few of our basic concerns with the proposed expansion are the increase in traffic (they're not expanding to not have anyone come), which leads to an increase in noise, privacy, and security issues.

We have seen a study done by ACS, acoustical consulting services, where they indicate an eight foot screen wall will reduce the noise at this particular spot on the property. I do not deny that this will certainly aid in reducing the increase in noise at the drop off/pick up location, but I do not see how it will reduce noise anywhere else, or reduce the increase noise from any other aspect relating to the expansion. *Note: The drive lanes are somewhat narrow so I would believe the noise caused by congestion will have increased noise over a standard driveway.*

We have seen nothing relating to ensuring the privacy of the residents stemming from the increased traffic. Even the current barrier (block wall) between the properties does little in this regard and we do not see how a few more trees are going to alleviate the existing issue to say nothing about the increase in traffic flow.

As residents of Paradise Valley we enjoy the benefits of a larger city within the confines of a small Community. I emphasize the word Community. As the Town itself states, "Paradise Valley is an exceptional community with a quality of life that is all but unmatched." We all look out for one another, we notice we something "looks out of place". We are able to accomplish this because the flow of people within our Community is somewhat consistent, it your neighbor, their family and friends, and workers we all become accustomed to. Now we are bringing in a host of people within our Community that we do not know. Okay I understand this is part of progress and development, however, do we simply accept this "progress" without addressing the issues it creates? I believe not.

With all this being said, the question becomes: What do we do?

A simple solution is to not allow the proposed expansion. Is that fair? Personally we don't know the answer to this. Another solution is to allow the expansion without addressing the concerns of the residents. Is that fair? Personally we would say no, however, being residents directly impacted you could say our answer is biased and maybe correctly so. In that instance we would ask you to place yourself into our position and then ask the question, "is it fair?"

So, as directly impacted residents what do we see as a possible solution? Currently we our of the opinion that adding two to three feet on top of the existing block walls and adding a block wall, consistent with the rest, to be added where none currently exists. With this proposal we ask again, "is it fair?" In our

opinion it is fair to have the developer take these steps at their expense. You may ask, "how can that possibly be fair?" Our reply is thus, from the initial development, one previous expansion, and now a second expansion the Medical Center has had to invest **nothing** into the barrier between us as the existing wall was installed by the homeowners at their sole cost and expense. As such, we do not believe it is unreasonable at the point of yet another expansion to require the developer to finally make an investment into what we believe all would agree is a required barrier between the properties.

"We cherish and protect our primarily large-lot, single-family residential community enhanced with world-renown destination resorts. The Town will continue an active partnership with its resorts to **encourage their success and promote their value to the community while minimizing their impact to adjacent residential areas.**

Commercial land uses will be considered only for existing or proposed Special Use Permit properties and must be consistent with the scale and character of the community. These proposals are subject to strict review and scrutiny." ~emphasis added

Town of Paradise Valley, Visioning Committee 2011

GOAL LU 2.1.2.1 Encourage Revitalization. The Town shall continue to encourage Special Use Permit property revitalization and improvement within their existing geographic boundaries **as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.** ~emphasis added

Respectfully submitted

Mark and Cherie Steinmetz

## George Burton

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**From:** George Burton  
**Sent:** Friday, February 1, 2019 9:29 AM  
**To:** Brian Dalke; Jeremy Knapp (jknapp@paradisevalleyaz.gov); Dawn Marie Buckland  
**Cc:** Paul Michaud  
**Subject:** FW: Jackrabbit Medical Plaza - Neighborhood Summary

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

This email was also forwarded to the applicant to notify them of the neighbors concerns.

A copy of all the public comment received on this application will be included in the February 14<sup>th</sup> Town Council packet.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** S Hecht  
**Sent:** Monday, January 28, 2019 7:10 AM  
**To:** Planning Commissioner Daran Wastchak <[dwastchak@paradisevalleyaz.gov](mailto:dwastchak@paradisevalleyaz.gov)>  
**Cc:** Scott Kiburz <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>; Jeremy Knapp <[jknapp@paradisevalleyaz.gov](mailto:jknapp@paradisevalleyaz.gov)>; George Burton  
**Subject:** Re: Jackrabbit Medical Plaza - Neighborhood Summary

I would add that the increase in biohazard material is a concern.

Additionally, with 3 operating rooms, we don't know the impact on running the generator. Currently it runs multiple times weekly and for at least 30 minutes. It is very loud. Will we have to endure more generator run time.

Sarah Kiburz

On Jan 28, 2019, at 8:41 AM, Daran Wastchak <[dwastchak@paradisevalleyaz.gov](mailto:dwastchak@paradisevalleyaz.gov)> wrote:

Good morning, Scott.

Thank you for sharing your concerns, and for the offer to meet at the PV Medical Plaza campus to have a closer look. During the time that this application was in front of the Planning Commission, I walked the

property and the places where the new buildings and parking lot will be built, so to do so again will not be necessary. If it is, I will be sure to reach out to you so we can make arrangements to meet.

Again, and as you are aware, the PV Medical Plaza application is now in the hands of Town Council for review and consideration for approval. The Planning Commission will only have involvement if the Council sends the application back to the Planning Commission for further consideration. I will discuss with Town staff some of the reasons we did not hear all of the concerns of neighbors, including yours, while this application was in front of the Commission. However, from this point forward, it would be best for you to work with Jeremy Knapp and George Burton from the PV Planning Department and Town Council members to have the balance of your concerns addressed. To facilitate this, I have copied Jeremy Knapp and George Burton on this reply so that they can respond, as necessary, and also share your email with Town Council.

Please reach out to me if there is anything further that I can help with.

Daran

=====  
Daran Wastchak  
Planning Commissioner  
[dwastchak@paradisevalleyaz.gov](mailto:dwastchak@paradisevalleyaz.gov)  
=====

**From:** Scott Kiburz · \_\_\_\_\_  
**Sent:** Sunday, January 27, 2019 8:54 PM  
**To:** [dwastchak@paradisevalleyaz.gov](mailto:dwastchak@paradisevalleyaz.gov)  
**Cc:** Sarah Kiburz · \_\_\_\_\_ >; Scott Kiburz · \_\_\_\_\_  
**Subject:** Jackrabbit Medical Plaza - Neighborhood Summary

Mr. Wastchak,

The intent of this email message to provide advanced understanding from concerned neighbors to the Jackrabbit Medical Plaza:

**I: Past Decisions:**

1. The Town Zoning & Planning approved the Medical Doctors 2003 Variance Request allowing advanced additional construction parking and medical office. The Medical 'promised to plant tree to minimize noise and building view.' Those trees were planted. And within a few years, 6 trees fell down. Never to be replaced. Even though we, as neighbors, made several several several requests. Our requests fell on deaf ears.
2. Though advanced communication between the neighbors, the medical staff, and the Town, all parties worked to create a best resolution build for the 2003 Variance Building request. An 'employee parking area' was created up against our neighborhood walls. The employee cars arrived early. Left later in the day. And provided the least impact and disruption to PV neighbors.
3. Once construction was complete. Medical staff owners sold the medical complex to an investor, cashed in, and leased back their medical offices. All control, all promises and commitments made by the medical owner appeared lost to the investor owner.

