



July 27, 2018

Mr. Justen Cassidy, Senior Project Manager
Cawley Architects
730 North 52nd Street, Suite 203
Phoenix, AZ 85008
Phone: 602-393-5060
e-mail: justenc@cawleyarchitects.com



**RE: Parking Study for Paradise Valley Medical Plaza
Southeast Corner of Jackrabbit and Scottsdale Roads – Town of Paradise Valley**

Dear Mr. Cassidy:

Thank you for engaging CivTech to prepare this parking study for an expansion proposed for the existing Paradise Valley Medical Plaza (PVMP) on the southeast corner of Scottsdale and Jackrabbit Roads in the Town Paradise Valley, Arizona.

BACKGROUND

The PVMP consists of several buildings with a total of 52,717 square feet (SF) of gross floor area constructed in the 1980s. The interior floor area is documented at 50,686 SF. A 6,444 SF portion of an existing building currently serves to provide two (2) operating rooms and related facilities, such as preparation and a 2,021 SF recovery area. Thus, the interior area dedicated to medical office space is 44,242 SF. It is in these two (2) operating rooms that those procedures requiring anesthesia are performed. The surgical facilities have a staff of six (6) employees and the recovery center has a staff of two (2) with a capacity of four (4) patients.

As a non-residential use, the PVMP operates under a Special Use Permit (SUP) from the Town. The Town's SUP Guidelines provides on-site parking ratios for five (5) different medical use categories. Existing PVMP tenants are either medical offices, outpatient surgical facilities, or physical therapy facilities; there is no medical laboratory or pharmacy on the site. Approximately forty percent of the existing floor area is dedicated to plastic surgeons and other medical professionals whose patients are pursuing elective procedures.

PROPOSED EXPANSION

Per the site plan provided (see **Attachment**), a new 10,000-square foot (gross) medical office building is being proposed. Net square footage is 9,692 SF.

After reviewing the various parking ratios in the SUP guidelines, CivTech has determined that the most stringent requirements are for medical offices at one (1) parking space per every 200 SF of medical offices. Therefore, after the new building is provided, it will be assumed for this analysis that a total of 53,934 SF would be considered as medical offices, representing the existing interior floor area of 44,242 SF (net of the existing 6,444 SF dedicated to surgical facilities) plus the additional 9,692 SF (net) of medical office floor space provided in the new building.

After the expansion, a maximum number of 276 parking spaces will be provided. At the medical office parking ratio of one (1) space per 200 SF of interior floor area (which is the most conservative way of estimating the number of required parking spaces), 271 spaces would be

required for the medical offices (222 spaces for existing facilities and 49 for new offices, a total of 271 spaces) and five (5) would be required for the existing two (2) outpatient surgical facilities for a total of 276 spaces required. Thus, the current site plan proposes a sufficient number of parking spaces to accommodate the new building.

Table 1 details the parking space calculations as required by the Town’s SUP Guidelines.

Table 1 – Parking Spaces Requirements

Use	Interior Floor Area	Employees	Operating Rooms	Parking Requirements			Required Parking Spaces
				Floor Area	Employee	Room	
Medical Offices* (Existing)	44,242			1/200			222
Medical Offices (Proposed)	9,692			1/200			49
Outpatient Surgical Facilities (Existing)		6	2		1/2	1	5
Medical Laboratories					1/2		0
Physical Therapy Facilities ⁺					2/3		0
Pharmacy				1/300			0
Total Required							276
Total Provided							276
Excess(Deficit)							0

* Total medical office interior floor area consists of 50,686 SF of existing floor area - 6,444 SF of existing outpatient surgical facilities.

+ Requirement is 1 parking space per each 1.5 employees, which is shown here as 2 spaces for every 3 employees.

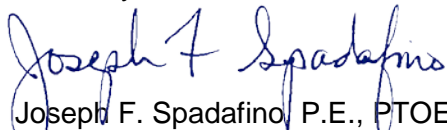
CONCLUSIONS

A new 10,000-square foot (SF) building is being proposed for the existing Paradise Valley Medical Plaza on the southeast corner of Scottsdale and Jackrabbit Roads in the Town Paradise Valley. The new building will provide medical offices. After the expansion, a maximum number of 276 parking spaces will be provided.

