

November 1, 2018

Paul Michaud, AICP
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

O|W Project No.: 2018_041
Project Name: Mountain View Medical Center Re-Development

Subject: Mountain View Medical Center, SUP 3rd Submittal Comments Reply

Dear Mr. Michaud,

Attached please find our 3rd submittal package comments reply for the Redevelopment of the Mountain View Medical Center at the South East Corner of Tatum and Shea Blvds. Address number(s) 10555, 10565, 10575, 10585, 10595, 10599 N. Tatum Blvd. Paradise Valley, AZ. 85253.

Our 3rd submittal package includes digital copies of the following (and two paper copies of each):

- Two (2) copies of our written response to your 2nd submittal comments (Our Responses in Red)
- Two (2) copies of Project Narrative (8.5x11)
- Two (2) copies of Drainage Report and written response to Town of PV Engineer's 1st submittal
- Two (2) copies of Parking Study
- Two (2) copies of Traffic Impact Analysis
- Two (2) copies of Original Email from Derek Fancon, City of Phoenix Traffic (Waiting on Final Report)
- Two (2) copies of Site Plan (24x36 folded)
- Two (2) copies of Elevations and Rendered Perspectives (24x36 folded)
- Two (2) copies of Full Landscape Plan and Tree Inventory (24x36 folded)
- Two (2) copies of Civil G&D Plan (24x36 folded)
- Two (2) copies of Photometric Site Plan with Lighting Fixture Cut Sheets
- Two (2) copies of City of Phoenix Fire Hydrant Flow Test

Please let us know if you have any questions and/or concerns, regarding the submittal, please do not hesitate to call or email. We look forward to your response.

Sincerely,

John Cantrell, Architect | Project Manager

JC/vg

Cc: John Bozzo, RW Partners
Lindsey Kee, RW Partners

2929 n central ave
eleventh floor
phoenix az 85012

602 257 1764 t
602 257 9029 f

www.owp.com

Mountain View Medical Center Redevelopment • Narrative

Prepared by Orcutt Winslow Architects

Date: 02 August, 2018 1 Rev 26 September, 2018, Rev 01 November, 2018

OW Project No. 2018_041-01

General:

Built over 30 years ago at the South East corner of Tatum and Shea Blvd's, Mountain View Medical Center, has seen significant redevelopment occur on the three corners surrounding this intersection of Phoenix and Paradise Valley. To maintain the Medical Centers future viability, and its ability to attract premier medical providers to Paradise Valley, the Owners are proposing to redevelop the 9.79-acre site into a new competitive medical center.

Total existing building area is 59,969 sf in a six-building configuration. New building area will be 93,262 sf (gross) in a four-building arrangement. Combining gross ground floor building area, covered canopies and covered parking for employees the total lot coverage is 25% - which is within the allowable lot coverage of 25% (106,686 Sf).

Phasing and Intensity:

To accomplish this redevelopment and honor current tenant commitments, the project will be split into three phases between opening year 2019 and horizon year 2024. The proposed medical center will be composed of 93,262 sf once fully built out. Phase 1 consists of 19,084 Sf of medical use. Phase 2 adds 16,131 Sf for a total of 35,215 Sf. Phase 3 adds 58,047 Sf for the total of 93,262 Sf. Phase 1 is expected to open in 2019, Phase 2 is planned to be completed by in the spring of 2022 and Phase 3 is anticipated to be completed by 2024.

During Construction, each phase of the work will be staged and temporarily fenced to accommodate construction worker parking within the phase. The construction fence will keep the main south loop road accessible for business's not impacted by the work and emergency vehicles.

Site Design:

The design intent is to keep as much of the site and infrastructure in place and undisturbed. Driveway locations, site circulation, grading and drainage flows, retention and landscape building setbacks will remain as they are. Although the existing driveway off Shea Blvd into the site and the internal drive way on the southern side of the site does not comply with the required setback of 60' from a residential property (they're currently at 35' and 26' respectively), keeping the driveway in place allows the new buildings to be positioned further away from the adjoining residential property. This has the benefit of creating a greater new building(s) setback distance to the residential property. The existing trash enclosures currently located in the south landscape setback adjacent to the residential area will be relocated and screened from view approximately 28' further north (away from) the existing homes to comply with the 60' setback

requirement. This will reduce noise to below current levels and positioning them along the outer loop road will prevent large waste management trucks from circulating through pedestrian intensive areas of the site.