**II: Past Performance of the Medical Plaza:**



1. Since 2003, as Medical Staff Leadership came and went, we as neighbors endured early early trash pick up. Early Early medical delivers from Medical Gas, Medical Gowns, Medical Supplies. All key medical supplies are delivered to the Operating Room just on the other side of our backyard fence.

2. Landscape, again, missing trees for years. (and they say they will plant approximately 9 more trees) . The trees they originally planted were low in cost, grew, fell down in storms, and never replaced. The tree stumps are clearly visible.

3. Mr Cook informed us on Jan 19th, that they 'just fired the current landscape team' for doing a poor job. As property management teams come and go - as landscape teams come and go - again, we has neighbors must endure poor performance.

### **III: Proposed New Construction:**

1. There is no signed tenant for the proposed new 10,000 building.

2. There is a condition in the Variance Request to allow the medical campus to grow from 2 to 3 operating rooms on this medical campus.

3. The (least disruptive solution to the neighbors) current medical staff parking area must be cannibalized and removed in order to 'make room' for the new building and guest parking area.

4. The 'covered' patient 'in and out' drop off area of the new building protrudes out further West directly towards the neighborhood wall.

Three operating rooms conducting 5 to 10 procedures a day adds 15 to 30 patients arriving daily. Add patient, family members and their cars, occasional Ambulance and medical fire truck teams. All of that traffic arrives in the far West area of the Medical Campus. And, all vehicles heading south to 'drop off' must travel further south before there is a turn around location for vehicles.

Now add Saturday Surgeries from 7:00 am to 2:00 pm. Quality of life drops dramatically.

The Town Council invested 20 minutes discussing Zoning and Planning set backs and disruption to the proposed Sanctuary remodel expansion. That is very very limited when compared to the nearly 70 to 100 vehicles plus delivery vehicles that will pass 15 feet from the shared block wall between the medical plaza and neighborhood back yards.

### **IV: Proposed Use of New Construction**

1. There is no estimate on build time for the new building parking lot.

2. There is 'just a shell' request by the investment group.

3. Common sense would call for all three Operating Rooms to be housed in one building. Operating Areas require 'pre-op' and 'post-op' patient areas. Consolidating Operating Rooms and having 'one area' for pre-op and post-op would minimize the overall demand for additional space.

The current structure w Two operating rooms has office space on the East End of the building. It would be a welcomed recommendation to convert that office space into the third operating room request and keep all operating rooms in their current building. (The medical trash, biohazard waste, the trash pick up, the medical generator on the roof of that building) are all already in place. This would cause reduced disruption to the resident community.

4. If the Town approves this conversion in current medical staff parking and additional construction - the busiest, highest traffic area, will become the area next to the PV residents. Keeping the patient population, medical staff, in the Center of the Complex was always the best solution for the owners of the complex and its resident neighbors.

**V: Advanced Traffic Use - Lincoln Corridor - Jackrabbit Corridor - Vista Corridor:**

1. The 'Lincoln Corridor' expansion at the Town Meeting. Currently, 11,000 to 14,000 plus cars pass East and West on Lincoln Drive and Scottsdale Road - Monday through Friday. The study estimates that traffic will rise to 25,000 per day once the Ritz Carlton is completed. The Town is working hard to find 'Safe and Fair' solutions for the Town, various business access, along with resident access along the Lincoln Corridor from Scottsdale Road and Invergorden Rd.

2. The advanced vehicle traffic on the Lincoln will absolutely cause 'pass through' traffic along the Jackrabbit and Vista Roads in Paradise Valley.

**We would welcome the same opportunity to meet, talk, have transparency, express our concerns, and offer alternative solution that are best for all parties.**

**VI: Approved by Neighbors:**

1. Two neighbors verbally 'approved' to the expansion request of the Medical campus. The neighbor to the NW was promised a new block for their support. The Church to South of the campus was second. The Church is a future seller to the Medical campus should the Medical Plaza receive yet another future Variance.

2. The other 1398 neighbors received little, if any, communication from the Property Management company. What was received by the leasing company was not timely, poorly communicated, and extremely vague. **'What has been communicated, verses, what is understood, has major gaps in understanding.'**

**VII: Disapproved by Neighbors:**

1. Almost all residential neighbors in the reasonably immediate area, are against this 2nd Variance Request. (we did this once in 2003!)

**VIII: Lack of Communication and Transparency by Medical Plaza:**

1. A poor job has been done by the leasing company in their effort to communicate a true understanding of the impact of the Jackrabbit Medical Plaza Variance Request. Time is requested to provide a more complete understanding for the resident neighbors, the Town Zoning and Planning and the Town Council.

**IX: Next Step:**

1. Mr. Wastchak, I would welcome the opportunity to meet you at the Medical Plaza on Saturday, February 2nd at 9:30 am to 'see it with your own eyes'. My phone number is:

**X: Who else on the Zoning Board and Town Counsel should the Neighborhood share their concerns with?**

1 . Mr. Wastchak, are their other Zoning and Planning members and/or Town Council members we should share our concerns with? Please advise.

Thank you.

Scott

## George Burton

---

**From:** George Burton  
**Sent:** Friday, February 1, 2019 9:30 AM  
**To:** Brian Dalke; Jeremy Knapp (jknapp@paradisevalleyaz.gov); Dawn Marie Buckland  
**Cc:** Paul Michaud  
**Subject:** FW: Second and substantial expansion to Jackrabbit Medical Plaza

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

This email was also forwarded to the applicant to notify them of the neighbors concerns.

A copy of all the public comment received on this application will be included in the February 14<sup>th</sup> Town Council packet.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Jim Bruske  
**Sent:** Wednesday, January 30, 2019 2:07 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** Fw: Second and substantial expansion to Jackrabbit Medical Plaza

Hello Mr. Burton,

My wife and I live directly behind the proposed project listed above and we have lived in our neighborhood for 18 plus years. We have raised our 2 children there and it's a fabulous family neighborhood! Now that our kids are grown and off to college, its great to see younger families moving into our neighborhood and seeing their kids riding bikes and playing like our kids years ago. This is an extremely tight community and this project will definitely have a negative effect on our "family neighborhood", not to mention the value of our homes. Needless to say, we all disagree with the proposal and I assure you the neighbors are ready to fight to prevent anything that will disturb what we have.

I've actually met you several times discussing residential real estate zoning and set back questions, I've been selling PV homes for 20 years now. I know you're just doing your job, but I please ask you to consider our concerns and how such a project could destroy what we have.

I don't want this to be a long drawn out email, but if you would like to discuss please call anytime or I would be willing to come to your office.

Thank you for your consideration on this matter.

Cheers,

Jim



JIM BRUSKE | REALTOR®

— THE —  
BRUSKE TEAM

LAUNCH  
— REAL ESTATE —

## George Burton

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**From:** George Burton  
**Sent:** Friday, February 1, 2019 9:31 AM  
**To:** Brian Dalke; Jeremy Knapp (jknapp@paradisevalleyaz.gov); Dawn Marie Buckland  
**Cc:** Paul Michaud  
**Subject:** FW: Expansion of Medical Plaza Jackrabbit - neighborhood concern

Dear Brian, Dawn Marie, and Jeremy (with all Council Members blind copied),

Please reference the email below regarding public comment on the PV Medical Plaza Intermediate SUP Amendment request.

