

George Burton

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@paradisevalleyaz.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

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

From:
Sent: Wednesday, November 28, 2018 11:25 AM
To: George Burton <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

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

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

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

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

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From: Melissa Costello
Sent: Wednesday, January 23, 2019 2:42 PM
To: George Burton <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

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

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From: Scott Kiburz
Sent: Wednesday, January 23, 2019 1:57 PM
To: George Burton <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 1/1000 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 with 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

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

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From: Leanne Mariano
Sent: Wednesday, January 23, 2019 2:10 PM
To: George Burton <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

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
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From: Marty Applebaum
Sent: Wednesday, January 23, 2019 10:43 PM
To: George Burton <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

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
480-348-3525
480-951-3715 Fax
gburton@paradisevalleyaz.gov

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From: Bettina Chow
Sent: Thursday, January 24, 2019 11:36 AM
To: George Burton <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

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

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From: Cherie Steinmetz
Sent: Thursday, January 24, 2019 1:52 PM
To: George Burton <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

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 14th 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

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: S Hecht
Sent: Monday, January 28, 2019 7:10 AM
To: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>
Cc: Scott Kiburz
Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton
<gburton@paradisevalleyaz.gov>
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> 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
=====

From: Scott Kiburz
Sent: Sunday, January 27, 2019 8:54 PM
To: 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 14th 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

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From: Jim Bruske
Sent: Wednesday, January 30, 2019 2:07 PM
To: George Burton <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

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.

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

Best Regards,
George Burton
Town of Paradise Valley
Planner
480-348-3525
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gburton@paradisevalleyaz.gov

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From: Oriana LehmanWood
Sent: Tuesday, January 29, 2019 8:33 AM
To: George Burton <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

Please consider the environment before printing this email.

This email message (together with any attachments) is confidential and/or privileged. It is to be used by the intended recipient only. Use of the information contained in this email by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender immediately and promptly destroy any record of this email.

George Burton

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 24th 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 14th 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

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

Mr. Burton,

Our second home on N. 73rd 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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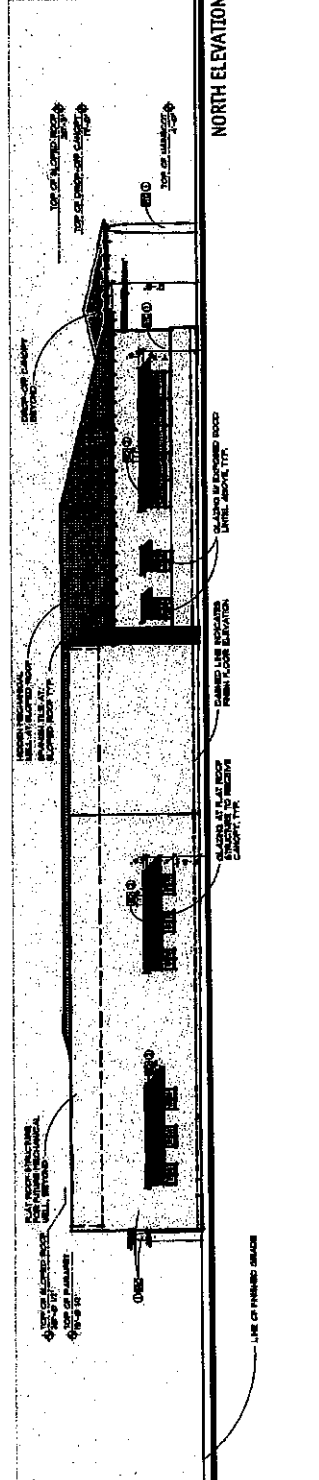
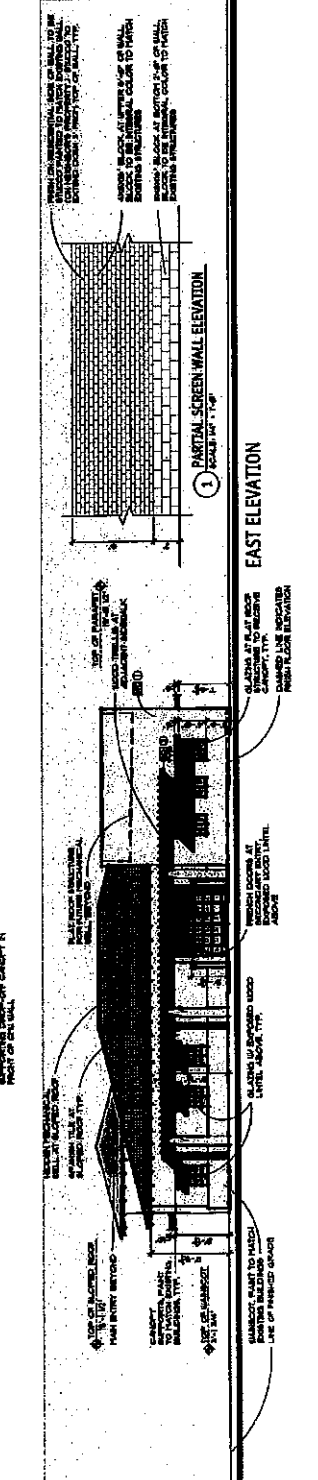
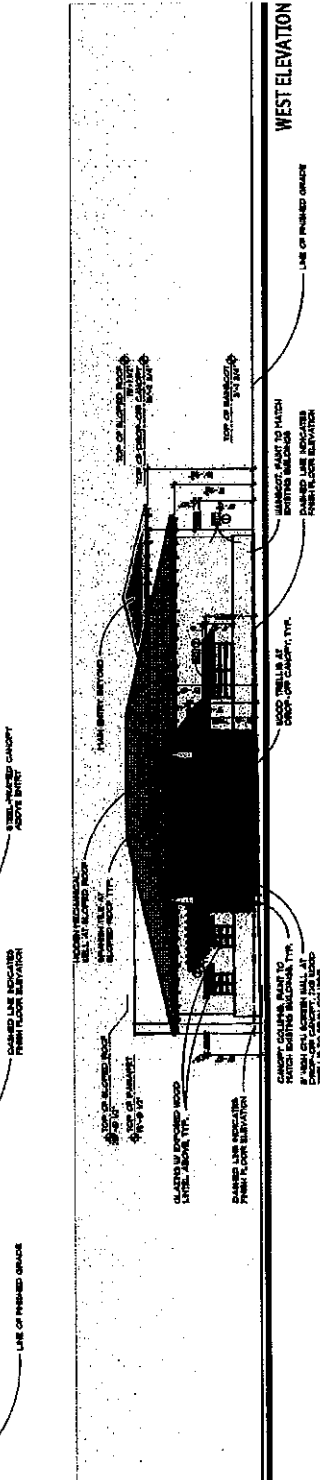
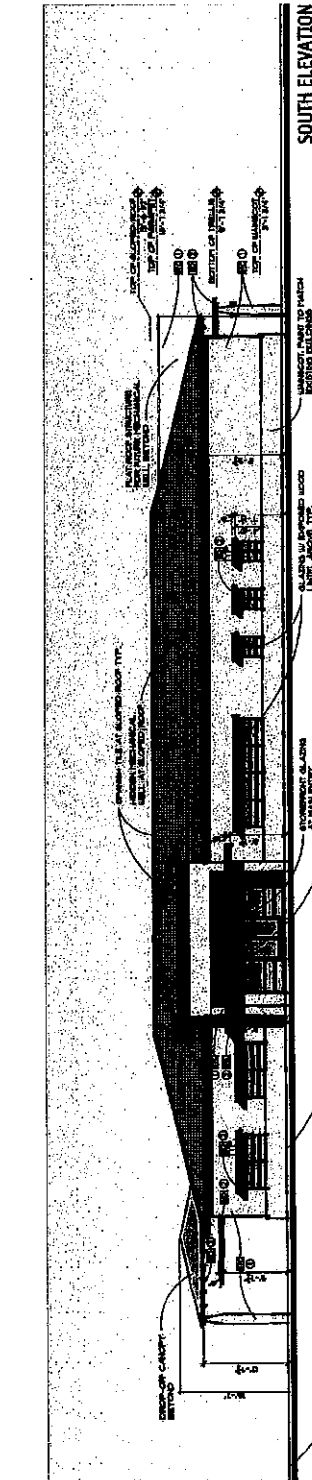


NOTES ON ALIQUATE BILLING
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- GENERAL NOTES**
- SEE STRUCTURAL FOR LINES, IMPROVATIONS
 - SEE DOOR SCHEDULE FOR DOOR MATERIAL
 - SEE STRUCTURAL FOR CORNERS, SLOPE
- MATERIAL KEY**
- | SYMBOL | DESCRIPTION |
|-----------|---|
| (Pattern) | WOOD PANELS, PART TO MATCH EXISTING INTERIOR FINISH |
| (Pattern) | PARTIAL SCREEN WALL, 1/2" BRICK |
| (Pattern) | WOOD PANELS, PART TO MATCH EXISTING INTERIOR FINISH |
| (Pattern) | WOOD PANELS, PART TO MATCH EXISTING INTERIOR FINISH |
| (Pattern) | WOOD PANELS, PART TO MATCH EXISTING INTERIOR FINISH |

- STOREFRONT / GLAZING KEY**
- | SYMBOL | DESCRIPTION |
|----------|---|
| (Symbol) | GLAZING BY ENCOMPASSED WOOD LINTEL ABOVE TYP. |
| (Symbol) | GLAZING BY ENCOMPASSED WOOD LINTEL ABOVE TYP. |
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- COLOR KEY**
- | SYMBOL | DESCRIPTION |
|---------|---|
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| (Color) | GLAZING BY ENCOMPASSED WOOD LINTEL ABOVE TYP. |
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| (Color) | GLAZING BY ENCOMPASSED WOOD LINTEL ABOVE TYP. |
| (Color) | GLAZING BY ENCOMPASSED WOOD LINTEL ABOVE TYP. |



DATE	10-15-2018
PROJECT QUANTITY	20-2500 SF
DESIGNER	10-15-2018
DATE	10-15-2018
DATE	10-15-2018
DATE	10-15-2018
DATE	10-15-2018

MODE OF ALTERNATE PLANS
 CYCLE

Project - P/MK
La.01

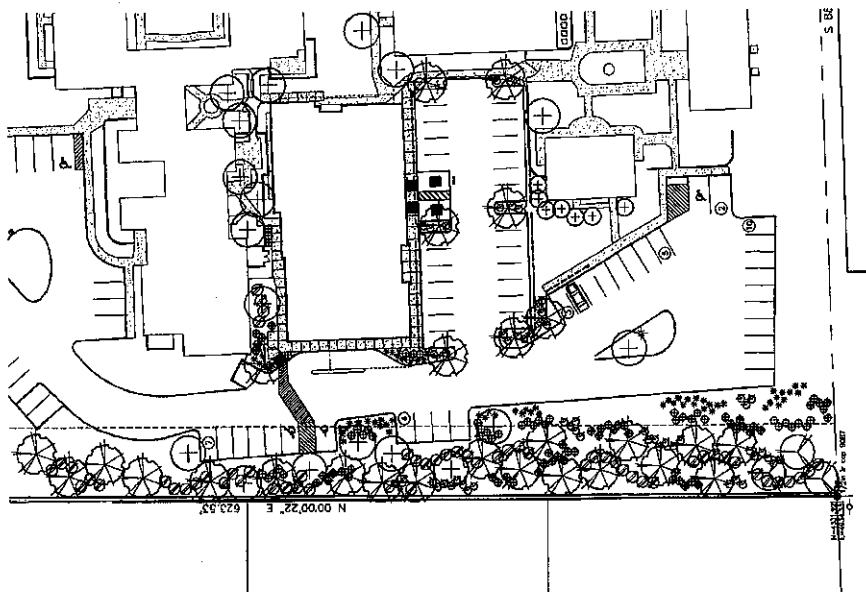
LANDSCAPE LEGEND (QUANTITIES)

- CERCIDIUM 'HYBRID' -OR-
 DESERT MUSEUM PALO VERDE (27)
- PROSOPIA AZ (THORNLESS) -OR-
 THORNLESS MESQUITE (27)
- ACACIA SALICINA -OR-
 WILLOW ACACIA (27)
- 7' CALIP.
- EXISTING TREE
 PROTECT FROM
 CONSTRUCTION (25)
- FIGUS NITIDA
 FIGUS
 24" BOX (3)
- TECOMA 'ORANGE JUBILEE'
 ORANGE JUBILEE (60)
- 5 GALLON
- HEPERALOE PARVIFLORA
 RED YUCCA (43)
- 5 GALLON
- DASTURION WHEELERI
 DESERT SPOON (53)
- 5 GALLON
- ALOE 'BLUE ELF'
 BLUE ELF ALOE (62)
- 1 GALLON
- RUELLIA PENINSULARIS
 BAJA RUELLIA (54)
- 5 GALLON

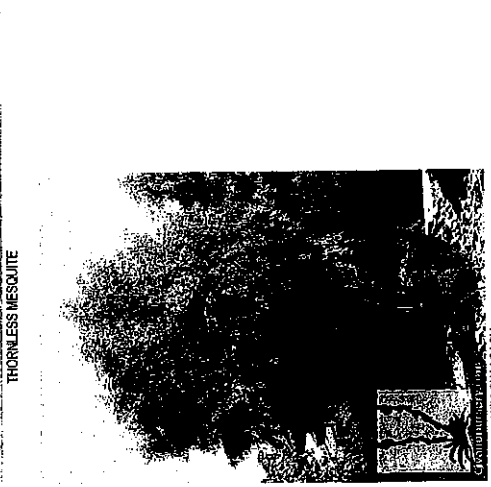
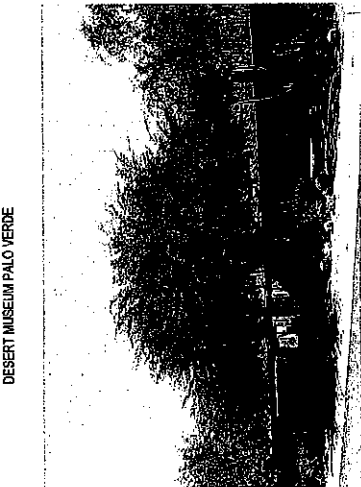
MATCH EXISTING
 DECOMPOSED GRANITE
 2" DEPTH IN ALL LANDSCAPE AREAS

IRRIGATION NOTE:
 ALL IRRIGATION SYSTEMS WILL BE
 INSTALLED USING 1/2" POLYETHYLENE
 TO ALL NEW AND EXISTING PLANT MATERIAL.

MAINTENANCE NOTE:
 THIS PROJECT WILL BE MAINTAINED IN ACCORDANCE
 WITH PARADISE VALLEY STANDARDS IN A NEAT, CLEAN
 WEED FREE CONDITION BY THE PROPERTY OWNER.



TJM
 T.J. McQueen & Associates, Inc.
 LANDSCAPE ARCHITECTURE
 1000 N. 1st Street, Suite 100
 Phoenix, AZ 85004
 Phone: 602.258.4333
 Email: tmcqueen@tjm.com



George Burton

Subject: FW: 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

From: Bill Cook [REDACTED]
Sent: Tuesday, February 5, 2019 12:40 PM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza Update

Dear Mr. Bloxham,

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.

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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

Plaza Companies, AMO®



www.theplazaco.com





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

DATE
 PRE-APR SUBMITTAL 06-20-2010
 2ND SUBMITTAL 07-13-2010
 3RD - 1ST COMMENTS 10-01-2010
 4TH - 2ND COMMENTS 10-19-2010

NOTICE OF ALTERNATE MATERIAL CYCLE
 THIS DOCUMENT IS A PRELIMINARY DESIGN AND NOT A CONTRACT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

- GENERAL NOTES**
- SEE STRUCTURAL FOR LITEIL INFORMATION.
 - SEE DOOR SCHEDULE FOR DOOR SCHEDULES.
 - SEE STRUCTURAL FOR CONTROL SYSTEMS.
- MATERIAL KEY**
- 1. UNFINISHED**
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 UNFINISHED
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- 2. UNFINISHED**
 UNFINISHED
 UNFINISHED
 UNFINISHED

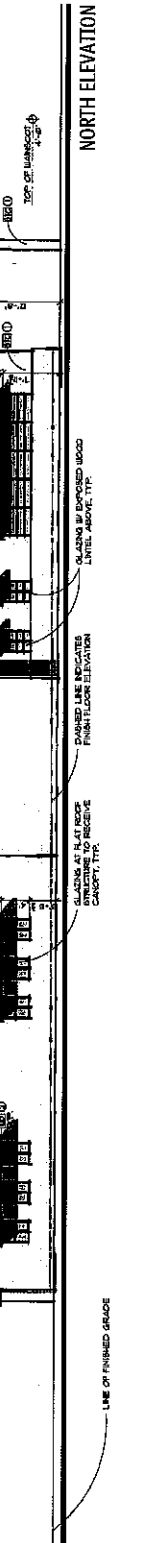
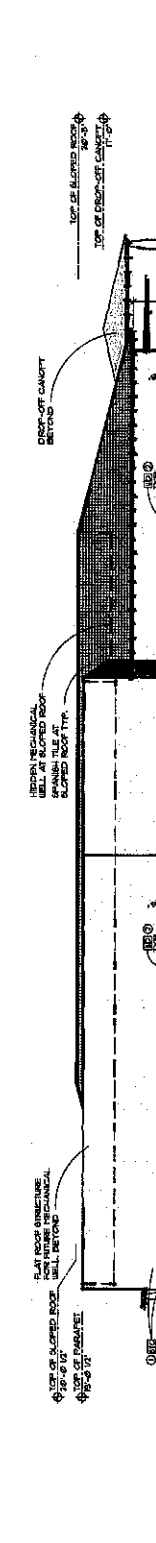
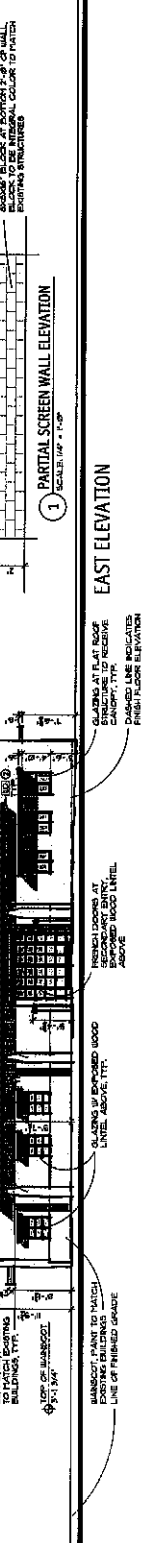
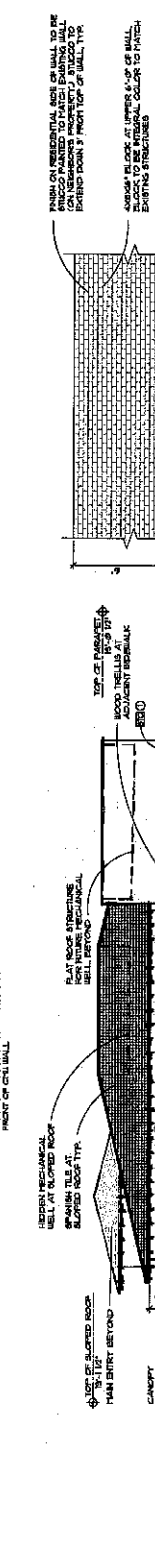
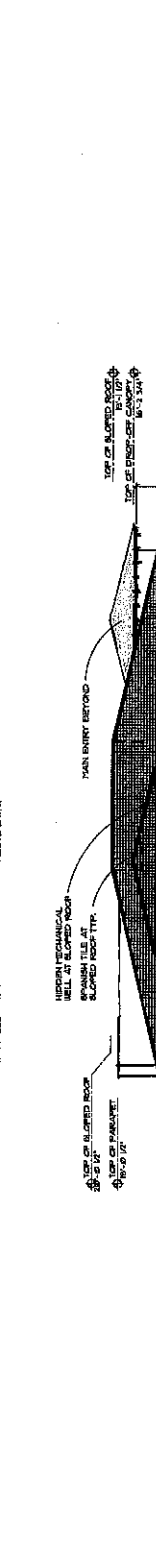
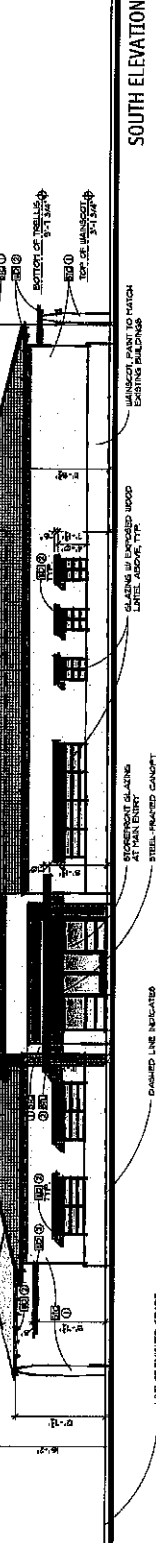
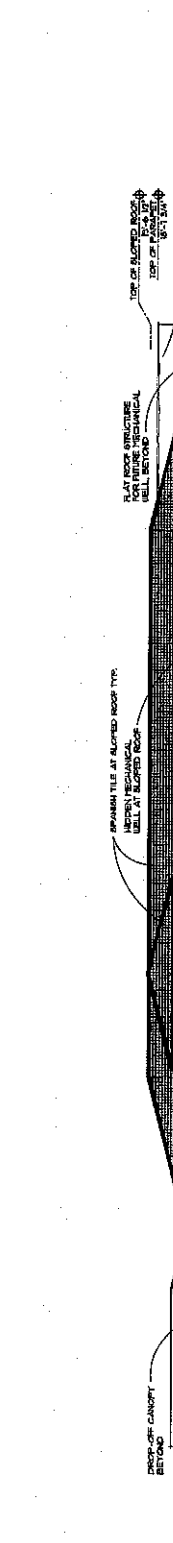
- STOREFRONT / GLAZING KEY**
- 1. UNFINISHED**
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- 2. UNFINISHED**
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- INSULATED GLAZING SYSTEMS INFORMATION**
1. UNFINISHED
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2. UNFINISHED
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- COLOR KEY**
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DATE	10-10-2018
PREPARED BY	DALE
CHECKED BY	DALE
DESIGNED BY	DALE
DRAWN BY	DALE
SCALE	AS SHOWN
PROJECT NO.	18-000
CLIENT	PARADISE VALLEY MEDICAL PLAZA
LOCATION	SWC OF SCOTSDALE AND JACORABEIT PARADISE VALLEY, AZ

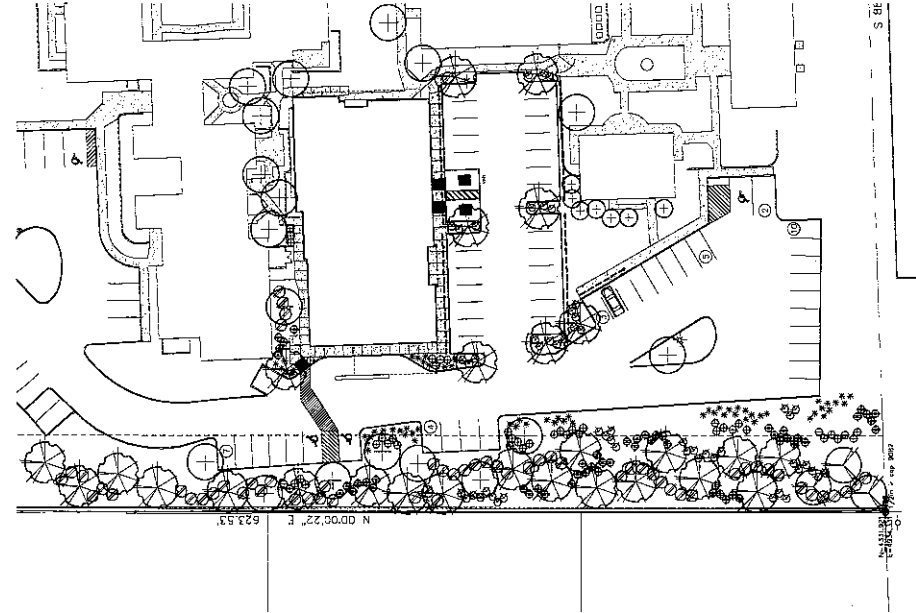
STATE OF ARIZONA BEILING
 CIVIL
 I am a duly Licensed Professional Engineer in the State of Arizona, License No. 21764, and I hereby certify that the above is a true and correct copy of the original as submitted to me for my signature and seal.
 My Commission Expires 12/31/2021.
 Dale
 21764
 CIVIL ENGINEER
 State of Arizona
 License No. 21764
 My Commission Expires 12/31/2021

Project - PVMC
 La.01

LANDSCAPE LEGEND (QUANTITIES)

- CERCIDIUM HYBRID -OR- DESERT MUSEUM PALO VERDE -OR- PROSOPIS AZI (THORNLESS) -OR- THORNLESS MESQUITE -OR- ACACIA SALICINA -OR- WILLOW ACACIA 2' CALIP. (27)
- EXISTING IREE PROTECT FROM CONSTRUCTION (25)
- FIGUS NITIDA FICUS 24" BOX (3)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (60)
- HEPERALOE FARMIFLORA RED YUCCA 5 GALLON (43)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (53)
- ALOE BLUE ELF BLUE ELF ALDIE 1 GALLON (62)
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (54)

MAINT EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
IRRIGATION NOTE:
 AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING PLANT MATERIAL.
MAINTENANCE NOTE:
 THIS ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PARADISE VALLEY STANDARDS IN A NEAT, CLEAN WEED FREE CONDITION BY THIS PROPERTY OWNER.



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 10425 N. 48th Street, Suite 100
 Scottsdale, Arizona 85258
 Phone: 480.344.8888
 Email: tmcquenaar@tjma.com



George Burton

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 14th 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

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

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) 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 23rd 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

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
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.

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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



Please consider the environment before printing this email.

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from discovery or disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you think you have received this communication in error, please notify us immediately by reply e-mail or by telephone, and delete the original.

George Burton

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 14th.

-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) 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

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" <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.

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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

From: Bill Cook <
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.
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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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George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Bill Cook [REDACTED]
Sent: Friday, February 8, 2019 8:33 AM
To: 'Costello, Dan' [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>; 'Costello, Melissa' [REDACTED]
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) 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 [REDACTED]
Sent: Wednesday, February 6, 2019 11:58 AM
To: Bill Cook [REDACTED]
Cc: 'gburton@paradisevalleyaz.gov' <gburton@paradisevalleyaz.gov>; 'Costello, Melissa' [REDACTED]
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

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

Sent from my iPhone

Begin forwarded message:

From: Bill Cook [REDACTED]
Date: February 5, 2019 at 12:35:08 PM MST
To: [REDACTED]
Cc: "gburton@paradisevalleyaz.gov" <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

Plaza Companies, AMO®



www.theplazaco.com

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If you suspect this is a malicious e-mail - i.e. Phishing/Spoofing - please contact the IT Dept.



George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Bill Cook [REDACTED]
Sent: Friday, February 8, 2019 8:34 AM
To: 'Marty Applebaum' [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
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) 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 23rd 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

Plaza Companies, AMO®
[REDACTED]



www.theplazaco.com

From: Marty Applebaum [REDACTED]
Sent: Wednesday, February 6, 2019 2:12 PM
To: Bill Cook [REDACTED]
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 [REDACTED]
Sent: Tuesday, February 5, 2019 12:35 PM
To: [REDACTED]
Cc: 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.

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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

Plaza Companies, AMO®



www.theplazaco.com



George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Costello, Dan [REDACTED]
Sent: Friday, February 8, 2019 8:58 AM
To: 'Bill Cook' <[REDACTED]>
Cc: George Burton <gburton@paradisevalleyaz.gov>; 'Costello, Melissa' [REDACTED]
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 14th.

-Dan

#protectourchildren

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

Mr. and Mrs. Costello,

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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 [REDACTED]
Sent: Wednesday, February 6, 2019 11:58 AM
To: Bill Cook [REDACTED]
Cc: 'gburton@paradisevalleyaz.gov' <gburton@paradisevalleyaz.gov>; 'Costello, Melissa' [REDACTED]
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.

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Thanks,

Dan

Dan Costello
[REDACTED]

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

Sent from my iPhone

Begin forwarded message:

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

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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

Plaza Companies, AMO®



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George Burton

Subject: FW: medical plaza
Attachments: medical plaza.docx

From: Cherie Steinmetz [REDACTED]
Sent: Friday, February 8, 2019 9:29 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Cc: Bill Cook [REDACTED]; Mark Steinmetz [REDACTED]
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



Paradise Valley, Az. 85253

George Burton

Subject: FW: Paradise Valley Medical Plaza

From: Bill Cook [REDACTED]
Sent: Friday, February 8, 2019 10:17 AM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
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:

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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

Plaza Companies, AMO®



www.theplazaco.com



George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Bill Cook [REDACTED]
Sent: Friday, February 8, 2019 10:19 AM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza Update

Dear Mr. and Mrs. Chow,

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.

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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

Plaza Companies, AMO®



www.theplazaco.com



George Burton

Subject: FW: Paradise Valley Medical Plaza

From: Bill Cook [REDACTED]
Sent: Friday, February 8, 2019 10:20 AM
To: [REDACTED]; Mark Steinmetz [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza

Dear Mr. and Mrs. Steinmetz,

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.

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kindest regards,

Bill Cook

Senior Vice President
Brokerage Services

Plaza Companies, AMO®



www.theplazaco.com



George Burton

Subject: FW: Paradise Valley Medical Plaza

From: Bill Cook [REDACTED]
Sent: Friday, February 8, 2019 10:27 AM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza

Dear Mr. Bloxham,

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.

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

George Burton

Subject: FW: Paradise Valley Medical Plaza

From: S Hecht [REDACTED]
Sent: Friday, February 8, 2019 12:02 PM
To: Bill Cook [REDACTED]
Cc: [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza

Thank you for your e-mail and for yesterday's meeting with neighbors, George Burton, and Jeremy Knapp.

Several concerns remain and reinforce our opposition to this expansion.

1.) You indicate a traffic study by CivTech Traffic Engineers was commissioned. Please share that study so that we understand the context around which this study was executed?

Your reference that the study concluded only 1 additional car every 30 minutes is questionable. How does the study quantify/come to this conclusion in the absence of information to set parameters and simulate estimates (# of new tenants, type of tenant with medical offices and additional surgery center, marketing reach/draw of the tenant offices, etc)?

2.) Is this study scientific in that it can predict the traffic patterns or the driver's intended speed? And does this study incorporate/take into account the traffic study that has been conducted (or is undergoing) to address increased traffic from Ritz Carlton and changes proposed to Lincoln?

3.) Cars that need to head West (right out of Medical Plaza to Scottsdale Rd /JackRabbit Light) will quickly find Vista. It is a cut through to 68th and then North to Invergordon/Lincoln or South to Camelback. We know this from living in our house since 1993 and experiencing the dramatic increase in traffic. So the conclusion that is drawn, "The Medical Plaza does not share a parking lot with the Church so patients and staff can not directly access Vista Drive," is unsubstantiated (cannot predict human behavior).