Building locations are determined by the phasing requirements. Each existing building will be demolished as part of its building phase and replaced with a new building(s) in approximately the same location as shown on the site plan. Parking requirements for this project type in the Town of Paradise Valley are based on a 5 per 1,000 sf (or 1/200 sf) ratio. At a buildout total of 91,318 sf (net sf) the total required is 457 spaces. We are requesting a reduction of approximately 11% or 47 spaces bringing the total parking ratio down to 4.8 per 1,000 sf (or 1/223). This request for a reduction in parking is based on actual current parking counts at the campus and comparative requirements of other municipalities along with the impact of ride sharing programs that reduce on-site parking. A parking study that validates this request is included with this submittal.

Landscaping will keep many of the mature shrubs and trees and protect the scenic views and comply with the Rural Elegance Character Zone. Layered colorful and naturally massed planting will be used as shown on the Landscape Plan. To reduce water usage, we anticipate reducing the amount of grass areas and replacing it with a drought tolerant desert plant palette. We anticipate no significant increase in water demand to the site and a Water Impact Service Study is in the works based on the square footage and occupancy types to confirm this. We do not expect any significant or visual impact to the site due to utility improvements. Site lighting will be designed to be consistent with the Town of Paradise Valley requirements for light levels. The design intent is to create a variety of lighting levels that create interest, accentuate the visual corridor at the street frontage, provide safety for tenants and visitors and reduce light spillage to the adjoining residential neighborhood.

The architectural and engineering design team will work with the Town's Police Department to incorporate site security measures as recommended by the "Crime Prevention through Environmental Design Strategies" handbook. Concepts planned to make the Mountain View Site safer include: Natural Surveillance - Keep site lines into the site as open as possible. Natural Access Control - Providing high quality locks and doors. Territorial Reinforcement - Creating Clear connections between buildings to keep an open campus familiar to tenants. Maintenance and Management - The Owners of the Mountain View Campus are committed to maintaining the property and buildings to insure a high occupancy level.

Building Design Character:

The required site setbacks and functional program of these buildings is a primary driver of building geometry. Physician's offices, imaging and exam room uses function best in a regular pattern. The result is a straightforward organization of spaces that create a rectilinear building envelope.

The building height for all one-story buildings (A, B, E and F) will be a maximum of 21'-0" to the top of the exterior parapet above natural grade and represents an open space encroachment of 10". Building heights for all two-story garden/terrace buildings (C and D) will be 30'-0" to the top of the exterior parapet above natural grade. Please note that buildings C and D will be two story buildings with the first-floor set at 5'-0" below natural grade, which creates a below grade garden level and a terrace level above grade. The grade will around these terrace areas will be restored and ADA Ramps, Stairs and an Elevator will provide the access to this level.

The primary building material will be synthetic stucco (EIFS) in a light grey/white color. Glazing will be non-reflective tinted and clear glass in clear anodized frames. Variation in the base color will be utilized to identify entry points and enhance way-finding. Accent walls of Trex Slat walls will identify each suite entry and will be covered with a solid roof canopy that is hidden behind a painted perforated horizontal metal canopy (interlocking metal panels) that are offset from the building envelop wall to shade the exterior of the building and create a pleasant contrast of light and dark surfaces.

Low slope roofs with parapets will provide screening of minimal roof top located equipment. Main HVAC (mechanical) equipment will be located on the roof and will be screened by roof parapets. Two story garden/terrace buildings will have a horizontal canopy that creates the effect of a shaded porch. A taller horizontal canopy at the North West Corner of the buildings creates a visual connection to the intersection of Shea and Tatum Blvds. It should be noted that Buildings A and F (perimeter buildings) are set forward on the site along the Shea and Tatum Blvds property lines in an attempt to create more separation from the residential units to the south. With a parapet height of 19' at these two buildings we are encroaching into the open space requirement by 3'. The other four new buildings exceed the setback required. When considered as a campus of 6 buildings the majority of the buildings comply with the Open Space Criteria.

Exterior Building Signage:

In order to attract the highest quality credit medical tenants to our center, it is absolutely critical that we provide them the option to add exterior building signage. Without building signage, many of these tenants will not even consider the location. We realize that based on street frontage this signage may be limited in size, but we would like to ask for approval to locate signage on exterior parapets. Our intent is to integrate this into the design of the building fascia where possible. The attached renderings show this concept.