This email was also forwarded to the applicant to notify them of the neighbors concerns.

A copy of all the public comment received on this application will be included in the February 14<sup>th</sup> Town Council packet.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Oriana LehmanWood  
**Sent:** Tuesday, January 29, 2019 8:33 AM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Cc:** Justin Wood Oriana Lehman Wood  
**Subject:** Expansion of Medical Plaza Jackrabbit - neighborhood concern

Good morning George.

Justin and I both have major concern over the proposed expansion of the Medical plaza on Jackrabbit/Scottsdale Road.

This is the second and a significant expansion (the first in 2002/2003) and sets up future and new development in the church parking area which is very alarming to if any of the town is considering infringing on current setbacks we are strongly opposed. (long term). We are approaching 16 years in this home We do not want to hear or see this increased traffic and noise, and disregard for our quiet enjoyment of our neighbors and hood.

In the short term, the expansion will bring more traffic down Jackrabbit, motivate Vista cut through (cars exiting on Scottsdale will turn left on Vista to go West) which they already do when there are large church events and the drivers treat it like a 50mi/hour drive and put our many children on bikes, playing and walking at risk. Our elderly neighbor Jean was almost hit the other day crossing the street (Vista) with her walker visiting neighbors! We saw it from our car!!

In fact they place us all in a vulnerable position!

Several neighbors have discussed this and we plan to host an open house gathering at one of our residences shortly (this coming week) the town is welcome to present and then we can discuss. But the fact that there is frequently unsecured biohazardous materials and waste outside of the current operating room NOW....- imagine another and this is just alarming.

And what about why we live in OV... our values written in our by laws! We value our open spaces in PV and our property values depend on it— we (our community Gross Pointe) is the first impression of apV as people drive Scottsdale Road from the heart of Scottsdale - we are what people see of the town first. and for the Town on many fronts... If values plummet due to this expansion — we risk the owners who have so carefully chosen to live in our neighborhood and become a tight community... they care intensely for their homes and invest in them — that could be lost and we could begin to look like a ghetto if commercial encroaches severely impacting the quality of life.

At a minimum, this expansion runs counter to Mission/Value proposition of Paradise Valley Township.— please share this with the committee members.

We are STRONGLY opposed and do NOT approve what-so ever to any special use permits being sought. Go build in Gilbert... or Florence...

Many thanks,  
Oriana and Justin Wood  
16 year residency.

**Oriana Lehman Wood, Realtor, MBA**

Real Estate is an investment... be wise and use the best advisor. Let my career passion achieve your best results. Give me a call today.

## George Burton

---

**From:** Kimberly Schiele  
**Sent:** Monday, February 4, 2019 9:05 PM  
**To:** George Burton  
**Cc:** Victor Gilgan (Yahoo)  
**Subject:** Paradise Valley Medical Plaza Project

Dear Mr. Burton –

As residents of Paradise Valley, we would like to express concerns we have with the Paradise Valley Medical Plaza project. Our property is adjacent to the medical plaza and directly behind the church. While we are generally supportive of the development in Paradise Valley, with this project we share many of the concerns expressed by many of our other neighbors.

With this project we want to make sure that there are effective visual and sound barriers between the medical plaza and the residents. Traffic is also always a concern for the neighborhood. With a lot of young children, we need assurances that new traffic will not come through our neighborhood. In addition, we want to make sure that all waste is secured and disposed of properly. With two young children we have a strong interest in keeping our quiet, friendly neighborhood, safe and secure. The safety of our children outweighs all others.

We also do have concerns over what projects may be on the horizon after this one. The church adjacent to this medical plaza, and directly behind our house, has a lot of open space and I would guess it may be very interesting location for developers. The church already brings a tremendous amount of traffic down Vista on the weekends with many cars speeding down Vista with little to no concern of the children our riding their bikes or playing in the neighborhood. We do not want more development which would create even more traffic for our neighborhood.

Again, making sure we keep our neighborhood, quiet and safe for our families is of the outmost concern. We need to make sure we have safe place for our kids to play, grow up and explore.

Sincerely,

Victor & Kimberly Gilgan

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## George Burton

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**From:** George Burton  
**Sent:** Monday, February 4, 2019 11:50 AM  
**To:** 'Michelle Dean'  
**Subject:** RE: Paradise Valley Medical Plaza  
**Attachments:** Agenda 01-24-19.pdf

Dear Mr. and Mrs. Dean,

Thank you for your interest in this case.

In response to neighborhood concerns, the applicant is in the process of updating the plans; however, the updated plans and documents have not been submitted at this time.

You may view the plans that were submitted for the January 24<sup>th</sup> work study session (see item #19-009 on the attached agenda).

The plans and documents are listed in the attachment section of the agenda.

Also, the Council agenda is typically posted a week before the meeting and may viewed on the Town's website at: <https://paradisevalleyaz.legistar.com/Calendar.aspx>.

The February 14<sup>th</sup> Council agenda will be posted by the middle to end of next week.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Michelle Dean  
**Sent:** Saturday, February 2, 2019 12:04 PM  
**To:** George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** Paradise Valley Medical Plaza

Mr. Burton,

Our second home on N. 73<sup>rd</sup> street backs up to the Medical Plaza, and we have received notification regarding the public hearing.

Unfortunately, we are unable to attend.

Can you please forward a summary and a drawing (if you have it) to my email address?

Thank you,  
Pat and Michelle Dean

## George Burton

---

**From:** Bill Cook  
**Sent:** Tuesday, February 5, 2019 12:30 PM  
**To:**  
**Cc:** George Burton  
**Subject:** Paradise Valley Medical Plaza Update  
**Attachments:** PVMC-A1.1 - Overall Architectural Site Plan.pdf; PVMC-A7.1 - Color Elevations.pdf; PVMC-LA01 - Landscape Plan.pdf; PVMC-A1.2 - Enlarged Architectural Site Plan.pdf

Dear Mr. and Mrs. Kiburz,

I want to thank you for attending the recent meeting and I would also like to thank you for reaching out to the Town with the various comments. We would like to let you know that we are listening and trying to address your concerns. Attached to this email are four attachments. The first attachment is an updated Site Plan, the second is color elevations of the proposed new structure, the third is an updated landscaping plan, and finally the fourth is an enlarged site plan of the area where the proposed project is to be built.

We received some initial feedback from adjacent property owners that selection of tree species may not be the best to help address their concerns for privacy. We have included an option of three species that can be chosen from. As you will see from the plan we are adding twenty seven new trees along the west property line.

We also received feedback that the area located in the southwest corner of the property was being used by vagrants. This area was previously planted with a dense grove of oleanders. The oleanders were providing an area where people could conceal themselves. Last week those oleanders were removed and the area cleaned up. The intention is to plant trees that provide screening and privacy for the neighbors above their fence line, but leave the area underneath the tree canopy open so there is no place to hide.

