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March 4, 2019

Paul Michaud, Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: SUP 18-06 / Major Amendment for Lincoln Plaza Medical Center / 7125 E. Lincoln Drive.

Dear Paul:

The purpose of this letter is to provide comprehensive responses to your letter dated December 11, 2018 and comments provided by staff and council at the Town Council Work Session for Lincoln Medical on December 6, 2018. Rather than respond to individual comments, the responses are categorized into particular elements of the project to provide a more thorough overview and analysis.

Building Height

In the Statement of Direction for this project adopted by the Paradise Valley Town Council, the following direction was provided to the Paradise Valley Planning Commission for evaluation of the applicant's proposed building height:

It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the roof mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'.

Below is an analysis of each element of the Statement of Direction based upon the applicant's plan/narrative revisions throughout the process, discussions with staff and Planning Commission, and Planning Commissions ultimate findings associated with the unanimous recommendation of approval for the proposed SUP amendment:

1) Impact to adjacent properties

In section of the Statement of Direction immediately following Building Height (labeled "Viewsheds"), Council concedes that a heavy focus on preserving view corridors is not necessary due to the small size of the lot, its location adjoining other commercial uses, and the fact that the existing structures do not meet the Open Space Criteria. As noted by the SOD, the Property is surrounded by commercial development on all sides: a retail shopping center to the east, the Andaz resort to the south, the Smoketree resort to the west, and the Ritz-Carlton resort development to the north (further separated by Lincoln Drive). The applicant submitted the view corridor exhibits attached at **Tab 1** as part of its narrative to demonstrate that there will be no impact on existing viewsheds. The only view corridor of note is Camelback Mountain, which the exhibits demonstrate will not be affected by the proposed development.

Moreover, in the nearly eight months that have elapsed since this application was first submitted, there has been no public opposition of any kind to the proposed height or any other element of the project. This is undoubtedly due to the fact that surrounding development, as noted below, consists of commercial buildings similar in height and intensity as shown in the context renderings attached at **Tab 2**.

Staff and Planning Commission concurred with this analysis of the impact to adjacent properties, as noted in the highlighted portions of the Compliance to Statement of Direction document dated November 1, 2018 and included in the Council packet for the November 1, 2018 Council work session for this project. Attached at **Tab 3**. Notably, the following statements are included:

- “The site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48 feet.”
- “Also, there is no discernible effect to view corridors. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain from properties within the Town.”

As the attached exhibits demonstrate, the additional height created by the screen wall is barely visible even at a distance of 200 feet from the Property and has no negative visual impact whatsoever. See Rooftop Screen Exhibits at **Tab 4**. The setback of the mechanical equipment from the edge of the roofline is so significant that the roof itself screens the mechanical equipment.

2) Operational needs for the medical office use

The building dimensions required by the market for a modern medical office building were discussed and evaluated at great length throughout the Planning Commission work session process earlier this year. The project narrative provides a detailed breakdown of the floor-to-floor height, finished ceiling height, and interstitial space necessary to meet the demands to today’s medical office tenants. More recently, the applicant provided a letter prepared by Dean Munkachy, the project architect, summarizing these dimensional requirements in a succinct manner. See Architect Letter at **Tab 5**. In short, the industry standard for a Class A medical office building is a suspended ceiling no lower than 10 feet in height. An additional 4’8” to 5’-0” of height per floor is required for floor slabs, decking, superstructure, fire sprinklers, conduit, air handlers, HVAC ductwork and other necessary utilities are routed to the various suites and offices. As a result, the typical floor-to-floor dimension for a modern Class A office building is between 14’8” and 15’0”.

To properly heat, cool, and ventilate the proposed building, the use of roof-mounted packaged and split HVAC equipment is necessary. As noted in the narrative and in the course of several Planning Commission work sessions, the applicant considered a variety of roof-mounted and ground-mounted HVAC configurations. Ultimately, the applicant determined that the proposed roof-mounted HVAC system was the most practical and feasible option. In order to conceal the HVAC equipment from view, an architecturally-integrated screen wall between 5 and 6 feet in height is necessary. This is the portion of the building height that exceeds the 30-foot guideline.

As stated in the highlighted portions of the Compliance to the Statement of Direction document dated November 1, 2018 and attached at **Tab 6**, both staff and the Planning Commission concur with the operational necessity of the proposed height. In particular, the following statements are relevant to this element of the proposed height:

- “The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.”
- “The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/ mechanical equipment.”