A Site Sign Plan that shows locations, and sign types is included with our submittal. Please note that the names of tenants used on Sheet 5.3.1 may or may not represent future tenants and are shown for dimensional context only. Exterior signs will be illuminated during business hours only.

Possible Tenant Types:

Possible Tenant Occupancy Types Allowed at All Building Locations (A, B/C, D/E, F):
(Note – Retail Service Uses are not allowed at this site. Unless noted below all services shall be Medical in use, with a Licensed or Certified Staff Member and all visits shall be scheduled. Non-medical services are not allowed unless prescribed, ordered or otherwise requested by a legally qualified physician, dentist, optometrist, chiropodist, chiropractor, osteopath, or occupational therapist.)

- Physicians Practices
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~ End



October 1, 2018

Paul Mood, P.E.
Town Engineer
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

John Cantrell, Project Manager
Orcutt/Winslow
2929 N. Central Ave, eleventh floor
Phoenix, AZ 85012

**RE: Major Special Use Permit Amendment Review
Redevelopment of the Mountain View Medical Center**

Dear John:

Engineering Staff reviewed the documents for the Mountain View Medical Center application submitted, with the following comments:

1. Parking Analysis.
 - a. The proposed Parking Analysis does not meet the Town's SUP guidelines of 1 parking space per 200 ft.² or 456 total parking spaces required.
 - b. The applicant will need to request a stipulation for reduced parking based on the final Parking Analysis.
2. Architectural Site Plans
 - a. Parking stalls shown are 9' x 20' (including 2' overhang). Applicant shall request overhang length to be included in parking area calculation to meet the 180 s.f. minimum requirement.
3. Concept Grading & Drainage Plan
 - a. The conceptual drainage plan appears to meet the requirements of the Town's Storm Drainage Design Manual. *Comment is noted.*
 - b. Basin PH1-4 connection to existing catch basin at Shea Blvd. is located within the City of Phoenix jurisdiction. Provide documentation that the City of Phoenix will allow this connection. *We have removed the connection to the existing catch basin. We are proposing a drywell to used instead.*
 - c. Verify Underground Storage Tank 10A capacity and reconcile against volumes on Retention basin Summary Table. *We have updated the calculation per your comments.*
 - d. Verify pipe inverts between Basin PH1-1, Basin PH1-2 and Drywell #1 *We have updated the invert elevations*
 - e. Provide pipe sizes and inverts as shown Concept Grading & Drainage Plan attached.
 - f. Town of Paradise Valley Grading & Drainage General Notes and Grading & Drainage Checklist are available on the Town's website. *Comment is noted.*
 - g. Storm Drainage Facilities Agreement will be required prior to certificate of occupancy. *Comment is noted.*

We have revised the plan to show the updated pipe sizes and proposed inverts.

Comment is noted.

4. General Comments

- a. Provide "will serve" letters from City of Phoenix for sanitary sewer and water.

The City of Phoenix "will serve" letter has been included with the submittal.

If you have any questions, or would like to schedule a meeting, please contact me at (480) 348-3573.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Mood", written over a light blue grid background.

Paul Mood, P.E.
Town Engineer

City of Phoenix, Water Services Department Fire Flow Test



Location: 12944 N 44th STREET Q.S. No. 29-39
For: HENDERSON ENGINEERING
Requested By: Request Date: 10/15/2018
Phone: N/A Fax Number: E-MAIL
Test Type: 2.5" Std. X 4" Std. X Complex
Observers: CAMPBELL YARD - CMFFTF
Test Time: 11:30 AM Test Date: 10/22/2018

CAUTION:

Results of this flow test identify water system characteristics for the date, time, and locations of this test only.

Pressure and flows within the water system vary of time, it is expected and should be considered when preparing designs based upon fire flow test data.