There has been some questions regarding the generator that is currently on the property. Some of the questions we have gotten are will the generator run more often? Longer? when does it run? and why does it run? The new building will not require the generator to run longer or more often. The generator is the backup power source for the existing surgery center. The State of Arizona requires that the generator be run for 30 minutes once a week, and for an additional 30 minutes once a month in a manual override to ensure that it is working properly in case there is an emergency. The surgery center typically completes these test runs on Wednesday afternoons before 4:00 PM. The current Town approval requires that these test runs be conducted between 8 am and 4 pm and requires compliance with the Town's noise ordinance—those requirements will not change.

Some of the neighbors reached out with concerns regarding the existing surgery center's medical waste area. One of the concerns was with regards to the area being unsightly, the other comments were regarding it being unsecured. The new site plan for the property shows that we are proposing a new enclosed secure yard to accomplish both providing extra security for the waste and hiding the area from view. The new area will be only accessible by key code and will be finished to match the existing building.

Finally we received feedback from the neighbors that share a property line with the plaza. They have asked for a wall or screening that would better shield their properties from the noise and view of the project as well as offer them better security. Their current wall is approximately six feet in height with the top course being a see through view block. We are proposing to add an 8 foot wall which would essentially increase the effective height of their wall by three feet. The new wall combined with the new landscaping will provide vastly better privacy and security than what is existing.

Again I want to thank you for your comments that you have made. We look forward to your feedback.

Kindest regards,

**Bill Cook**  
Senior Vice President  
Brokerage Services



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**PARADISE VALLEY MEDICAL PLAZA**  
 SMC OF SCOTTSDALE AND JACKRABBIT PARADISE VALLEY, AZ

DATE	08/15/2018
DESIGNER	DAN EDWARDS
PROJECT NO.	1001-2018
DATE	10/15/2018
DESIGNER	DAN EDWARDS

**NOTICE OF ALTERNATE BIDDING**  
 THE ARCHITECT HAS REVIEWED THE BIDDING DOCUMENTS AND HAS DETERMINED THAT THE BIDDING DOCUMENTS ARE NOT COMPLETELY ACCURATE AND THAT THERE ARE SEVERAL ERRORS AND OMISSIONS THAT MUST BE CORRECTED BEFORE THE BIDDING DOCUMENTS CAN BE USED FOR BIDDING. THE ARCHITECT HAS PREPARED THIS NOTICE OF ALTERNATE BIDDING TO CORRECT THE BIDDING DOCUMENTS AND TO PROVIDE THE BIDDING DOCUMENTS WITH THE CORRECTED INFORMATION. THE ARCHITECT HAS REVIEWED THE BIDDING DOCUMENTS AND HAS DETERMINED THAT THE BIDDING DOCUMENTS ARE NOT COMPLETELY ACCURATE AND THAT THERE ARE SEVERAL ERRORS AND OMISSIONS THAT MUST BE CORRECTED BEFORE THE BIDDING DOCUMENTS CAN BE USED FOR BIDDING. THE ARCHITECT HAS PREPARED THIS NOTICE OF ALTERNATE BIDDING TO CORRECT THE BIDDING DOCUMENTS AND TO PROVIDE THE BIDDING DOCUMENTS WITH THE CORRECTED INFORMATION.

Project - P/M/C  
**A7.1**

- GENERAL NOTES**
- SEE FUNCTIONAL FOR LITEIL INFORMATION.
  - SEE DOOR SCHEDULES FOR DOOR HEIGHTS.
  - SEE FUNCTIONAL FOR CONTROL JANTS.

**MATERIAL KEY**

DESCRIPTION	NOTATION
WOOD TRIM (FINISHED) PAINT TO MATCH EXISTING BUILDING	WOOD TRIM
WOOD TRIM (UNFINISHED) PAINT TO MATCH EXISTING BUILDING	WOOD TRIM UNFINISHED
WOOD TRIM (UNFINISHED) PAINT TO MATCH EXISTING BUILDING	WOOD TRIM UNFINISHED
WOOD TRIM (UNFINISHED) PAINT TO MATCH EXISTING BUILDING	WOOD TRIM UNFINISHED

**STOREFRONT / GLAZING KEY**

DESCRIPTION	NOTATION
GLAZING SYSTEM AS SHOWN	GLAZING SYSTEM
GLAZING SYSTEM AS SHOWN	GLAZING SYSTEM
GLAZING SYSTEM AS SHOWN	GLAZING SYSTEM
GLAZING SYSTEM AS SHOWN	GLAZING SYSTEM