3) *[M]inimizing height where possible through means such as articulation of the roofline, reducing the area of the roof mechanical equipment screening, and reduction of the overall height.*

In the original SUP amendment application for this project, the applicant proposed a maximum building height of 36 feet to allow both the mechanical screening and an entry feature above the proposed 30-foot roofline of the building. As the Planning Commission process evolved through discussions with commissioners and staff, the applicant made several revisions to the building height and rooftop configuration in order to comply with this element. In particular, the applicant made the following changes related to this element of the SOD:

- Removed overheight entry feature (lobby height now aligns with the rest of the building roofline)
- Reduced the overall building height to 35 feet by making the following height reductions:
 - Reduced floor-to-floor height to 14’8”
 - Reduced roofline height to 29’4”
 - Reduced mechanical screen height to 4’8”
- Mechanical screen set back 25 feet from roofline perimeter

By concentrating the HVAC equipment in the center of the roof area and setting the mechanical screen at a depth of 25 feet from the perimeter of the roofline, the applicant has minimized (and effectively eliminated) the visual impact of the additional height. As the exhibits attached at **Tab 7** illustrate, the rooftop screen wall is essentially invisible at the pedestrian level due to its placement at the center of the roof. Staff and the Planning Commission acknowledged these efforts to reduce the overall impact of the proposed height in the highlighted portions of the SOD Compliance document dated November 1, 2018 and attached at **Tab 8**. The following statements are relevant to this element of the SOD:

- “The parapet that makes the building 36’ setback 25’ from the dripline of the roof.”
- “The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.”

4) *A compelling reason must be given for height proposed over 30’*

Each of the elements described above contributes to the compelling reason for the proposed height, which Planning Commission ultimately found the applicant had provided by voting unanimously to recommend the project for approval on October 16, 2018. The Compliance to the Statement of

Direction document provided to Council by staff in the November 1, 2018 Council packet lays out these reasons specifically and explicitly, as shown in the highlighted portions of the document attached at **Tab 9** and outlined below:

- “The Planning Commission spent many meetings regarding the proposed height. The building has a roof height of 30’ meeting the SUP guideline, with portions of the mechanical screening parapets at 32’ and 36’ in height. The parapet that makes the building 36’ is setback 25’ from the dripline of the roof. The compelling reasons to support the height includes:
 - The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.
 - The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.
 - The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/ mechanical equipment.
 - There is an additional 6 to 12 inches of roof height to accommodate proper storm water drainage for flat roofs. This is generally one inch for every four feet.
 - The site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48 feet.”

From May to October, the applicant worked closely and diligently with staff and the Planning Commission to ensure that it met its burden of providing compelling reasons for the proposed height. During that time, the applicant made several revisions the proposed building to reduce height and mitigate impact, provided additional information to staff and the Commission, and struck several compromises to arrive at a building height, placement, and configuration that the Commission found acceptable and justifiable.

The result of this five-month process was a unanimous recommendation of approval, based in no small part on the finding that compelling reasons were provided for the 36-foot building height. Even after these findings were made and the votes were cast, the applicant and its development team nonetheless took it upon themselves to further reduce the height, bringing the floor-to-floor height down from 15’ to 14’8”, the roofline height down from 30’ to 29’4”, the mechanical screen height down from 6’ to 4’8”, and the overall building height down from 36’ to 35’.

In short, knowing that the Town of Paradise Valley is particularly sensitive to building height, the applicant has gone to extraordinary lengths to ensure compliance with this portion of the Statement of Direction. The applicant has evaluated and considered design alternatives to further reduce the height, and ultimately determined that floor-to-floor heights of 14’8” with a roofline of 29’4” is the absolute minimum height necessary without compromising on the quality of the building and ultimately its marketability to the high-level medical tenants the Town of Paradise Valley would welcome.

The only potential alternative – one to which the applicant is amenable – is to remove the stipulation in draft SUP ordinance requiring the screening of mechanical equipment. The Paradise Valley Zoning Ordinance does not include mechanical equipment in the measurement of building height, and

without the mechanical screen wall the building height is in conformance with the 30-foot guideline for medical office SUPs. As noted above, the rooftop equipment is set back at such a substantial distance that the roof itself serves as a screen of the equipment and is barely visible even at a distance of 200 feet. Refer back to Rooftop Screen Exhibits at **Tab 4**.

This technical, definitional distinction further illustrates the negligible impact created by the rooftop mechanical equipment – with or without the screen wall. At distances up to 150 feet, the screen wall/mechanical equipment is completely shielded from view by the roof itself. Beyond that, it is barely perceptible and has no discernible visual impact. The applicant has taken every measure to design a building that is compatible with the built environment and future development in the area, exploring every possibility to eliminate and/or mitigate building height impact. The end product is a contextually appropriate, cutting-edge medical office building that is properly scaled for the subject site and the greater area.