We already have a problem with speeding cars. This problem escalates with morning /afternoon commuters looking to cut through to/from 68th for North / South travel. It also escalates on Sunday's as members of the church use Vista to gain entrance to the church parking lot. One extra car every 30 minutes is substantial and plays into the risk already permeating the neighborhood in this capacity. Since I have lived in this PV neighborhood, there have been an average of 18-20 kids, of which half or more are 12 years of age or younger.

4.) There is no confusion regarding hours of operation. There are Saturday business hours and there are weekday delivery hours. With another 10,000 sq foot building, including an additional surgery center, there will be increased patient/family/visitor volume and traffic in the West end of the campus. There is no arguing this fact. Otherwise, the investor group would not have requested an additional 30+ parking spots and a new pick-up/drop-off point.

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Items #4 and #5 lead to direct cannibalization of the outdoor living space that neighbors backing up to the Plaza look to enjoy and will lead to an adverse impact on home sellability for current or future owners. As we conveyed in yesterday's neighborhood meeting, the **2003 Town Council** at least looked to ensure some balance/fairness with the large expansion. This council mandated that the West parking area expansion would need to be reduced by 19 new parking spaces and would be reserved for employee parking only to mitigate noise intrusion to neighbors.

During yesterday's discussion and, perhaps out of frustration, you expressed there is no way to know where future development/expansion might lead. This was in response to the neighbors' concerns related to further expansion south (Southern Baptist Church). I will paraphrase your words "Trump Tower could be built." This comment reinforces exactly what we are fighting against, the loss of community, preservation, prioritization of children's safety and our quality of life in Paradise Valley Township.

We have expressed our concerns and, respectfully, remain against the expansion. We will be attending the meeting on the 14th to voice our opposition.

Best regards,
Sarah Kiburz

On Fri, Feb 8, 2019 at 10:17 AM Bill Cook [REDACTED] wrote:

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.

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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

Plaza Companies, AMO®

[Redacted]

[Redacted]

[Redacted]

[Redacted]

www.theplazaco.com



Please consider the environment before printing this email.

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from discovery or disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you think you have received this communication in error, please notify us immediately by reply e-mail or by telephone, and delete the original.

George Burton

Subject: FW: Medical Plaza Expansion

From: Liz Walter [REDACTED]
Sent: Saturday, February 9, 2019 1:33 PM
To: George Burton <gburton@paradisevalleyaz.gov>
Cc: [REDACTED]
Subject: Medical Plaza Expansion

Dear Mr. Burton,

My name is Elizabeth Walter and I am writing to you in strict opposition of the large potential expansion of the Medical plaza on Jackrabbit and Scottsdale Road. My husband, Adam, and I moved into our home on [REDACTED] 3 years ago. This neighborhood in P.V is sacred and special. We have 3 young children ages 5, 3 and 1. We are terrified what this expansion could do to our quiet neighborhood and more importantly, the traffic down Jackrabbit and Vista. Our daughters are learning to ride their bikes and we practice on Vista daily. They love scooter and wagon rides, and are frequently running around in our front yard playing. Just a few weeks ago they set up a lemonade stand on [REDACTED] outside our home. The increased traffic that we are already witnessing on Vista is terrifying & the surgery center expansion will most certainly make things worse.

Combined the families living on the streets off Vista & Jackrabbit have more than 24 children all 15 and younger (most under 10 years of age.) Our utmost concern is their safety and maintaining the integrity of our neighborhood.

Approving this expansion puts our kids at risk. It's not only the increased traffic it would cause, but more people lurking around our neighborhood scares me.

On behalf of my husband, neighbors, and our kids we hope you stop the developers from coming into our neighborhood!

Thank you.

Best Regards,
Liz Walter

Sent from my iPhone

George Burton

Subject: FW: question- Paradise Valley Medical Plaza

From: Oriana LehmanWood [REDACTED]
Sent: Friday, February 8, 2019 2:00 PM
To: Bill Cook [REDACTED]
Cc: [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>
Subject: question- Paradise Valley Medical Plaza

Mr. Cook,

Thank you for providing the additional information. Can you share who paid for the traffic study? When it was conducted? And what assumptions were made for the study's conclusion?

What assumption was made for the occupants of your proposed tenant and what assumptions were made for its intended use?

Thank you
Oriana Wood

Oriana Lehman Wood, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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.

On Feb 8, 2019, at 10:29 AM, Bill Cook [REDACTED] wrote:

Dear Mr. and Mrs. Wood,

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.

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Kindest regards,

Bill Cook
Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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George Burton

Subject: FW: Jackrabbit Medical Plaza Expansion.

From: Maronek, Annmarie [REDACTED]
Sent: Monday, February 11, 2019 7:53 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Jackrabbit Medical Plaza Expansion.

Dear Mr. Burton,

I am writing to you to express our opposition to the expansion plans proposed by the California owners of the Jackrabbit Medical Plaza. We live at [REDACTED], 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.

Annmarie Maronek | [REDACTED]
[REDACTED]
[REDACTED]

George Burton

Subject: FW: Jackrabbit Medical Plaza Expansion.

From: Maronek, Christopher [REDACTED] >
Sent: Monday, February 11, 2019 9:39 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Jackrabbit Medical Plaza Expansion.

Dear Mr. Burton,

I am writing to you to express our opposition to the expansion plans proposed by the California owners of the Jackrabbit Medical Plaza. We live at [REDACTED], 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.

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

Christopher Maronek | [REDACTED]
[REDACTED]

George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: PVMP Traffic Study.pdf

From: George Burton
Sent: Tuesday, February 12, 2019 4:17 PM
To: Brian Dalke <bdalke@paradisevalleyaz.gov>; Dawn Marie Buckland <dbuckland@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov> <jknapp@paradisevalleyaz.gov>
Subject: FW: Paradise Valley 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.

Due to the late submittal by the applicant, staff is requesting a continuance on this application in order to review and fully evaluate the updated plans and documents.

If the continuance is granted this Thursday, the updated plans and documents will be incorporated into the February 28th meeting 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

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: Bill Cook [REDACTED]
Sent: Monday, February 11, 2019 3:44 PM
To: George Burton <gburton@paradisevalleyaz.gov>; S Hecht [REDACTED]
Cc: Scott Kiburz [REDACTED] Paul Michaud <pmichaud@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza

Mrs. Kiburz,

Attached please find the Traffic Study referenced below for your review.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

www.theplazaco.com

From: George Burton <gburton@paradisevalleyaz.gov>
Sent: Monday, February 11, 2019 3:26 PM
To: S Hecht [REDACTED]
Cc: Scott Kiburz [REDACTED]; Paul Michaud <pmichaud@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Bill Cook [REDACTED]
Subject: RE: Paradise Valley Medical Plaza

Dear Ms. Kiburz,

The traffic study was prepared by CivTech Inc.

A copy of the traffic report is available for review at Town Hall.

Since the traffic study is stamped/sealed by a registered engineer, I cannot forward or make a copy due to copyright law.

However, I contacted the applicant's representative and asked that he send you a copy of the traffic report for review.

Also, a copy of your email will be forwarded to the Town Council for review and will be included in the February 28th Council meeting 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

From: S Hecht [REDACTED]
Sent: Friday, February 8, 2019 12:02 PM
To: Bill Cook [REDACTED]
Cc: [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza

Thank you for your e-mail and for yesterday's meeting with neighbors, Geroge Burton, and Jeremy Knapp.

Several concerns remain and reinforce our opposition to this expansion.

1.) You indicate a traffic study by CivTech Traffic Engineers was commissioned. Please share that study so that we understand the context around which this study was executed?

Your reference that the study concluded only 1 additional car every 30 minutes is questionable. How does the study quantify/come to this conclusion in the absence of information to set parameters and simulate estimates (# of new tenants, type of tenant with medical offices and additional surgery center, marketing reach/draw of the tenant offices, etc)?

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3.) Cars that need to head West (right out of Medical Plaza to Scottsdale Rd /JackRabbit Light) will quickly find Vista. It is a cut through to 68th and then North to Invergordon/Lincoln or South to Camelback. We know this from living in our house since 1993 and experiencing the dramatic increase in traffic. So the conclusion that is drawn, "The Medical Plaza does not share a parking lot with the Church so patients and staff can not directly access Vista Drive," is unsubstantiated (cannot predict human behavior).

We already have a problem with speeding cars. This problem escalates with morning /afternoon commuters looking to cut through to/from 68th for North / South travel. It also escalates on Sunday's as members of the church use Vista to gain entrance to the church parking lot. One extra car every 30 minutes is substantial and plays into the risk already permeating the neighborhood in this capacity. Since I have lived in this PV neighborhood, there have been an average of 18-20 kids, of which half or more are 12 years of age or younger.

4.) There is no confusion regarding hours of operation. There are Saturday business hours and there are weekday delivery hours. With another 10,000 sq foot building, including an additional surgery center, there will be increased patient/family/visitor volume and traffic in the West end of the campus. There is no arguing this fact. Otherwise, the investor group would not have requested an additional 30+ parking spots and a new pick-up/drop-off point.

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Items #4 and #5 lead to direct cannibalization of the outdoor living space that neighbors backing up to the Plaza look to enjoy and will lead to an adverse impact on home sellability for current or future owners. As we conveyed in yesterday's neighborhood meeting, the **2003 Town Council** at least looked to ensure some balance/fairness with the large expansion. This council mandated that the West parking area expansion would need to be reduced by 19 new parking spaces and would be reserved for employee parking only to mitigate noise intrusion to neighbors.

During yesterday's discussion and, perhaps out of frustration, you expressed there is no way to know where future development/expansion might lead. This was in response to the neighbors' concerns related to further expansion south (Southern Baptist Church). I will paraphrase your words "Trump Tower could be built." This comment reinforces exactly what we are fighting against, the loss of community, preservation, prioritization of children's safety and our quality of life in Paradise Valley Township.

We have expressed our concerns and, respectfully, remain against the expansion. We will be attending the meeting on the 14th to voice our opposition.

Best regards,
Sarah Kiburz

On Fri, Feb 8, 2019 at 10:17 AM Bill Cook [REDACTED] wrote:

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

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

www.theplazaco.com



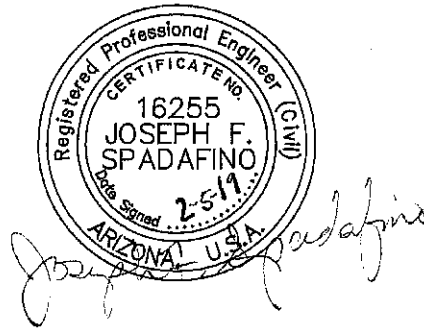
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February 5, 2019

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: Trip Generation Statement 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 trip generation statement 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 AND PURPOSE

The PVMP consists of several buildings with a total of 52,717 square feet (SF) of gross floor area. The interior floor area is documented at 50,686 SF. 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. As a non-residential use, the PVMP operates under a Special Use Permit (SUP) from the Town, which is being reviewed as part of the expansion approval process.

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. It is in these two (2) operating rooms that those procedures requiring anesthesia are performed. Thus, subtracting the floor area for the operating rooms, the interior area of the plaza dedicated to medical offices is 44,242 SF.

Per the site plan provided (see **Attachment 1**), a new 10,000-square foot (gross) medical office building is being proposed; net square footage is 9,692 SF. A review of aerial photography of the existing plaza reveals that drivers exiting to either Scottsdale Road or Jackrabbit Road are required to turn right onto the adjacent streets. While entering drivers can turn right into both site driveways and left into the Jackrabbit Road access, exiting drivers can only turn right, either directly onto Scottsdale Road or onto Jackrabbit Road toward Scottsdale Road. Therefore, if an exiting patient wishes to return to his/her home, a home that is west of the plaza, there are several arterial streets that offer convenient routes west, including Chaparral Road to the south and McDonald Drive to the north, as well as numerous other arterial streets on the area's one-mile grid network.

Neighbors have expressed concern that existing patients will forgo the arterial streets and may drive through their neighborhoods, taking Vista Drive west. Vista Drive is the next signalized intersection to the south of Jackrabbit Road. Thus, their primary concern is that the new medical office building will increase this traffic traveling west on Vista Drive and then north along either 69th Place or 68th Street in order to return to Jackrabbit Road. An alternative to this is to attempt

a U-turn at Vista Drive (at which there is no protected left- or U-turn movement) and another left turn back onto Jackrabbit Road.

The purpose of this statement is, therefore, to document the expected trips to be generated solely by the new building and to assign the trips to the adjacent roadways and to assess whether or not there could be a substantial number of new PVMP trips traveling through the neighborhood to the west of the plaza by using Vista Drive. Again, this statement will only look at *new* trips generated by the *new* building. The other purpose of this statement relates to the number of new trips on the west side of the property.

PROPOSED EXPANSION

As noted, the new building is expected to have a maximum gross floor area or footprint of 10,000 SF with a net floor area of 9,692 SF of medical offices. Trips generated by the new building will be served by two existing site driveways. Access A is a right-in/right-out/left-in driveway along Jackrabbit Road. Access B is a right-in/right-out only driveway along Scottsdale Road

Trip Generation. Typically, the average daily traffic (ADT), weekday AM and PM peak hours hour trips are estimated using trip generation information published in the latest (10th) edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The *Trip Generation Manual* provides average trip generation rates, equations, graphs, and other information for a wide range of different land uses developed from raw data collected in a prescribed manner by numerous contributors. The data allows the transportation professional to estimate the trips generated for a proposed development based on the independent variables that describes the sizes of each land uses in the development. In this case, as will be explained below, due to the nature of the plaza, CivTech elected to develop its own trip generation based on information provided by tenants. Information available in the *Trip Generation Manual* was used to estimate AM and PM peak hour percentages of the daily trips and the directional distribution (i.e., the percentages of inbound and outbound trips) during those peak hours. The trip generation for the site begins with daily trips.

Daily Trips. One of the concerns of neighbors bordering the western boundary of the site is the number of vehicles that could be traversing the drive aisle each day along the western wall. As noted above, the Paradise Valley Medical Plaza is not a typical medical plaza in that approximately forty percent of the office space is leased to professionals who specialize in elective procedures, that is, procedures not covered by most medical insurance. Therefore, the daily trips generated by the medical "by the numbers" appear to be high since it is likely that the offices considered in the ITE manual include predominantly typical medical and dental practices and not a preponderance of specialized ones. Since patients are paying many of the physicians and surgeons at PVMP "out-of-pocket," these professionals are under no obligation to see as many patients per hour or per day as their counterparts in typical medical practices, who are seeing patients for whom insurance reimbursement is sought. So, in order to determine the number of trips daily that could be expected to use the new building, the property manager surveyed several of the more-successful and, hence, busier practices. Three professional practices were surveyed. The professional and results are described as follows:

- *Dentist.* One of the practices is a dental office that leases approximately 3,600 SF of office. The practice sees on average approximately 35 patients per day. Allowing for one trip in and one trip out per patient and ten employee trips each day with the occasional delivery yields an estimated total of 80 trips per day.
- *Plastic Surgeon.* A plastic surgery practice also has an aesthetician on staff with day spa services. Leasing approximately 3,500 SF of space, on average, 25 patients are seen each day, yielding an estimated 60 trips per day, which includes employee trips and deliveries.

- *Surgeon.* Another practice is a surgery practice leasing approximately 3,000 SF of space in which approximately 30 patients are seen per day. This would yield an estimated 70 trips per day, which includes employee trips and deliveries.

Therefore, the three practices, which lease approximately the same total floor area as the proposed new building could generate approximately 200-210 trips per day, with approximately thirty of those trips made by employees. This is substantially fewer trips than could be expected using the information in the ITE manual, which better reflects the trips generated by other, more-typical medical plazas.

In addition, CivTech notes that no new covered parking is to be provided on the west side of the plaza when the new building is constructed and that the existing covered parking is being removed. (To replace the existing covered spaces and add a few new covered spaces for new tenants, two canopies will be constructed over existing parking spaces in the main parking lot.) Therefore, while there could be some employee trips along the western wall, not all employees will park on the west side. Another consideration is that the parking area for the new building has but a single access. Patients arriving from Scottsdale Road may find parking in the main parking area (and taking a short walk between the existing buildings) more convenient than either traveling all the way around to the west side of the building or all the way back to exit. CivTech estimates that about two-thirds of employees and about one-third of patients would choose to park in the main parking area rather than go around to park closer to the entrance. Therefore, CivTech would estimate that, of the approximately 30 employee and 180 patient trips per day that could be generated by the new building, two-thirds of the employee trips and one-third of the patient trips would be to and from the main parking area, not the new parking area by the building entrance. This would leave approximately 10 employee trips (5 in/5 out) and 120 patient trips (60 in/60 out) traveling along the western wall of the property, or 130 trips each day (65 in/65 out).

CivTech also notes that the plaza is in Paradise Valley, its patients may generally be seen as older and responsible. Thus, it is likely that their vehicles are well-maintained and that they would not be loud enough to disturb the neighbors. And, as the numbers of hybrid and all-electric vehicles increase, some of the approaching and departing trips could be virtually silent, with no sound except for the sound of the tires on the pavement.

Peak Hour Trips. To calculate the percentage of trips that could be expected generated during each peak hour, CivTech divided the ITE AM and PM peak hour average trip generation rates by the average daily trip generation rate. These yielded an AM peak hour rate of eight percent (7.98%) of the daily number of trips and a PM peak hour rate of ten percent (9.94%). The data also shows that 78% of the trips generated during the AM peak hour are entering the site or inbound and that only 28% of the PM peak hour trips are inbound. Thus, of the 210 trips expected to be generated each day, approximately 17 could be generated during the AM peak hour with 78% of those (13) inbound with the other 4 trips outbound. During the PM peak hour, 21 trips could be generated with just 6 of those inbound and 15 outbound. The trip generation information developed by CivTech for the PVMP is summarized in **Table 1**.

Table 1 – Trip Generation

Land Use	ITE Code	ITE Land Use Name	Quantity Units*	AM Distribution		PM Distribution			
				In	Out	In	Out		
Medical Offices	720	Medical-Dental Office Building	10,000 KSF	22%	78%	28%	72%		
Land Use	ADT		AM Peak Hour			PM Peak Hour			
	Average Daily Traffic	% of ADT	In	Out	Total	% of ADT	In	Out	Total
Medical Offices	210	8%	13	4	17	10%	6	15	21



Trip Distribution and Assignment. As noted above, PVMP provides a substantial percentage of its floor area for medical specialists and specialties. Therefore, it could be that its professionals attract patients from all over the Paradise Valley-Scottsdale area. Therefore, when attempting to define a market area, CivTech assumed a radius of ten (10) miles, also assuming that the majority of the patients would reside within that radius and that the trips would be to/from their homes. Therefore, CivTech distributed site trips through the site driveways to the roadway network based on the Maricopa Association of Governments' (MAG) estimate of population within the assumed 10-mile radius of the site. The projected distribution of population was used as a base for determining the trip distribution of trips generated by the site. **Table 2** summarizes the trip distribution percentages applied. The detailed calculations can be found as **Attachment 2**.

The percentages shown in **Table 2** were applied to the site trips generated in **Table 1** and these site trips assigned to the internal and external roadway network. Site generated peak hour and daily turning movements and daily directional link volumes are also depicted on **Attachment 3**. CivTech showed separate percentages for those living to the northwest and southwest because simply living west of the site does not mean that a patient in that area would automatically, by default, travel west on Vista Drive since exiting directly to Jackrabbit Road westbound is not possible. The farther away a patient lives from the site, the more likely he/she would use arterial roads to return to home. Therefore, CivTech will assume approximately one-third of the patients living northwest or southwest of the site live close enough to make traveling along Vista Drive through the adjacent neighborhood somewhat convenient. These are also the people one could expect would be more familiar with the streets in that neighborhood.

Table 2 – Trip Distribution

Direction(s) (To/From)	Distribution Percentage
North	22%
South	33%
East	9%
Northwest	13%
Southwest	23%
Total	100%

Thus, with 36 percent of the total population residing west of the site and two thirds of that or more likely using conveniently-located arterial streets such as Chaparral Road and McDonald Drive to travel west, CivTech estimates that only one-third of the 36 percent westbound/outbound trips, that is, twelve percent (approximately one of each eight exiting vehicles) might find traveling along Vista Drive through the neighborhood more convenient. A peak exiting volume of 15 vehicles per hour, the result is just two additional vehicles traveling westbound on Vista Drive during the PM peak hour, most likely between 5 and 6 PM. That averages to just one additional vehicle on Vista Drive every 30 minutes. Such a small increase in the hourly traffic volume, especially when others are returning home on their afternoon commute, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

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. From the above analysis, the following could be concluded:

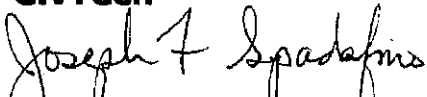
- The trip generation for the new building revealed that the new building could generate 210 trips each day with 17 trips (13 in/4 out) during the AM peak hour of the adjacent street traffic and 21 trips (6 in/15 out) during the PM peak hour of adjacent street traffic.

- The maximum outbound volume of 15 exiting vehicles per hour is expected to be during the PM peak hour of adjacent street traffic, an hour between 4 and 6 PM, when many of the offices are closing and employees as well as patients are leaving.
- With 36 percent of the total population residing west of the site and two thirds of that or more likely using conveniently-located arterial streets such as Chaparral Road and McDonald Drive to travel west, CivTech estimates that only one-third of the 36 percent westbound/outbound trips, that is, twelve percent (approximately one of each eight exiting vehicles) might find traveling along Vista Drive through the neighborhood more convenient. A peak exiting volume of 15 vehicles per hour, the result is just two additional vehicles traveling westbound on Vista Drive during the PM peak hour, most likely between 5 and 6 PM. That averages to just one additional vehicle on Vista Drive every 30 minutes. Such a small increase in the hourly traffic volume, especially when others are returning home on their afternoon commute, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

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

Sincerely,

CivTech

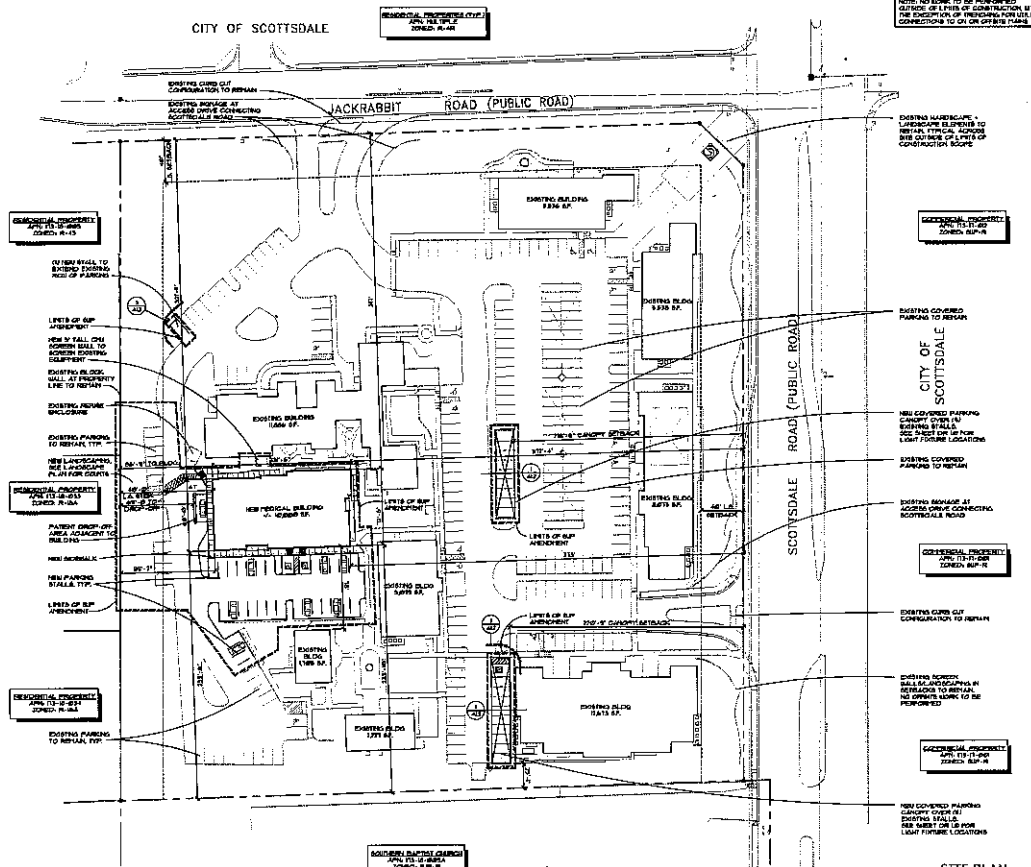


Joseph F. Spadafino P.E., BTOE, PTP
Project Manager/Senior Traffic Engineer

Attachments (3)

CITY OF SCOTTSDALE

RESIDENTIAL, ZONED R-45



NOTE: NO WORK TO BE PERFORMED
UNLESS IN FULL COMPLETION WITH
THE EXCEPTION OF REPAIRS FOR UTILITY
CONNECTIONS TO OR ON PUBLIC ROADS

SITE DATA

PROJECT NAME	PARADISE VALLEY MEDICAL PLAZA
ADDRESS	1400 N. JACKRABBIT ROAD, SCOTTSDALE, AZ 85261
OWNER	PARADISE VALLEY MEDICAL PLAZA
DESIGNER	PARADISE VALLEY ARCHITECTS, P.C.
DATE	10/20/2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DATE	10/20/2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DATE	10/20/2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DATE	10/20/2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DATE	10/20/2018
SCALE	AS SHOWN
PROJECT NO.	18-001
DATE	10/20/2018
SCALE	AS SHOWN



PARKING CALCULATIONS

TYPE	NO. OF SPACES	TOTAL
RESERVED	10	10
UNRESERVED	100	100
TOTAL	110	110

LEGEND

- PROPERTY LINE
- EXISTING / NETWORK LINE
- LEVEL OF ASP. SURFACE
- CAR OVERHEAD PARKING
- REPAIRS TO BE PERFORMED
- NEW / TO BE PERFORMED
- ACCESSIBLE PARKING
- CONSTRUCTION

DATE

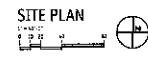
THE APPROVAL DATE IS 10/20/2018

DATE OF APPROVAL IS 10/20/2018

DATE OF APPROVAL IS 10/20/2018

DATE OF APPROVAL IS 10/20/2018

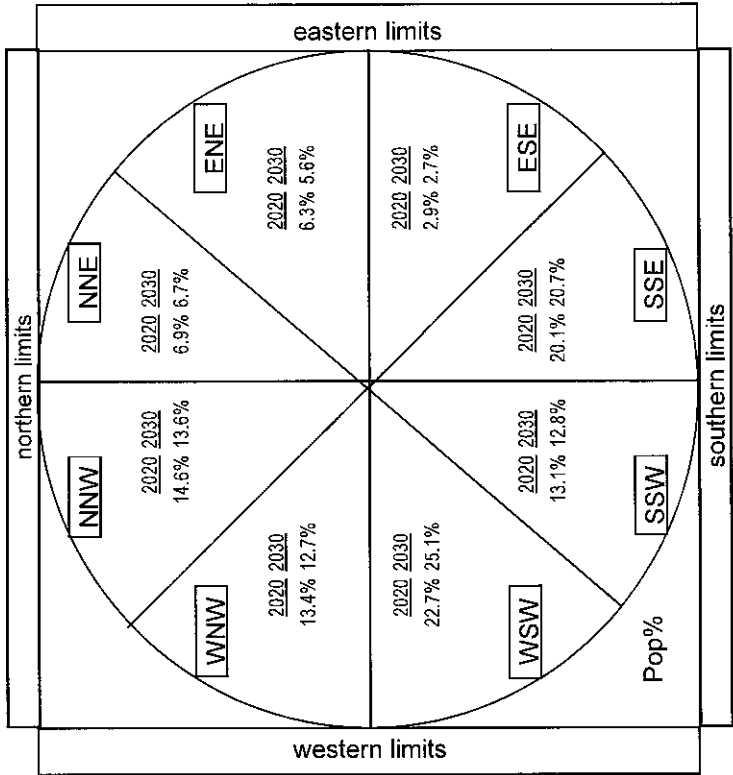
VICINITY MAP



PARADISE VALLEY MEDICAL PLAZA
SWC OF SCOTTSDALE AND JACKRABBIT
PARADISE VALLEY, AZ

Page - P/MC
Attachment 1

Quadrant	2020		2030	
	Population	Percent	Population	Percent
North Northwest	155,235	14.6%	170,415	13.6%
North Northeast	73,492	6.9%	83,821	6.7%
North	228,727	21.5%	254,235	20.3%
East Northeast	67,278	6.3%	70,506	5.6%
East Southeast	31,142	2.9%	33,853	2.7%
East	98,420	9.2%	104,359	8.3%
South Southeast	213,741	20.1%	258,962	20.7%
South Southwest	138,987	13.1%	160,028	12.8%
South	352,728	33.2%	418,980	33.5%
West Southwest	241,451	22.7%	314,831	25.1%
West Northwest	142,652	13.4%	159,559	12.7%
West	384,103	36.1%	474,390	37.8%
Totals	1,063,978	100.0%	1,251,974	99.9%



Radius
Population radius: 10 miles

Select Analysis Year (2020, 2030, 2040, 2050)
2020

Traffic Impact (and Mitigation) Analysis/Study
Paradise Valley Medical Center

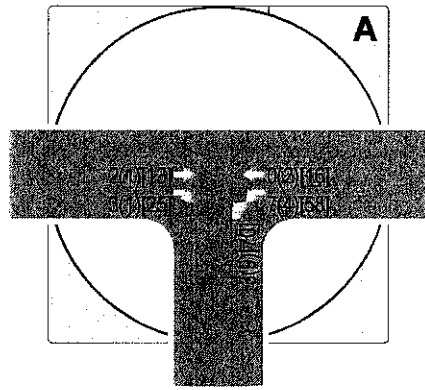
10-mile radius														
		2020		2030		% of	2020		2030				2030	
RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	Adjusted
ENE						ESE								
230	SC	33,607	41,394	10%	3,361	4,139	262	PV	14,198	14,871	10%	1,420	1,487	
249	SC	21,657	22,818	50%	10,829	11,409	263	SC	36,704	37,882	40%	14,682	15,153	
248	SC	37,661	39,019	80%	30,129	31,215	264	SR	6,766	7,102	40%	2,706	2,841	
263	SC	36,704	37,882	55%	20,187	20,835	272	SC	72,339	81,764	10%	7,234	8,176	
262	PV	14,198	14,871	10%	1,420	1,487	290	ME	82,199	102,372	5%	4,110	5,119	
264	SR	6,766	7,102	20%	1,353	1,420	291	ME	49,530	53,843	2%	991	1,077	
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From ENE					67,278	70,506	From ESE					31,142	33,853	
From East												98,420	104,359	

Attachment 2
January 2019
Page 3
Trip Distribution - Population from East
CIVTECH

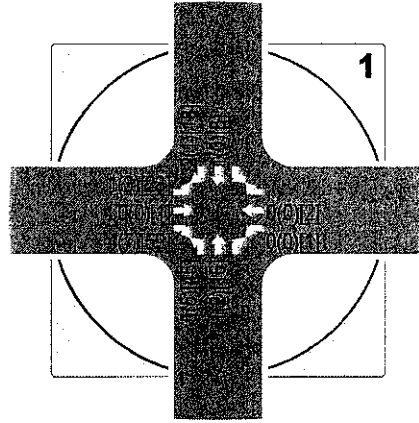
Traffic Impact (and Mitigation) Analysis/Study
Paradise Valley Medical Center

10-mile radius														
		2020		2030		% of	2020		2030				2030	
RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	Adjusted
NNW						NNE								
227	PH	56,483	67,265	50%	28,242	33,633	228	PH	17,962	39,116	25%	4,491	9,779	
228	PH	17,982	39,116	25%	4,491	9,779	246	PH	60,062	62,330	50%	30,031	31,165	
246	PH	60,062	62,330	50%	30,031	31,165	230	SC	33,607	41,394	40%	13,443	16,558	
245	PH	57,570	59,845	80%	46,056	47,876	247	SC	13,321	13,647	100%	13,321	13,647	
226	PH	70,761	73,430	40%	28,304	29,372	262	PV	14,198	14,871	20%	2,840	2,974	
242	PH	30,543	31,232	50%	15,272	15,616	263	SC	36,704	37,882	5%	1,835	1,894	
262	PV	14,198	14,871	20%	2,840	2,974	248	SC	37,661	39,019	20%	7,532	7,804	
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From NNW					155,235	170,415	From NNE					73,492	83,821	
From North												228,727	254,236	

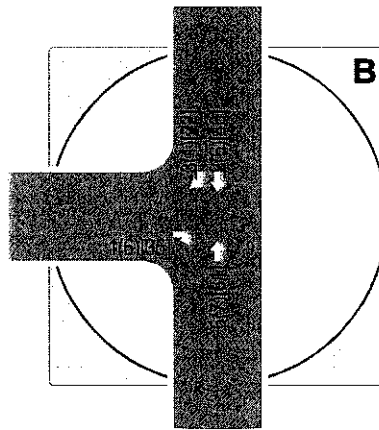
Attachment 2
January 2019
Page 2
Trip Distribution - Population from North
CIVTECH



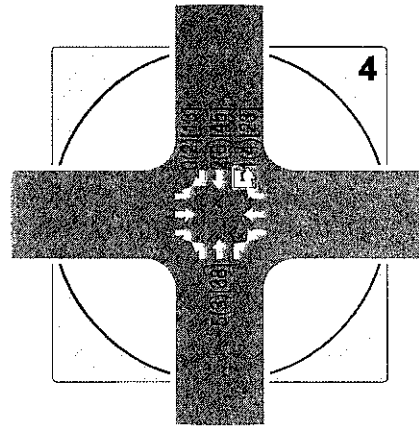
Access A & Jackrabbit Road



Scottsdale Road & Jackrabbit Road



Scottsdale Road & Access B



Scottsdale Road & Vista Drive



Attachment 3: Site Trip Assignment

George Burton

From: George Burton
Sent: Tuesday, February 12, 2019 4:18 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.