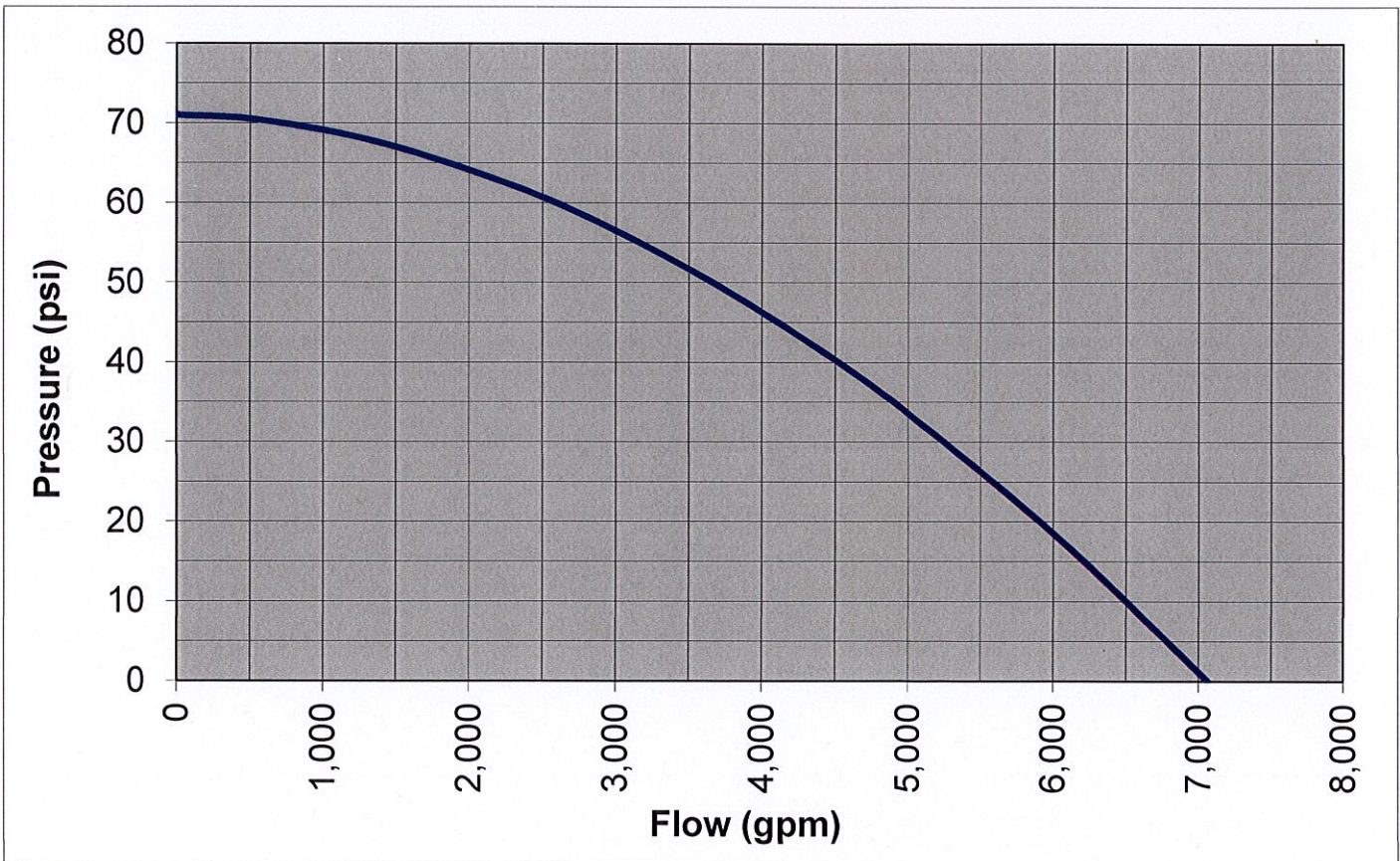
Numerous factors affect the water system, such as water level fluctuations in reservoirs, operating pressure ranges at booster pump stations, elevations at point of use, daily demand fluctuations, seasonal demands, emergency demands, water treatment plant availability, increased demands due to growth, operation/maintenance schedules, etc.

Designers should consider the above when preparing designs based upon fire flow test data. The City of Phoenix may be able to provide additional information on water system characteristics upon request.