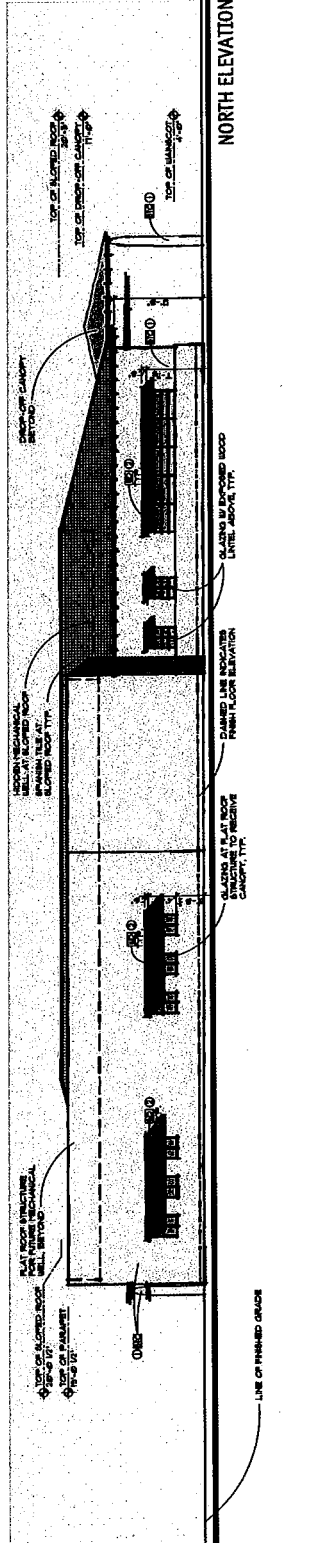
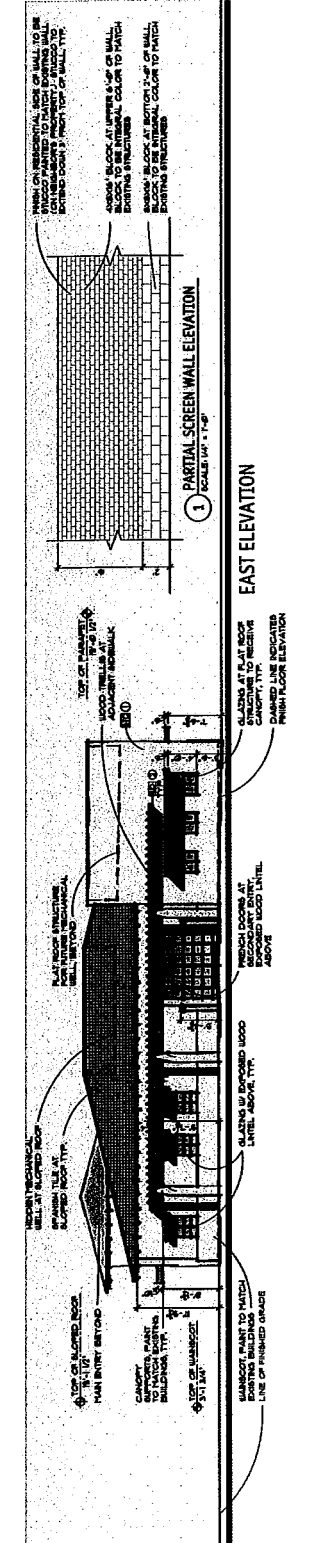
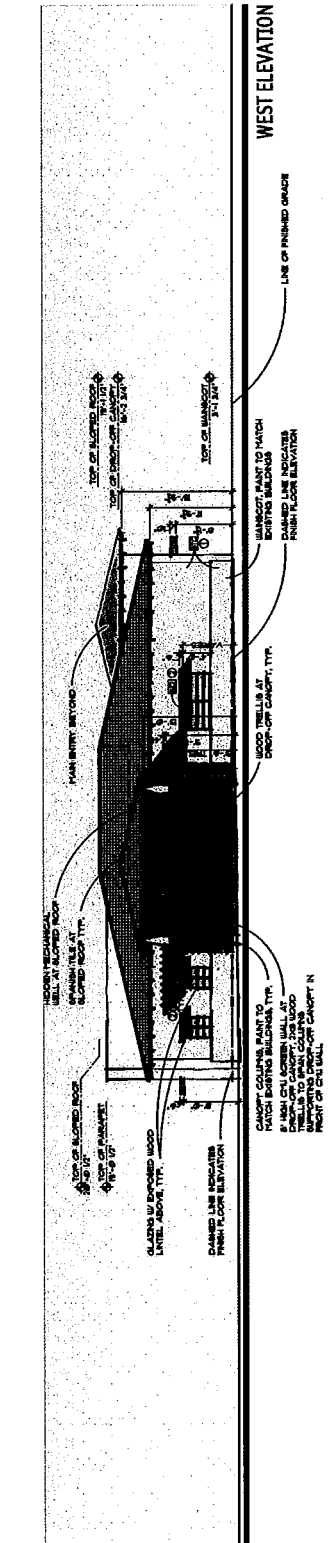
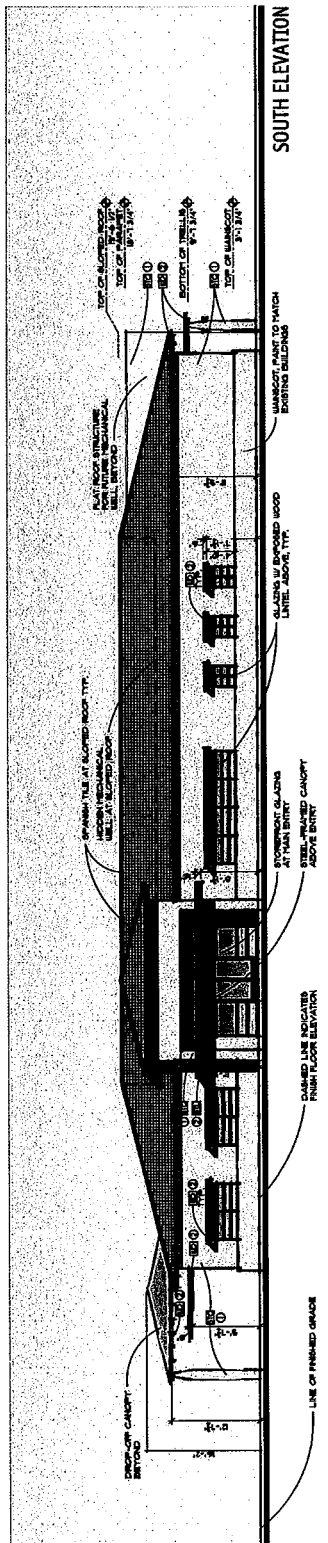
- COLOR KEY**
- PAINT TO MATCH EXISTING BUILDING
  - PAINT TO MATCH EXISTING BUILDING
  - PAINT TO MATCH EXISTING BUILDING
  - PAINT TO MATCH EXISTING BUILDING

- 1. MATERIALS FOR PROJECTS TO MATCH EXISTING BUILDING**
- PAINT TO MATCH EXISTING BUILDING
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- 2. PAINTS TO MATCH EXISTING BUILDING**
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- 4. PAINTS TO MATCH EXISTING BUILDING**
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  - PAINT TO MATCH EXISTING BUILDING
  - PAINT TO MATCH EXISTING BUILDING



**EXTERIOR ELEVATIONS**



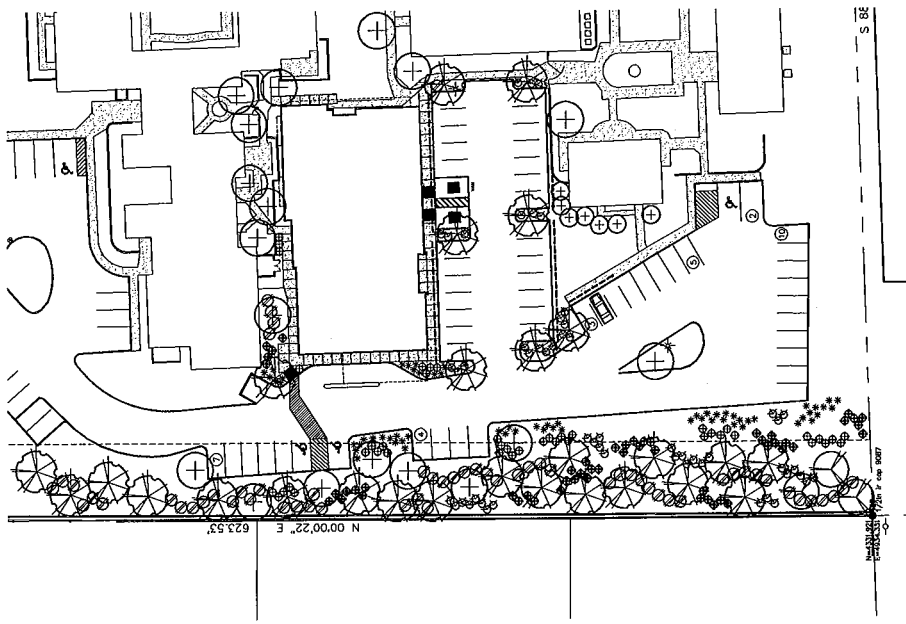
**CAWLEY ARCHITECTS**  
 720 N. 52nd St. Ste. 203  
 Phoenix, Arizona 85006  
 P: 602.933.5896  
 F: 602.933.5896  
 CawleyArchitect.com

**LANDSCAPE LEGEND (QUANTITIES)**

- CERCIDIUM 'HYBRID'
- DESERT MUSEUM PALO VERDE -OR- (27)
- PROSPERS AIT (THORNLESS)
- THORNLESS MESQUITE -OR- ACACIA SALICINA
- WILLOW ACACIA
- WILLOW ACACIA
- 2 CALIF.