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

If the application is continued this Thursday, a copy of all the public comment received on this application will be included in the February 28th 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

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: Maronek, Annmarie
Sent: Monday, February 11, 2019 7:53 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Jackrabbit Medical Plaza Expansion.

Dear Mr. Burton,

I am 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 _____ 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.

George Burton

From: George Burton
Sent: Tuesday, February 12, 2019 4:18 PM
To: Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)
Subject: FW: Jackrabbit Medical Plaza Expansion.

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Best Regards,
George Burton
Town of Paradise Valley
Planner
480-348-3525
480-951-3715 Fax
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: Maronek, Christopher
Sent: Monday, February 11, 2019 9:39 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Jackrabbit Medical Plaza Expansion.

Dear Mr. Burton,

I am 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 _____ 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.

George Burton

Subject: FW: Medical Plaza Expansion

From: George Burton

Sent: Tuesday, February 12, 2019 4:19 PM

To: Brian Dalke <bdalke@paradisevalleyaz.gov>; Dawn Marie Buckland <dbuckland@paradisevalleyaz.gov>; Jeremy Knapp (jknapp@paradisevalleyaz.gov) <jknapp@paradisevalleyaz.gov>

Subject: FW: 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.

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

If the application is continued this Thursday, a copy of all the public comment received on this application will be included in the February 28th 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

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: Liz Walter
Sent: Saturday, February 9, 2019 1:33 PM
To: George Burton <gburton@paradisevalleyaz.gov>
Cc:
Subject: Medical Plaza Expansion

Dear Mr. Burton,

My name is Elizabeth Walter and I am writing to you in strict opposition of the large potential expansion of the Medical plaza on Jackrabbit and Scottsdale Road. My husband, Adam, and I moved into our home on Vista 3 years ago. This neighborhood in P.V is sacred and special. We have 3 young children ages 5, 3 and 1. We are terrified what this expansion could do to our quiet neighborhood and more importantly, the traffic down Jackrabbit and Vista. Our daughters are learning to ride their bikes and we practice on Vista daily. They love scooter and wagon rides, and are frequently running around in our front yard playing. Just a few weeks ago they set up a lemonade stand on Quail Run & Vista outside our home. The increased traffic that we are already witnessing on Vista is terrifying & the surgery center expansion will most certainly make things worse.

Combined the families living on the streets off Vista & Jackrabbit have more than 24 children all 15 and younger (most under 10 years of age.) Our utmost concern is their safety and maintaining the integrity of our neighborhood.

Approving this expansion puts our kids at risk. It's not only the increased traffic it would cause, but more people lurking around our neighborhood scares me.

On behalf of my husband, neighbors, and our kids we hope you stop the developers from coming into our neighborhood!

Thank you.

Best Regards,
Liz Walter

George Burton

From: George Burton
Sent: Tuesday, February 12, 2019 4:17 PM
To: Brian Dalke; Dawn Marie Buckland; Jeremy Knapp (jknapp@paradisevalleyaz.gov)
Subject: FW: Paradise Valley Medical Plaza
Attachments: PVMP Traffic Study.pdf

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.

Due to the late submittal by the applicant, staff is requesting a continuance on this application in order to review and fully evaluate the updated plans and documents.

If the continuance is granted this Thursday, the updated plans and documents will be incorporated into the February 28th meeting 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

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: Bill Cook
Sent: Monday, February 11, 2019 3:44 PM
To: George Burton <gburton@paradisevalleyaz.gov>; S Hecht
Cc: Scott Kiburz <skiburz@paradisevalleyaz.gov>; Paul Michaud <pmichaud@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza

Mrs. Kiburz,

Attached please find the Traffic Study referenced below for your review.

Kindest regards,

Bill Cook

From: George Burton <gburton@paradisevalleyaz.gov>
Sent: Monday, February 11, 2019 3:26 PM
To: S Hecht
Cc: Scott Kiburz ; Paul Michaud <pmichaud@paradisevalleyaz.gov>; Jeremy Knapp <jkknapp@paradisevalleyaz.gov>; Bill Cook
Subject: RE: Paradise Valley Medical Plaza

Dear Ms. Kiburz,

The traffic study was prepared by CivTech Inc.

A copy of the traffic report is available for review at Town Hall.

Since the traffic study is stamped/sealed by a registered engineer, I cannot forward or make a copy due to copyright law.

However, I contacted the applicant's representative and asked that he send you a copy of the traffic report for review.

Also, a copy of your email will be forwarded to the Town Council for review and will be included in the February 28th Council meeting 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

From: S Hecht
Sent: Friday, February 8, 2019 12:02 PM
To: Bill Cook
Cc: George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jkknapp@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza

Thank you for your e-mail and for yesterday's meeting with neighbors, George Burton, and Jeremy Knapp.

Several concerns remain and reinforce our opposition to this expansion.

1.) You indicate a traffic study by CivTech Traffic Engineers was commissioned. Please share that study so that we understand the context around which this study was executed?

Your reference that the study concluded only 1 additional car every 30 minutes is questionable. How does the study quantify/come to this conclusion in the absence of information to set parameters and simulate estimates (# of new tenants, type of tenant with medical offices and additional surgery center, marketing reach/draw of the tenant offices, etc)?

2.) Is this study scientific in that it can predict the traffic patterns or the driver's intended speed? And does this study incorporate/take into account the traffic study that has been conducted (or is undergoing) to address increased traffic from Ritz Carlton and changes proposed to Lincoln?

3.) Cars that need to head West (right out of Medical Plaza to Scottsdale Rd /JackRabbit Light) will quickly find Vista. It is a cut through to 68th and then North to Invergordon/Lincoln or South to Camelback. We know this from living in our house since 1993 and experiencing the dramatic increase in traffic. So the conclusion that is drawn, "The Medical Plaza does not share a parking lot with the Church so patients and staff can not directly access Vista Drive," is unsubstantiated (cannot predict human behavior).

We already have a problem with speeding cars. This problem escalates with morning /afternoon commuters looking to cut through to/from 68th for North / South travel. It also escalates on Sunday's as members of the church use Vista to gain entrance to the church parking lot. One extra car every 30 minutes is substantial and plays into the risk already permeating the neighborhood in this capacity. Since I have lived in this PV neighborhood, there have been an average of 18-20 kids, of which half or more are 12 years of age or younger.

4.) There is no confusion regarding hours of operation. There are Saturday business hours and there are weekday delivery hours. With another 10,000 sq foot building, including an additional surgery center, there will be increased patient/family/visitor volume and traffic in the West end of the campus. There is no arguing this fact. Otherwise, the investor group would not have requested an additional 30+ parking spots and a new pick-up/drop-off point.

5.) Separate from increased visitor traffic during the weekdays and Saturday, the truck delivery volume will increase during the stipulated hours to service the new medical practices and surgery room (medical supplies, biohazardous waste pick-up, oxygen, waste supplies, etc.). Incidentally, unsightly waste and biohazard material are at the back door of the surgery center all weekend. This is because the truck that picks this hazardous waste up on Monday does not pick up on Friday.

Items #4 and #5 lead to direct cannibalization of the outdoor living space that neighbors backing up to the Plaza look to enjoy and will lead to an adverse impact on home sellability for current or future owners. As we conveyed in yesterday's neighborhood meeting, the **2003 Town Council** at least looked to ensure some balance/fairness with the large expansion. This council mandated that the West parking area expansion would need to be reduced by 19 new parking spaces and would be reserved for employee parking only to mitigate noise intrusion to neighbors.

During yesterday's discussion and, perhaps out of frustration, you expressed there is no way to know where future development/expansion might lead. This was in response to the neighbors' concerns related to further expansion south (Southern Baptist Church). I will paraphrase your words "Trump Tower could be built." This comment reinforces exactly what we are fighting against, the loss of community, preservation, prioritization of children's safety and our quality of life in Paradise Valley Township.

We have expressed our concerns and, respectfully, remain against the expansion. We will be attending the meeting on the 14th to voice our opposition.

Best regards,
Sarah Kiburz

On Fri, Feb 8, 2019 at 10:17 AM Bill Cook

wrote:

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

1200



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This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from discovery or disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you think you have received this communication in error, please notify us immediately by reply e-mail or by telephone, and delete the original.

George Burton

Subject: FW: Town of Paradise Valley - Jackrabbit Medical Plaza
Attachments: Town of Paradise Valley Zoning & Planning Feb 9 2019 - Google Docs.pdf

From: George Burton
Sent: Wednesday, February 13, 2019 3:28 PM
To: Brian Dalke <bdalke@paradisevalleyaz.gov>; Dawn Marie Buckland <dbuckland@paradisevalleyaz.gov>; Jeremy Knapp (jknapp@paradisevalleyaz.gov) <jknapp@paradisevalleyaz.gov>
Subject: FW: Town of Paradise Valley - Jackrabbit Medical Plaza

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.

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

If the application is continued this Thursday, a copy of all the public comment received on this application will be included in the February 28th 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

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From: Scott Kiburz [REDACTED]
Sent: Wednesday, February 13, 2019 2:24 PM
To: George Burton <gburton@paradisevalleyaz.gov>; Sarah Kiburz [REDACTED]
Cc: Scott Kiburz [REDACTED]
Subject: Town of Paradise Valley - Jackrabbit Medical Plaza

George,

Please share with the Town Counsel.

Thank you.

Scott

Scott Kiburz

Paradise Valley, AZ 85253

Jerry Bien-Willner
Mayor
Town of Paradise Valley
6401 E Lincoln Dr
Paradise Valley, AZ 85253

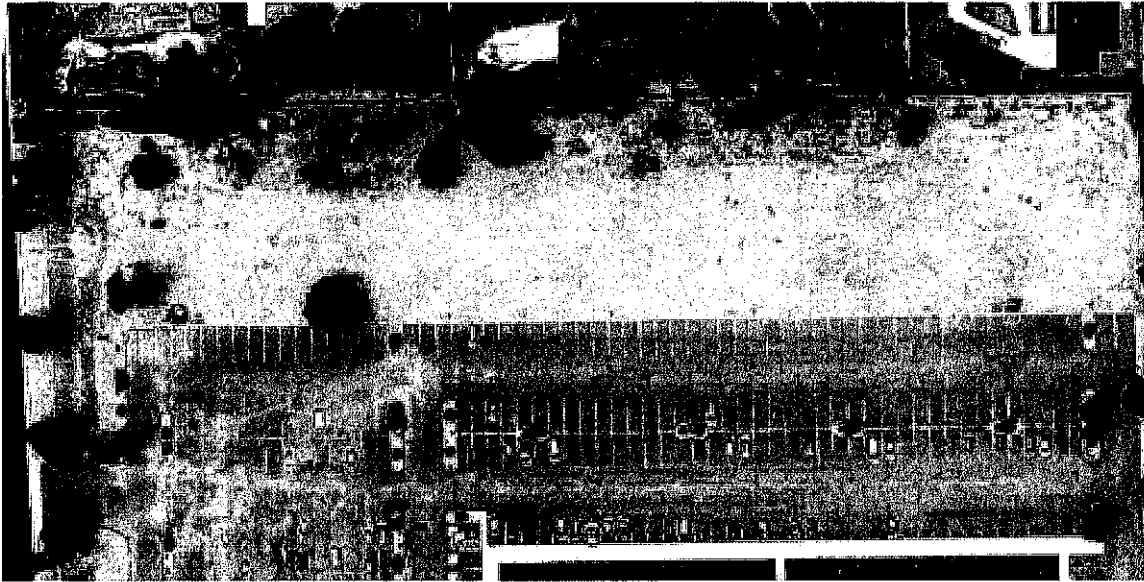
February 9, 2019

Dear Mayor Bien-Willner,

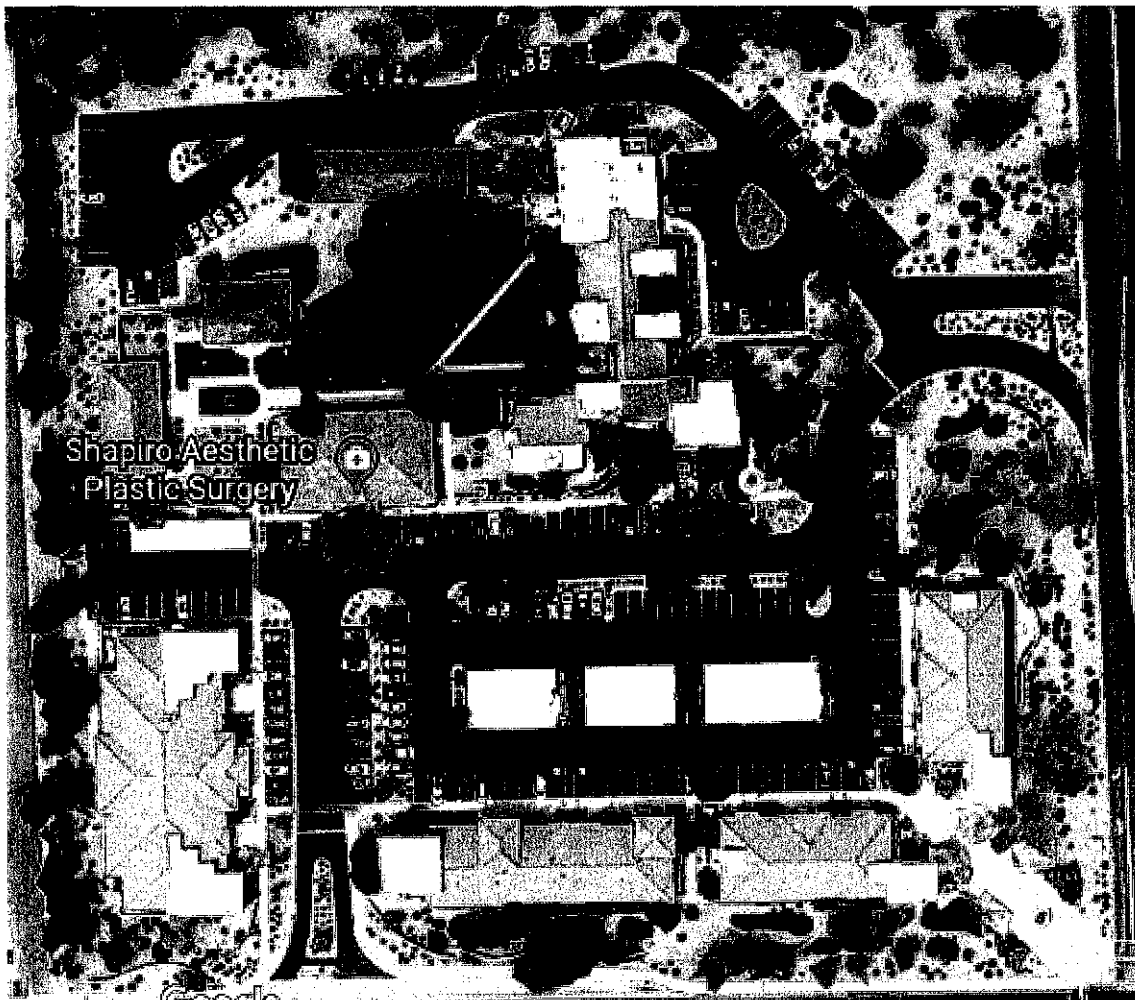
I am writing to share my strong opposition to the Jackrabbit Medical Plaza articles of Planning and Zoning Amendment.



Picture 1:
Reveals
Scottsdale
Road to the
East,
Jackrabbit
to the North,
Vista to the
South
Includes the
Medical Plaza
to the North,
Baptist Church
to the South.

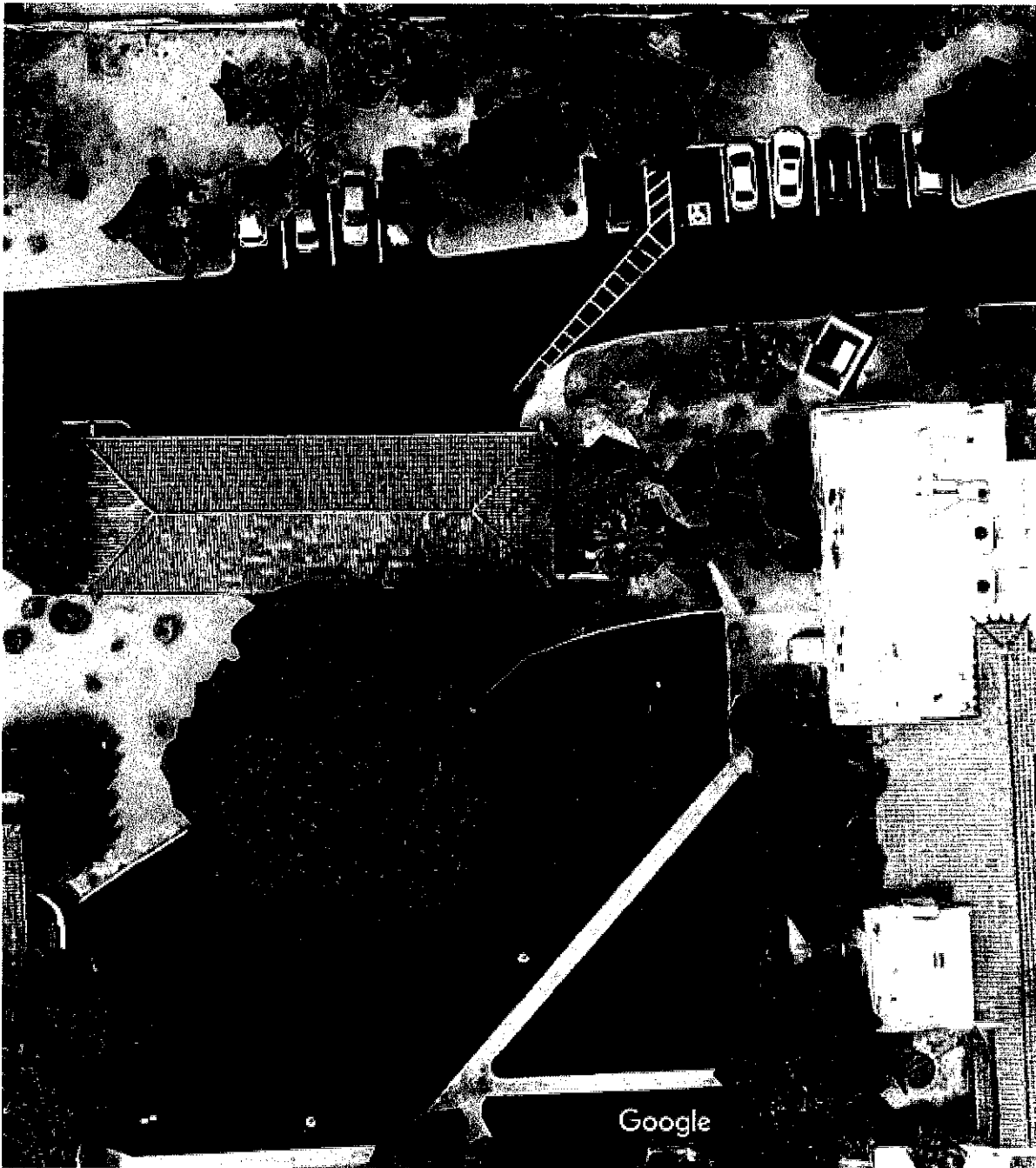


Picture 2: Homes that border the Church parking lot to the South of the Medical Plaza enjoy a 125 plus foot buffer from wall to parking lot. Main hours for use of the Church Parking lot are Sunday Mornings.



Picture 3 focuses on the Medical Plaza. The grass area left of center in addition to the covered parking just in front is the area of focus area for new construction. Approximately 1/2 acre for a 10,000 SF structure, drop off/pickup drive area plus 30+ additional public parking locations.

Currently, employee parking is focused to the South and West of the Campus. Least impact to neighborhood residents of Paradise Valley.




Picture 4
Further illustrates the targeted new construction area.

Grass area plus tile roof 'Doctors' Covered Parking structure will come down and be replaced with 10,000 SF structure and 30+ new 'Patient Parking' locations.

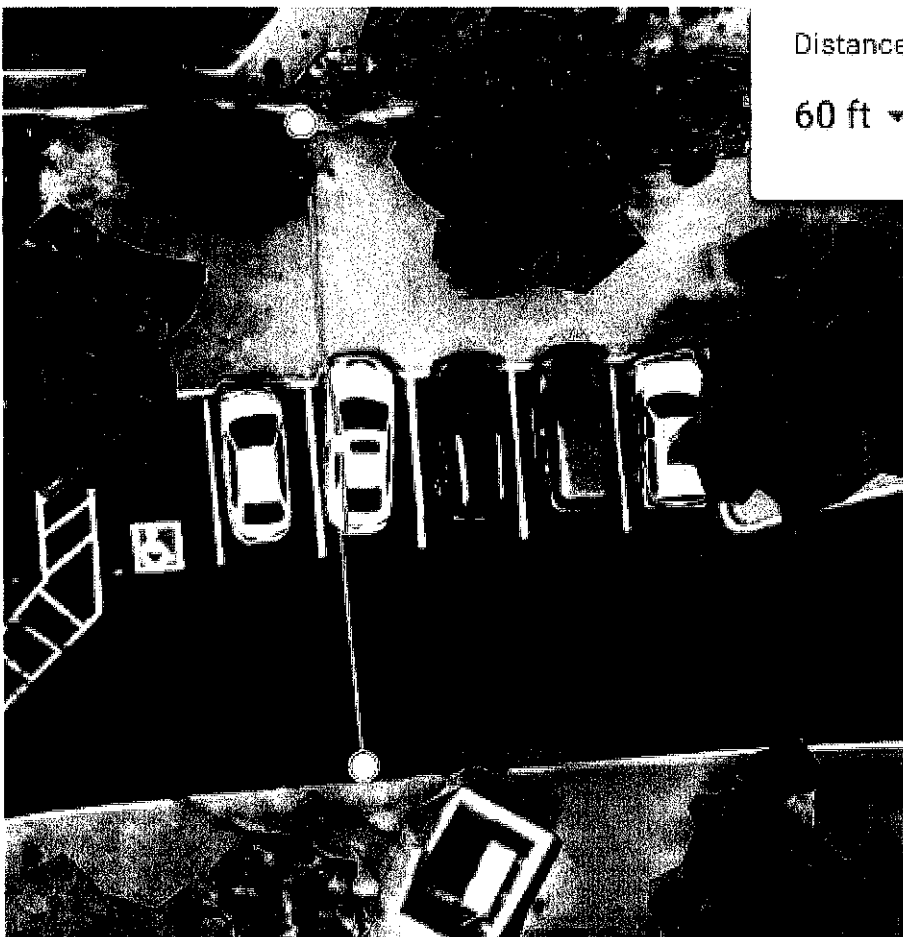
All surgical patient 'pick up and drop off' events will be moved here. This plus 'in and out' patient traffic will lead to over 100 vehicles a day, coming and going, along this pathway.



Distance  **Picture 5** illustrates "Employee Parking" for the Medical Plaza. Nurses and staff move in and out twice
22 ft ▼

per day, with early arrival and departure at end of the working day.

Measuring with Google Earth, cars are just 22 Ft from the backyard wall of 5311 N Quail Run Place, which is significantly closer than the town's recommended 60 ft.



Picture 6 illustrates 60 Ft from Wall to Garbage Pickup location. This is less than half the distance of the 125 ft plus buffer zone between the Church and those homes that are 2 doors from 5311 N Quail Run Place.

The area in this picture is where employee parking occurs but also where garbage pick-up, Biohazard material pick-up, and several trucks arrive daily to deliver medical gases, pharmaceutical drugs and surgical items, linens and all medical supplies. This is also the similar location of the surgery room generator which runs weekly for a minimum of 30 minutes and at a heightened noise level.

Adding a 10,000 SF operating room structure, 30+ new patient parking

spots and a new patient drop off and pick up area to the most West Boundary line of the Medical Campus will place a significant and negative demand the property. The magnitude of increased patient, public and commercial traffic, will create more noise and congestion, lead to an increased risk in vandalism and reduce home values just to increase revenue generation for the California trust fund owners of this medical plaza.

This campus was granted a significant Amendment to the zoning rules in 2003. The Town's zoning and planning team had the foresight to create vision and execute on a plan that allowed fair growth for the medical plaza while blending with the neighboring community (lighting, building height, square footage on the property, number of allowed parking spots, importantly, dedicated use of the parking areas via public/patient parking toward center and eastern portion of campus, employee parking in western portion of campus).

Please consider the negative ramifications to our neighborhood. The request for expansion is not a win-win for all parties. Too many considerations are unclear and speculative. Unclear is simply unkind.

Please vote No the this Amendment.

Respectfully,

Scott Kiburz

Sarah Kiburz

George Burton

Subject: FW: Paradise Valley Medical Plaza

From: George Burton
Sent: Thursday, February 14, 2019 10:36 AM
To: 'S Hecht' [REDACTED]
Subject: RE: Paradise Valley Medical Plaza

Hi Mrs. Kiburz,

Yes, a copy of the email was forwarded to the Town Council.

The Council packet was completed Friday (2/8) morning and any comments that were received after Friday morning were forwarded to the Town Council for review.

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

From: S Hecht [REDACTED]
Sent: Thursday, February 14, 2019 8:00 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Fwd: Paradise Valley Medical Plaza

Hi George,

I want to make sure this e-mail was included with the many e-mails submitted to the Council. I did not see this e-mail in the agenda but may have overlooked. Please advise.

Sarah Kiburz

----- Forwarded message -----

From: S Hecht [REDACTED]
Date: Fri, Feb 8, 2019 at 12:01 PM
Subject: Re: Paradise Valley Medical Plaza
To: Bill Cook <Bill.Cook@theplazaco.com>
Cc: [REDACTED], gburton@paradisevalleyaz.gov <gburton@paradisevalleyaz.gov>, Jeremy Knapp <jknapp@paradisevalleyaz.gov>

Thank you for your e-mail and for yesterday's meeting with neighbors, George Burton, and Jeremy Knapp.

Several concerns remain and reinforce our opposition to this expansion.

1.) You indicate a traffic study by CivTech Traffic Engineers was commissioned. Please share that study so that we understand the context around which this study was executed?

Your reference that the study concluded only 1 additional car every 30 minutes is questionable. How does the study quantify/come to this conclusion in the absence of information to set parameters and simulate estimates (# of new tenants, type of tenant with medical offices and additional surgery center, marketing reach/draw of the tenant offices, etc)?

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3.) Cars that need to head West (right out of Medical Plaza to Scottsdale Rd /JackRabbit Light) will quickly find Vista. It is a cut through to 68th and then North to Invergordon/Lincoln or South to Camelback. We know this from living in our house since 1993 and experiencing the dramatic increase in traffic. So the conclusion that is drawn, "The Medical Plaza does not share a parking lot with the Church so patients and staff can not directly access Vista Drive," is unsubstantiated (cannot predict human behavior).

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4.) There is no confusion regarding hours of operation. There are Saturday business hours and there are weekday delivery hours. With another 10,000 sq foot building, including an additional surgery center, there will be increased patient/family/visitor volume and traffic in the West end of the campus. There is no arguing this fact. Otherwise, the investor group would not have requested an additional 30+ parking spots and a new pick-up/drop-off point.

5.) Separate from increased visitor traffic during the weekdays and Saturday, the truck delivery volume will increase during the stipulated hours to service the new medical practices and surgery room (medical supplies, biohazardous waste pick-up, oxygen, waste supplies, etc.). Incidentally, unsightly waste and biohazard material are at the back door of the surgery center all weekend. This is because the truck that picks this hazardous waste up on Monday does not pick up on Friday.

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During yesterday's discussion and, perhaps out of frustration, you expressed there is no way to know where future development/expansion might lead. This was in response to the neighbors' concerns related to further expansion south (Southern Baptist Church). I will paraphrase your words "Trump Tower could be built." This comment reinforces exactly what we are fighting against, the loss of community, preservation, prioritization of children's safety and our quality of life in Paradise Valley Township.

We have expressed our concerns and, respectfully, remain against the expansion. We will be attending the meeting on the 14th to voice our opposition.

Best regards,
Sarah Kiburz

On Fri, Feb 8, 2019 at 10:17 AM Bill Cook [REDACTED] wrote:

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.

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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

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

www.theplazaco.com



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George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: LTR - DAJ to Council 20190214 (00109027xDB7C0).PDF

From: George Burton
Sent: Thursday, February 14, 2019 11:04 AM
To: Brian Dalke <bdalke@paradisevalleyaz.gov>; Dawn Marie Buckland <dbuckland@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov> <jknapp@paradisevalleyaz.gov>
Subject: FW: Paradise Valley Medical Plaza

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

Please reference the attached letter from the PV Medical Plaza's representative.

