



November 11, 2019

Mr. James Shough
Jamel Greenway, LLC
4771 N. 20th Street, Suite 122
Phoenix, Arizona 85016



RE: Parking Study for Lincoln Medical Center Redevelopment – Town of Paradise Valley, Arizona

Dear Mr. Shough:

The Lincoln Medical Center (LMC) redevelopment is located at 7125 E. Lincoln Drive. The existing LMC site encompasses approximately 2.14 acres and consists of 24,524 square feet (SF) of medical office land uses. Of the current approved 24,524 SF of medical office use up to 2,170 SF could be urgent care and 2,079 SF could be pharmacy. The proposed redevelopment will remodel the existing building and proposes no changes to the size of the existing medical offices.

CivTech has prepared a parking study that addresses the number of spaces for the proposed medical offices considering the future characteristics of the development. The parking analysis has been completed to meet the requirements of the Town of Paradise Valley.

EXISTING CONDITIONS

Currently, LMC contains 24,524 square feet (SF) of gross leasable area (GLA) with 153 existing parking spaces (147 traditional parking spaces and 6 ADA parking spaces). The existing medical center is being redeveloped to provide an updated facility that will support similar uses to those currently located at the facility. Many of the tenants are no longer located in the building since leases are not being renewed prior to redevelopment of the building. Therefore, existing parking counts could not be conducted to determine the existing parking rate.

PROPOSED DEVELOPMENT

SPECIAL USE PERMIT GUIDELINES

The proposed redevelopment at buildout consists of 24,524 SF of medical center and a proposed 154 parking spaces, including 7 accessible parking spaces. The proposed parking rate is 1.26 parking spaces per 200 square feet or 6.28 parking spaces for every 1,000 SF. This square footage is the same as what has existed on this site previously.

The Special Use Permit (SUP) Guidelines for Paradise Valley provides the Town's Code for on-site parking requirements for medical office. The SUP Guidelines suggest that 1 parking space

for every 200 SF of interior floor area should be provided. The parking information shown in the SUP Guidelines for the proposed medical office are summarized in **Table 1**.

Table 1 – Summary of SUP Guidelines Parking Requirements

Land Use	Size	Requirements Per SUP Guidelines	Required Parking Spaces
Medical Office	24,524 SF	1 Parking Space Per 200 SF	123

The Code required parking results using the SUP Guidelines for the LMC redevelopment of 24,524 SF of medical center will require 123 parking spaces.

INSTITUTE OF TRANSPORTATION ENGINEERS PARKING GENERATION CALCULATIONS

Parking requirements using Institute of Transportation Engineers (ITE) 4th Edition *Parking Generation* were evaluated as a comparison to the Town’s SUP Guidelines to ensure that the Lincoln Medical Center parking demand is satisfied. ITE recommends designing the parking supply to match the 85th percentile peak parking rate. This means 85 percent of site will have peak parking at or below this rate and provides a safety factor versus using the average peak parking rate. A review of data points collected by ITE for the medical/dental office building use (LUC720) indicates that the average required parking rate is 3.23 spaces per 1,000 SF of gross floor area (GFA). The 85th percentile parking rate 4.59 spaces for every 1000 SF of GFA of medical office was utilized for this evaluation.

Of the current approved 24,524 SF of medical office use up to 2,170 SF could be urgent care and 2,079 SF could be pharmacy. Since the SF allocated to each of these uses could vary, the combination of land uses that generates the highest parking demand will be calculated for this development. The land use category that best represents the urgent care use is the free-standing emergency room (LUC 650) and for the pharmacy use is the pharmacy/drugstore without drive-through window (LUC 880). The LUC 650 has an average rate of 1.35 spaces for every 1000 SF of GFA and the LUC 880 has an average rate of 2.19 spaces for every 1000 SF of GFA. ITE provides an 85th percentile parking rate for the LUC 650 data which indicates a demand of 1.88 spaces for every 1000 SF of GFA. ITE provides an 85th percentile parking rate for the LUC 880 data which indicates a demand of 3.58 spaces for every 1000 SF of GFA. The 85th percentile rates for each land use have been summarized in **Table 2**.

Table 2 – Summary of ITE Parking 85th Percentile Rates

LUC	Land Use	Requirements Per SUP Guidelines
LUC 720	Medical Office	4.59 Parking Space Per 1000 SF
LUC 650	Free-standing Emergency Room	1.88 Parking Space Per 1000 SF
LUC 880	Pharmacy/Drugstore Without Drive-through Window	3.58 Parking Space Per 1000 SF

The ITE parking requirements have been summarized in **Table 3**.

Table 3 – Summary of ITE Parking Requirements

Land Use	Size	Requirements Per SUP Guidelines	Required Parking Spaces
Medical Office (LUC 720)	20,275 SF	4.59 Parking Space Per 1000 SF	94
Free-standing Emergency Room (LUC 650)	2,170 SF	*4.59 Parking Space Per 1000 SF	10
Pharmacy/Drugstore Without Drive-through Window (LUC 880)	2,079 SF	*4.59 Parking Space Per 1000 SF	10
Total Parking Required			114

* The medical office parking rate is utilized when greater than the other potential uses.