- (25) EXISTING TREE PROTECT FROM CONSTRUCTION
- (3) FICUS NITIDA
- FICUS 24" BOX

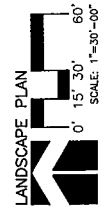
- (60) TECOMA 'ORANGE JUBILEE'
- ORANGE JUBILEE 5 GALLON
- (43) HESPERALOE PARVIFLORA
- RED TUCCA 5 GALLON
- (53) DASYLIRION WHEELERII
- DESERT SPOON 5 GALLON
- (62) ALOE 'BLUE ELF'
- BLUE ELF ALOE 1 GALLON
- (54) RUELLIA PENINSULARIS
- BAJIA RUELLIA 5 GALLON



MATCH EXISTING DECOMPOSED GRANITE 2' DEPTH IN ALL LANDSCAPE AREAS

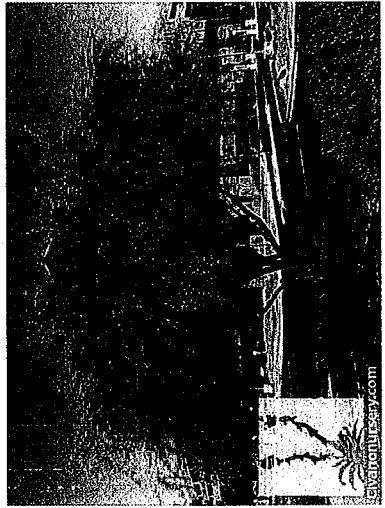
**IRRIGATION NOTE:**  
 AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANTS AND MATERIALS.

**MAINTENANCE NOTE:**  
 THIS ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PARADISE VALLEY STANDARD A MAINTENANCE SCHEDULE FREE CONDITION BY THIS PROPERTY OWNER.



**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 11455 N. 19th Ave. Suite 200  
 Scottsdale, AZ 85260  
 P: (602) 282-3320  
 EMAIL: timcqueen@tjma.com

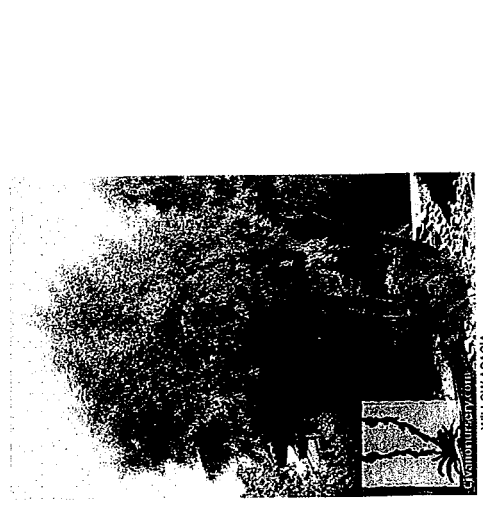
Project - P/MC  
**La.01**



DESERT MUSEUM PALO VERDE



THORNLESS MESQUITE



WILLOW ACACIA



## George Burton

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**From:** George Burton  
**Sent:** Friday, February 8, 2019 11:19 AM  
**To:** 'Cherie Steinmetz'  
**Cc:** Bill Cook; Mark Steinmetz  
**Subject:** RE: medical plaza

Dear Ms. Steinmetz,

I received your email and attachment.

A copy of your letter will be included in the Town Council packet for review.

The next Council meeting is scheduled for Thursday, February 14<sup>th</sup> and a copy of the meeting agenda will be available on the Town's website at: <https://paradisevalleyaz.legistar.com/Calendar.aspx>.

If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

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**From:** Cherie Steinmetz  
**Sent:** Friday, February 8, 2019 9:29 AM  
**To:** George Burton  
**Cc:** Bill Cook  
**Subject:** medical plaza

George,

Attached is a second letter to town council. I would like a confirmation that it was received.

Thank you  
Cherie



February 8, 2019

Dear Town Council,

Regarding the Medical Plaza Expansion. Mark and I will not be able to attend the February 14th town council because of prior family commitments. I wanted to take a moment to express some concerns we have about the prospective expansion. First, I would like to address is the setbacks of the existing ingress and egress points to the new parking, the drive isle to the new parking already encroaches on the towns recommended 60 foot set back significantly at 40 feet, and the existing parking as close as 20 feet to the property line. The cars that would utilize that drive isle will be exceedingly more coming and going to appointments than the employee parking, that exist now. The number of cars is unknown currently because we are unsure of what the tenants will be in the proposed building. The screen wall they want only addresses currant pickups and drop offs area, not the overall traffic flow.

Second, I would like to address the proposed new bock wall. An 8' wall to better shield property of noise and offer better security. What Plaza Companies suggested is an 8' fence built as close to the existing wall as sub-grade conditions allow, with the existing wall to remain. There will be about 18-inch space between walls according to Bill Cook. This is unacceptable as it would create a space where debris can collect and creating a habitat for pests, namely roof rats. We would prefer that the existing fence be removed and a replaced by a shared 8' fence. Grade to be determined because of the difference of grade between properties. We are also open to exploring a decorative metal screen which could be added to the existing wall to reach 8' to compliment the screened drop off area and address the privacy to our backyard.

Thank you for your time regarding our concerns.

Cherie Steinmetz

## George Burton

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**From:** Bill Cook  
**Sent:** Friday, February 8, 2019 8:34 AM  
**To:** 'Marty Applebaum'  
**Cc:** George Burton  
**Subject:** RE: Paradise Valley Medical Plaza Update

Mr. and Mrs. Applebaum,

Thank you for email. I understand your concerns regarding traffic down Vista Drive. As neighbors of your residence, we care about the safety of your children and family. We commissioned a study by CivTech Traffic Engineers to look at what effects the expansion of the Medical Plaza would have on traffic down Vista Drive. The study concluded that at the peak hour of travel between 5:00 PM and 6:00 PM, the expanded premises would only contribute one additional car going down Vista Drive every 30 minutes. While we understand any additional traffic is unwanted, the additional traffic generated by the expansion would be very minimal. I wanted to also let you know that we are not proposing any changes to the stipulations regarding hours of operation or hours of delivery. Any future businesses located in the premises will have to strictly adhere to these existing stipulations. We are also not planning any changes to the existing routing of traffic. All current entrances and exits are to remain the same.

With regards to your comments on medical waste you made to Mr. Burton with Town of Paradise Valley on January 23rd, please know that the surgery center has never had a violation with the ADEQ, who is the regulating authority, regarding storage of medical waste or any other matter. The medical waste storage container that is currently on site is supplied, owned and serviced by Stericycle ([www.stericycle.com](http://www.stericycle.com)) and has passed numerous inspections by the ADEQ. That being said, we understand the concerns that you have raised and have designed a solution that will provide a higher level of security. The addition of a secured area with a key code access lock has been added to the plans. This will keep any unauthorized people out of the area, while also shielding the linen bins and waste containers that are currently on the property.

We were informed a few weeks ago of the area where vagrants have congregated in the past. The vegetation in this area was removed the week before last leaving no place for unwanted guests to conceal themselves. We worked with the neighbor directly adjacent to this area to identify some tree species that they felt would be appropriate to plant, which would give them the same "greenscape" they had with the oleanders but without the concealment problem. The area will be replanted with the fast growing trees that the neighbor requested.

Your email from January 23<sup>rd</sup> also mentioned that landscaping and a sound wall need to be installed. Please note that we are proposing a new eight foot wall, along with the addition of twenty seven new trees.