The applicant is requesting that this case be continued to the March 14th Council meeting.

I will identify the requested continuance date during tonight's presentation.

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

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: Doug Jorden [REDACTED]
Sent: Thursday, February 14, 2019 10:43 AM
To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>
Cc: Brian Dalke <bdalke@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Bill Cook [REDACTED]
Subject: Paradise Valley Medical Plaza

Letter is attached.

Regards,

Doug Jorden
[REDACTED]

www.JHJLawyers.com

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LAW OFFICES
JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

DOUGLAS A. JORDEN

DIRECT LINE: 480-505-3909
E-MAIL: djorden@JHJLawyers.com
www.JHJLawyers.com

February 14, 2019

VIA E-MAIL (jbienwillner@paradisevalleyaz.gov)

Mayor and Town Council
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

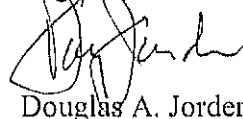
Re: Paradise Valley Medical Plaza

Dear Mayor and Council:

Tonight you will take public comment on the proposed addition to the Paradise Valley Medical Plaza and then continue this matter to a future date. Staff has suggested a continuance to February 28. We ask that this date be pushed back an additional two weeks-to March 14. The reason for this request is to give us additional time to address issues that have been raised. To meet the February 28 date, I believe we would need to submit new materials to staff by Friday, February 15. I don't think we can meet this date and do not want to rush the process.

Thank you for your consideration.

Regards,



Douglas A. Jordan

DAJ/smc

cc (via e-mail): Brian Dalke
Jeremy Knapp
George Burton
Bill Cook

George Burton

Subject: FW: Paradise Valley Medical Plaza

From: George Burton

Sent: Tuesday, March 5, 2019 1:19 PM

To: 'S Hecht' [REDACTED]

Cc: Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Scott Kiburz [REDACTED]

Subject: RE: Paradise Valley Medical Plaza

Hi Ms. Kiburz,

The applicant is requesting that the hearing be continued to the May 9, 2019 Council meeting in order to address issues raised about the application.

The Council will take action on the request for continuance at next Thursday's (3/14) meeting.

I will also email you a copy of the March 14th meeting agenda as soon as it is available (which should be ready this Thursday or Friday).

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

From: S Hecht [REDACTED]

Sent: Monday, March 4, 2019 8:08 PM

To: George Burton <gburton@paradisevalleyaz.gov>

Cc: Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Scott Kiburz [REDACTED]

Subject: Re: Paradise Valley Medical Plaza

Hi George,

It has been over 2 weeks since the meeting of the 14th of February. Several neighbors have approached us and asked if we've received any communication from the Plaza Companies or anyone associated with the requested expansion of the Medical Plaza. At this time, we have received no further communication / notification since February 14th. We are not aware of any effort to address and resolve the many concerns that were raised during the council meeting on the 14th.

This neighborhood (within and beyond the 1500 foot radius) is truly anxious and concerned that, despite our voices on the 14th, we will go into the meeting of the 14th of March completely uniformed of actions that may be taken.

Can you please provide a status update or advise us as to what the appropriate procedure might be to ensure the process is transparent and discourse engages all those involved. If we need to send communication direct to the council, please let us know and we will do so.

Best regards,
Sarah Kiburz

On Thu, Feb 14, 2019 at 10:36 AM George Burton <gburton@paradisevalleyaz.gov> wrote:

Hi Mrs. Kiburz,

Yes, a copy of the email was forwarded to the Town Council.

The Council packet was completed Friday (2/8) morning and any comments that were received after Friday morning were forwarded to the Town Council for review.

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

From: S Hecht [REDACTED]
Sent: Thursday, February 14, 2019 8:00 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Fwd: Paradise Valley Medical Plaza

Hi George,

I want to make sure this e-mail was included with the many e-mails submitted to the Council. I did not see this e-mail in the agenda but may have overlooked. Please advise.

Sarah Kiburz

----- Forwarded message -----

From: **S Hecht** [REDACTED]
Date: Fri, Feb 8, 2019 at 12:01 PM
Subject: Re: Paradise Valley Medical Plaza
To: Bill Cook [REDACTED]
Cc: [REDACTED], gburton@paradisevalleyaz.gov
<gburton@paradisevalleyaz.gov>, Jeremy Knapp <jknapp@paradisevalleyaz.gov>

Thank you for your e-mail and for yesterday's meeting with neighbors, Geroge Burton, and Jeremy Knapp.

Several concerns remain and reinforce our opposition to this expansion.

1.) You indicate a traffic study by CivTech Traffic Engineers was commissioned. Please share that study so that we understand the context around which this study was executed?

Your reference that the study concluded only 1 additional car every 30 minutes is questionable. How does the study quantify/come to this conclusion in the absence of information to set parameters and simulate estimates (# of new tenants, type of tenant with medical offices and additional surgery center, marketing reach/draw of the tenant offices, etc)?

2.) Is this study scientific in that it can predict the traffic patterns or the driver's intended speed? And does this study incorporate/take into account the traffic study that has been conducted (or is undergoing) to address increased traffic from Ritz Carlton and changes proposed to Lincoln?

3.) Cars that need to head West (right out of Medical Plaza to Scottsdale Rd /JackRabbit Light) will quickly find Vista. It is a cut through to 68th and then North to Invergordon/Lincoln or South to Camelback. We know this from living in our house since 1993 and experiencing the dramatic increase in traffic. So the conclusion that is drawn, "The Medical Plaza does not share a parking lot with the Church so patients and staff can not directly access Vista Drive," is unsubstantiated (cannot predict human behavior).

We already have a problem with speeding cars. This problem escalates with morning /afternoon commuters looking to cut through to/from 68th for North / South travel. It also escalates on Sunday's as members of the church use Vista to gain entrance to the church parking lot. One extra car every 30 minutes is substantial and plays into the risk already permeating the neighborhood in this capacity. Since I have lived in this PV neighborhood, there have been an average of 18-20 kids, of which half or more are 12 years of age or younger.

4.) There is no confusion regarding hours of operation. There are Saturday business hours and there are weekday delivery hours. With another 10,000 sq foot building, including an additional surgery center, there will be increased patient/family/visitor volume and traffic in the West end of the campus. There is no arguing this fact. Otherwise, the investor group would not have requested an additional 30+ parking spots and a new pick-up/drop-off point.

5.) Separate from increased visitor traffic during the weekdays and Saturday, the truck delivery volume will increase during the stipulated hours to service the new medical practices and surgery room (medical supplies, biohazardous waste pick-up, oxygen, waste supplies, etc.). Incidentally, unsightly waste and biohazard material are at the back door of the surgery center all weekend. This is because the truck that picks this hazardous waste up on Monday does not pick up on Friday.

Items #4 and #5 lead to direct cannibalization of the outdoor living space that neighbors backing up to the Plaza look to enjoy and will lead to an adverse impact on home sellability for current or future owners. As we conveyed in yesterday's neighborhood meeting, the **2003 Town Council** at least looked to ensure some balance/fairness with the large expansion. This council mandated that the West parking area expansion would need to be reduced by 19 new parking spaces and would be reserved for employee parking only to mitigate noise intrusion to neighbors.

During yesterday's discussion and, perhaps out of frustration, you expressed there is no way to know where future development/expansion might lead. This was in response to the neighbors' concerns related to further expansion south (Southern Baptist Church). I will paraphrase your words "Trump Tower could be built." This comment reinforces exactly what we are fighting against, the loss of community, preservation, prioritization of children's safety and our quality of life in Paradise Valley Township.

We have expressed our concerns and, respectfully, remain against the expansion. We will be attending the meeting on the 14th to voice our opposition.

Best regards,

Sarah Kiburz

On Fri, Feb 8, 2019 at 10:17 AM Bill Cook [REDACTED] wrote:

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

Plaza Companies, AMO®

[Redacted]

[Redacted]

[Redacted]

[Redacted]

www.theplazaco.com



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George Burton

Subject: FW: Paradise Valley Medical Plaza Wall Proposal

From: S Hecht [REDACTED]
Sent: Thursday, March 7, 2019 4:53 PM
To: Bill Cook [REDACTED]
Cc: Scott Kiburz [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza Wall Proposal

Hi Bill,
Thank you for your e-mail and attachment.

At this time, and as we conveyed during the neighborhood gathering at our house just prior to the February 14th meeting, an 8-foot wall is not a priority and the least of our concerns. There are other substantial matters of importance that remain a top priority. Furthermore, any resolution on a wall, in the absence of understanding the bigger picture (and broader reaching resolution), would be premature and lacking good sense.

The Medical Plaza's counsel, Mr. Jordan, made a clear point during the meeting of the 14th. The many and serious concerns voiced by neighbors and us would be taken into great consideration. These remain the priority.

Kind regards,
Sarah Kiburz

On Wed, Mar 6, 2019 at 1:18 PM Bill Cook [REDACTED] wrote:

Dear Mr. and Mrs. Kiburz,

Thank you for your feedback regarding the proposed wall on the property between your home and the Paradise Valley Medical Plaza. After looking at some of your concerns such as landscaping debris, etc. we would like to present the following two options for you to consider. We want you to have the solution that best addresses your concerns, so we would like you to choose which one you would prefer.

Option 1: The medical plaza would remove your existing back wall. We would replace that wall with an 8' foot shared wall on the property line. The attached Town of Paradise Valley Form regarding wall on common property lines would need to be executed by both parties.

Option 2: Leave existing wall on your property and we will build a new 8' wall on the medical plaza's property approx. 7' from your existing wall. This 7' space will allow access between the 2 walls for clean-up, wall maintenance, etc., which will be entirely the medical plaza's responsibility. There will be a locked gate at end of wall (on Plaza property) to prevent unauthorized access.

I look forward to your continued comments.

Kindest regards,

Bill Cook

Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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George Burton

Subject: FW: Paradise Valley Medical Plaza Wall Proposal
Attachments: APP - Fence-Wall on Common Property Line Form (00108745xDB7C0).PDF

From: S Hecht [REDACTED]
Sent: Thursday, March 7, 2019 5:00 PM
To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>
Cc: Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>; Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>; Council Member Mark Stanton <mstanton@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Scott Kiburz [REDACTED]
Subject: Fwd: Paradise Valley Medical Plaza Wall Proposal

Dear Mayor Bien-Willner,

Since the council meeting of February 14th and up until March 6th, we had received no correspondence from the PV Medical Plaza property management company (as a representative to the owners). Several neighbors had also approached us to ask if there has been any follow-up since that time (Mariano, Costello, Wood, Chow, Applebaum, and Speir to name a few).

I sent an e-mail on March 4th to the PV planning team, Daran Wastchak, Jeremy Knapp and George Burton asking for that update. George Burton responded the following day (March 5th) and advised us that the applicant intends to request a continuance to May 9th during the upcoming March 14th council meeting.

The next day, we received an e-mail from Bill Cook, the first outreach since February 14th (see below). Upon review, you'll see the e-mail is focused on offering two wall options. There is no mention of other considerations that relate to the substantial matters of importance raised by neighbors and us through the many e-mails and at the council meeting of February 14th.

We left that meeting with a clear impression that there would be a deliberate effort to look for better solutions. These solutions would work to mitigate the neighborhood's many valid concerns, primarily preservation of backyard /neighborhood quality of life and safety (risks with a third surgical center, traffic cut-throughs, increase in pharmaceutical deliveries, biohazard waste storage, medical emergencies, truck traffic down Jackrabbit and surrounding area, etc).

The fact that Mr. Cook and the current Paradise Valley Medical Plaza owners elect to send an e-mail, with signatory document, 21 days following the meeting of the 14th and to ask us to select a wall option versus an e-mail that summarizes any effort to focus on bigger solutions (re-tooling the campus layout, making use of buildings that are not fully occupied, maintaining the west end employee parking to avoid 30+ more spots and intrusion of a planned drop off/pick up area and canopy) creates a disingenuous spirit of exchange. It is as though there is an "assumptive" close (approved for expansion) and therefore, a wall will sufficiently placate concerns. In fact, along with other neighbors, we had already provided our reaction to wall options during a neighborhood gathering I arranged with Mr. Cook, Jeremy Knapp, George Burton and several neighbors (prior to February 14th). During that gathering, we reinforced our position that a wall is the least of our

concerns at this juncture and there are bigger issues (NB: We truly do not wish to stare out into our backyard at an 8-foot wall let alone accept a second wall, which would only create an area for more debris or, worse, a hiding place - and not really serve any purpose).

The current SUP structure, driven by the council several years back, was a signal that the voice of the neighborhood, township constituents, had been heard. We didn't achieve everything we requested (and we continue to endure many current breakdowns from that previous plan via loud generator, lots of delivery trucks, garbage trucks that drop the large bins on the ground, car alarms, incidental office parties, early, loud and poor landscape maintenance, fallen trees that that have not been replaced, light pollution from the surgical room that stays on 24/7, biohazard and linens that sit outside over weekends, etc). Despite the situation, we've been good neighbors reporting water leaks, garbage dumpers or trespassers/vagrancy. As I said during the meeting of the 14th, it is hard work being the Medical Plaza's neighbor.

The nature of this expansion places much at risk and sets a serious (and alarming) precedent for future development along this corridor. We will be attending the meeting on the 14th of March to learn more about this matter and next steps and hope there is a more concerted effort on the part of the Medical Plaza owners to recognize the value (and rights) of this neighborhood. We are asking that the council ensures our voices are heard and not further marginalized throughout this process.

Kind regards,
Sarah Kiburz

----- Forwarded message -----

From: **Bill Cook** [REDACTED]
Date: Wed, Mar 6, 2019 at 1:18 PM
Subject: Paradise Valley Medical Plaza Wall Proposal
To: Scott Kiburz [REDACTED] S Hecht [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>

Dear Mr. and Mrs. Kiburz,

Thank you for your feedback regarding the proposed wall on the property between your home and the Paradise Valley Medical Plaza. After looking at some of your concerns such as landscaping debris, etc. we would like to present the following two options for you to consider. We want you to have the solution that best addresses your concerns, so we would like you to choose which one you would prefer.

Option 1: The medical plaza would remove your existing back wall. We would replace that wall with an 8' foot shared wall on the property line. The attached Town of Paradise Valley Form regarding wall on common property lines would need to be executed by both parties.

Option 2: Leave existing wall on your property and we will build a new 8' wall on the medical plaza's property approx. 7' from your existing wall. This 7' space will allow access between the 2 walls for clean-

up, wall maintenance, etc., which will be entirely the medical plaza's responsibility. There will be a locked gate at end of wall (on Plaza property) to prevent unauthorized access.

I look forward to your continued comments.

Kindest regards,

Bill Cook

Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Fence/Wall on Common Property Line Neighboring Property Owner Authorization

Authorization is required to be signed by all affected property owners.

Applicant Name: _____ Permit No: _____

Applicant Address: _____

Subject Property Address: _____

I hereby authorize my neighbor (above) to construct a fence/wall on our common property line as established by their registered land surveyor or engineer. I acknowledge that the construction of such wall will require footing and wall that extend onto my property and that workers will require access to my property during construction.

Neighbor Name (please print): _____

Neighboring Property Address: _____

Neighbor Signature: _____ Date: _____

Maintenance of the fence/wall will be the responsibility of:

- Both property owners jointly (each on their own side) or
 Solely the responsibility of: _____

Neighbor Name (please print): _____

Neighboring Property Address: _____

Neighbor Signature: _____ Date: _____

Maintenance of the fence/wall will be the responsibility of:

- Both property owners jointly (each on their own side) or
 Solely the responsibility of: _____

Neighbor Name (please print): _____

Neighboring Property Address: _____

Neighbor Signature: _____ Date: _____

Maintenance of the fence/wall will be the responsibility of:

- Both property owners jointly (each on their own side) or
 Solely the responsibility of: _____

The wall(s) must be finished on both sides compatible with the architectural character of the main house on either side. On the side of the wall(s) facing adjoining properties it may be finished with such materials and colors as agreed upon with the adjoining owner(s) with the minimum standard being stucco and paint for CMU walls. Zoning Ordinance Article XXIV, Section 2403 b.

Planning & Building Department

6401 E Lincoln Drive, Paradise Valley, AZ 85253

Phone: 480-348-3692

Fax: 480-951-3715

George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Bill Cook [REDACTED]
Sent: Friday, March 8, 2019 11:09 AM
To: 'jbloxp@aol.com' [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza Update

Dear Mr. Bloxham,

The Town Council hearing on this matter is currently set for this coming Thursday, March 14. We have submitted a request to the Town Council to continue the hearing so that we can continue to address concerns raised by various neighbors. Our plan is to have another meeting with the neighbors in the next 2-3 weeks, at which we can go over various changes to the plans that we are proposing. We have requested that the Town Council hearing be continued to May 9, so that neither of us will be rushed as we move forward.

Kindest regards,

Bill Cook
Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Bill Cook [REDACTED]
Sent: Friday, March 8, 2019 11:10 AM
To: [REDACTED]; 'Justin.Wood@Accor.[REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza Update

Dear Mr. and Mrs. Wood,

The Town Council hearing on this matter is currently set for this coming Thursday, March 14. We have submitted a request to the Town Council to continue the hearing so that we can continue to address concerns raised by various neighbors. Our plan is to have another meeting with the neighbors in the next 2-3 weeks, at which we can go over various changes to the plans that we are proposing. We have requested that the Town Council hearing be continued to May 9, so that neither of us will be rushed as we move forward.

Kindest regards,

Bill Cook
Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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George Burton

Subject: FW: Paradise Valley Medical Plaza Wall Proposal

From: Bill Cook [REDACTED]
Sent: Friday, March 8, 2019 11:29 AM
To: 'S Hecht' [REDACTED]
Cc: Scott Kiburz [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza Wall Proposal

Dear Mrs. Kiburz,

Thank you for the prompt response. As to the wall, it was my recollection that it is something that had been requested. Regardless, we will certainly work with the neighbors, whether that be an 8' wall on the common property line, putting the wall completely on the medical plaza, or not building a new wall.

Your email suggests there are other issues that you would like to see addressed. To make sure we are on the same page, it would be very much appreciated if you could send us a list of those issues.

Kindest regards,

Bill Cook
Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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From: S Hecht [REDACTED]
Sent: Thursday, March 7, 2019 4:53 PM
To: Bill Cook [REDACTED]
Cc: Scott Kiburz [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza Wall Proposal

Hi Bill,
Thank you for your e-mail and attachment.

At this time, and as we conveyed during the neighborhood gathering at our house just prior to the February 14th meeting, an 8-foot wall is not a priority and the least of our concerns. There are other substantial matters of importance that remain a top priority. Furthermore, any resolution on a wall, in the absence of understanding the bigger picture (and broader reaching resolution), would be premature and lacking good sense.

The Medical Plaza's counsel, Mr. Jordan, made a clear point during the meeting of the 14th. The many and serious concerns voiced by neighbors and us would be taken into great consideration. These remain the priority.

Kind regards,
Sarah Kiburz

On Wed, Mar 6, 2019 at 1:18 PM Bill Cook [REDACTED] wrote:

Dear Mr. and Mrs. Kiburz,

Thank you for your feedback regarding the proposed wall on the property between your home and the Paradise Valley Medical Plaza. After looking at some of your concerns such as landscaping debris, etc. we would like to present the following two options for you to consider. We want you to have the solution that best addresses your concerns, so we would like you to choose which one you would prefer.

Option 1: The medical plaza would remove your existing back wall. We would replace that wall with an 8' foot shared wall on the property line. The attached Town of Paradise Valley Form regarding wall on common property lines would need to be executed by both parties.

Option 2: Leave existing wall on your property and we will build a new 8' wall on the medical plaza's property approx. 7' from your existing wall. This 7' space will allow access between the 2 walls for clean-up, wall maintenance, etc., which will be entirely the medical plaza's responsibility. There will be a locked gate at end of wall (on Plaza property) to prevent unauthorized access.

I look forward to your continued comments.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
www.theplazaco.com



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George Burton

Subject: FW: Paradise Valley Medical Plaza Wall Proposal
Attachments: APP - Fence-Wall on Common Property Line Form (00108745xDB7C0).PDF

From: Mayor Jerry Bien-Willner
Sent: Friday, March 8, 2019 4:57 PM
To: S Hecht [REDACTED]
Cc: Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Scott Kiburz <scottkiburz@gmail.com>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Andrew Miller <amiller@paradisevalleyaz.gov>; Duncan Miller <dmiller@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza Wall Proposal

Dear Mrs. Kiburz,

Thank you for your message. I appreciate the time that you spent to collect and express your thoughts and to share your concerns with us. I have eliminated the other members of Council from this email, other than the Vice Mayor, as a group email among 4 or more members of Council can be construed as a breach of the "open meeting" laws. Please know that I do not want to stop anyone's voice from being heard on this project, and I'm confident the same is true of the other members of Council and the Town's staff. On the contrary, notwithstanding the frustrations that you have expressed, I hope that the parties involved can try to dialogue and work together productively towards common ground, if that is at all possible. I welcome your attendance of the meeting on 3/14, and any other public meetings regarding this matter. Furthermore, if you believe that our staff can be of assistance in facilitating any communication between the applicant and you (including by having our staff share your message with the applicant and its representatives), please let me know. Thanks again for reaching out, and have a great weekend.

Best Regards,

Jerry Bien-Willner
Mayor
Town of Paradise Valley

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From: S Hecht [REDACTED]
Sent: Thursday, March 7, 2019 5:00 PM
To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>
Cc: Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>; Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>; Council Member Mark Stanton <mstanton@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak

<dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Scott Kiburz [REDACTED]

Subject: Fwd: Paradise Valley Medical Plaza Wall Proposal

Dear Mayor Bien-Willner,

Since the council meeting of February 14th and up until March 6th, we had received no correspondence from the PV Medical Plaza property management company (as a representative to the owners). Several neighbors had also approached us to ask if there has been any follow-up since that time (Mariano, Costello, Wood, Chow, Applebaum, and Speir to name a few).

I sent an e-mail on March 4th to the PV planning team, Daran Wastchak, Jeremy Knapp and George Burton asking for that update. George Burton responded the following day (March 5th) and advised us that the applicant intends to request a continuance to May 9th during the upcoming March 14th council meeting.

The next day, we received an e-mail from Bill Cook, the first outreach since February 14th (see below). Upon review, you'll see the e-mail is focused on offering two wall options. There is no mention of other considerations that relate to the substantial matters of importance raised by neighbors and us through the many e-mails and at the council meeting of February 14th.

We left that meeting with a clear impression that there would be a deliberate effort to look for better solutions. These solutions would work to mitigate the neighborhood's many valid concerns, primarily preservation of backyard /neighborhood quality of life and safety (risks with a third surgical center, traffic cut-throughs, increase in pharmaceutical deliveries, biohazard waste storage, medical emergencies, truck traffic down Jackrabbit and surrounding area, etc).

The fact that Mr. Cook and the current Paradise Valley Medical Plaza owners elect to send an e-mail, with signatory document, 21 days following the meeting of the 14th and to ask us to select a wall option versus an e-mail that summarizes any effort to focus on bigger solutions (re-tooling the campus layout, making use of buildings that are not fully occupied, maintaining the west end employee parking to avoid 30+ more spots and intrusion of a planned drop off/pick up area and canopy) creates a disingenuous spirit of exchange. It is as though there is an "assumptive" close (approved for expansion) and therefore, a wall will sufficiently placate concerns. In fact, along with other neighbors, we had already provided our reaction to wall options during a neighborhood gathering I arranged with Mr. Cook, Jeremy Knapp, George Burton and several neighbors (prior to February 14th). During that gathering, we reinforced our position that a wall is the least of our concerns at this juncture and there are bigger issues (NB: We truly do not wish to stare out into our backyard at an 8-foot wall let alone accept a second wall, which would only create an area for more debris or, worse, a hiding place - and not really serve any purpose).

The current SUP structure, driven by the council several years back, was a signal that the voice of the neighborhood, township constituents, had been heard. We didn't achieve everything we requested (and we continue to endure many current breakdowns from that previous plan via loud generator, lots of delivery trucks, garbage trucks that drop the large bins on the ground, car alarms, incidental office parties, early, loud and poor landscape maintenance, fallen trees that that have not been replaced, light pollution from the surgical room that stays on 24/7, biohazard and linens that sit outside over weekends, etc). Despite the situation, we've been good neighbors reporting water leaks, garbage dumpers or trespassers/vagrancy. As I said during the meeting of the 14th, it is hard work being the Medical Plaza's neighbor.

The nature of this expansion places much at risk and sets a serious (and alarming) precedent for future development along this corridor. We will be attending the meeting on the 14th of March to learn more about this matter and next steps and hope there is a more concerted effort on the part of the Medical Plaza owners to recognize the value (and rights) of this neighborhood. We are asking that the council ensures our voices are heard and not further marginalized throughout this process.

Kind regards,
Sarah Kiburz

----- Forwarded message -----

From: **Bill Cook** [REDACTED]
Date: Wed, Mar 6, 2019 at 1:18 PM
Subject: Paradise Valley Medical Plaza Wall Proposal
To: Scott Kiburz [REDACTED] S Hecht [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>

Dear Mr. and Mrs. Kiburz,

Thank you for your feedback regarding the proposed wall on the property between your home and the Paradise Valley Medical Plaza. After looking at some of your concerns such as landscaping debris, etc. we would like to present the following two options for you to consider. We want you to have the solution that best addresses your concerns, so we would like you to choose which one you would prefer.

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I look forward to your continued comments.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

www.theplazaco.com



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George Burton

Subject: FW: Paradise Valley Medical Plaza Wall Proposal

From: S Hecht [REDACTED]

Sent: Friday, March 8, 2019 9:33 PM

To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>

Cc: Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Scott Kiburz <scottkiburz@gmail.com>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Andrew Miller <amiller@paradisevalleyaz.gov>; Duncan Miller <dmiller@paradisevalleyaz.gov>

Subject: Re: Paradise Valley Medical Plaza Wall Proposal

Dear Mayor Bien-Willner,

Thank you for your response to my e-mail of March 7th. It is always uplifting to receive an acknowledgment from one's elected officials!

I am comfortable having my e-mail forwarded to the applicant and representatives so that they can be reminded of the matters expressed during face - to - face meetings, e-mails, and open comment during the Council meetings (from our neighbors and us). Just today I received a follow-up response from Mr. Cook, subsequent to my e-mail reaction to the applicant's offer to build a new 8-foot wall. In this e-mail, Mr. Cook asked that we outline our other concerns (if a wall is not the top priority).

I am completely baffled by Mr. Cook's request that we again summarize matters of importance. In addition to the many e-mails and our attendance at council meetings since December 18th, we have initiated two face to face meetings with Mr. Cook (Saturday, January 19th and again on Thursday, February 4th). Several neighbors joined each of these informal gatherings to express with great clarity our concerns with this expansion. Finally, we all listened to Mr. Jordan acknowledge the neighborhood during the meeting of February 14th and heard his request for a continuance to March 14th in order to attend to these concerns.

Your recommendation that the Town Staff might work to facilitate a productive communication exchange is welcomed and one that I will share with our concerned neighborhood (one neighbor, Dan Costello, even proposed an open house in an e-mail to a council member on January 23rd, with no luck). In fact, I did send an e-mail just this morning to Daran, Jeremy, and George requesting a meeting on Monday, February 11th (or alternative option).

We would like to meet with the appropriate town staff members as we have several questions tied to this process that remain unaddressed and of grave concern.

Enjoy your weekend,
Sarah Kiburz

On Fri, Mar 8, 2019 at 4:58 PM Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov> wrote:

Dear Mrs. Kiburz,

Thank you for your message. I appreciate the time that you spent to collect and express your thoughts and to share your concerns with us. I have eliminated the other members of Council from this email, other than the Vice Mayor, as a group email among 4 or more members of Council can be construed as a breach of the "open meeting" laws. Please know that I do not want to stop anyone's voice from being heard on this project, and I'm confident the same is true of the other members of Council and the Town's staff. On the contrary, notwithstanding the frustrations that you have expressed, I hope that the parties involved can try to dialogue and work together productively towards common ground, if that is at all possible. I welcome your attendance of the meeting on 3/14, and any other public meetings regarding this matter. Furthermore, if you believe that our staff can be of assistance in facilitating any communication between the applicant and you (including by having our staff share your message with the applicant and its representatives), please let me know. Thanks again for reaching out, and have a great weekend.

Best Regards,

Jerry Bien-Willner

Mayor

Town of Paradise Valley

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From: S Hecht [REDACTED]
Sent: Thursday, March 7, 2019 5:00 PM
To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>
Cc: Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>; Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>; Council Member Mark Stanton <mstanton@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>; Scott Kiburz [REDACTED]
Subject: Fwd: Paradise Valley Medical Plaza Wall Proposal

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incidental office parties, early, loud and poor landscape maintenance, fallen trees that that have not been replaced, light pollution from the surgical room that stays on 24/7, biohazard and linens that sit outside over weekends, etc). Despite the situation, we've been good neighbors reporting water leaks, garbage dumpsters or trespassers/vagrancy. As I said during the meeting of the 14th, it is hard work being the Medical Plaza's neighbor.

The nature of this expansion places much at risk and sets a serious (and alarming) precedent for future development along this corridor. We will be attending the meeting on the 14th of March to learn more about this matter and next steps and hope there is a more concerted effort on the part of the Medical Plaza owners to recognize the value (and rights) of this neighborhood. We are asking that the council ensures our voices are heard and not further marginalized throughout this process.

Kind regards,
Sarah Kiburz

----- Forwarded message -----

From: **Bill Cook** [REDACTED]
Date: Wed, Mar 6, 2019 at 1:18 PM
Subject: Paradise Valley Medical Plaza Wall Proposal
To: Scott Kiburz [REDACTED], S Hecht [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>

Dear Mr. and Mrs. Kiburz,

Thank you for your feedback regarding the proposed wall on the property between your home and the Paradise Valley Medical Plaza. After looking at some of your concerns such as landscaping debris, etc. we would like to present the following two options for you to consider. We want you to have the solution that best addresses your concerns, so we would like you to choose which one you would prefer.

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I look forward to your continued comments.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

www.theplazaco.com



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George Burton

Subject: FW: Paradise Valley Medical Plaza Wall Proposal

From: S Hecht [REDACTED]
Sent: Friday, March 8, 2019 9:37 PM
To: Bill Cook
Cc: Scott Kiburz <[REDACTED]>; George Burton <gburton@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Andrew Miller <amiller@paradisevalleyaz.gov>; Duncan Miller <dmiller@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza Wall Proposal

Hi Bill,

Respectfully, our concerns have been summarized both in written (email) and verbal (council meetings) form. Additionally, Mr. Jordan assured the council that there would be an effort to address what was clearly articulated during that council meeting. So we were left with the impression that these concerns have been acknowledged and are being taken into serious consideration as a concerted effort to look for balanced resolutions.

We have also spent time with you prior to the meeting of the 14th and in face to face meetings, with the explicit call out of concerns, primarily that there is not the bandwidth to deal with a public parking lot that backs up to our lots combined with the challenges brought on by 10,000 square foot expansion and a third operating room.

It was suggested to me that we might use the Town Staff to better facilitate these communications. Perhaps we should organize yet another gathering to review concerns and seek solutions. If you have not had the opportunity to forward this email to other neighbors that have expressed their concerns in both email and verbal form, I would propose you take that action. Alternatively, I am happy to forward your e-mail request for concerns (or a proposal to meet). I don't want to speak for all and particularly those within the 1500 foot radius.