The required parking results using the ITE parking rates for the LMC redevelopment suggest a supply of 114 parking spaces should be provided. The medical office should provide 94 parking spaces, free-standing emergency room should provide 10 parking spaces, and pharmacy/drugstore without drive-through window should provide 10 parking spaces.

PARKING SUMMARY

The comparison between the SUP guideline, ITE requirements, and provided parking are summarized in **Table 4**.

Table 4 – Summary of Parking

Requirements		Required Parking Spaces
SUP Guidelines: 1 Parking Space Per 200 SF		123
ITE Requirements:	Medical Office (LUC 720) 4.59 Parking Space Per 1000 SF	94
	Free-standing Emergency Room (LUC 650) *4.59 Parking Space Per 1000 SF	10
	Pharmacy/Drugstore Without Drive-through Window (LUC 880) *4.59 Parking Space Per 1000 SF	10
	Total ITE Requirement	114
Parking Provided: 1.26 Parking Spaces Per 200 SF		154

* The medical office parking rate is utilized when greater than the other potential uses.

The medical office requires approximately 123 parking spaces to meet requirements shown in the SUP Guidelines. ITE recommends a total of 114 spaces to meet the likely parking demand. The development proposes to provide 154 parking spaces which exceeds the expected demand in the SUP Guidelines and the ITE requirements.

The parking supply proposed by the LMC redevelopment will continue to facilitate acceptable operations at the facility due to the excess supply of parking.

CONCLUSIONS

The LMC redevelopment parking evaluation findings are summarized below:

- The proposed redevelopment at buildout consists of 24,524 square feet of medical center. The development proposes to provide 154 parking spaces which exceeds the expected demand.
 - The medical office requires approximately 123 parking spaces per the SUP Guidelines.
 - The parking demand calculated using the ITE parking rates for the LMC redevelopment should provide 94 parking spaces for the medical center, free-standing emergency room should provide 10 parking spaces, and pharmacy/drugstore without drive-through window should provide 10 parking spaces. A total of 114 parking spaces is projected to meet the demand when considering parking rates from ITE.
- The parking supply proposed by the LMC redevelopment will provide an excess of 31 parking spaces beyond what is required by the Town's SUP Guidelines.
- The parking supply proposed by the redevelopment will provide an excess of 40 spaces beyond that required by ITE's *Parking Generation*.
- A parking supply of 1 space per 200 square feet would provide acceptable parking supply for the anticipated demand of the Lincoln Medical Center (123 spaces). The current plan proposes a supply greater than 1 space per 200 square feet (154 spaces).

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

Sincerely,
CivTech



Dawn D. Cartier, P.E., PTOE
President/Project Manager

Attachments (1):