Please do not hesitate to reach out with any questions, comments, or suggestions you may have. I look forward to hearing from you.

Kindest regards,

**Bill Cook**  
Senior Vice President  
Brokerage Services

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**From:** Marty Applebaum  
**Sent:** Wednesday, February 6, 2019 2:12 PM  
**To:** Bill Cook  
**Cc:** gburton@paradisevalleyaz.gov  
**Subject:** Re: Paradise Valley Medical Plaza Update

Dear Messrs. Cook and Burton –

Thank you for the update on the proposed project. We have reviewed your comments and the associated attachments. While you have provided further detail on specific design elements, our core concerns remain unresolved and we stand opposed to the expansion.

We feel strongly that the expansion will have a detrimental impact on our neighborhood's quality of life and home value. In addition to the obvious negative impact to the homes immediately adjacent to the plaza, the increase in commercial density will also add to our neighborhood's existing safety concerns – concerns that extend beyond the need to simply remove a "dense grove of oleanders."

As we noted previously, we have witnessed traffic on Vista steadily increase in both volume and speed over the years. Vista is simply too compelling a short-cut for patrons of the plaza and church. Further commercialization of the parcel will exacerbate this safety issue. There are simply too many children at play on our quiet streets to let this happen. As such, in addition to voicing our opposition to the plaza expansion itself, we request that a traffic study be completed to consider how best to slow and reduce traffic on Vista, including the closure of the existing parking lot access on to Vista.

Thank you again for your consideration of our position and concerns for our neighborhood's safety.

Sincerely,

Martin & Cynthia Applebaum

**From:** Bill Cook  
**Sent:** Tuesday, February 5, 2019 12:35 PM  
**To:**  
**Cc:** [gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)  
**Subject:** Paradise Valley Medical Plaza Update

Dear Mr. and Mrs. Applebaum,

I want to thank you for attending the recent meeting and I would also like to thank you for reaching out to the Town with the various comments. We would like to let you know that we are listening and trying to address your concerns. Attached to this email are four attachments. The first attachment is an updated Site Plan, the second is color elevations of the proposed new structure, the third is an updated landscaping plan, and finally the fourth is an enlarged site plan of the area where the proposed project is to be built.

We received some initial feedback from adjacent property owners that selection of tree species may not be the best to help address their concerns for privacy. We have included an option of three species that can be chosen from. As you will see from the plan we are adding twenty seven new trees along the west property line.

We also received feedback that the area located in the southwest corner of the property was being used by vagrants. This area was previously planted with a dense grove of oleanders. The oleanders were providing an area where people could conceal themselves. Last week those oleanders were removed and the area cleaned up. The intention is to plant trees that provide screening and privacy for the neighbors above their fence line, but leave the area underneath the tree canopy open so there is no place to hide.

There has been some questions regarding the generator that is currently on the property. Some of the questions we have gotten are will the generator run more often? Longer? when does it run? and why does it run? The new building will not require the generator to run longer or more often. The generator is the backup power source for the existing surgery center. The State of Arizona requires that the generator be run for 30 minutes once a week, and for an additional 30 minutes once a month in a manual override to ensure that it is working properly in case there is an emergency. The surgery center typically completes these test runs on Wednesday afternoons before 4:00 PM. The current Town approval requires that these test runs be conducted between 8 am and 4 pm and requires compliance with the Town's noise ordinance—those requirements will not change.

Some of the neighbors reached out with concerns regarding the existing surgery center's medical waste area. One of the concerns was with regards to the area being unsightly, the other comments were regarding it being unsecured. The new site plan for the property shows that we are proposing a new enclosed secure yard to accomplish both providing extra security for the waste and hiding the area from view. The new area will be only accessible by key code and will be finished to match the existing building.

Finally we received feedback from the neighbors that share a property line with the plaza. They have asked for a wall or screening that would better shield their properties from the noise and view of the project as well as offer them better security. Their current wall is approximately six feet in height with the top course being a see through view block. We are proposing to add an 8 foot wall which would essentially increase the effective height of their wall by three feet. The new wall combined with the new landscaping will provide vastly better privacy and security than what is existing.

Again I want to thank you for your comments that you have made. We look forward to your feedback.

Kindest regards,

**Bill Cook**  
Senior Vice President



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## George Burton

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**From:** Costello, Dan  
**Sent:** Friday, February 8, 2019 8:58 AM  
**To:** 'Bill Cook'  
**Cc:** George Burton; 'Costello, Melissa'  
**Subject:** RE: Paradise Valley Medical Plaza Update

Bill,

Thanks for your response and note. Sarah updated me on the conversation last night and we appreciate you making a trip to the neighborhood. Our kids will be passing out flyers this weekend to our neighbors encouraging them to reach out to the council with a message around protecting our children. Responsible growth is important to the economic success of our town but having medical waste and increased traffic so close to a dense population of kids is irresponsible and avoidable. It only takes one time for the biohazard to accidentally be unlocked or a fast car to hit one of our kids regardless of traffic studies (were those published/ can you share the report) and the ADEQ seal of approval. We (our kids and us) look forward to sharing our concerns on the 14<sup>th</sup>.

-Dan

#protectourchildren

---

**From:** Bill Cook  
**Sent:** Friday, February 8, 2019 8:33 AM  
**To:** Costello, Dan  
**Cc:** 'gburton@paradisevalleyaz.gov' <gburton@paradisevalleyaz.gov>; 'Costello, Melissa'  
**Subject:** RE: Paradise Valley Medical Plaza Update

Mr. and Mrs. Costello,

Thank you for email. I understand your concerns regarding traffic down Vista Drive. As neighbors of your residence, we care about the safety of your children and family. We commissioned a study by CivTech Traffic Engineers to look at what effects the expansion of the Medical Plaza would have on traffic down Vista Drive. The study concluded that at the peak hour of travel between 5:00 PM and 6:00 PM, the expanded premises would only contribute one additional car going down Vista Drive every 30 minutes. While we understand any additional traffic is unwanted, the additional traffic generated by the expansion would be very minimal.

With regards to your comment on medical waste, please know that the surgery center has never had a violation with the ADEQ, who is the regulating authority, regarding storage of medical waste or any other matter. The medical waste storage container that is currently on site is supplied, owned and serviced by Stericycle ([www.stericycle.com](http://www.stericycle.com)) and has passed numerous inspections by the ADEQ. That being said, we understand the concerns that you have raised and have designed a solution that will provide a higher level of security. The addition of a secured area with a key code access lock has been added to the plans. This will keep any unauthorized people out of the area, while also shielding the linen bins and waste containers that are currently on the property.

We were informed a few weeks ago of the area where vagrants have congregated in the past. The vegetation in this area was removed the week before last leaving no place for unwanted guests to conceal themselves. We worked with the neighbor directly adjacent to this area to identify some tree species that they felt would be appropriate to plant,

which would give them the same "greenscape" they had with the oleanders but without the concealment problem. The area will be replanted with the fast growing trees that the neighbors requested.

Please do not hesitate to reach out with any questions, comments, or suggestions you may have. I look forward to hearing from you.