Best regards,
Sarah

On Mar 8, 2019, at 11:28 AM, Bill Cook [REDACTED] wrote:

Dear Mrs. Kiburz,

Thank you for the prompt response. As to the wall, it was my recollection that it is something that had been requested. Regardless, we will certainly work with the neighbors, whether that be an 8' wall on the common property line, putting the wall completely on the medical plaza, or not building a new wall.

Your email suggests there are other issues that you would like to see addressed. To make sure we are on the same page, it would be very much appreciated if you could send us a list of those issues.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: S Hecht [REDACTED]
Sent: Thursday, March 7, 2019 4:53 PM
To: Bill Cook [REDACTED]
Cc: Scott Kiburz [REDACTED] George Burton <gburton@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza Wall Proposal

Hi Bill,

Thank you for your e-mail and attachment.

At this time, and as we conveyed during the neighborhood gathering at our house just prior to the February 14th meeting, an 8-foot wall is not a priority and the least of our concerns. There are other substantial matters of importance that remain a top priority. Furthermore, any resolution on a wall, in the absence of understanding the bigger picture (and broader reaching resolution), would be premature and lacking good sense.

The Medical Plaza's counsel, Mr. Jordan, made a clear point during the meeting of the 14th. The many and serious concerns voiced by neighbors and us would be taken into great consideration. These remain the priority.

Kind regards,
Sarah Kiburz

On Wed, Mar 6, 2019 at 1:18 PM Bill Cook [REDACTED] wrote:

Dear Mr. and Mrs. Kiburz,

Thank you for your feedback regarding the proposed wall on the property between your home and the Paradise Valley Medical Plaza. After looking at some of your concerns such as landscaping debris, etc. we would like to present the following two options for you to consider. We want you to have the solution that best addresses your concerns, so we would like you to choose which one you would prefer.

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I look forward to your continued comments.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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<image001.png>Please consider the environment before printing this email.

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George Burton

Subject: FW: Paradise Valley Medical Plaza Special Use Permit Amendment
Attachments: Public Comment.pdf

From: George Burton
Sent: Monday, March 11, 2019 11:31 AM
To: 'Oriana LehmanWood' [REDACTED]
Cc: Jeremy Knapp (jknapp@paradisevalleyaz.gov) <jknapp@paradisevalleyaz.gov>; Paul Michaud <pmichaud@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza Special Use Permit Amendment

Dear Ms. Lehman Wood,

I apologize for the confusion regarding the public comment attachment.

Attached is a copy of the public comment that is included in the attachment link and the Council packet.

If you are not available to attend the public meeting, you may also email me any written comment which will be included in the packet for Town Council review.

Also, all written comment received from the beginning of the process is included in the Town Council packet for review.

The applicant noted that purpose of the request to address issues raised about the application.

It is also my understanding that the applicant will be reaching out to the neighbors to meeting and to addresses the raised concerns and discuss changes to the plans.

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

From: Oriana LehmanWood [REDACTED]
Sent: Saturday, March 9, 2019 7:46 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza Special Use Permit Amendment

Hi George. Thank you for sending.

Two things. 1. For so reason I could not open the public comment link

2) what I am not understanding is why the contumace notice of May after this planned March meeting. I feel The neighbors have expressed and voiced and showed up to share their concerns and wishes for no special use permit. And yet it continues with no finality. We can't keep taking time out of our days to continue to share we are opposed.

The facility had its expansion in 2003 and if they can't attract quality tenants maybe they should do other things like improve their interiors or lower their rates to fill their units, change realtors or sell.

Please comment.
Oriana

Oriana Lehman Wood, [REDACTED]

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.

On Mar 8, 2019, at 3:35 PM, George Burton <gburton@paradisevalleyaz.gov> wrote:

Dear Resident,

The Paradise Valley Medical Plaza is requesting that the hearing for the proposed Special Use Permit (SUP) Amendment be continued to the May 9, 2019 Council meeting in order to address issues raised about the application:

The Council will take action on the request for continuance at Thursday's (3/14) meeting.

Attached is a copy of the March 14th Town Council meeting agenda for reference.

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

<Town Council Agenda 03-14-19.pdf>

George Burton

Subject: FW: Paradise Valley Medical Plaza Update

From: Costello, Dan [REDACTED]
Sent: Monday, March 11, 2019 1:27 PM
To: 'Bill Cook' [REDACTED]; [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza Update

THX Bill-

There is a lot of concern around the project and we look forward to being more involved this time around. Unfortunately any plans that have a surgical center build out this close to children and families will be met with opposition. We do not believe the town of Paradise Valley should be focused on growing our interests in surgical centers, especially surgical centers that back up onto family neighborhoods. We believe in the process of public hearings and appreciate having a voice in what happens in our neighborhood.

-Dan

From: Bill Cook [REDACTED]
Sent: Friday, March 8, 2019 11:11 AM
To: 'melissa.renee.costello@gmail.com' [REDACTED] Costello, Dan [REDACTED]
Cc: 'George Burton' <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza Update

Dear Mr. and Mrs. Costello,

The Town Council hearing on this matter is currently set for this coming Thursday, March 14. We have submitted a request to the Town Council to continue the hearing so that we can continue to address concerns raised by various neighbors. Our plan is to have another meeting with the neighbors in the next 2-3 weeks, at which we can go over various changes to the plans that we are proposing. We have requested that the Town Council hearing be continued to May 9, so that neither of us will be rushed as we move forward.

Kindest regards,

Bill Cook
Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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If you suspect this is a malicious e-mail - i.e. Phishing/Spoofing - please contact the IT Dept.

George Burton

Subject: FW: PV Medical Plaza Expansion
Attachments: PVMP Traffic Study.pdf

From: Paul Mood
Sent: Wednesday, March 13, 2019 4:01 PM
To: S Hecht [REDACTED]
Cc: scottkiburz@gmail.com; George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Daran Wastchak <daran@wastchak.com>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Paul Mood <pmood@paradisevalleyaz.gov>
Subject: RE: PV Medical Plaza Expansion

Mrs. Kiburz,

Attached is the traffic impact analysis prepared by the applicant's traffic engineer. The trip generation data was determined by surveying three of the existing professional practices (dentist, surgeon and plastic surgeon) in the complex to determine how many patients they typically see per day to come up with the daily trips of patients and employees. The three offices surveyed total 10,100 s.f. and the proposed addition is 10,000 s.f. Staff feels that this is a fair representation of the type of tenants that could be expected in the proposed addition and fairly represents the anticipated increase in traffic.

George Burton will be contacting the applicant to provide trip generation data based on the Institute of Transportation Engineers Trip Generation Manual for standard medical-dental offices as well which can be provided to the Town Council.

Regards,

Paul Mood, P.E.

Town Engineer

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480-348-3573

From: George Burton
Sent: Wednesday, March 13, 2019 10:50 AM
To: S Hecht [REDACTED]; Andrew Miller <amiller@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Duncan Miller <dmliller@paradisevalleyaz.gov>; Paul Mood <pmood@paradisevalleyaz.gov>
Cc: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; scottkiburz@gmail.com
Subject: RE: FW: PV Medical Plaza Expansion

Hi Mrs. Kiburz,

Regarding our discussion on Monday:

- I reached out to the Town Engineer, Paul Mood, and asked him to contact you regarding the traffic report. Paul will contact you shortly regarding the traffic report.
- I notified the Town Engineering Department regarding the piles of dirt located at the First Southern Baptist Church and they will look into this issue.
- I checked with the Code Compliance Officer, Tina Brindley. She stated that 5201 N 69th Place was already notified about the weed violation and it is going through the code compliance process.
- The Community Development Director, Jeremy Knapp, spoke with PV Medical Plaza's representative regarding the generator. The representative identified that they measured the noise level of the generator and determined that it is exceeding the decibel levels. They also identified that they are looking at solutions to bringing the generator into compliance with the noise ordinance.

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

From: S Hecht [REDACTED]
Sent: Wednesday, March 13, 2019 7:07 AM
To: George Burton <gburton@paradisevalleyaz.gov>; Andrew Miller <amiller@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Duncan Miller <dmiller@paradisevalleyaz.gov>
Cc: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; [REDACTED]
Subject: Re: FW: PV Medical Plaza Expansion

Hi George,
Thanks for meeting with me on Monday. I'm copying all staff members that were included in the Mayor's response to my earlier e-mail.

We will follow up with Paul Mood to gain clarity on assumptions made with the traffic report (1 additional car per 30 minutes) and why that report was accepted/deemed valid (in absence of critical information tied to potential new tenants). I will encourage the other neighbors that have concerns with this report to also connect with Paul.

Please confirm that you have connected with the appropriate Town staff member to investigate the noise level associated with the surgery room generator. This generator runs weekly (and more often, if being repaired/tested, etc.) It is extremely loud and we've been advised that there are certainly alternative options (quieter). I would like to follow up with that staff member.

Separate from Medical Plaza items, I hope you were able to look into the equipment and dirt piles that are being stored at the south end of the church parking lot (corner of Vista/Quail Run Place). Additionally, I hope you were able to find out more about the large, empty lot on 69th and Vista (weed maintenance).

We will continue to reinforce to the Town Council our opposition to the Medical campus expansion in its current proposed form.

Best regards,
Sarah Kiburz

On Mon, Mar 11, 2019 at 3:29 PM George Burton <gburton@paradisevalleyaz.gov> wrote:

Thank you Ms. Kiburz,

I will see you this afternoon around 3:30 pm.

Best Regards,

George Burton

Town of Paradise Valley

Planner

480-348-3525

480-951-3715 Fax

gburton@paradisevalleyaz.gov

From: S Hecht <sarahkiburz@gmail.com>

Sent: Monday, March 11, 2019 2:34 PM

To: George Burton <gburton@paradisevalleyaz.gov>

Cc: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; scottkiburz@gmail.com

Subject: Re: FW: PV Medical Plaza Expansion

Hi George,

To be clear, a primary objective of this visit is to understand this process, including the applicant's request to extend. The neighborhood is frustrated back lack of consistent, open communication.

Also, my request to meet with you and others seems even more valid given Mayor Bien-Willner's recent recommendation (e-mail of Friday) to engage the Town Staff to work through fair/balanced solutions.

See you at 3:30

Sarah

On Mon, Mar 11, 2019 at 12:54 PM George Burton <gburton@paradisevalleyaz.gov> wrote:

Hi Ms. Kiburz,

I'm available to meet with you at Town Hall at:

- 3:30 pm today,
- 3 pm or 3:30 pm tomorrow (3/12), or
- 3 pm or 3:30 pm on Wednesday (3/13)

Also, Daran Wastchak is the Chair of the Planning Commission. Since the application has already gone through Commission review and it is now undergoing Town Council review, I don't believe Chair Wastchak's attendance is needed.

Please let me know which day/time works best.

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

From: S Hecht

Sent: Friday, March 8, 2019 1:09 PM

To: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>

Cc: George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <ijknapp@paradisevalleyaz.gov>; Scott Kiburz

Subject: PV Medical Plaza Expansion

Hi Daran,

Would you be available to meet on Monday afternoon (after 3 pm)? One or both of us would like to meet with you and your team to gain clarity of various items associated with the potential expansion. These have to do with setbacks, town code regulations, and other stipulations.

We have called these items out in e-mails to the council but have not received a response to our concerns.

Please let us know if this time works. If not, please offer an option.

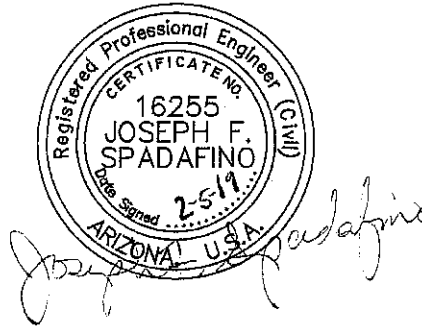
Best regards,

Sarah Kiburz



February 5, 2019

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: Trip Generation Statement 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 trip generation statement 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 AND PURPOSE

The PVMP consists of several buildings with a total of 52,717 square feet (SF) of gross floor area. The interior floor area is documented at 50,686 SF. 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. As a non-residential use, the PVMP operates under a Special Use Permit (SUP) from the Town, which is being reviewed as part of the expansion approval process.

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. It is in these two (2) operating rooms that those procedures requiring anesthesia are performed. Thus, subtracting the floor area for the operating rooms, the interior area of the plaza dedicated to medical offices is 44,242 SF.

Per the site plan provided (see **Attachment 1**), a new 10,000-square foot (gross) medical office building is being proposed; net square footage is 9,692 SF. A review of aerial photography of the existing plaza reveals that drivers exiting to either Scottsdale Road or Jackrabbit Road are required to turn right onto the adjacent streets. While entering drivers can turn right into both site driveways and left into the Jackrabbit Road access, exiting drivers can only turn right, either directly onto Scottsdale Road or onto Jackrabbit Road toward Scottsdale Road. Therefore, if an exiting patient wishes to return to his/her home, a home that is west of the plaza, there are several arterial streets that offer convenient routes west, including Chaparral Road to the south and McDonald Drive to the north, as well as numerous other arterial streets on the area's one-mile grid network.

Neighbors have expressed concern that existing patients will forgo the arterial streets and may drive through their neighborhoods, taking Vista Drive west. Vista Drive is the next signalized intersection to the south of Jackrabbit Road. Thus, their primary concern is that the new medical office building will increase this traffic traveling west on Vista Drive and then north along either 69th Place or 68th Street in order to return to Jackrabbit Road. An alternative to this is to attempt

a U-turn at Vista Drive (at which there is no protected left- or U-turn movement) and another left turn back onto Jackrabbit Road.

The purpose of this statement is, therefore, to document the expected trips to be generated solely by the new building and to assign the trips to the adjacent roadways and to assess whether or not there could be a substantial number of new PVMP trips traveling through the neighborhood to the west of the plaza by using Vista Drive. Again, this statement will only look at *new* trips generated by the *new* building. The other purpose of this statement relates to the number of new trips on the west side of the property.

PROPOSED EXPANSION

As noted, the new building is expected to have a maximum gross floor area or footprint of 10,000 SF with a net floor area of 9,692 SF of medical offices. Trips generated by the new building will be served by two existing site driveways. Access A is a right-in/right-out/left-in driveway along Jackrabbit Road. Access B is a right-in/right-out only driveway along Scottsdale Road

Trip Generation. Typically, the average daily traffic (ADT), weekday AM and PM peak hours hour trips are estimated using trip generation information published in the latest (10th) edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The *Trip Generation Manual* provides average trip generation rates, equations, graphs, and other information for a wide range of different land uses developed from raw data collected in a prescribed manner by numerous contributors. The data allows the transportation professional to estimate the trips generated for a proposed development based on the independent variables that describes the sizes of each land uses in the development. In this case, as will be explained below, due to the nature of the plaza, CivTech elected to develop its own trip generation based on information provided by tenants. Information available in the *Trip Generation Manual* was used to estimate AM and PM peak hour percentages of the daily trips and the directional distribution (i.e., the percentages of inbound and outbound trips) during those peak hours. The trip generation for the site begins with daily trips.

Daily Trips. One of the concerns of neighbors bordering the western boundary of the site is the number of vehicles that could be traversing the drive aisle each day along the western wall. As noted above, the Paradise Valley Medical Plaza is not a typical medical plaza in that approximately forty percent of the office space is leased to professionals who specialize in elective procedures, that is, procedures not covered by most medical insurance. Therefore, the daily trips generated by the medical "by the numbers" appear to be high since it is likely that the offices considered in the ITE manual include predominantly typical medical and dental practices and not a preponderance of specialized ones. Since patients are paying many of the physicians and surgeons at PVMP "out-of-pocket," these professionals are under no obligation to see as many patients per hour or per day as their counterparts in typical medical practices, who are seeing patients for whom insurance reimbursement is sought. So, in order to determine the number of trips daily that could be expected to use the new building, the property manager surveyed several of the more-successful and, hence, busier practices. Three professional practices were surveyed. The professional and results are described as follows:

- *Dentist.* One of the practices is a dental office that leases approximately 3,600 SF of office. The practice sees on average approximately 35 patients per day. Allowing for one trip in and one trip out per patient and ten employee trips each day with the occasional delivery yields an estimated total of 80 trips per day.
- *Plastic Surgeon.* A plastic surgery practice also has an aesthetician on staff with day spa services. Leasing approximately 3,500 SF of space, on average, 25 patients are seen each day, yielding an estimated 60 trips per day, which includes employee trips and deliveries.

- *Surgeon.* Another practice is a surgery practice leasing approximately 3,000 SF of space in which approximately 30 patients are seen per day. This would yield an estimated 70 trips per day, which includes employee trips and deliveries.

Therefore, the three practices, which lease approximately the same total floor area as the proposed new building could generate approximately 200-210 trips per day, with approximately thirty of those trips made by employees. This is substantially fewer trips than could be expected using the information in the ITE manual, which better reflects the trips generated by other, more-typical medical plazas.

In addition, CivTech notes that no new covered parking is to be provided on the west side of the plaza when the new building is constructed and that the existing covered parking is being removed. (To replace the existing covered spaces and add a few new covered spaces for new tenants, two canopies will be constructed over existing parking spaces in the main parking lot.) Therefore, while there could be some employee trips along the western wall, not all employees will park on the west side. Another consideration is that the parking area for the new building has but a single access. Patients arriving from Scottsdale Road may find parking in the main parking area (and taking a short walk between the existing buildings) more convenient than either traveling all the way around to the west side of the building or all the way back to exit. CivTech estimates that about two-thirds of employees and about one-third of patients would choose to park in the main parking area rather than go around to park closer to the entrance. Therefore, CivTech would estimate that, of the approximately 30 employee and 180 patient trips per day that could be generated by the new building, two-thirds of the employee trips and one-third of the patient trips would be to and from the main parking area, not the new parking area by the building entrance. This would leave approximately 10 employee trips (5 in/5 out) and 120 patient trips (60 in/60 out) traveling along the western wall of the property, or 130 trips each day (65 in/65 out).

CivTech also notes that the plaza is in Paradise Valley, its patients may generally be seen as older and responsible. Thus, it is likely that their vehicles are well-maintained and that they would not be loud enough to disturb the neighbors. And, as the numbers of hybrid and all-electric vehicles increase, some of the approaching and departing trips could be virtually silent, with no sound except for the sound of the tires on the pavement.

Peak Hour Trips. To calculate the percentage of trips that could be expected generated during each peak hour, CivTech divided the ITE AM and PM peak hour average trip generation rates by the average daily trip generation rate. These yielded an AM peak hour rate of eight percent (7.98%) of the daily number of trips and a PM peak hour rate of ten percent (9.94%). The data also shows that 78% of the trips generated during the AM peak hour are entering the site or inbound and that only 28% of the PM peak hour trips are inbound. Thus, of the 210 trips expected to be generated each day, approximately 17 could be generated during the AM peak hour with 78% of those (13) inbound with the other 4 trips outbound. During the PM peak hour, 21 trips could be generated with just 6 of those inbound and 15 outbound. The trip generation information developed by CivTech for the PVMP is summarized in **Table 1**.

Table 1 – Trip Generation

Land Use	ITE Code	ITE Land Use Name	Quantity Units*	AM Distribution		PM Distribution			
				In	Out	In	Out		
Medical Offices	720	Medical-Dental Office Building	10,000 KSF	22%	78%	28%	72%		
Land Use	ADT Average Daily Traffic	AM Peak Hour			PM Peak Hour				
		% of ADT	In	Out	Total	% of ADT	In	Out	Total
Medical Offices	210	8%	13	4	17	10%	6	15	21



Trip Distribution and Assignment. As noted above, PVMP provides a substantial percentage of its floor area for medical specialists and specialties. Therefore, it could be that its professionals attract patients from all over the Paradise Valley-Scottsdale area. Therefore, when attempting to define a market area, CivTech assumed a radius of ten (10) miles, also assuming that the majority of the patients would reside within that radius and that the trips would be to/from their homes. Therefore, CivTech distributed site trips through the site driveways to the roadway network based on the Maricopa Association of Governments' (MAG) estimate of population within the assumed 10-mile radius of the site. The projected distribution of population was used as a base for determining the trip distribution of trips generated by the site. **Table 2** summarizes the trip distribution percentages applied. The detailed calculations can be found as **Attachment 2**.

The percentages shown in **Table 2** were applied to the site trips generated in **Table 1** and these site trips assigned to the internal and external roadway network. Site generated peak hour and daily turning movements and daily directional link volumes are also depicted on **Attachment 3**. CivTech showed separate percentages for those living to the northwest and southwest because simply living west of the site does not mean that a patient in that area would automatically, by default, travel west on Vista Drive since exiting directly to Jackrabbit Road westbound is not possible. The farther away a patient lives from the site, the more likely he/she would use arterial roads to return to home. Therefore, CivTech will assume approximately one-third of the patients living northwest or southwest of the site live close enough to make traveling along Vista Drive through the adjacent neighborhood somewhat convenient. These are also the people one could expect would be more familiar with the streets in that neighborhood.

Table 2 – Trip Distribution

Direction(s) (To/From)	Distribution Percentage
North	22%
South	33%
East	9%
Northwest	13%
Southwest	23%
Total	100%

Thus, with 36 percent of the total population residing west of the site and two thirds of that or more likely using conveniently-located arterial streets such as Chaparral Road and McDonald Drive to travel west, CivTech estimates that only one-third of the 36 percent westbound/outbound trips, that is, twelve percent (approximately one of each eight exiting vehicles) might find traveling along Vista Drive through the neighborhood more convenient. A peak exiting volume of 15 vehicles per hour, the result is just two additional vehicles traveling westbound on Vista Drive during the PM peak hour, most likely between 5 and 6 PM. That averages to just one additional vehicle on Vista Drive every 30 minutes. Such a small increase in the hourly traffic volume, especially when others are returning home on their afternoon commute, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

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. From the above analysis, the following could be concluded:

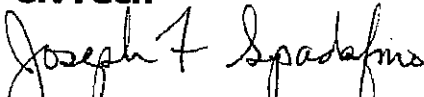
- The trip generation for the new building revealed that the new building could generate 210 trips each day with 17 trips (13 in/4 out) during the AM peak hour of the adjacent street traffic and 21 trips (6 in/15 out) during the PM peak hour of adjacent street traffic.

- The maximum outbound volume of 15 exiting vehicles per hour is expected to be during the PM peak hour of adjacent street traffic, an hour between 4 and 6 PM, when many of the offices are closing and employees as well as patients are leaving.
- With 36 percent of the total population residing west of the site and two thirds of that or more likely using conveniently-located arterial streets such as Chaparral Road and McDonald Drive to travel west, CivTech estimates that only one-third of the 36 percent westbound/outbound trips, that is, twelve percent (approximately one of each eight exiting vehicles) might find traveling along Vista Drive through the neighborhood more convenient. A peak exiting volume of 15 vehicles per hour, the result is just two additional vehicles traveling westbound on Vista Drive during the PM peak hour, most likely between 5 and 6 PM. That averages to just one additional vehicle on Vista Drive every 30 minutes. Such a small increase in the hourly traffic volume, especially when others are returning home on their afternoon commute, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

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

Sincerely,

CivTech



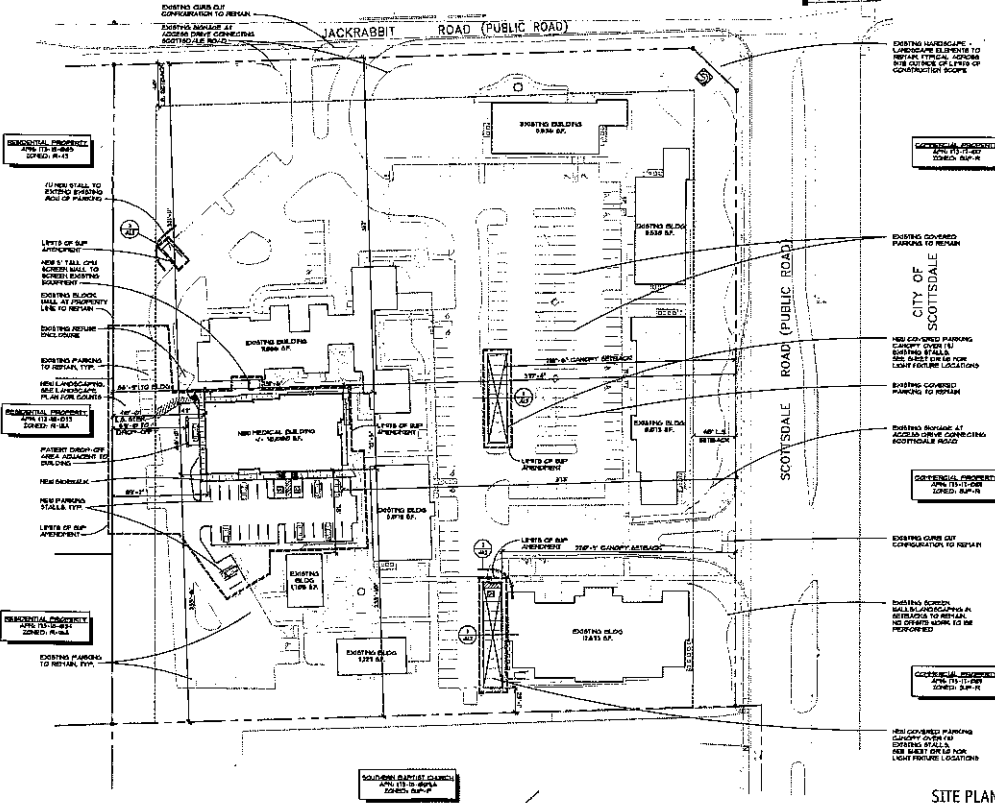
Joseph F. Spadafino, P.E., ETOE, PTP
Project Manager/Senior Traffic Engineer

Attachments (3)

CITY OF SCOTTSDALE

CITY OF SCOTTSDALE
SCOTTSDALE, AZ
SCHEMATIC PLAN

NOTE: NO WORK TO BE PERFORMED
OUTSIDE OF LINES OF CONSTRUCTION UNLESS
THE EXISTENCE OF PREVIOUSLY EXISTING
CONNECTIONS TO OR ON OFFSITE PLANS.



SITE DATA

PROJECT	PARADISE VALLEY MEDICAL PLAZA
LOCATION	100 N. SCOTTSDALE AVE
ADDRESS	100 N. SCOTTSDALE AVE
DEVELOPER	PARADISE VALLEY MEDICAL CENTER
OWNER	PARADISE VALLEY MEDICAL CENTER
ARCHITECT	CRAWLEY ARCHITECTS
DATE	10/15/2018
SCALE	AS SHOWN
DATE	10/15/2018
REVISIONS	1.00
DATE	10/15/2018
REVISIONS	1.00
DATE	10/15/2018
REVISIONS	1.00
DATE	10/15/2018
REVISIONS	1.00
DATE	10/15/2018
REVISIONS	1.00
DATE	10/15/2018
REVISIONS	1.00

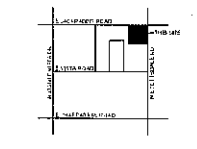
PARKING CALCULATIONS

RESIDENTIAL	100	1.0	100
OFFICE	100	1.5	150
RETAIL	100	2.0	200
RESTAURANT	100	3.0	300
THEATER	100	4.0	400
CONVENTION	100	5.0	500
TOTAL	500		1550
REQUIRED	100		100
AVAILABLE	100		100
DEFICIT	100		100
TOTAL	500		1550

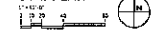
LEGEND

- PROPERTY LINE
- EQUIPMENT / RETAIL LINE
- LINE OF IMP. ADJACENT
- CAN OVERHEAD PARKING
- PRELIMINARY PARKING
- PROPOSED PARKING
- WALKWAY
- PLANT GROUPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- NEW DEPARTMENT CONNECTION
- ACCESSIBLE
- NON-ACCESSIBLE
- FRONT YARD
- FRONT YARD

VICINITY MAP



SITE PLAN



CRAWLEY ARCHITECTS
100 N. SCOTTSDALE AVE
SCOTTSDALE, AZ 85258
P: 480.341.8000
CrawleyArchitects.com



PARADISE VALLEY MEDICAL PLAZA
SWC OF SCOTTSDALE AND JACKRABBIT VALLEY, AZ

DATE
10/15/2018
10/15/2018
10/15/2018
10/15/2018
10/15/2018

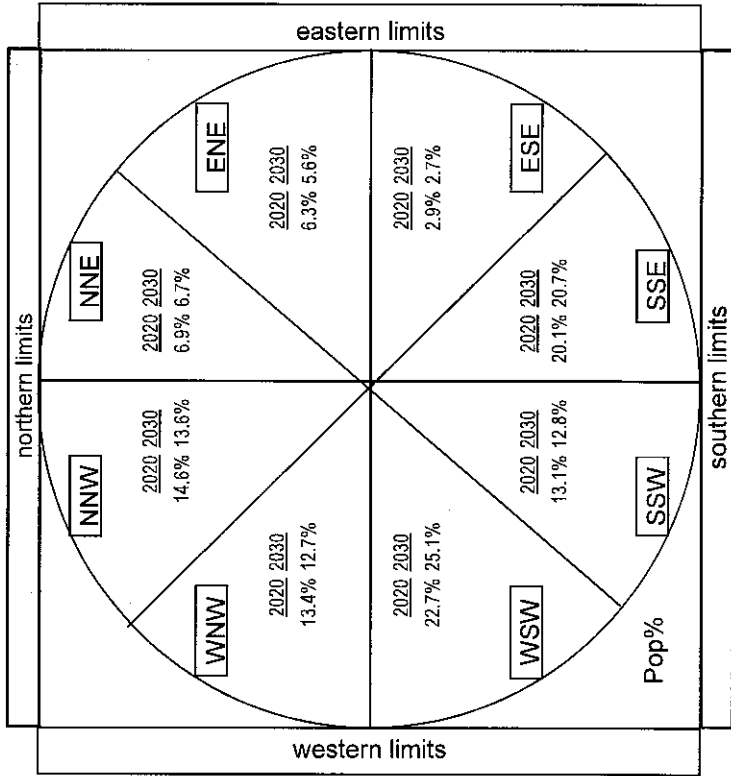
PROJECT: PVMC
Attachment 1

Quadrant	2020		2030	
	Population	Percent	Population	Percent
North Northwest	155,235	14.6%	170,415	13.6%
North Northeast	73,492	6.9%	83,821	6.7%
North	228,727	21.5%	254,235	20.3%
East Northeast	67,278	6.3%	70,506	5.6%
East Southeast	31,142	2.9%	33,853	2.7%
East	98,420	9.2%	104,359	8.3%
South Southeast	213,741	20.1%	258,962	20.7%
South Southwest	138,987	13.1%	160,028	12.8%
South	352,728	33.2%	418,990	33.5%
West Southwest	241,451	22.7%	314,831	25.1%
West Northwest	142,652	13.4%	159,559	12.7%
West	384,103	36.1%	474,390	37.8%
Totals	1,063,978	100.0%	1,251,974	98.9%