From the analysis, CivTech has calculated that 271 spaces would be required for the medical offices (222 spaces for existing facilities and 49 for the new offices) and five (5) would be required for the existing two (2) outpatient surgical facilities for a total of 276 spaces required. Thus, the current site plan proposes a sufficient number of parking spaces to accommodate the new building.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this study.

Sincerely,



Joseph F. Spadafino, P.E., PTOE, PTP
 Project Manager/Senior Traffic Engineer

Attachment (1)

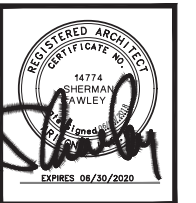




CAWLEY ARCHITECTS

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Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SITE DATA

PROJECT:	PARADISE VALLEY MEDICAL PLAZA	
ADDRESS:	SWC OF SCOTTSDALE AND JACKRABBIT ROAD	
DEVELOPER:	PLAZA COMPANIES 9401 W. THUNDERBIRD ROAD PEORIA, AZ 85381	
SCOPE:	ADDITION OF NEW BUILDING TO EXISTING MEDICAL OFFICE PLAZA	
ASSESSOR PARCEL NO.:	173-18-002C	
ZONING:	SPECIAL USE PERMIT (EXISTING)	
SITE AREA:	+/- 367,808 S.F.	+/- 8.44 ACRES
EXISTING BUILDING AREA (GROSS):	52,717 S.F. GROSS	
EXISTING BUILDING AREA (INTERIOR):	50,686 S.F. INTERIOR (NET)	
NEW BUILDING AREA:	10,000 S.F. GROSS	
NEW BUILDING AREA:	9,692 S.F. INTERIOR (NET)	
STORIES:	SINGLE STORY	
LOT COVERAGE (EXIST):	14.33 %	
LOT COVERAGE (NEW):	17.05 %	
BUILDING HEIGHT (EXIST):	24'-5" AT HIGHEST RIDGE	
BUILDING HEIGHT (NEW):	21'-1 1/2" AT HIGHEST RIDGE	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			TOTALS
OCCUPANCY	1ST FLOOR		
EXIST. BLDGS	50,686 S.F. (INTERIOR)		50,686 S.F.
NEW BUILDING	9,692 S.F.		10,000 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
EXIST. BLDGS	50,686 S.F.	VARIES	227
NEW BUILDING	9,692 S.F.	5:1000	49
TOTAL:			276

PARKING PROVIDED	
TOTAL REGULAR SPACES (EXISTING)	229
TOTAL REGULAR SPACES (NEW)	31

TOTAL ACCESSIBLE SPACES (EXISTING)	16
TOTAL COVERED SPACES	0
TOTAL SPACES ON SITE	276

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- LIMITS OF CONSTRUCTION
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6' CURB
- SITE WALL
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER

PARADISE VALLEY MEDICAL PLAZA

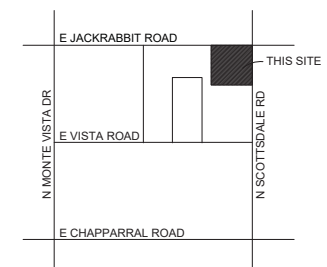
SWC OF SCOTTSDALE AND JACKRABBIT

PARADISE VALLEY, AZ

DATE

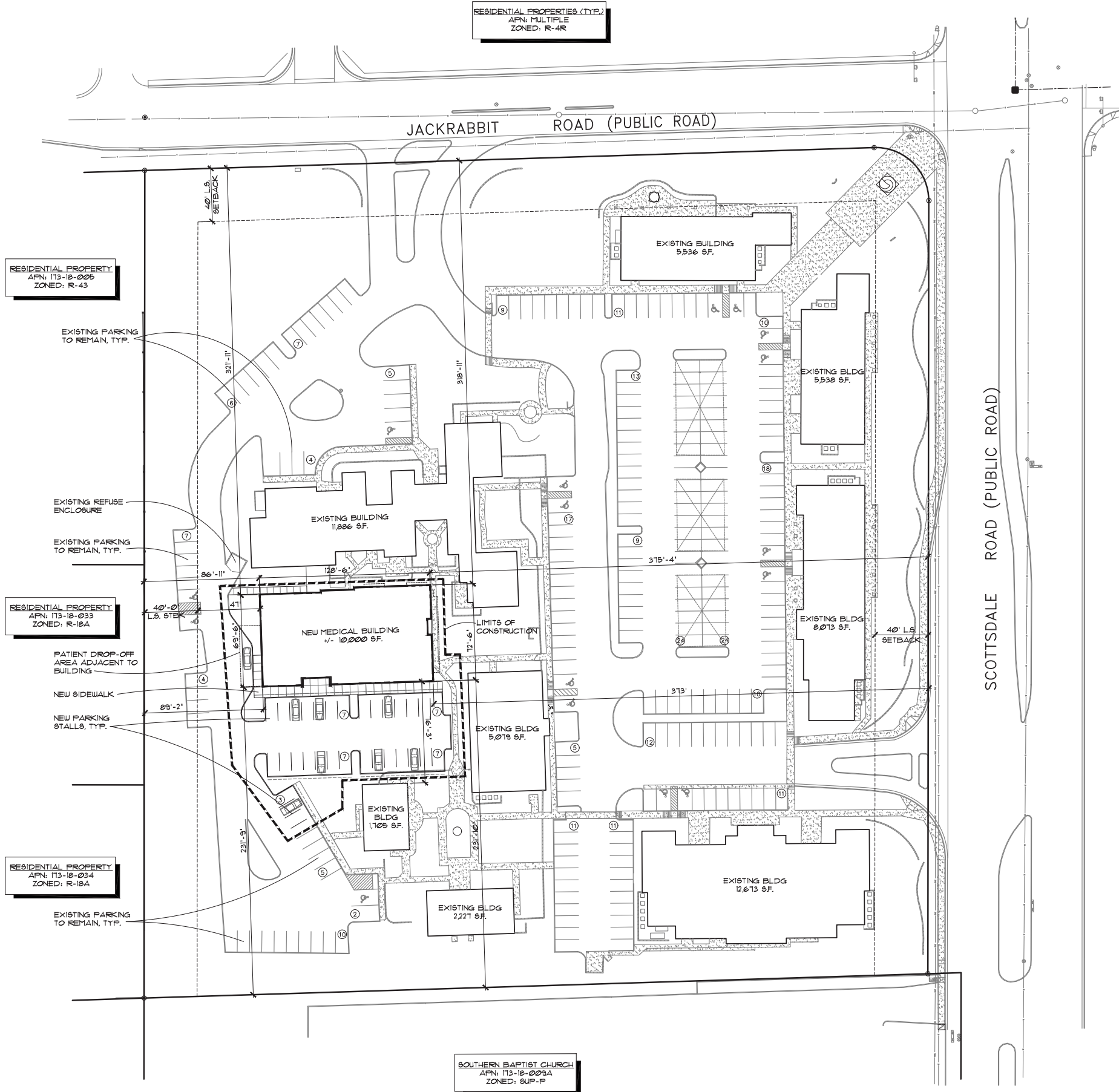
PRE-APP SUBMITTAL
06-20-2018
SUP SUBMITTAL
08-01-2018

VICINITY MAP N.T.S.



SITE PLAN

1" = 40'-0"
0 10 20 40 80



RESIDENTIAL PROPERTY
APN: 173-18-005
ZONED: R-43

RESIDENTIAL PROPERTIES (TYP.)
APN: MULTIPLE
ZONED: R-4R

COMMERCIAL PROPERTY
APN: 173-11-012
ZONED: SUP-R

COMMERCIAL PROPERTY
APN: 173-11-001
ZONED: SUP-R

COMMERCIAL PROPERTY
APN: 173-11-001
ZONED: SUP-R

SOUTHERN BAPTIST CHURCH
APN: 173-18-003A
ZONED: SUP-P

RESIDENTIAL PROPERTY
APN: 173-18-033
ZONED: R-18A

RESIDENTIAL PROPERTY
APN: 173-18-034
ZONED: R-18A

Project: - PVMC

A1.1