NOTE: TEST LOCATION SKETCH IS ATTACHED

Observed Test Data						
Hydrant Designation	Hydrant Number	Flow Opening (2.5" or 4")	Static Pressure (psi)	Residual Pressure (psi)	Pitot Pressure (psi)	Flow (gpm)
Pressure; R	109		71	48		
Flow, F1	156	4			20	1921
Flow, F2	110	4			20	1921
Flow, F3						
Flow, F4						
Note: Hydrant Nozzle Coef. = 0.9			(1) Pressure Drop % 32.4%	Total Flow: 3842		

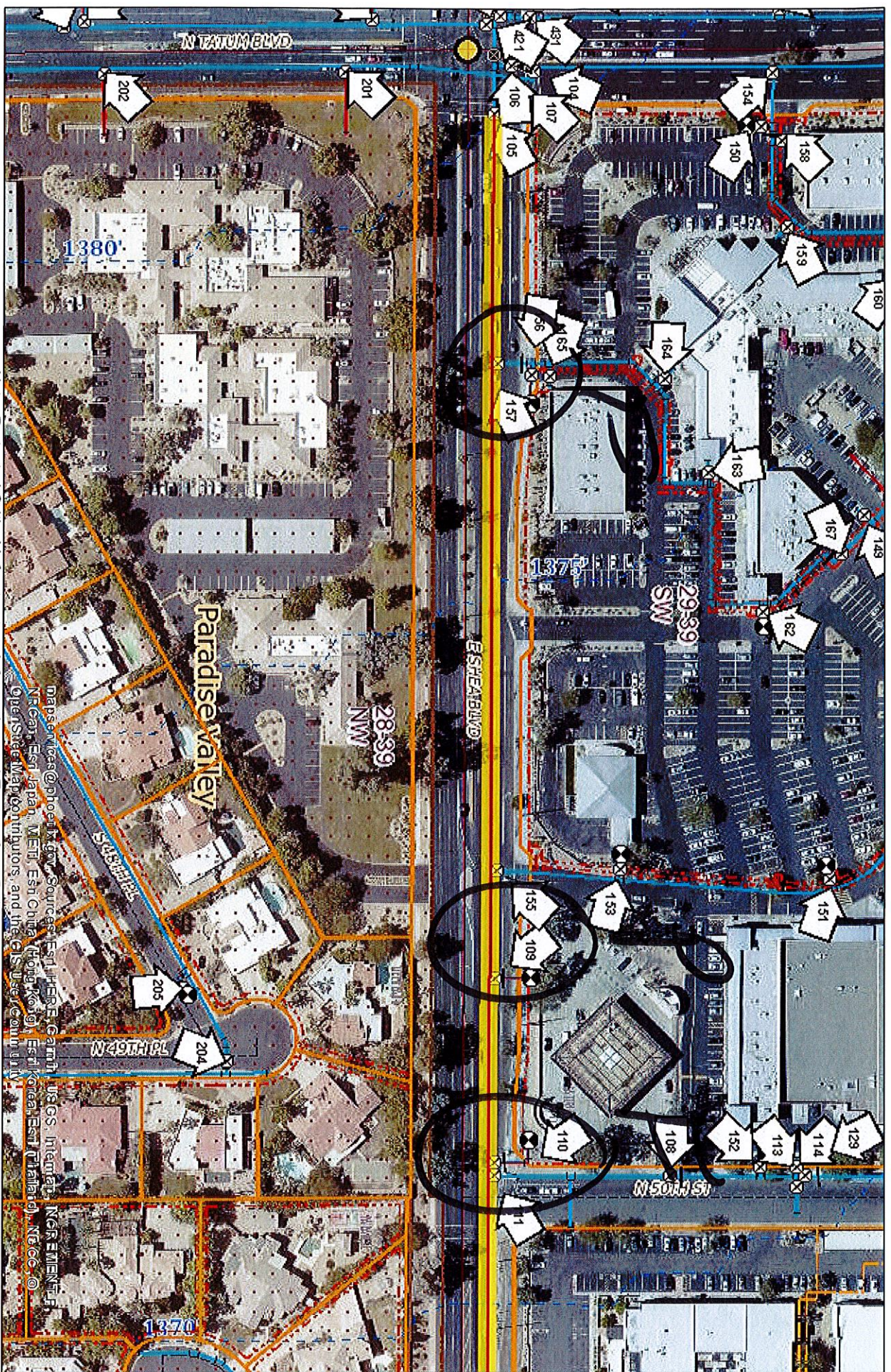
Calculated Results			NOTES: (1) To obtain satisfactory test results of theoretical calculation of expected flows or rated capacities, sufficient discharge should be achieved to cause a drop in pressure at the residual hydrant of at least 25%, or to flow the total demand necessary for fire-fighting purposes. (2) Calculated flow values will not appear if a 25% pressure drop between static and residual pressures is not reached. If additional volume is required, a complex 4-inch port fire flow test may be needed.
Pressure (psi)	20	25	
(2) Flow (gpm)	5906	5586	