Radius

Population radius: 10 miles

Select Analysis Year (2020, 2030, 2040, 2050)
2020



Paradise Valley Medical Center

10-mile radius															
		2020					2030								
RAZ	MPA	Population	Population	% of TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	% of TAZ	Adjusted	Adjusted		
ENE							ESE								
230	SC	33,607	41,394	10%	3,361	4,139	262	PV	14,198	14,871	10%	1,420	1,487		
249	SC	21,667	22,818	50%	10,829	11,409	263	SC	36,704	37,882	40%	14,682	15,153		
248	SC	37,861	39,019	80%	30,129	31,215	264	SR	6,766	7,102	40%	2,706	2,841		
263	SC	36,704	37,882	55%	20,187	20,835	272	SC	72,339	81,764	10%	7,234	8,176		
262	PV	14,198	14,871	10%	1,420	1,487	290	ME	82,199	102,372	5%	4,110	5,119		
264	SR	6,766	7,102	20%	1,353	1,420	291	ME	49,530	53,843	2%	991	1,077		
From ENE					67,278	70,506	From ESE					31,142	33,853		
From East												98,420	104,359		

Attachment 2
January 2019
Page 3
Trip Distribution - Population from East
CivTech

Paradise Valley Medical Center

10-mile radius															
		2020					2030								
RAZ	MPA	Population	Population	% of TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	% of TAZ	Adjusted	Adjusted		
NNW							NNE								
227	PH	56,483	67,265	50%	28,242	33,633	228	PH	17,962	39,116	25%	4,491	9,779		
228	PH	17,962	39,116	25%	4,491	9,779	246	PH	60,062	62,330	50%	30,031	31,165		
246	PH	60,062	62,330	50%	30,031	31,165	230	SC	33,607	41,394	40%	13,443	16,558		
245	PH	57,570	59,845	80%	46,056	47,876	247	SC	13,321	13,647	100%	13,321	13,647		
226	PH	70,761	73,430	40%	28,304	29,372	262	PV	14,198	14,871	20%	2,840	2,974		
242	PH	30,543	31,232	50%	15,272	15,616	263	SC	36,704	37,882	5%	1,835	1,894		
262	PV	14,198	14,871	20%	2,840	2,974	248	SC	37,661	39,019	20%	7,532	7,804		
From NNW					155,235	170,415	From NNE					73,492	83,821		
From North												228,727	254,236		

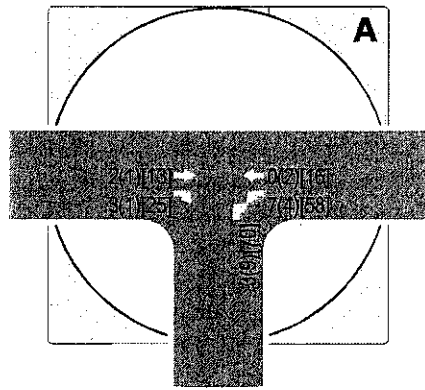
Attachment 2
January 2019
Page 2
Trip Distribution - Population from North
CivTech

10-mile radius															
		2020		2030	% of	2020	2030			2020		2030	% of	2020	2030
RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted		
WSW							WNW								
259	PH	82,183	92,727	40%	32,873	37,091	259	PH	82,183	92,727	10%	8,218	9,273		
270	PH	78,598	117,041	100%	78,598	117,041	260	PH	63,126	80,568	30%	18,938	24,170		
275	PH	35,083	49,545	100%	35,083	49,545	261	PH	35,232	38,363	20%	7,046	7,673		
271	PH	67,978	72,784	30%	20,393	21,835	349	MC	391	416	100%	391	416		
261	PH	35,232	38,363	80%	28,186	30,690	242	PH	30,543	31,232	50%	15,272	15,616		
260	PH	63,126	80,568	70%	44,188	56,398	241	PH	46,027	47,014	10%	4,603	4,701		
262	PV	14,198	14,871	15%	2,130	2,231	243	PH	61,862	72,596	50%	30,931	36,298		
							244	PH	55,833	59,925	100%	55,833	59,925		
							262	PV	14,198	14,871	10%	1,420	1,487		
From WSW					241,451	314,831	From WNW					142,652	159,559		
From West												384,103	474,390		

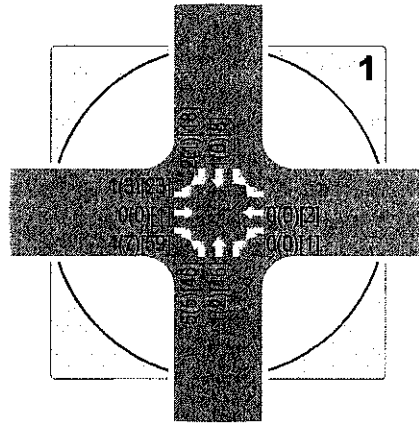


10-mile radius															
		2020		2030	% of	2020	2030			2020		2030	% of	2020	2030
RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted		
SSE							SSW								
262	PV	14,198	14,871	10%	1,420	1,487	262	PV	14,198	14,871	5%	710	744		
271	PH	67,978	72,784	10%	6,798	7,278	271	PH	67,978	72,784	60%	40,787	43,670		
272	SC	72,339	81,764	90%	65,105	73,588	276	PH	48,517	52,834	90%	43,665	47,551		
288	TE	78,175	107,704	100%	78,175	107,704	287	PH	29,030	39,119	100%	29,030	39,119		
289	ME	62,351	71,208	50%	31,176	35,604	286	PH	39,582	46,292	55%	21,770	25,461		
264	SR	6,766	7,102	5%	338	355	286	PH	15,126	17,421	20%	3,025	3,484		
276	PH	48,517	52,834	10%	4,852	5,283									
297	TE	51,755	55,324	50%	25,878	27,662									
From SSE					213,741	258,962	From SSW					138,987	160,028		
From South												352,728	418,990		

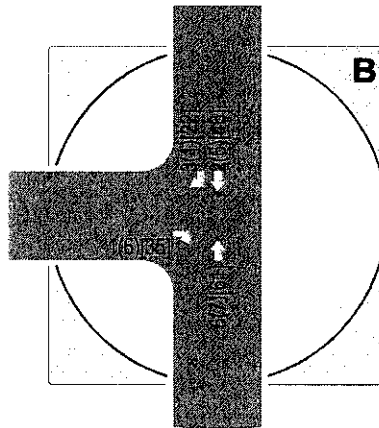




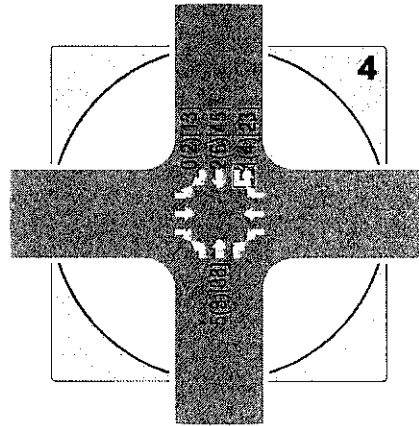
Access A & Jackrabbit Road



Scottsdale Road & Jackrabbit Road



Scottsdale Road & Access B



Scottsdale Road & Vista Drive



Attachment 3: Site Trip Assignment

George Burton

Subject: FW: Medical Plaza

From: George Burton

Sent: Thursday, March 14, 2019 9:10 AM

To: Brian Dalke <bdalke@paradisevalleyaz.gov>; Dawn Marie Buckland <dbuckland@paradisevalleyaz.gov>; Jeremy Knapp (jknapp@paradisevalleyaz.gov) <jknapp@paradisevalleyaz.gov>

Subject: FW: 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 neighbor's concerns.

If the application is continued this evening, a copy of all the public comment received on this application will be included in the May 9th 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

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: Marty Applebaum [REDACTED]
Sent: Thursday, March 14, 2019 7:01 AM
To: George Burton <gburton@paradisevalleyaz.gov>
Cc: Cyndi Leigh Applebaum [REDACTED]
Subject: Medical Plaza

Dear Mr. Burton,

My family and I will be unable to attend tonight's Town Council Meeting, so we are adding our voice in writing once more. We remain opposed to the expansion of the Medical Plaza for all the reasons addressed in our prior correspondence, our comments at the February 14th meeting, and the numerous concerns raised by our neighbors.

We have also taken the time since the February 14th meeting to directly observe the impact of the medical plaza as-is on the Kiburz home, which is catty-corner from our house. The prior written and verbally presented comments by Sarah Kiburz became even more concerning when you experience the existing plaza's impact on their home in terms of proximity, visibility, noise, and exposure – concerns that I assume are similarly alarming to all our neighbors that back-up to the plaza.

As noted in our prior comments to the Council, we took the time to research the plans for the plaza before purchasing our home in 2003. We were comfortable with the proposed plaza scope as well as the traffic patterns of the neighborhood at that time. However, we have observed a steady increase in cut-through traffic through Vista Drive and 69th Place over these past 15 years. An analysis of the traffic impact of just this next plaza expansion is too incremental to shed any light on the cumulative traffic concerns for our neighborhood.

We have not observed another neighborhood anywhere else in Paradise Valley that has the equivalent of the Vista Drive and 69th Place arteries. These are ostensibly residential streets that pass through a very dense neighborhood - by at least Paradise Valley standards. However, these streets are very wide, straight, and offer very compelling short-cuts. This results in periods of excess traffic and speeds well above 25 MPH. After the past 15 years of steady commercial growth around our neighborhood, it is time for the Council to seriously study this residential traffic issue and consider solutions that effectively slow and limit traffic through this close-knit and child-filled neighborhood.

Thank you again for your continued consideration of our concerns and observations.

Sincerely,

Martin & Cynthia Applebaum

George Burton

Subject: FW: FW: PV Medical Plaza Expansion

From: George Burton
Sent: Friday, March 15, 2019 1:11 PM
To: 'S Hecht' [REDACTED]
Subject: RE: FW: PV Medical Plaza Expansion

Hi Mrs. Kiburz,

Please reference the responses below.

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

From: S Hecht [REDACTED]
Sent: Thursday, March 14, 2019 10:08 PM
To: George Burton <gburton@paradisevalleyaz.gov>
Cc: Andrew Miller <amiller@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Duncan Miller <dmiller@paradisevalleyaz.gov>; Paul Mood <pmood@paradisevalleyaz.gov>; Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>; Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>; Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; Council Member Mark Stanton <mstanton@paradisevalleyaz.gov>; Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>
Subject: Re: FW: PV Medical Plaza Expansion

Hi George,

Thank you for your e-mail and a summary response to the items we discussed on Monday, March 4th. I have a few follow-up questions.

Generator Decibels Exceed Requirements

- Thank you for checking into the surgical center's generator noise compliance and advisement that the generator is exceeding decibel levels. In the past, I have tried to address the noise level directly with property management (even prior to Plaza), particularly when it would run on Sundays. I should have pushed harder through the Town. Either way, we've had to live through this noise intrusion for years due to lack of cooperation from the Medical Plaza tenants/property management.

If the applicant is approved for a third surgical center, how does this type of expansion impact the generator requirements (runs more often, runs longer)? The expansion does not impact the use of the back-up generator. The applicant identified that the existing back-up generator will be used to accommodate a third surgery center and that

the State requires the generator run a total of 5 times a month, in accordance with the State regulations: 1) the generator runs once a week for 30 minutes and 2) an additional manual override run is done once a month (in which the generator runs for 30 minutes). The Special Use Permit also limits the generator to, "Manual hours of non-emergency use for the outside generator shall be limited to Monday through Friday, 8 am to 4 pm, for no longer than 45 minutes at a time." Is this an item that was reviewed by the planning commission? No, since there are no proposed changes to the operation of the existing generator, the Planning Commission did not review the use of the existing generator.

Biohazard Waste and AZDEQ Review:

- As you know, many neighbors expressed in written and verbal form their concerns with added biohazard waste, given request for a 3rd surgical center. Accountability (who monitors/is responsible) surfaced during the Planning Commission meeting of January 24th. I took action and made the call to AZDEQ requesting someone ensure the Medical property is compliant as we were left with the feeling that this was neighbors/our responsibility to investigate.
- I was advised by AZDEQ that the waste was found to be locked up but there was a lack of signage. This will need to be monitored because the biohazard bin had been previously found unlocked (which prompted my follow up with AZDEQ). Who is responsible? The tenants at the Medical Plaza are responsible for meeting the State requirements for securing medical waste.

Additional Zoning Questions:

- I have been approached by other neighbors asking if there is a pharmacy on the campus. If so, the concern is the future transformation of that pharmacy (marijuana dispensary) not to mention the storage of pharmaceuticals with incredible street value. Can you address? The Special Use Permit stipulates that, "Commercial laboratories, apothecaries and pharmacies shall not be a permitted use." A pharmacy is not being requested with this application and a request to add such use will require an amendment to the Special Use Permit.
- Neighbors would like to know if the Church would ever have the authority to provide some type of easement and allow access to the Medical Plaza from Vista. Staff is not aware of any request by the Church or the Medical Plaza for such access. The First Southern Baptist Church may apply for amendments to their Special Use Permit, including requests to change their parking and circulation. Any amendment requests will be reviewed in accordance with the Town Codes and must follow all applicable Special Use Permit amendment processes.

Best regards,
Sarah

On Wed, Mar 13, 2019 at 10:50 AM George Burton <gburton@paradisevalleyaz.gov> wrote:

Hi Mrs. Kiburz,

Regarding our discussion on Monday:

- I reached out to the Town Engineer, Paul Mood, and asked him to contact you regarding the traffic report. Paul will contact you shortly regarding the traffic report.

- I notified the Town Engineering Department regarding the piles of dirt located at the First Southern Baptist Church and they will look into this issue.
- I checked with the Code Compliance Officer, Tina Brindley. She stated that 5201 N 69th Place was already notified about the weed violation and it is going through the code compliance process.
- The Community Development Director, Jeremy Knapp, spoke with PV Medical Plaza's representative regarding the generator. The representative identified that they measured the noise level of the generator and determined that it is exceeding the decibel levels. They also identified that they are looking at solutions to bringing the generator into compliance with the noise ordinance.

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

From: S Hecht [REDACTED]
Sent: Wednesday, March 13, 2019 7:07 AM
To: George Burton <gburton@paradisevalleyaz.gov>; Andrew Miller <amiller@paradisevalleyaz.gov>; Brian Dalke <bdalke@paradisevalleyaz.gov>; Duncan Miller <dmiller@paradisevalleyaz.gov>
Cc: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; [REDACTED]
Subject: Re: FW: PV Medical Plaza Expansion

Hi George,

Thanks for meeting with me on Monday. I'm copying all staff members that were included in the Mayor's response to my earlier e-mail.

We will follow up with Paul Mood to gain clarity on assumptions made with the traffic report (1 additional car per 30 minutes) and why that report was accepted/deemed valid (in absence of critical information tied to potential new tenants). I will encourage the other neighbors that have concerns with this report to also connect with Paul.

Please confirm that you have connected with the appropriate Town staff member to investigate the noise level associated with the surgery room generator. This generator runs weekly (and more often, if being repaired/tested, etc.) It is extremely loud and we've been advised that there are certainly alternative options (quieter). I would like to follow up with that staff member.

Separate from Medical Plaza items, I hope you were able to look into the equipment and dirt piles that are being stored at the south end of the church parking lot (corner of Vista/Quail Run Place). Additionally, I hope you were able to find out more about the large, empty lot on 69th and Vista (weed maintenance).

We will continue to reinforce to the Town Council our opposition to the Medical campus expansion in its current proposed form.

Best regards,
Sarah Kiburz

On Mon, Mar 11, 2019 at 3:29 PM George Burton <gburton@paradisevalleyaz.gov> wrote:

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I will see you this afternoon around 3:30 pm.

Best Regards,

George Burton

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Hi George,

To be clear, a primary objective of this visit is to understand this process, including the applicant's request to extend. The neighborhood is frustrated back lack of consistent, open communication.

Also, my request to meet with you and others seems even more valid given Mayor Bien-Willner's recent recommendation (e-mail of Friday) to engage the Town Staff to work through fair/balanced solutions.

See you at 3:30

Sarah

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Hi Ms. Kiburz,

I'm available to meet with you at Town Hall at:

- 3:30 pm today,
- 3 pm or 3:30 pm tomorrow (3/12), or
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Also, Daran Wastchak is the Chair of the Planning Commission. Since the application has already gone through Commission review and it is now undergoing Town Council review, I don't believe Chair Wastchak's attendance is needed.

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Town of Paradise Valley

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Subject: PV Medical Plaza Expansion

Hi Daran,

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We have called these items out in e-mails to the council but have not received a response to our concerns.

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Best regards,

Sarah Kiburz

George Burton

Subject: FW: Town Council Meeting to Amend PV Medical SUP

From: S Hecht [REDACTED]
Sent: Saturday, March 16, 2019 11:28 AM
To: Djorden@jhjlawyers.com
Cc: [REDACTED]

[REDACTED]

George Burton <gburton@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; [REDACTED]

Subject: Fwd: Town Council Meeting to Amend PV Medical SUP

Resending this e-mail as I had a typo in Mr. Jorden's e-mail address

----- Forwarded message -----

From: S Hecht <sarahkiburz@gmail.com>
Date: Sat, Mar 16, 2019 at 9:49 AM
Subject: Re: Town Council Meeting to Amend PV Medical SUP
To: <[REDACTED]>

[REDACTED]

George Burton <gburton@paradisevalleyaz.gov>, Council Member Julie Pace <jpace@paradisevalleyaz.gov>, Bill Cook <[REDACTED]>

Dear Mr. Jorden,
Several neighbors have a conflict and cannot meet on April 4th. The second of April is a better date for many. Please confirm that 6 pm on the 2nd of April works. It is our understanding that the meeting might take place at the Township.
If the 2nd does not work, please provide an alternative option and copy the neighborhood.

Additionally, please provide the neighborhood with your client's proposed discussion points and any information that we might review in advance. Since the meeting of February 14th, the only outreach has been an e-mail from Mr. Cook of Plaza Company offering to build a wall, which does not attend to the broader and significant concerns raised by this Paradise Valley Neighborhood.

Best regards
Sarah Kiburz

George Burton

Subject: FW: Paradise Valley Medical Plaza

From: Jim Bruske [REDACTED]
Sent: Thursday, March 21, 2019 5:42 PM
To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>; Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>
Cc: George Burton <gburton@paradisevalleyaz.gov>; S Hecht <sarahkiburz@gmail.com>
Subject: Paradise Valley Medical Plaza

Dear Mayor Bien-Willner,

My wife Amy and I have lived in the neighborhood for roughly 15 years and have raised two children CJ and Kate. It has always been a fabulous family neighborhood and we have always felt safe letting our kids run free around the neighborhood to visit and play with other families children. Now that our kids have grown and off to college, it's great to see younger families moving into the neighborhood and watching their young children play as our did when they were grade school. My point is that I feel strongly to keep our neighbor exactly what it has always been...a safe, peaceful, family neighborhood.

Another huge concern for us and our neighbors is home values. I've been a full time realtor in and around Paradise Valley since 2000 and have seen our home values increase over the last several years. With that being said, since the current Medical Plaza was built, I truly believe it has already adversely affected some of the home values in our neighborhood and if we allow it to grow even larger, in my opinion, the entire neighborhood will suffer and values will decrease. I don't want to go on and on regarding this because I know you all understand real estate values and wouldn't want to see your personal neighborhoods go down in value because of commercial/medical buildings are being built in your back yards.

Anyway, thank you so much for your time and hearing all of our concerns. Feel free to reach out to me anytime with questions.

Cheers!

Jim



9401 W. Thunderbird Rd., Suite 200
Peoria, AZ. 85381
(623)972-1184
(623)972-5554 (fax)
www.theplazaco.com

March 22, 2019

Dear Neighbor:

This letter relates to our request for an intermediate amendment to the existing Special Use Permit for the Paradise Valley Medical Plaza, located at the southwest corner of Jackrabbit and Scottsdale Roads. Town of Paradise Valley procedures require that we hold a neighborhood meeting; that meeting occurred on December 6, 2018. At the request of some neighbors, we will be voluntarily holding another meeting at 6:00 p.m. on Tuesday, April 2, 2019, at the Town Hall Community Room, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253.

Hearings have previously been held by the Town Planning Commission and Town Council. The purpose of the April 2 meeting is to discuss the plans. If you have any questions or want further information regarding this proposal, please contact me at my address above or email me at bill.cook@theplazaco.com.

Best regards,

A handwritten signature in black ink, appearing to be "Bill Cook", written in a cursive style.

Bill Cook

cc: George Burton

George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: 2019.04.03 - PVMC-A1.2 - Enlarged Site Plan.pdf; 2019.04.03 - PVMC-A1.1 - Overall Architectural Site Plan.pdf

From: Bill Cook <[REDACTED]>
Sent: Friday, April 5, 2019 11:10 AM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza

Dear Neighbors,

At Tuesday evening's meeting, we indicated that we would send the revised site plan and a list of some of the items that were discussed. This is being sent to those who provided email addresses at the meeting. The updated site plan is attached. Following is a list of the items, many of which are reflected on the new site plan.

1. Concern about delivery trucks on west drive isle—a new truck loading zone will be added to main parking lot closer to Scottsdale Road and “no deliveries” signs will be added to west drive isle.
2. Concern about current/outdoor location for biohazardous waste/linens—this area will be moved from the current location south of existing operating rooms to a new location inside the new building.
3. Concern about size of building—the new building has been downsized from 10,000 SF to 8,800 SF.
4. Concern about proximity of new building to west property line—new building is now set back 96', which is 27 feet further to the east than the former building/pick-up area.
5. Concern about location of pick-up area—the existing and formerly-proposed location was on west side of the proposed building; the new location is south of the proposed building and 2 times further away from neighbors to the west.
6. Traffic concerns along Vista Drive—Town staff has indicated that a new speed bump could be installed on the east end of Vista Drive, subject to compliance with typical Town criteria for speed bumps. If the neighbors want this speed bump and the Town concurs, PV Medical Plaza will pay up to \$10,000.
7. Concern about traffic along western drive isle—to further reduce traffic, the “staff only” parking area will be expanded from the 9 existing parking spaces on far west side to include the existing non-ADA parking spaces to the south.
8. Concerns about landscaping along west side, some of which has died--30 new trees will be added in accordance with the a new landscape plan.
9. Other landscaping concerns—if any of neighbors adjacent to the west request, up to four (4) 24” box trees will be planted on each neighbor's property within 40 feet of property line.
10. Concerns about existing wall along west property line — the attached site plan shows new 8' wall that is offset 7' into the PV Medical Plaza property. If either of the adjacent neighbors prefer, the existing wall new wall will be moved to the common property line.
11. Concerns about generator noise—regardless of what happens with the current request, the generator enclosure is being upgraded to meet existing noise requirements. A building permit has already been submitted to the Town and the work will be done when the Town issues the permit.

Based on on-site traffic counts that were recently performed, an updated traffic report is being prepared by CivTech. That report will be sent to everyone receiving this email sometime next week.

Kindest regards,

Bill Cook

Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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George Burton

Subject: FW: Paradise Valley Medical Plaza

From: S Hecht [REDACTED]
Sent: Saturday, April 6, 2019 5:47 AM
To: Bill Cook [REDACTED]
Cc: Scott Kiburz [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: Re: Paradise Valley Medical Plaza

Thank you for the e-mail.

We will review thoroughly so we can summarize our questions and concerns. We would also be interested in meeting to review this revised plan and gain clarification on a few items. One of us will follow up with you early next week to arrange that meeting.

Enjoy your weekend
Sarah

On Fri, Apr 5, 2019 at 11:19 AM Bill Cook <Bill.Cook@theplazaco.com> wrote:

Dear Neighbors,

At Tuesday evening's meeting, we indicated that we would send the revised site plan and a list of some of the items that were discussed. This is being sent to those who provided email addresses at the meeting. The updated site plan is attached. Following is a list of the items, many of which are reflected on the new site plan.

1. Concern about delivery trucks on west drive isle—a new truck loading zone will be added to main parking lot closer to Scottsdale Road and “no deliveries” signs will be added to west drive isle.
2. Concern about current/outdoor location for biohazardous waste/linens—this area will be moved from the current location south of existing operating rooms to a new location inside the new building.
3. Concern about size of building—the new building has been downsized from 10,000 SF to 8,800 SF.
4. Concern about proximity of new building to west property line—new building is now set back 96', which is 27 feet further to the east than the former building/pick-up area.
5. Concern about location of pick-up area—the existing and formerly-proposed location was on west side of the proposed building; the new location is south of the proposed building and 2 times further away from neighbors to the west.

6. Traffic concerns along Vista Drive—Town staff has indicated that a new speed bump could be installed on the east end of Vista Drive, subject to compliance with typical Town criteria for speed bumps. If the neighbors want this speed bump and the Town concurs, PV Medical Plaza will pay up to \$10,000.
7. Concern about traffic along western drive isle—to further reduce traffic, the “staff only” parking area will be expanded from the 9 existing parking spaces on far west side to include the existing non-ADA parking spaces to the south.
8. Concerns about landscaping along west side, some of which has died--30 new trees will be added in accordance with the a new landscape plan.
9. Other landscaping concerns--if any of neighbors adjacent to the west request, up to four (4) 24” box trees will be planted on each neighbor’s property within 40 feet of property line.
10. Concerns about existing wall along west property line — the attached site plan shows new 8’ wall that is offset 7’ into the PV Medical Plaza property. If either of the adjacent neighbors prefer, the existing wall new wall will be moved to the common property line.
11. Concerns about generator noise—regardless of what happens with the current request, the generator enclosure is being upgraded to meet existing noise requirements. A building permit has already been submitted to the Town and the work will be done when the Town issues the permit.

Based on on-site traffic counts that were recently performed, an updated traffic report is being prepared by CivTech. That report will be sent to everyone receiving this email sometime next week.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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George Burton

Subject: FW: Paradise Valley Medical Plaza

From: Bill Cook [REDACTED]
Sent: Monday, April 8, 2019 10:23 AM
To: 'Leanne Mariano' [REDACTED]
Cc: Carl Mariano [REDACTED]; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>
Subject: RE: Paradise Valley Medical Plaza

Mr. and Mrs. Mariano,

Thank you for your email. If you read below in my initial email that I sent, the details of the changes that have been made to site plan are listed along with some other explanations. If you have specific questions or would like to talk through the changes, I would be happy to discuss over the phone. My cell phone number is [REDACTED], and is the easiest and quickest way to get ahold of me. I look forward to hearing from you.

Kindest regards,

Bill Cook

Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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From: Leanne Mariano [REDACTED]
Sent: Sunday, April 7, 2019 11:53 AM
To: Bill Cook <[REDACTED]>
Cc: Carl Mariano [REDACTED]
Subject: Re: Paradise Valley Medical Plaza

Thank you for the updated site plans. I am unschooled in reading the plans however, and am having a difficult time in seeing how the changes made reflect the concerns listed. So I would like to request a list of the changes and accommodations made. So just as you listed the neighborhood concerns, can you now list the changes made to the new site plan that reflect those concerns? Thank you.....Leanne Mariano

On Fri, Apr 5, 2019 at 11:13 AM Bill Cook [REDACTED] > wrote:

Dear Neighbors,

At Tuesday evening's meeting, we indicated that we would send the revised site plan and a list of some of the items that were discussed. This is being sent to those who provided email addresses at the meeting. The updated site plan is attached. Following is a list of the items, many of which are reflected on the new site plan.

1. Concern about delivery trucks on west drive isle—a new truck loading zone will be added to main parking lot closer to Scottsdale Road and “no deliveries” signs will be added to west drive isle.
2. Concern about current/outdoor location for biohazardous waste/linens—this area will be moved from the current location south of existing operating rooms to a new location inside the new building.
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5. Concern about location of pick-up area—the existing and formerly-proposed location was on west side of the proposed building; the new location is south of the proposed building and 2 times further away from neighbors to the west.
6. Traffic concerns along Vista Drive—Town staff has indicated that a new speed bump could be installed on the east end of Vista Drive, subject to compliance with typical Town criteria for speed bumps. If the neighbors want this speed bump and the Town concurs, PV Medical Plaza will pay up to \$10,000.
7. Concern about traffic along western drive isle—to further reduce traffic, the “staff only” parking area will be expanded from the 9 existing parking spaces on far west side to include the existing non-ADA parking spaces to the south.
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11. Concerns about generator noise—regardless of what happens with the current request, the generator enclosure is being upgraded to meet existing noise requirements. A building permit has already been submitted to the Town and the work will be done when the Town issues the permit.

Based on on-site traffic counts that were recently performed, an updated traffic report is being prepared by CivTech. That report will be sent to everyone receiving this email sometime next week.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: PVMP_Traffic Study.pdf

From: Bill Cook [REDACTED]
Sent: Thursday, April 11, 2019 8:35 AM
To: [REDACTED]
Cc: Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza

Dear Neighbors,

Last Friday we sent you the new site plan along with a list of changes we have made in response to concerns we have heard from various neighbors. At the Tuesday meeting at Town Hall, we also said that we would send the revised traffic study; it is attached. For this traffic study, we actually counted trips in and out of the Medical Plaza on a Wednesday, which is the busiest day of the week. As you will see from the traffic study, the amount of additional traffic on Vista Drive is very small—approximately 1 trip every 25 minutes during the afternoon peak hour. Likewise, the traffic report says that the additional traffic along the west drive will be small. As discussed at the Tuesday meeting, one significant traffic-related enhancement to the west side will be the addition of a truck delivery zone in the main parking lot to the east and the relocation of the medical waste/linen pick up to the eastern portion of the new building.

At the Tuesday meeting, there were questions about relocating the building to the northwest corner of the site. The Town's current Special Use Permit Guidelines for medical offices state that new buildings should be set back 40' from a street and 60' from residential property. Based on these setbacks, the irregular shape of the northwest corner, and the need to provide nearby parking, our architect has determined that the size of the building that would fit in that space at the northwest corner would be significantly below the 8,800 square feet that is proposed. The northwest corner simply is not a viable location for the new building.

Bill Cook
Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017
1980



April 9, 2019

Mr. Justen Cassidy, Senior Project Manager
Cawley Architects
730 North 52nd Street, Suite 203
Phoenix, Arizona 85008



**RE: Trip Generation Statement 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 trip generation statement 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 AND PURPOSE

The PVMP consists of several buildings with a total of 52,717 square feet (SF) of gross floor area. The interior floor area is documented at 50,686 SF. 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. As a non-residential use, the PVMP operates under a Special Use Permit (SUP) from the Town, which is being reviewed as part of the expansion approval process.

A 6,444 SF portion of an existing building currently serves to provide three (3) operating rooms and related facilities, such as preparation and a 2,021 SF recovery area. It is in these operating rooms that those procedures requiring anesthesia are performed. Thus, subtracting the floor area for the operating rooms, the interior area of the plaza dedicated to medical offices is 44,242 SF.

Per the site plan provided (see **Attachment 1**), a new 8,806-square foot (gross) medical office building is being proposed; net square footage is 8,518 SF. A review of aerial photography of the existing plaza reveals that drivers exiting to either Scottsdale Road or Jackrabbit Road are required to turn right onto the adjacent streets. While entering drivers can turn right into both site driveways and left into the Jackrabbit Road access, exiting drivers can only turn right, either directly onto Scottsdale Road or onto Jackrabbit Road toward Scottsdale Road. Therefore, if an exiting patient wishes to return to his/her home, a home that is west of the plaza, there are several arterial streets that offer convenient routes west, including Chaparral Road to the south and McDonald Drive to the north, as well as numerous other arterial streets on the area's one-mile grid network.