Kindest regards,

---

**From:** Costello, Dan

**Sent:** Wednesday, February 6, 2019 11:58 AM

**To:** Bill Cook

**Cc:** 'gburton@paradisevalleyaz.gov' <gburton@paradisevalleyaz.gov>; 'Costello, Melissa'

**Subject:** RE: Paradise Valley Medical Plaza Update

Hi Bill,

Thank for the note. We appreciate the new communication strategy and attempt to help protect our neighborhood. Unfortunately, we will be opposed to your plans to mitigate our concerns based on the lack of attention to detail in the current situation and the potential risks to our neighborhood children.

I believe you will do everything you have stated below but once the project is complete we will be back to where we started from in regards to the property. The plans below also don't do anything to help our traffic issues on Vista which will only get busier as a result of the increased patient activity you are proposing. We are contemplating getting some help from the outside counsel to make sure our neighborhood interest are protected from the proposed plans. We have over a dozen children 12 years and younger who enjoy bike rides and neighborhood walks. The combination of; Increased surgery waste and the danger of bio-hazards, the history of vagrants spending time in the parking lots, traffic counts increasing in our neighborhood and the lack of attention to detail in the past make us have little trust in your plans to protect our children for the long term.

Thanks,

Dan

Dan Costello



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**From:** Melissa Costello  
**Sent:** Tuesday, February 5, 2019 2:13 PM  
**To:** Costello, Dan  
**Subject:** Fwd: Paradise Valley Medical Plaza Update

Sent from my iPhone

Begin forwarded message:

**From:** Bill Cook  
**Date:** February 5, 2019 at 12:35:08 PM MST  
**To:**  
**Cc:** "[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)" <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)>  
**Subject:** FW: Paradise Valley Medical Plaza Update

Dear Mr. and Mrs. Costello,

I want to thank you for reaching out to the Town with various comments regarding the proposed expansion of the Paradise Valley Medical Plaza. We would like to let you know that we are listening and trying to address your concerns. Attached to this email are four attachments. The first attachment is an updated Site Plan, the second is color elevations of the proposed new structure, the third is an updated landscaping plan, and finally the fourth is an enlarged site plan of the area where the proposed project is to be built.

We received some initial feedback from adjacent property owners that selection of tree species may not be the best to help address their concerns for privacy. We have included an option of three species that can be chosen from. As you will see from the plan we are adding twenty seven new trees along the west property line.

We also received feedback that the area located in the southwest corner of the property was being used by vagrants. This area was previously planted with a dense grove of oleanders. The oleanders were providing an area where people could conceal themselves. Last week those oleanders were removed and the area cleaned up. The intention is to plant trees that provide screening and privacy for the neighbors above their fence line, but leave the area underneath the tree canopy open so there is no place to hide.

There has been some questions regarding the generator that is currently on the property. Some of the questions we have gotten are will the generator run more often? Longer? when does it run? and why



does it run? The new building will not require the generator to run longer or more often. The generator is the backup power source for the existing surgery center. The State of Arizona requires that the generator be run for 30 minutes once a week, and for an additional 30 minutes once a month in a manual override to ensure that it is working properly in case there is an emergency. The surgery center typically completes these test runs on Wednesday afternoons before 4:00 PM. The current Town approval requires that these test runs be conducted between 8 am and 4 pm and requires compliance with the Town's noise ordinance—those requirements will not change.

Some of the neighbors reached out with concerns regarding the existing surgery center's medical waste area. One of the concerns was with regards to the area being unsightly, the other comments were regarding it being unsecured. The new site plan for the property shows that we are proposing a new enclosed secure yard to accomplish both providing extra security for the waste and hiding the area from view. The new area will be only accessible by key code and will be finished to match the existing building.

Finally we received feedback from the neighbors that share a property line with the plaza. They have asked for a wall or screening that would better shield their properties from the noise and view of the project as well as offer them better security. Their current wall is approximately six feet in height with the top course being a see through view block. We are proposing to add an 8 foot wall which would essentially increase the effective height of their wall by three feet. The new wall combined with the new landscaping will provide vastly better privacy and security than what is existing.

Again I want to thank you for your comments that you have made. We look forward to your feedback.

Kindest regards,

**Bill Cook**  
Senior Vice President  
Brokerage Services

## George Burton

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**From:** Bill Cook <Bill.Cook@theplazaco.com>  
**Sent:** Friday, February 8, 2019 10:17 AM  
**To:**  
**Cc:** George Burton  
**Subject:** Paradise Valley Medical Plaza

Dear Mr. and Mrs. Kiburz,

Thank you all for your correspondence regarding the proposed expansion of the Paradise Valley Medical Plaza. A common concern that has been shared by many is traffic on Vista Drive. We understand your concerns, and as neighbors of your residences, we care about the safety of your children and families. In response to your concerns, a study by CivTech Traffic Engineers was commissioned to look at what effects the expansion of the Medical Plaza would have on traffic down Vista Drive. The study concluded that at the peak hour of travel between 5:00 PM and 6:00 PM, the expanded premises would only contribute one additional car going down Vista Drive every 30 minutes. While we understand any additional traffic is unwanted, the additional traffic generated by the expansion would be very minimal. There are no changes to the existing entrances and exits of the site. All current exits are to remain the same and direct people out onto or towards Scottsdale Road. The Medical Plaza does not share a parking lot with the Church so patients and staff can not directly access Vista Drive.

There seems to be some confusion regarding hours of operation. It has come to our attention that many of you believe we are asking for increased hours of operation. This is not the case. We are not proposing any changes to the current stipulations regarding hours of operation or hours of delivery. Any future businesses located in the premises will have to strictly adhere to these existing stipulations. Existing stipulations limit the hours of scheduled deliveries to weekdays between 8:00 AM and 5:00 PM.

We have received several questions regarding a construction timeline if the project moves forward. There is currently no tenant for the proposed building. Construction would not commence until one has been found. Until that time, things will remain the same as they are now. Once a tenant has been found for the building, we estimate construction will last 9 months. Under the existing stipulations, no equipment with audible reverse warning indicators shall be operated on Sunday or prior to 7:00 AM or sunrise (whichever is later) or after 6:00 PM or sunset (whichever is earlier) on Monday through Saturday. In addition, the Town of Paradise Valley has strict construction hours that we are obligated to abide by. Under the Town Code, those hours generally are as follows:

1. Heavy equipment may be used Monday through Friday from 7:00 AM to 5:00 PM; heavy equipment may not be used on Saturdays, Sundays, and legal holidays. From May through September, use may start one hour earlier.
2. Construction equipment or materials may be delivered Monday through Saturday from 7:00 AM to 5:00 PM; such deliveries may not occur on Sundays or legal holidays. From May through September, deliveries may start one hour earlier.
3. Other devices or equipment may be used in connection with building construction activities Monday through Friday from 7:00 AM to 5:00 PM and Saturdays, Sundays, and legal holidays from 9:00 AM to 5:00 PM. From May through September, use may start one hour earlier. The noise level on Sundays shall not exceed 75 Decibels (measured from the property line).

Please do not hesitate to reach out with any questions, comments, or suggestions you may have. I look forward to hearing from you.

Kindest regards,

**Bill Cook**  
Senior Vice President  
Brokerage Services



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