Revision Date: 05/16/2013 (NPR)

3

SEC Shea & Tatum



Note: Protected Critical Infrastructure Information and Exempt from Public Disclosure



City Of Phoenix
Water Services Department
Infrastructure Record Services

10/4/2018

STANTEC CONSULTING SERVICES INC.
8211 S 48TH ST
PHOENIX AZ 85044

RE: 10555-10599 N TATUM BOULEVARD
APN 168-07-001C
Q.S.# 28-39

Kelly J Bell PE

Your request for water/sewer availability to the mentioned properties/street has been reviewed. The property has direct frontage to the City of Phoenix public water and sewer mains.

If you have any questions regarding these guidelines, please contact via email
Leticia.saenz@phoenix.gov or call (602) 256-4276

Sincerely,

Leticia Saenz 
Water Services Department
Infrastructure Record Services

Enclosures:

CC: Shauna Johnson, Water Services Department - Infrastructure Record Services

Shane Hurd, Water Services Department - Infrastructure Record Services



Water and Sewer Availability Request

September 25, 2018

Via Email: irspubliccounterwsd@phoenix.gov

City of Phoenix
Water Services Department
Infrastructure Record Services
975 E. Armstrong Way, Bldg. K
Chandler, AZ. 85286

Project: Mountain View Medical Center
10555-10599 North Tatum Boulevard, Town of Paradise Valley, Arizona.

Quarter Section 29, Township 3 North, Range 4E, Maricopa County, Arizona.

Please consider this inquiry for water and sewer service availability for the above-mentioned property at the southeast corner of Tatum and Shea Boulevards in the City of Phoenix Service District. Attached please find a site location map for your consideration.

Please feel free to contact our office with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly J. Bell".

Kelly J. Bell, PE

Principal

STANTEC CONSULTING SERVICES INC.

8211 South 48th Street, Phoenix AZ 85044-5355

Phone: (602) 707.4642

Kelly.Bell2@stantec.com



120 S Ash Avenue, Suite 2
Tempe, AZ 85281
(480) 586-2100 • P
(480) 830-4888 • F

www.rviplanning.com

Town Comments Response Form

Date: November 1, 2018
To: Town of Paradise Valley
From: Mark Bailor, PLA
RVi Planning + Landscape Architecture
Subject: 3rd Review Comment Responses for: Mountain View Medical Center

LANDSCAPE GENERAL COMMENTS

1. Trees numbered 49-64 are missing from Sheets L-001 and L-002. (Comment 8.a)
RVi Response: Tree inventory has been updated to include trees 49-64 on Sheets L-001 and L-002.
2. Recommend the initial size of the new trees along the residential property line be at least 36" box or larger. (Comment 8.b)
RVi Response: Proposed trees along the residential property line are noted to be 36" box.
3. Show landscaping in the retention area south of Beryl as this is part of the site. The plans show there is no landscaping. (Comment 8.c).
RVi Response: Planting has been added to the retention area south of Beryl.
4. The Town's Landscaping Guidelines and Visually Significant Corridor Plan suggests the use of Ironwood trees. The Guideline suggests 20% of the trees along the right-of-way be Ironwood. It is recommended to change out anywhere between 2 to 8 trees along both Tatum Boulevard and Shea Boulevard with Ironwood trees. Tatum Boulevard being the larger focus. (Comment 8.d)
RVi Response: Additional Ironwood trees have been added along Tatum Boulevard and Shea Boulevard.
5. The number of trees along Tatum Boulevard are less than the number of trees along Shea Boulevard. There appears to be 25 trees along Tatum Boulevard. This matches the Visually Significant Corridor Plan, but not the Landscape Guideline or Town Code. The Corridor Plan encroaches less trees in the Rural Elegance Zone when they are supplemented with saguaros. The proposed saguaros are mostly internal to the site. I would suggest adding a few saguaros along Tatum Boulevard. (Comment 8.e)
RVi Response: Saguaros have been added along Tatum Boulevard.

END OF MEMORANDUM