Neighbors have expressed concern that existing patients will forgo the arterial streets and may drive through their neighborhoods, taking Vista Drive west. Vista Drive is the next signalized intersection to the south of Jackrabbit Road. Thus, their primary concern is that the new medical office building will increase this traffic traveling west on Vista Drive and then north along either 69th Place or 68th Street in order to return to Jackrabbit Road. An alternative to this is to attempt a U-turn at Vista Drive (at which there is no protected left- or U-turn movement) and another left turn back onto Jackrabbit Road.

The purpose of this statement is, therefore, to document the expected trips to be generated solely by the new building and to assign the trips to the adjacent roadways and to assess whether or not there could be a substantial number of new PVMP trips traveling through the neighborhood to the west of the plaza by using Vista Drive. Again, this statement will only look at *new* trips generated by the *new* building. The other purpose of this statement relates to the number of new trips on the west side of the property and the new trips on Jackrabbit Road.

PROPOSED EXPANSION

As noted, the new building is expected to have a maximum gross floor area or footprint of 8,806 SF with a net floor area of 8,518 SF of medical offices. Trips generated by the new building will be served by two existing site driveways. **Access A** is a right-in/right-out/left-in driveway along Jackrabbit Road. **Access B** is a right-in/right-out only driveway along Scottsdale Road

Trip Generation. Typically, the average daily traffic (ADT), weekday AM and PM peak hours hour trips are estimated using trip generation information published in the latest (10th) edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The *Trip Generation Manual* provides average trip generation rates, equations, graphs, and other information for a wide range of different land uses developed from raw data collected in a prescribed manner by numerous contributors. The data allows the transportation professional to estimate the trips generated for a proposed development based on the independent variables that describes the sizes of each land uses in the development. In this case, as will be explained below, due to the composition of the tenants of the plaza, CivTech originally elected to develop its own trip generation based on information recorded at the site driveways on Wednesday March 27, 2019. Wednesdays are typically the busiest day of the week. **Table 1** summarizes the data recorded; **Attachment 2** provides the data sheets. (Please note the final sheet of **Attachment 2** is a worksheet that combines the trips in and out at the two site driveways.)

Table 1 – Summary of Driveway Volumes Recorded March 27, 2019

Count/Driveway Location	Daily (Total/In/Out)	AM Pk Hr (Total/In/Out) [Start of Hour]	PM Pk Hr (Total/In/Out) [Start of Hour]
Scottsdale Road	566/238/328	74 / 32(43%) / 42(57%) [9:15]	73 / 16(22%) / 57(78%) [4:45]
Jackrabbit Road	966/520/446	106 / 75(71%) / 31(29%) [9:15]	99 / 54(54%) / 45(45%) [2:45]
Total Site Trips	1,532/758/774	180 /107(59%) / 73(41%) [9:15] 104 / 89(86%) / 15(14%) [7:45]*	158 / 37(23%) / 121(77%) [4:30]
Internal Roadway	138/67/71	22 / 14(64%) / 8(36%) [8:30]	21 / 5(24%) / 16(76%) [4:45]

* Peak Hour of Adjacent Street Traffic

A review of **Table 1** reveals that on Wednesday March 27, 2019, the site generated a total of fewer than 1,550 trips¹ with 180 trips (107 in/73 out) recorded during the AM peak hour of the generator (that is, the highest recorded hour of trips entering or exiting the site before noon, not necessarily an hour between 7 and 9 AM, when the adjacent street traffic is typically at its peak) and 158 trips (37 in/121 out) during the PM peak hour (between 4 and 6 PM), which is not only the PM peak hour of the generator, but the peak hour of the adjacent street traffic. During the AM peak hour of the adjacent street traffic, the site generated 104 trips (89 in/15 out) in the hour beginning at 7:45.

¹ Over the course of the day, since the facilities are not open 24 hours, it could be expected that every trip entering has a corresponding trip exiting. The machines used to record the driveway trips and the internal roadway trips yielded similar, but not exactly equal, entering and existing trips. The references to trips over the course of a day will double the higher count recorded, inbound or outbound, to be conservative.



Trip Generation Rates. Based on a gross floor area of 52,717 SF (or 52.717 KSF since the *Trip Generation Manual* uses quantities in units of 1,000 SF and gross floor areas are used), the site generated trips at rates lower than the published ITE average rates for a medical office building. A comparison of these rates can be found in **Table 2**.

Table 2 – Comparison of Trip Generation Rates of Based on Recorded Driveway Volumes

Period	Recorded Trips	Trip Rate per 1,000 SF / In%	ITE Average Rate / In%
Daily	1,548	29.36 / 50%	34.80 / 50%
AM Peak Hour of Street	104	1.97 / 86%	2.78 / 78%
AM Peak Hour of Generator	180	3.41 / 59%	4.10 / 39%
PM Peak Hour	158	3.00 / 23%	3.46 / 28%

A review of the results summarized in **Table 2** is supportive of CivTech’s conclusion below that the mix of the tenants in the PVMP is such that it does not generate trips at the rate of a typical medical office building. In each case, the rate calculated by CivTech for a particular period is less than the published ITE rate.

Peak Hour Trips. To calculate the percentage of trips that could be expected to be generated by the new 8,806-SF building, CivTech applied the rates and inbound percentages shown in **Table 2** to the gross floor area during each period. The trip generation information developed by CivTech for the PVMP expansion is detailed in **Table 3**. The table also shows the trip generation based on the ITE rates shown in **Table 2**.

Table 3 – Trip Generation

Land Use	ITE Code	ITE Land Use Name	Quantity Units*	AM Distribution		PM Distribution	
				In	Out	In	Out
Medical Offices (per calculated rates)	n/a	Medical-Dental Office Building	8,806 KSF	86%	14%	23%	77%
Medical Offices (per ITE average rates)	720	Medical-Dental Office Building	8,806 KSF	78%	22%	28%	72%

Land Use	Average Daily Traffic (ADT)		AM Peak Hour				PM Peak Hour			
	Avg. Rate	Volume	Avg. Rate	In	Out	Total	Avg. Rate	In	Out	Total
Medical Offices (per calculated rates)	29.36	260	1.97	15	2	17	3.00	6	20	26
Medical Offices (per ITE average rates)	34.80	306	2.78	19	5	27	3.46	9	21	30

+ KSF = 1,000 SF

A review of the trip generation for the new building detailed in **Table 3**, which is based on the trip generation rates calculated for PVMP from the recorded driveway counts, reveals that the new building could generate a total of approximately 260 trips each day with 17 trips (15 in/2 out) generated during the AM peak hour of the adjacent street traffic (an hour between 7 and 9 AM) and 26 trips (6 in/20 out) generated during the PM peak hour (an hour between 4 and 6 PM). The generator’s (i.e., new building’s) AM peak hour of trip generation could begin at 9:15, when 18 inbound and 12 outbound trips could be expected, a total of 30 trips during that one-hour period. Using ITE average rates, the new building could generate 306 trips each day with 27 trips (19 in/5 out) generated during the AM peak hour of the adjacent street traffic (an hour between 7 and 9 AM) and 30 trips (9 in/21 out) generated during the PM peak hour(an hour between 4 and 6 PM).

Trip Distribution and Assignment. As noted above, PVMP provides a substantial percentage of its floor area for medical specialists and specialties. Therefore, it could be that its professionals attract patients from all over the Paradise Valley-Scottsdale area. Therefore, when attempting to define a market area, CivTech assumed a radius of ten (10) miles, also assuming that the majority of the patients would reside within that radius and that the trips would be to/from their homes. Therefore, CivTech distributed site trips through the site driveways to the roadway network based on the Maricopa Association of Governments’ (MAG) estimate of population within the assumed



10-mile radius of the site. The projected distribution of population was used as a base for determining the trip distribution of trips generated by the site. **Table 4** summarizes the trip distribution percentages applied. The detailed calculations can be found as **Attachment 3**.

In addition, since CivTech recorded entering and exiting traffic volumes at the site driveways, the data was used to calculate the percentages of trips entering and exiting each driveway by time period. These percentages are also shown in **Table 4**.

The percentages shown in **Table 4** were applied to the site trips generated in **Table 3** and these site trips assigned to the internal and external roadway network. Site generated peak hour and daily turning movements and daily directional link volumes are also depicted on **Attachment 4**. CivTech showed separate percentages for those living to the northwest and southwest because simply living west of the site does not mean that a patient in that area would automatically, by default, travel west on Vista Drive since exiting directly to Jackrabbit Road westbound is not possible. The farther away a patient lives from the site, the more likely he/she would use arterial roads to return to home. Therefore, CivTech will assume approximately one-third of the patients living northwest or southwest of the site live close enough to make traveling along Vista Drive through the adjacent neighborhood somewhat convenient. These are also the people one could expect would be more familiar with the streets in that neighborhood.

Table 4 – Trip Distribution

Direction(s) (To/From)	Distribution Percentage
By Direction	
North	22%
South	33%
East	9%
Northwest	13%
Southwest	23%
By Driveway: AM(PM)[Daily]	
Scottsdale In	30%(32%)[31%]
Jackrabbit In	70%(68%)[69%]
Scottsdale Out	47%(44%)[42%]
Jackrabbit Out	53%(56%)[58%]

Thus, with 36 percent of the total population residing west (that is, northwest or southwest) of the site and two thirds (or more) of that likely using conveniently-located arterial streets such as Chaparral Road and McDonald Drive to travel west, CivTech estimates that only one-third of the 36 percent westbound/outbound trips, that is, twelve percent (approximately one of each eight exiting vehicles) might find traveling along Vista Drive through the neighborhood more convenient. With a peak exiting volume of 20 vehicles per hour, the result is between two and three additional vehicles (12% of 20 vehicles is 2.4 vehicles, which is shown as three vehicles on **Attachment 4**) traveling westbound on Vista Drive during the PM peak hour, most likely between 4:45 and 5:45 PM. That averages to just one additional vehicle on Vista Drive every 25 minutes. Such a small increase in the hourly traffic volume, especially when others are returning home on their afternoon commute, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

Similarly, the prohibition of left turns out from the site driveways limits the site trips that could be expected to travel along Jackrabbit Road west of the site driveway. West of this driveway, only inbound trips can travel along Jackrabbit Road. **Attachment 4** shows that CivTech expects just three trips to arrive during the AM peak hour, an average rate of one new trip every twenty minutes between 7:45 and 8:45 AM. Such a small increase in the hourly traffic volume, especially when others are leaving home on their morning commute, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

West-Side Parking Area. CivTech recorded traffic volumes on the internal driveway south of the Jackrabbit Road driveway that leading to the existing west side of the plaza. As can be seen in

Table 1, approximately 140 vehicles per day were recorded into and out of that western parking area. These 140 vehicles made use of the 62 existing parking spaces—54 uncovered and 8 covered—that are located along the west side of the property. With the proposed expansion, the eight covered spaces will be lost and 32 new spaces will be provided, for a new total of 86 spaces along the west side of the property, a nearly 39% increase. If the 86 spaces were used at approximately the same rates as the existing 62 spaces, it could be expected that the 140 trips daily could increase to 194 trips on a typical weekday, a net increase of 54 trips per day. Applying the same ratio to the peak hours would add eight (8) trips each during the hour beginning at 8:30 AM and during the PM peak hour of street traffic, from 22 to 30 and from 21 to 29, respectively.

Other considerations include noting that this western parking area for the new building has but a single access. Patients arriving from Scottsdale Road may find parking in the main parking area (and taking a short walk between the existing buildings) more convenient than either traveling all the way around to the west side of the building or all the way back to exit. Also, the plaza is in Paradise Valley; therefore, its patients may generally be seen as older and responsible. Thus, it is likely that their vehicles are well-maintained and that they would not be loud enough to disturb the neighbors. And, as the numbers of hybrid and all-electric vehicles increase, some of the approaching and departing trips could be virtually silent, with no sound except for the sound of the tires on the pavement. Finally, 31 of the ultimate 86 spaces (36%) will be designated as employee-only spaces: these are vehicles that will remain parked most of the day.

Another consideration is that truck deliveries including medical waste will now be collected on the east side of the new building, which is also where a new loading zone will be provided. Therefore, with the exception of the pickup of trash, which will still be collected in dumpsters along the west side of the property, trucks will be prohibited from traveling along the western wall of the property.

CONCLUSIONS

A new 8,806-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. From the above analysis, the following could be concluded:

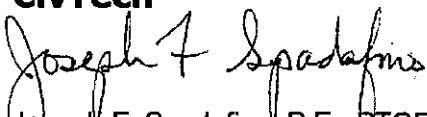
- On Wednesday March 27, 2019, the site generated a total of fewer than 1,550 trips with 180 trips (107 in/73 out) recorded during the AM peak hour of the generator (that is, , the highest recorded hour of trips entering or exiting the site before noon, not necessarily an hour between 7 and 9 AM, when the adjacent street traffic is typically at its peak) and 158 trips (37 in/121 out) during the PM peak hour (between 4 and 6 PM), which is not only the PM peak hour of the generator, but the peak hour of the adjacent street traffic. During the AM peak hour of the adjacent street traffic, the site generated 104 trips (89 in/15 out) in the hour beginning at 7:45.
- Based on the trip generation rates calculated for PVMP from the recorded driveway counts, the new building could generate a total of approximately 260 trips each day with 17 trips (15 in/2 out) generated during the AM peak hour of the adjacent street traffic (an hour between 7 and 9 AM) and 26 trips (6 in/20 out) generated during the PM peak hour (an hour between 4 and 6 PM). The generator's (i.e., new building's) AM peak hour of trip generation could begin at 9:15, when 18 inbound and 12 outbound trips could be expected, a total of 30 trips during that one-hour period. Using ITE average rates, the new building could generate 306 trips each day with 27 trips (19 in/5 out) generated during the AM peak hour of the adjacent street traffic (an hour between 7 and 9 AM) and 30 trips (9 in/21 out) generated during the PM peak hour (an hour between 4 and 6 PM).

- The maximum outbound volume of 20 exiting vehicles per hour is expected to be during the PM peak hour of adjacent street traffic, an hour between 4:45 and 5:45 PM, when many of the offices are closing and employees as well as patients are leaving.
- With 36 percent of the total population residing west (that is, northwest or southwest) of the site and two thirds (or more) of that likely using conveniently-located arterial streets such as Chaparral Road and McDonald Drive to travel west, CivTech estimates that only one-third of the 36 percent westbound/outbound trips, that is, twelve percent (approximately one of each eight exiting vehicles) might find traveling along Vista Drive through the neighborhood more convenient. With a peak exiting volume of 20 vehicles per hour, the result is between two and three additional vehicles (12% of 20 vehicles is 2.4 vehicles) traveling westbound on Vista Drive during the PM peak hour, most likely between 5 and 6 PM. That averages to just one additional vehicle on Vista Drive every 25 minutes. Similarly, on Jackrabbit Road, CivTech expects just three inbound trips to arrive during the AM peak hour, an average rate of one new trip every twenty minutes between 7:45 and 8:45 AM. Such small increases in the hourly traffic volume, especially when others are traveling to/from home on their morning and afternoon commutes, should be virtually imperceptible to area residents and certainly within the normal variations in traffic volumes that might be observed during the same hour from one day to the next.

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

Sincerely,

CivTech



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

Attachments (4)

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, March 27, 2019

City: Paradise Valley

Project #: 19-1160-002

Location: Paradise Valley Medical Center Driveway Internal Roadway

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB	
00:00	0	0			12:00	1	0			
00:15	0	0			12:15	3	0			
00:30	0	0			12:30	1	0			
00:45	0	0	0		12:45	2	7	1	1	
01:00	0	0			13:00	1	0			
01:15	0	0			13:15	2	1			
01:30	0	0			13:30	0	2			
01:45	0	0	0		13:45	2	5	0	3	
02:00	0	0			14:00	1	1			
02:15	0	0			14:15	2	0			
02:30	0	0			14:30	0	1			
02:45	0	0	0		14:45	1	4	0	2	
03:00	0	0			15:00	1	0			
03:15	0	0			15:15	3	3			
03:30	0	0			15:30	3	1			
03:45	0	0	0		15:45	3	10	1	5	
04:00	0	0			16:00	3	2			
04:15	0	0			16:15	0	1			
04:30	0	0			16:30	2	1			
04:45	0	0	0		16:45	5	10	2	6	
05:00	0	1			17:00	7	0			
05:15	0	1			17:15	2	1			
05:30	2	1			17:30	2	2			
05:45	0	2	2	5	7	17:45	0	11	0	3
06:00	0	1			18:00	2	1			
06:15	0	2			18:15	0	0			
06:30	0	5			18:30	0	0			
06:45	0	0	3	11	11	18:45	1	3	0	1
07:00	1	0			19:00	0	0			
07:15	0	1			19:15	0	0			
07:30	0	1			19:30	1	0			
07:45	0	1	3	5	6	19:45	0	1	0	0
08:00	1	3			20:00	0	0			
08:15	2	2			20:15	0	0			
08:30	1	4			20:30	0	0			
08:45	2	6	5	14	20	20:45	0	0	0	0
09:00	2	2			21:00	0	0			
09:15	3	3			21:15	0	0			
09:30	0	1			21:30	0	0			
09:45	2	7	0	6	13	21:45	0	0	0	0
10:00	1	1			22:00	0	0			
10:15	1	0			22:15	0	0			
10:30	0	0			22:30	0	1			
10:45	1	3	1	2	5	22:45	0	0	0	1
11:00	0	0			23:00	0	0			
11:15	0	0			23:15	0	0			
11:30	0	1			23:30	0	0			
11:45	1	1	1	2	3	23:45	0	0	0	0

Total Vol. 20 45 65 51 22 73

GPS Coordinates: 33.516100, -111.928000

Daily Totals				
NB	SB	EB	WB	Combined
71	67			138

Split %	AM			PM		
	30.8%	69.2%	47.1%	69.9%	30.1%	52.9%
Peak Hour	08:30	08:00	08:30	16:30	15:15	16:45
Volume	8	14	22	16	7	21
P.H.F.	0.67	0.70	0.79	0.57	0.58	0.75

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, March 27, 2019

City: Paradise Valley

Project #: 19-1160-003

Location: Paradise Valley Medical Center Driveway off of Scottsdale Rd.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB			
00:00			0	0	12:00			13	7			
00:15			0	0	12:15			12	2			
00:30			0	0	12:30			3	3			
00:45			0	0	12:45			8	36	6	18	54
01:00			0	1	13:00			9	2			
01:15			0	0	13:15			4	8			
01:30			2	0	13:30			1	6			
01:45			0	2	13:45			4	18	3	19	37
02:00			0	0	14:00			13	4			
02:15			0	0	14:15			3	6			
02:30			0	0	14:30			3	2			
02:45			0	0	14:45			6	25	13	25	50
03:00			0	0	15:00			4	8			
03:15			0	0	15:15			7	3			
03:30			0	0	15:30			7	2			
03:45			0	0	15:45			11	29	9	22	51
04:00			0	0	16:00			5	4			
04:15			0	0	16:15			5	2			
04:30			0	0	16:30			6	2			
04:45			0	0	16:45			9	25	5	13	38
05:00			0	0	17:00			16	2			
05:15			0	0	17:15			22	3			
05:30			0	0	17:30			10	6			
05:45			0	0	17:45			5	53	1	12	65
06:00			0	0	18:00			6	3			
06:15			0	1	18:15			1	0			
06:30			0	3	18:30			7	0			
06:45			0	0	18:45			4	18	0	3	21
07:00			0	3	19:00			9	0			
07:15			0	3	19:15			1	0			
07:30			0	2	19:30			0	0			
07:45			0	0	19:45			0	10	0	0	10
08:00			1	5	20:00			0	1			
08:15			4	5	20:15			3	1			
08:30			2	7	20:30			0	1			
08:45			3	10	20:45			0	3	0	3	6
09:00			5	6	21:00			0	0			
09:15			4	11	21:15			2	0			
09:30			12	4	21:30			0	0			
09:45			13	34	21:45			0	2	0	0	2
10:00			13	5	22:00			0	0			
10:15			7	0	22:15			0	0			
10:30			8	6	22:30			0	0			
10:45			5	33	22:45			0	0	0	0	0
11:00			10	6	23:00			0	0			
11:15			7	2	23:15			0	0			
11:30			7	6	23:30			0	0			
11:45			6	30	23:45			0	0	0	0	0

Total Vol. 109 123 **232** 219 115 **334**

GPS Coordinates: 33.515463, -111.926475

Daily Totals				
NB	SB	EB	WB	Combined
		328	238	566

Split %	AM			PM		
	47.0%	53.0%	41.0%	65.6%	34.4%	59.0%

Peak Hour	09:30	08:30	09:15	16:45	14:15	16:45
Volume	45	33	74	57	29	73
P.H.F.	0.87	0.75	0.74	0.65	0.56	0.73

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, March 27, 2019

City: Paradise Valley

Project #: 19-1160-001

Location: Paradise Valley Medical Center Driveway off of Jackrabbit Rd.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00	0	0			12:00	14	3		
00:15	0	0			12:15	13	9		
00:30	0	0			12:30	13	11		
00:45	0	0	0		12:45	12	52	6	29
01:00	0	0			13:00	15	6		
01:15	0	0			13:15	9	6		
01:30	0	0			13:30	4	8		
01:45	0	0	0		13:45	8	36	19	39
02:00	0	0			14:00	5	5		
02:15	0	0			14:15	12	7		
02:30	0	0			14:30	7	8		
02:45	0	0	0		14:45	19	43	16	36
03:00	0	0			15:00	7	12		
03:15	0	0			15:15	14	7		
03:30	0	0			15:30	14	10		
03:45	0	0	0		15:45	16	51	12	41
04:00	0	0			16:00	15	10		
04:15	0	0			16:15	8	5		
04:30	0	2			16:30	18	13		
04:45	0	0	0	2	16:45	18	59	9	37
05:00	0	1			17:00	23	1		
05:15	0	4			17:15	9	2		
05:30	1	2			17:30	11	5		
05:45	0	1	3	10	17:45	3	46	0	8
06:00	2	5			18:00	7	3		
06:15	1	6			18:15	2	0		
06:30	0	12			18:30	6	2		
06:45	1	4	9	32	18:45	4	19	0	5
07:00	1	5			19:00	4	2		
07:15	0	6			19:15	2	2		
07:30	3	6			19:30	1	0		
07:45	1	5	24	41	19:45	1	8	0	4
08:00	3	15			20:00	0	0		
08:15	0	11			20:15	0	0		
08:30	4	12			20:30	0	0		
08:45	7	14	13	51	20:45	0	0	0	0
09:00	6	18			21:00	0	3		
09:15	8	20			21:15	0	0		
09:30	7	14			21:30	0	0		
09:45	9	30	21	73	21:45	0	0	0	3
10:00	7	20			22:00	0	0		
10:15	9	12			22:15	0	0		
10:30	11	15			22:30	0	1		
10:45	8	35	15	62	22:45	0	0	2	3
11:00	14	6			23:00	0	0		
11:15	6	13			23:15	0	0		
11:30	11	14			23:30	0	0		
11:45	12	43	11	44	23:45	0	0	0	0

Total Vol. 132 315 **447** 314 205 **519**

GPS Coordinates: 33.516527, -111.927528

Split %	Daily Totals				Combined
	NB	SB	EB	WB	
	446	520			966
	AM		PM		
	29.5%	70.5%	60.5%	39.5%	53.7%
Peak Hour	11:45	09:15	09:15	16:30	14:45
Volume	52	75	106	68	45
P.H.F.	0.93	0.89	0.88	0.74	0.70

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Wednesday, March 27, 2019

City: Paradise Valley

Project #: 19-1160-001

Location: Paradise Valley Medical Center (Both Driveways Totaled)

AM Period	In	Out	In+Out	PM Period	In	Out	In+Out
00:00	0	0		12:00	10	63	73
00:15	0	0		12:15	11	59	70
00:30	0	0		12:30	14	53	67
00:45	0	0	0	12:45	12	47	59
01:00	1	1	2	13:00	8	45	53
01:15	0	1	1	13:15	14	48	62
01:30	0	1	1	13:30	14	48	62
01:45	0	1	1	13:45	22	58	80
02:00	0	0	0	14:00	9	59	68
02:15	0	0	0	14:15	13	58	71
02:30	0	0	0	14:30	10	54	64
02:45	0	0	0	14:45	29	61	90
03:00	0	0	0	15:00	20	72	92
03:15	0	0	0	15:15	10	69	79
03:30	0	0	0	15:30	12	71	83
03:45	0	0	0	15:45	21	63	84
04:00	0	0	0	16:00	14	57	71
04:15	0	0	0	16:15	7	54	61
04:30	2	2	4	16:30	15	57	72
04:45	0	2	2	16:45	14	50	64
05:00	1	3	4	17:00	3	39	42
05:15	4	7	11	17:15	5	37	42
05:30	2	7	9	17:30	11	33	44
05:45	5	12	17	17:45	1	20	21
06:00	5	16	21	18:00	6	23	29
06:15	7	19	26	18:15	0	18	18
06:30	15	32	47	18:30	2	9	11
06:45	10	37	47	18:45	0	8	8
07:00	8	40	48	19:00	2	4	6
07:15	9	42	51	19:15	2	6	8
07:30	8	35	43	19:30	0	4	4
07:45	34	59	93	19:45	0	4	4
08:00	20	71	91	20:00	1	3	4
08:15	16	78	94	20:15	1	2	3
08:30	19	89	108	20:30	1	3	4
08:45	22	77	99	20:45	0	3	3
09:00	24	81	105	21:00	3	5	8
09:15	31	96	127	21:15	0	4	4
09:30	18	95	113	21:30	0	3	3
09:45	33	106	139	21:45	0	3	3
10:00	25	107	132	22:00	0	0	0
10:15	12	88	100	22:15	0	0	0
10:30	21	91	112	22:30	1	1	2
10:45	21	79	100	22:45	2	3	5
11:00	12	66	78	23:00	0	3	3
11:15	15	69	84	23:15	0	3	3
11:30	20	68	88	23:30	0	2	2
11:45	18	65	83	23:45	0	0	0

Total Vol. 438 438 241 241 180 **679** 320 320 533 533 158 **853**

GPS Coordinates: 33.516527, -111.927528

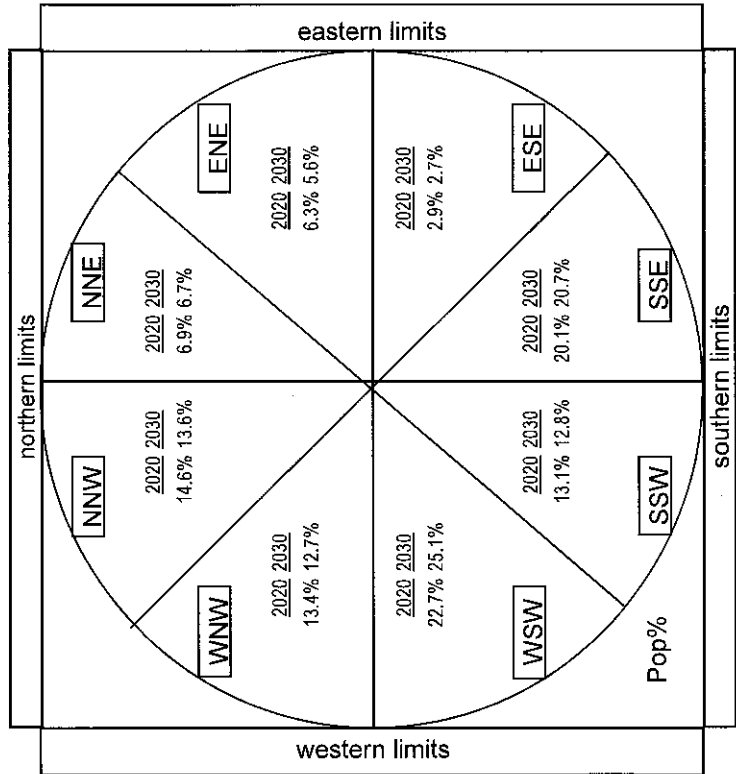
Split %	AM			44.3%	PM			55.7%
	64.5%	35.5%			37.5%	62.5%		
Peak Hour	09:15	11:30	09:45	09:45	14:15	16:30	16:45	16:45
Volume	107	88	683	851	72	121	585	736
P.H.F.	0.81	0.81	0.95	0.95	0.62	0.78	0.93	0.95

Quadrant	2020		2030	
	Population	Percent	Population	Percent
North Northwest	155,235	14.6%	170,415	13.6%
North Northeast	73,492	6.9%	83,821	6.7%
North	228,727	21.5%	254,235	20.3%
East Northeast	67,278	6.3%	70,506	5.6%
East Southeast	31,142	2.9%	33,853	2.7%
East	98,420	9.2%	104,359	8.3%
South Southeast	213,741	20.1%	258,962	20.7%
South Southwest	138,987	13.1%	160,028	12.8%
South	352,728	33.2%	418,990	33.5%
West Southwest	241,451	22.7%	314,831	25.1%
West Northwest	142,652	13.4%	159,559	12.7%
West	384,103	36.1%	474,390	37.8%
Totals	1,063,978	100.0%	1,251,974	99.9%

Radius

Population radius: 10 miles

Select Analysis Year (2020, 2030, 2040, 2050)
2020



Paradise Valley Medical Center

Traffic Impact (and Mitigation) Analysis/Study

10-mile radius																							
		2020		2030		% of	2020		2030				2020		2030								
RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted			
ENE					ESE																		
230	SC	33,607	41,394	10%	3,361	4,139	262	PV	14,198	14,871	10%	1,420	1,487										
249	SC	21,857	22,818	50%	10,829	11,409	263	SC	36,704	37,882	40%	14,682	15,153										
248	SC	37,661	39,019	80%	30,129	31,215	264	SR	6,766	7,102	40%	2,706	2,841										
263	SC	36,704	37,882	55%	20,187	20,835	272	SC	72,339	81,764	10%	7,234	8,176										
262	PV	14,198	14,871	10%	1,420	1,487	290	ME	82,199	102,372	5%	4,110	5,119										
264	SR	6,766	7,102	20%	1,353	1,420	291	ME	49,530	53,843	2%	991	1,077										
From ENE					67,278		70,506		From ESE					31,142		33,853							
From East															98,420		104,359						

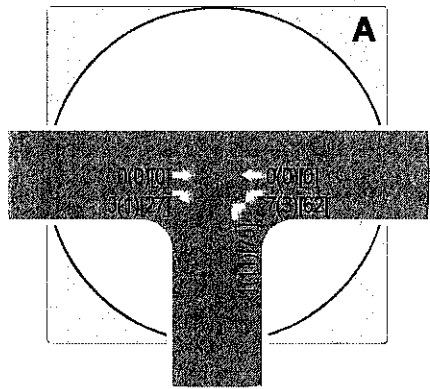
Attachment 3
January 2019
Page 3
Trip Distribution - Population from East
CivTech

Paradise Valley Medical Center

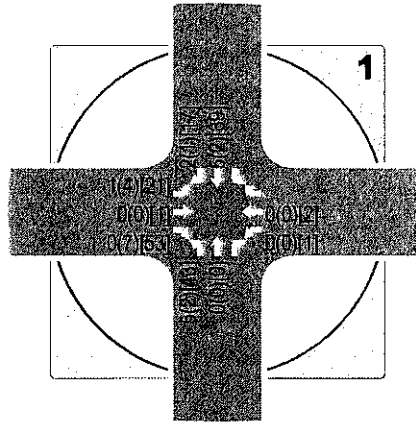
Traffic Impact (and Mitigation) Analysis/Study

10-mile radius																							
		2020		2030		% of	2020		2030				2020		2030								
RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted	RAZ	MPA	Population	Population	TAZ	Adjusted	Adjusted			
NNW					NNE																		
227	PH	56,483	67,265	50%	28,242	33,633	228	PH	17,962	39,116	25%	4,491	9,779										
228	PH	17,962	39,116	25%	4,491	9,779	246	PH	60,062	62,330	50%	30,031	31,165										
246	PH	60,062	62,330	50%	30,031	31,165	230	SC	33,607	41,394	40%	13,443	16,558										
245	PH	57,570	59,845	80%	46,056	47,876	247	SC	13,321	13,647	100%	13,321	13,647										
226	PH	70,781	73,430	40%	28,304	29,372	262	PV	14,198	14,871	20%	2,840	2,974										
242	PH	30,543	31,232	50%	15,272	15,816	263	SC	36,704	37,882	5%	1,835	1,894										
262	PV	14,198	14,871	20%	2,840	2,974	248	SC	37,661	39,019	20%	7,532	7,804										
From NNW					155,235		170,415		From NNE					73,492		83,821							
From North															228,727		254,236						

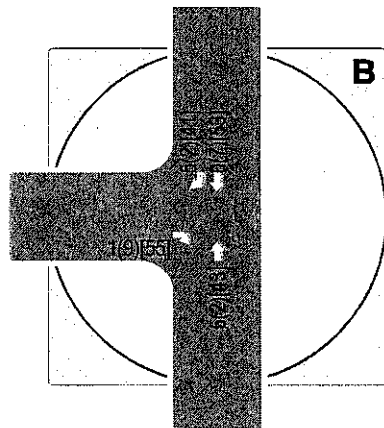
Attachment 3
January 2019
Page 2
Trip Distribution - Population from North
CivTech



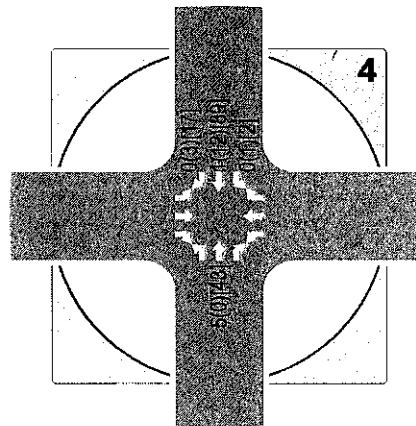
Access A & Jackrabbit Road



Scottsdale Road & Jackrabbit Road



Scottsdale Road & Access B



Scottsdale Road & Vista Drive

LEGEND

AM(PM)[Daily] Trip Distribution Percentages
 XX(XX)[XXX] - AM(PM)[Daily] Traffic Volumes



Attachment 4: Site Trip Distribution and Assignment

George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: 2019.04.03 - PVMC-A1.2 - Enlarged Site Plan.pdf; 2019.04.03 - PVMC-A1.1 - Overall Architectural Site Plan.pdf

From: S Hecht [REDACTED]
Sent: Friday, April 19, 2019 8:07 AM
To: Bill Cook [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; Scott Kiburz [REDACTED]
Subject: Fwd: Paradise Valley Medical Plaza

Hi Bill,
The opportunity to view the adjustments on campus will be helpful to understand the impact they will have on mitigating concerns. I have made only minor notes below as I believe we should just review line item by line item.