Attachment A – Site Plan and Unit Information

ATTACHMENT A

SITE PLAN AND UNIT INFORMATION

SITE DATA

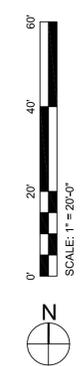
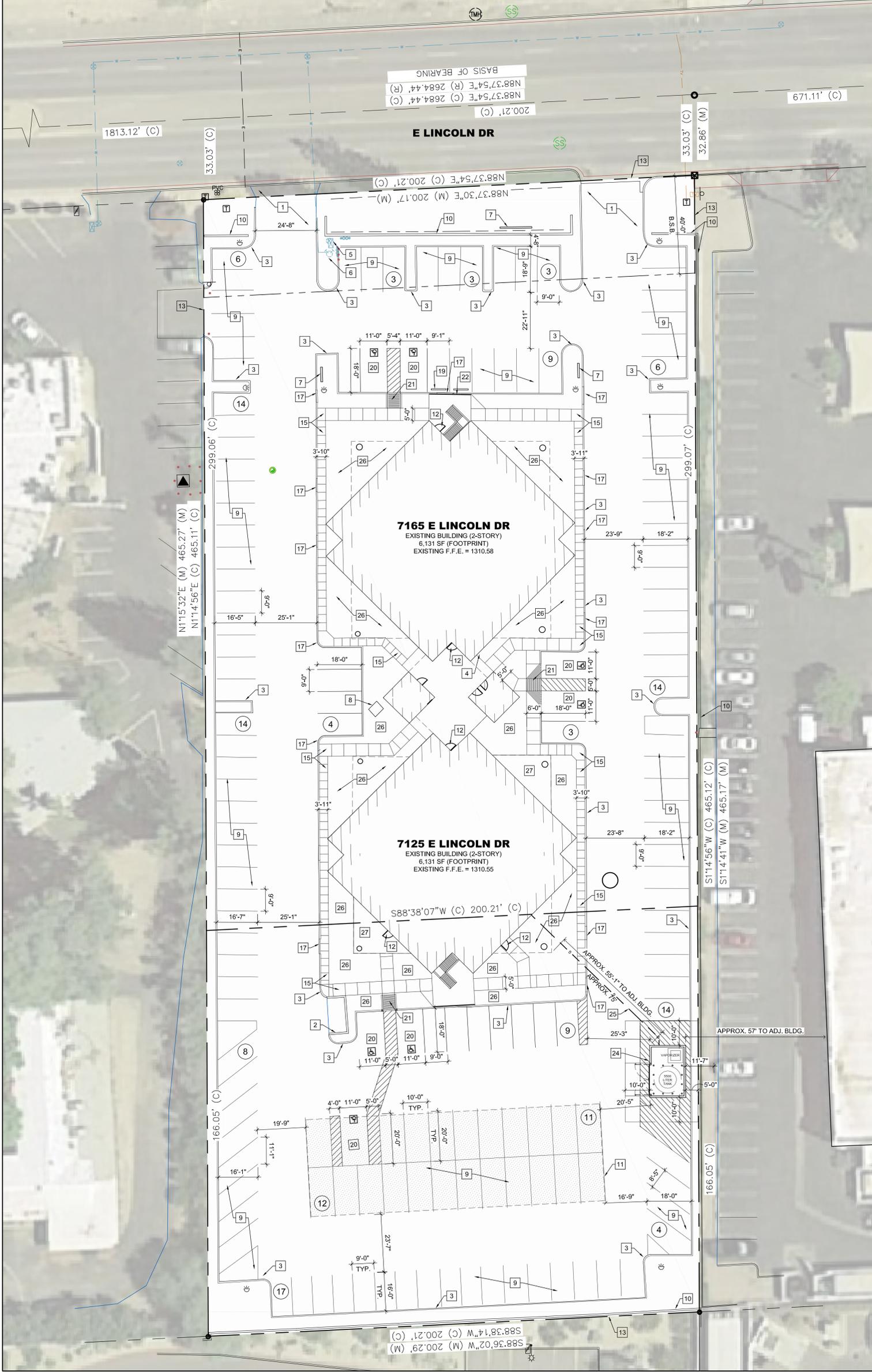
APN: 174-64-003B
 ZONING (EXISTING): SUP-C (EXISTING)
 ZONING (PROPOSED): SUP-C (EXISTING)
 USE (EXISTING): MEDICAL OFFICE
 USE (PROPOSED): MEDICAL OFFICE
 SITE AREA (NET): 93,023 SF (2.13 AC)
 SITE AREA (GROSS):
 BUILDING DATA:
 BUILDING AREA (7165): 6,131 SF
 BUILDING AREA (7125): 6,131 SF
 TOTAL BUILDING AREA (FOOTPRINT): 12,262 SF
 BUILDING COVERAGE: 13.2%
 BUILDING HEIGHT:
 CONSTRUCTION TYPE (EXISTING):
 OCCUPANCY (EXISTING):
 OCCUPANCY (PROPOSED):
 TYPE V&B
 GROUP B - BUSINESS
 GROUP B - BUSINESS
 SETBACKS (BUILDING): 40'-0"
 FRONT / STREET SIDE: 0'-0"
 SIDE / REAR:
 SETBACKS (LANDSCAPE):
 STREET (ARTERIAL) / FRONT: 50'-0"
 PARKING PROVIDED: (STANDARD) 147 SPACES (ACCESSIBLE), 7 SPACES (12,317,100 SF) 154 SPACES

SITE KEY NOTES

1. EXIST. ENTRY DRIVE
2. EXIST. TRASH ENCLOSURE
3. EXIST. 6" CONCRETE CURB
4. EXIST. PEDESTAL MAILBOXES
5. EXIST. WATER METER
6. EXIST. REMOTE FDC
7. EXIST. SITE SIGNAGE
8. EXIST. PARKING STRIPING
9. EXIST. SCREEN WALL
10. EXIST. COVERED PARKING STRUCTURE
11. EXIST. BUILDING ENTRY
12. PROPERTY BOUNDARY
13. EXIST. SIDEWALK
14. PROPOSED SIDEWALK
15. PROPOSED SCREEN WALL INFILL
16. PROPOSED 6" CURB - SEE DETAIL 5
17. PROPOSED PARKING STRIPING
18. PROPOSED PARKING BUMPER
19. PROPOSED ACCESSIBLE PARKING W/ SIGNAGE
20. PROPOSED ACCESSIBLE CURB RAMP - SEE DETAIL 3
21. PROPOSED SITE GUARDRAILS
22. NOT USED
23. PROPOSED BULK LIQUID OXYGEN STORAGE ENCLOSURE - SEE DETAIL 2
24. PROPOSED UNDERGROUND 1" COPPER PIPING SYSTEM FOR OXYGEN
25. PROPOSED LANDSCAPING
26. PROPOSED CONCRETE PATIO AREA

APPLICABLE CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL ENERGY MAINTENANCE CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 NFPA 1 FIRE CODE
- 2015 NFPA 55 COMPRESSED GAS AND CRYOGENIC FLUIDS CODE
- 2015 NFPA 99 HEALTH CARE FACILITIES CODE



PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

LINCOLN MEDICAL SITE PLAN AMENDMENT

7125 AND 7165 E LINCOLN DRIVE
 PARADISE VALLEY, AZ 85253



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
 602.395.1000 www.verticaldesignstudios.com

10/18/19
 PROJECT NO. 18149