See you at 10 am. A couple of nearby neighbors are going to listen in to the discussion/ask questions.
Sarah

----- Forwarded message -----

From: Bill Cook [REDACTED]
Date: Fri, Apr 5, 2019 at 11:19 AM
Subject: Paradise Valley Medical Plaza
To: Scott Kiburz [REDACTED], S Hecht [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>, Jeremy Knapp <jknapp@paradisevalleyaz.gov>

Dear Neighbors,

At Tuesday evening's meeting, we indicated that we would send the revised site plan and a list of some of the items that were discussed. This is being sent to those who provided email addresses at the meeting. The updated site plan is attached. Following is a list of the items, many of which are reflected on the new site plan.

- Concern about delivery trucks on west drive isle—a new truck loading zone will be added to main parking lot closer to Scottsdale Road and “no deliveries” signs will be added to west drive isle. Clarification on number and location of signs....ensure covers all truck traffic.
- Concern about current/outdoor location for biohazardous waste/linens—this area will be moved from the current location south of existing operating rooms to a new location inside the new building. Ensure location is such that linen/biohazard pick-up occurs on East side/closer to Scottsdale

NEW: Garbage bin location: Move toward East or closer toward jackrabbit

- Concern about size of building—the new building has been downsized from 10,000 SF to 8,800 SF. Review impact on layout/setback
- Concern about proximity of new building to west property line—new building is now set back 96', which is 27 feet further to the east than the former building/pick-up area. Would like to establish the set-back area / view it from campus
- Concern about location of pick-up area—the existing and formerly-proposed location was on west side of the proposed building; the new location is south of the proposed building and 2 times further away from neighbors to the west. As above
- Traffic concerns along Vista Drive—Town staff has indicated that a new speed bump could be installed on the east end of Vista Drive, subject to compliance with typical Town criteria for speed bumps. If the neighbors want this speed bump and the Town concurs, PV Medical Plaza will pay up to \$10,000. Discuss next steps/process
- Concern about traffic along western drive isle—to further reduce traffic, the “staff only” parking area will be expanded from the 9 existing parking spaces on far west side to include the existing non-ADA parking spaces to the south.

New Investigate alternative new parking location (toward Jackrabbit)

- Concerns about landscaping along west side, some of which has died—30 new trees will be added in accordance with the a new landscape plan. Discuss the design/and timeline - tree type, tree location tree size. Density /privacy is paramount to success
- Other landscaping concerns—if any of neighbors adjacent to the west request, up to four (4) 24" box trees will be planted on each neighbor's property within 40 feet of property line.
- Concerns about existing wall along west property line — the attached site plan shows new 8' wall that is offset 7' into the PV Medical Plaza property. If either of the adjacent neighbors prefer, the existing wall new wall will be moved to the common property line. Discuss the design/and timeline (implications of having new wall 7' into campus property)
- Concerns about generator noise—regardless of what happens with the current request, the generator enclosure is being upgraded to meet existing noise requirements. A building permit has already been submitted to the Town and the work will be done when the Town issues the permit. Timeline

New: Surgical room light stays on 24/7. Discuss opportunity to place shades or something on windows to significantly reduce bright glare into backyard

Based on on-site traffic counts that were recently performed, an updated traffic report is being prepared by CivTech. That report will be sent to everyone receiving this email sometime next week.

Kindest regards,

Bill Cook
Senior Vice President

Brokerage Services

Plaza Companies, AMO®

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

www.theplazaco.com



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PARADISE VALLEY MEDICAL PLAZA
 SWC OF SCOTTSDALE AND JACKRABBIT PARADISE VALLEY, AZ

DATE: 01-20-2018
 PREP: SUBMITTAL
 SUP: 1ST COMMENTS
 SUP: 2ND COMMENTS
 PC COMMENTS
 2ND CIVIL COMMENTS
 01-13-2019
 REVISED SHEET PLAN
 01-20-2019

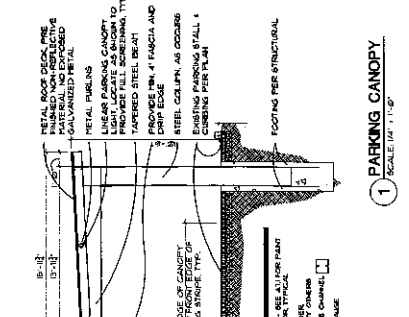
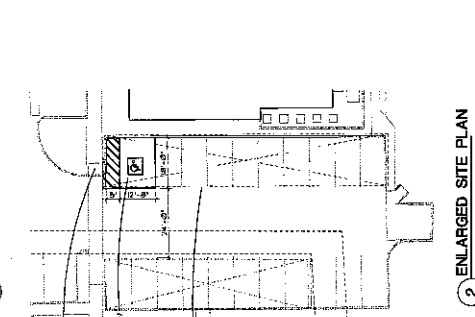
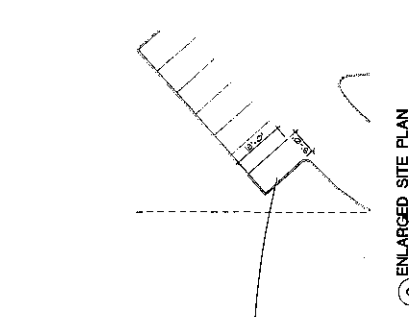
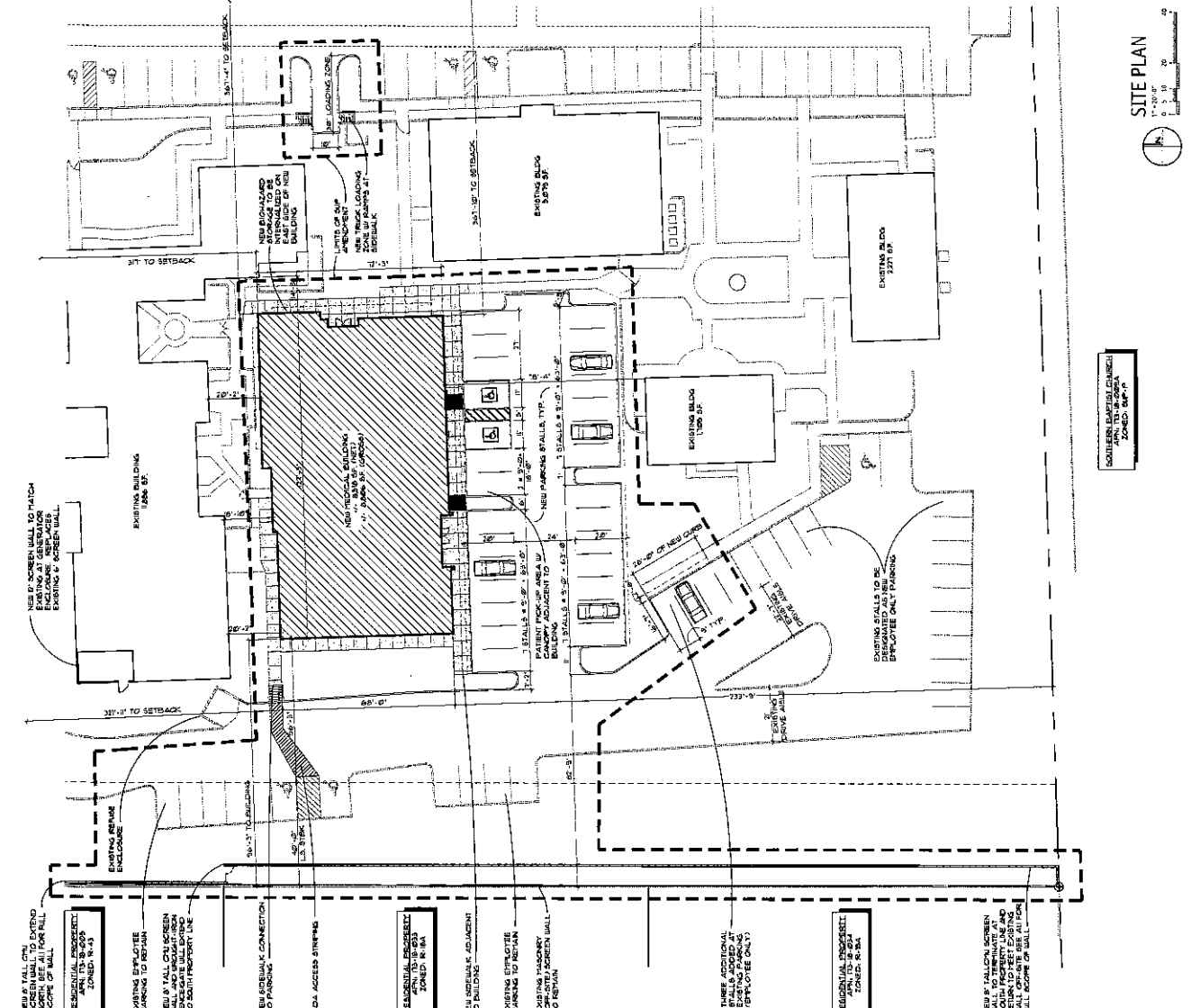
Project - P/V/MC
 A1.2

SITE DATA
 PROJECT: PARADISE VALLEY MEDICAL PLAZA
 ADDRESS: 15000 N. 57TH AVENUE, SCOTTSDALE, ARIZONA
 CLIENT: SWC OF SCOTTSDALE AND JACKRABBIT PARADISE VALLEY, AZ
 DESIGNER: CAWLEY ARCHITECTS
 DATE: 01-20-2018
 SHEET: A1.2 OF 1.00
 SCALE: AS SHOWN
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC
 PROJECT NO: 15000 N. 57TH AVENUE, SCOTTSDALE, ARIZONA
 SHEET NO: A1.2 OF 1.00
 SCALE: AS SHOWN
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC

PARKING CALCULATIONS
 BUILDING AREA CALCULATIONS
 OCCUPANCY: 100
 STORIES: 3
 TOTAL AREA: 100,000 SF
 TOTAL PARKING SPACES: 1000
 TOTAL COVERED SPACES: 1000

LEGEND
 PROPERTY LINE
 EXISTING / RETRACTION LINE
 LIMITS OF SUP ENCLOSURE
 LIMITS OF SUP ENCLOSURE
 LIMITS OF SUP ENCLOSURE
 LIMITS OF SUP ENCLOSURE

VICINITY MAP
 N 57TH AVENUE
 JACKRABBIT ROAD
 15000 N. 57TH AVENUE
 15000 N. 57TH AVENUE
 15000 N. 57TH AVENUE



3 ENLARGED SITE PLAN
 SCALE: 1/32"
2 ENLARGED SITE PLAN
 SCALE: 1/32"
1 ENLARGED SITE PLAN
 SCALE: 1/32"

COLOR KEY
 1 INDICATED FINISH COLOR - SEE A1.1 FOR PAINT
 2 INDICATED FINISH COLOR - SEE A1.1 FOR PAINT
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George Burton

Subject: FW: Waste pick up

From: S Hecht [REDACTED]
Sent: Friday, April 19, 2019 4:31 PM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>; Scott [REDACTED]; [REDACTED]; Cherie [REDACTED]; [REDACTED]
Subject: Fwd: Waste pick up

Hi Bill
Thanks for meeting with us this morning.

To Marty's point, trash pick up is truly an eyesore and moving the location is important.

Thanks again
Sarah

Begin forwarded message:

From: Sarah Hecht [REDACTED] >
Date: April 19, 2019 at 4:20:34 PM MST
To: "[REDACTED]"
Subject: Waste pick up



George Burton

Subject: FW: Garbage Location

From: Marty Applebaum <mapplebaum@msn.com>

Sent: Sunday, April 21, 2019 2:11 PM

To: S Hecht <sarahkiburz@gmail.com>

Cc: Bill Cook <Bill.Cook@theplazaco.com>; Cherie <cheriesteinmetz@yahoo.com>; Kimberly Gilgan <kschiele74@yahoo.com>; George Burton <gburton@paradisevalleyaz.gov>; Scott Kiburz <scottkiburz@gmail.com>; djordan@jhjlawyers.com

Subject: Re: Garbage Location

Wow, I didn't fully appreciate how bad that view and noise is from your backyard! Relocation of the trash bins looks like a critical element!

Sent from my iPhone

> On Apr 21, 2019, at 1:54 PM, S Hecht <sarahkiburz@gmail.com> wrote:

>

> Hi Bill,

> I realized that I did not send a good image of what the garbage pick-up from my side of the wall. I'm attaching again and asking that the design incorporate a new location for this pick-up area.

>

> Thanks,

> Sarah

> <Garbabe Pick up.jpg>

George Burton

Subject: FW: PVMC - Town Council Submittal

From: S Hecht [redacted]
Sent: Monday, April 22, 2019 2:53 PM
To: Doug Jordan [redacted]
Cc: [redacted]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook [redacted]
Subject: Re: PVMC - Town Council Submittal

Ok.
Sarah

On Apr 22, 2019, at 4:12 PM, Doug Jordan [redacted] > wrote:

I just realized I have a dentist appointment Friday morning, so how about 10:30?

From: S Hecht [redacted]
Sent: Monday, April 22, 2019 2:09 PM
To: Doug Jordan <[redacted]>
Cc: [redacted]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook <[redacted]>
Subject: Re: PVMC - Town Council Submittal

I should probably play it safe (airlines) and pick Friday at 10 (or earlier that morning).

On Mon, Apr 22, 2019 at 2:07 PM Doug Jordan [redacted] > wrote:

Sarah, how about Thurs at 4 pm or Friday at 10 am—pick one. Meet at same place as before?

Doug Jordan

From: S Hecht [redacted]
Sent: Monday, April 22, 2019 1:37 PM
To: Doug Jordan [redacted]
Cc: [redacted]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook [redacted]
Subject: Re: PVMC - Town Council Submittal

Hi Doug,

I'm traveling on business through Thursday, early afternoon. I could meet on Thursday but it would need to be later in the day. Alternatively, Friday morning would be an option.

Sarah

On Mon, Apr 22, 2019 at 12:55 PM Doug Jordan <[REDACTED]> wrote:

Hi Sarah, wondering if you could get together with Bill and me on Wed (any time except 10 am—1 pm) or Thurs (any time after 11 am)?

Thanks,

Doug Jordan

From: S Hecht [REDACTED]
Sent: Sunday, April 21, 2019 1:43 PM
To: Doug Jordan <[REDACTED]>
Cc: [REDACTED]; George Burton <gburton@paradisevalleyaz.gov>; Bill Cook <[REDACTED]>
Subject: Re: PVMC - Town Council Submittal

Thanks, Doug

Can you tell me why the garbage removal area is not being relocated as Bill proposed many weeks ago? This was one of several critical discussion points during Friday's morning and seems like an inconsequential request (financially and otherwise).

I'll certainly study the rest of the plan and provide input, particularly on the landscape design as you propose.

Sarah

On Fri, Apr 19, 2019 at 4:46 PM Doug Jordan <[REDACTED]> wrote:

As promised, the submittal that went into the Town this afternoon is attached. Let us know if you have any suggestions for the landscape plan.

Thank you for your time this morning.

Doug Jorden

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

www.JHJLawyers.com

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George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: mp1.pdf; mp2.png; mp3.png; mp4.png

From: Cherie Steinmetz <[REDACTED]>

Sent: Wednesday, April 24, 2019 1:06 PM

To: George Burton <gburton@paradisevalleyaz.gov>; Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; Vice Mayor Scott Moore <smoore@paradisevalleyaz.gov>; Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>; Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>; Council Member Mark Stanton <mstanton@paradisevalleyaz.gov>; Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>

Subject: Paradise Valley Medical Plaza

Dear Town Council Members,

I'm writing to you today for more transparency in what is going into the new building in my back yard. This has been sold to the neighborhood as just more of the same, medical offices a surgery suite for elective purposes. Looking with a more skeptical eye, I have more questions. Anytime I've questioned what is going to be there, I get the answer "I don't know, depends on the tenant." Finding an article in commercial executive that talks about refinancing and the medical center being anchored by an **outpatient surgery center**. Also in the property summery to lease office space, including **onsite surgery center**. In the state of direction statement, the current use is medical offices and this will not change. However **one additional surgical facility will be added to the center.** (*that could be the whole building*) In the intermediate amendment to SUP , A final decision on whether to use the new building for surgical facilities, traditional medical offices, or a combination of both will depend on the tenant. (Please see attached files)

We know **one** surgery suite is going into the new building, and will increase traffic by 50% the rest is gray space and will depend on the tenant. What if the plaza company decides to make the whole building surgery suites, how many suites could that be? Who could use the suites? My answer is I **don't know**, but I sure would like to.

Thank you for your time,

Cherie Steinmetz
Paradise Valley Resident

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Bayport Refinances Fully-Occupied Paradise Valley Medical Offices (<http://cem-az.com/bayport-refinances-fully-occupied-paradise-valley-medical-offices/>)

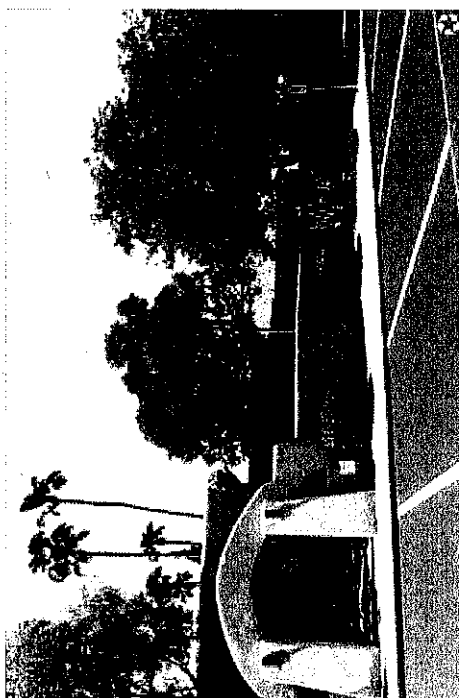
In News (<http://cem-az.com/category/latest-news/news/>) January 5, 2017 70 Views
0 comments (<http://cem-az.com/bayport-refinances-fully-occupied-paradise-valley-medical-offices/#respond>)

On behalf of Bayport PV Associated, LP, JLL's Capital Markets experts today announced the firm completed a \$10.5 million refinancing for the Paradise Valley Medical Plaza. Principal Real Estate Investors provided the 10-year, fixed-rate loan for the fully occupied medical office plaza, located in Paradise Valley, Ariz.

JLL was able to rate lock in September with an interest rate of 3.62 percent.

Managing Director Brian Halpern and Senior Associate Alex Kane led the JLL team on the deal. Located on the prestigious North Scottsdale Road, Paradise Valley Medical Plaza is comprised of eight single-story medical office buildings leased to 16 tenants and anchored by an outpatient surgery center. The property is also close to two hospitals, the Scottsdale Shea Medical Center and Scottsdale Osborn Medical Center.

ive Summary



PROPERTY OVERVIEW

High profile location at the corner of Jackrabbit and Scottsdale road with a highly covered Paradise Valley address Scottsdale frontage visibility.

PROPERTY HIGHLIGHTS

- Suites A-200 & A-400 in the A building are move-in ready medical build outs.
- Suite D-500 is an efficiently built-out medical space with generous TI's available.
- Upscale medical office complex with an exclusive Paradise Valley address.
- Amazing visibility at the lighted intersection of Scottsdale Road and Jackrabbit.
- Fantastic tenant mix including an onsite surgery center.
- Monument signage coming soon.
- 5% Tenant Rep Fee!
- Many area amenities. Feet from Fashion Square Mall and Downtown Scottsdale.

PROPERTY SUMMARY

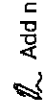
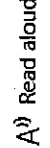
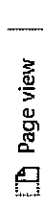
able SF:	1,031 - 3,296 SF
ate:	\$25.50 SF/yr (NNN)
g Size:	50,686 SF
g Ratio:	5:1,000

staff presentation. In this case, the Statement of Direction must be issued on or before December 9, 2018.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for the Paradise Valley Medical Plaza:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
 1. **Use.** The current use is medical office and this use will not change. However, one additional surgical facility will be added to the center. The Planning Commission shall evaluate if additional changes or measures are needed to mitigate any adverse effects created by the patient drop-off area and/or the increased intensity of use.
 2. **Traffic, Parking, and Circulation.** The existing ingress/egress points and drive aisles will remain and thirty-one new parking spaces will be added to accommodate the new medical building. Attention shall be given to parking lot location, number of parking spaces, and the dimension of the parking spaces. The Planning Commission shall evaluate the parking



**PARADISE VALLEY MEDICAL PLAZA
INTERMEDIATE AMENDMENT TO SPECIAL USE PERMIT
NOVEMBER 26TH, 2018**

Paradise Valley Medical Plaza is located on an approximately 10-acre parcel at the southwest corner of Scottsdale Road and Jackrabbit, directly across Scottsdale Road from the Doubletree Resort. In 1979 the Town granted the original special use permit for a medical clinic. Dr. John Simons, a well-known plastic surgeon, maintained his private practice at the site for over 20 years.

In 2003, the Town approved a major amendment to the special use permit that increased the overall square footage to just over 50,000 square feet of medical uses and surgical facilities. While Dr. Simons no longer works from the property, a significant focus for Paradise Valley Medical Plaza continues to be elective plastic surgery.

The current proposal would add one single-story 10,000 square foot building on the west side of the campus. This new space will be used for additional medical offices and/or surgical facilities. The setback of this new building will match the existing building immediately to the north.

A final decision on whether to use the new building for surgical facilities, traditional medical offices, or a combination of both will depend on the tenant. Regardless of whether the surgical facilities remain in the existing building immediately to the north, or are located to the new 10,000 SF building, the existing drop-off area for the surgical facilities will be replaced by a new drop-off that will be screened, reducing noise for neighbors to the west.

Since eight covered parking spaces will be eliminated by the new building, new covered parking spaces will be added in the central area of the site. The architecture and exterior finishes of the new building will be consistent with the existing structures on-site. Exterior finishes will consist primarily of stucco (painted), exposed wood, and dark bronze window glazing frames. Roofing material (where sloped) will be Spanish tiles. The overall scale of the building will not deviate from the scale of existing buildings on site. New landscaping consistent with the existing palette will be added in the area of the new building. In addition, additional landscaping will be added on the far west side of the property.

New pole lighting and building-mounted fixtures will maintain consistency with existing lighting fixtures round on-site, including temperature, wattage, and aesthetic. All mechanical units will be located on the roof in a screened mechanical well hidden behind sloped roofs.

Stormwater design will include underground retention piping and will conform to the 2018 Paradise Valley Drainage Guidelines. Care has been taken to make sure that the number of parking spaces to be provided will comply with the Town's SUP Guidelines.

New signage is proposed. There will be a single building directory sign and several tenant ID signs; these match the existing signage in size and style. The new building will have a building identification sign—that will match signs on the other buildings. A new monument sign is proposed along Scottsdale Road, midway between Jackrabbit Road and the Scottsdale entry to the Medical Plaza. The SUP Guidelines suggest one ground sign at each entrance that is no higher than 8 feet and no larger than 40 square feet.

There are two entrances to the Medical Plaza—one on Scottsdale Road and one on Jackrabbit Road. There are currently two small signs at each entrance that simply say "Paradise Valley Medical Plaza" and "Paradise Valley Cosmetic Surgery." The total area of these existing signs, which do not identify any specific tenants, is 42 square feet. The actual signage on the proposed monument sign is 40 square feet on each side. So, when the existing signs are added to the proposed signage, the total signage is 122 feet.

PROJECT TEAM:

Owner:

Bayport PV Associates, LP
300 West Clarendon Avenue – Suite 240
Phoenix, AZ 85013

Zoning Lawyer:

Jordan Hiser & Joy, PLC
Doug Jordan
5080 N 40th Street – Suite 245
Phoenix, AZ 85018

Architect:

Cawley Architects, Inc.
Justen Cassidy
730 N 52nd Street – Suite 203
Phoenix, AZ 85008

Civil Engineer:

JMA Engineering Corporation
Jay Mihalak
531 E Bethany Home Road
Phoenix, AZ 85012

Electrical Engineer:

Hawkins Design Group, Inc.
Mindy Adler
2152 S Vineyard Avenue – Suite 107
Mesa, AZ 85210

Landscape Architect:

TJ McQueen & Associates
Tim McQueen
10450 N 74th Street – Suite 120
Scottsdale, AZ 85258

Acoustical Consultant:

Acoustical Consulting Services
Tony Sola
P.O. Box 41182
Mesa, AZ 85274

E: djordan@jhjlawyers.com
P: 480.505.3909

E: justenc@cawleyarchitects.com
P: 602.393.5060

E: jay@jmaengineering.com
P: 602.248.0286

E: mindy@hawkinsdg.com
P: 480.813.9000

E: timmqueen@tjmia.net
P: 602.265.0920

E: tony@acoustics.com
P: 480.827.1007



George Burton

Subject: FW: PVMC - Town Council Submittal

From: Doug Jordan [REDACTED]
Sent: Thursday, April 25, 2019 4:10 PM
To: S Hecht [REDACTED]
Cc: [REDACTED]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook [REDACTED]
Subject: RE: PVMC - Town Council Submittal

That time works for Bill and me. See you then.

Doug

From: S Hecht <[REDACTED]>
Sent: Thursday, April 25, 2019 12:33 PM
To: Doug Jordan [REDACTED]
Cc: [REDACTED]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook [REDACTED]
Subject: Re: PVMC - Town Council Submittal

How about 4 pm

Sarah

On Apr 25, 2019, at 2:03 PM, Doug Jordan [REDACTED] > wrote:

Sarah, 2:30–4:30 Monday afternoon will work for me.

Doug Jordan

On Apr 25, 2019, at 11:37 AM, S Hecht [REDACTED] wrote:

Hi Doug
I actually also have a conflict tomorrow. Would you be available Monday sometime in the afternoon?

Sarah

On Apr 22, 2019, at 4:12 PM, Doug Jordan <[REDACTED]> wrote:

I just realized I have a dentist appointment Friday morning, so how about 10:30?

From: S Hecht [REDACTED]
Sent: Monday, April 22, 2019 2:09 PM
To: Doug Jordan <[REDACTED]>
Cc: [REDACTED]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook

[REDACTED] >
Subject: Re: PVMC - Town Council Submittal

I should probably play it safe (airlines) and pick Friday at 10 (or earlier that morning).

On Mon, Apr 22, 2019 at 2:07 PM Doug Jorden
[REDACTED] wrote:

Sarah, how about Thurs at 4 pm or Friday at 10 am—pick one. Meet at same place as before?

Doug Jorden

From: S Hecht [REDACTED]
Sent: Monday, April 22, 2019 1:37 PM
To: Doug Jorden [REDACTED]
Cc: [REDACTED]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook
[REDACTED]
Subject: Re: PVMC - Town Council Submittal

Hi Doug,

I'm traveling on business through Thursday, early afternoon. I could meet on Thursday but it would need to be later in the day. Alternatively, Friday morning would be an option.

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On Mon, Apr 22, 2019 at 12:55 PM Doug Jorden
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From: S Hecht [REDACTED]
Sent: Sunday, April 21, 2019 1:43 PM
To: Doug Jorden <[REDACTED]>
[REDACTED]; George Burton
<gburton@paradisevalleyaz.gov>; Bill Cook
[REDACTED]
Subject: Re: PVMC - Town Council Submittal

Thanks, Doug

Can you tell me why the garbage removal area is not being relocated as Bill proposed many weeks ago? This was one of several critical discussion points during Friday's morning and seems like an inconsequential request (financially and otherwise).

I'll certainly study the rest of the plan and provide input, particularly on the landscape design as you propose.

Sarah

On Fri, Apr 19, 2019 at 4:46 PM Doug Jorden
[REDACTED] > wrote:

As promised, the submittal that went into the Town this afternoon is attached. Let us know if you have any suggestions for the landscape plan.

Thank you for your time this morning.

Doug Jorden

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