Building Footprint

In recent Council work sessions, the applicant has received feedback related to the scale of the proposed development and a perceived increase in intensity relative to the existing medical office building. In reality, the gain in leasable floor area is relatively minimal and largely the result of “enclosing” open-air spaces in the current building footprint. As shown on the original site plan attached at **Tab 10**, the existing building is actually two separate buildings connected by an outdoor courtyard/atrium with a centralized elevator and stairwell. Because this building is merely a collection of individual suites, no main entrance or lobby was necessary.

In order to maximize efficient use of the available space without substantially altering the footprint of the existing structure, the proposed medical building design merely encloses the portions of the current footprint that are underutilized open-air spaces. A comparison of the existing and proposed building footprints is attached at **Tab 11**. As this exhibit shows, the overall footprint of the proposed building is not meaningfully larger than the existing building, and the long axis of the proposed building is actually shorter. The 5,556 square-foot gain in leasable area is entirely attributable to a building design that utilizes the available area in the most efficient manner possible rather than any meaningful increase of the building footprint or overall scale of the structure.

Pharmacy

In the first two work sessions, Council expressed concerns about the overall square footage of the proposed pharmacy and security measures related to the storage of Schedule I and II drugs. As previously noted, the pharmacy portion of the proposed medical building is intended to serve patients being treated within the building and will not be operated nor advertised as a public-facing retail pharmacy. Pharmacy trips will be largely (if not entirely) incidental to appointments elsewhere in the building rather than the primary purpose of the visit. As such, the pharmacy will not produce the high-volume, quick turnaround trips that a retail pharmacy would generate.

The vast majority of the proposed square footage is for “back of the house” operations, with only a small portion of the floor area dedicated to the patient area. The pharmacy floor plan of an Honor Health facility recently developed by the applicant is attached at **Tab 12**, which illustrates the typical pharmacy configuration in this setting and the potential layout for the proposed pharmacy. As the floor plan demonstrates, the pharmacy consists mostly of office space, storage, and employee work areas with only a small reception area for patients. The floor plan for the proposed pharmacy will follow a similar configuration and distribution of floor area. Additionally, we are reducing our square footage request to match the existing approved pharmacy square footage of 2,079 square feet. To reiterate, this is not a

retail pharmacy – it is provided for the convenience of patients and healthcare professionals within the building and is not expected to generate additional trips or traffic on its own.

With respect to security concerns regarding Schedule I and II drugs, the applicant worked with the Planning Commission, staff, and the Paradise Valley Police Department to develop a series of security-related stipulations to ensure that highly-controlled Schedule I and II drugs are properly stored and secured. Below are the stipulations approved unanimously by Planning Commission with the input of staff and the Chief of Police:

- a. *All pharmaceuticals' will be locked, secured, and controlled in the safest manner in order to comply with all Federal and State Regulations related to properly securing and storing all pharmaceuticals.*
- b. *Deliveries will be conducted during the pharmacy's regular hours of operation specified in Section III.B.7. There will be no packages left outside or in any lockable containers outside the building.*
- c. *Products will be stored in the storage facility in the back of the pharmacy suite in locking metal cabinets with a dead bolted room. The pharmacy shall also install surveillance cameras to record all activities in the storage facility. Only the pharmacist and pharmacy technician shall have access to the storage facility. Any products requiring refrigeration will be kept in a locked refrigerator in the same controlled environment.*
- d. *Products allowed shall consist of all medical grade pharmaceuticals procured by a licensed, insured distributor in accordance with all Federal guidelines to procure such medicines. The only drugs that will be sold will be Controlled Substances Act ("CSA") Class I, II, III, IV, V and Not Classified. There will be no sales of medical marijuana on the premises.*
- e. *Video cameras with a resolution of 1080p or better will be placed throughout the pharmacy to effectively monitor all handling/processing of the pharmacy dispensing activities, cashier sales and general overview of the entrances. At least two angles at each entrance and at the customer interfacing area will be used, including overhead and below eye level and must include overt and covert camera systems. Video recordings shall be stored for at least 90 calendar days and must be stored off-site (cloud-based or similar). The system shall include failure notification that provides an audible and visual notification of any failure in the electronic monitoring system. Video cameras and recording equipment shall include sufficient battery backup to support at least 10 minutes of recording in the event of a power outage. The Owner and tenant of the pharmacy shall provide the Town of Paradise Valley Police Department remote access to surveillance videos upon request.*
- f. *A minimum of two panic buttons shall be placed in the pharmacy; one to be located at the pharmacist area and the other near the cashier.*

These stipulations align with the safeguards and procedures implemented at other medical office buildings the applicant has developed, which are industry best practices developed by some of the largest healthcare providers in the state. These best practices are the result of decades of experience in medical

facility management and a superior understanding of the evolving security challenges surrounding highly-controlled substances. The future tenant of the proposed building, and therefore the applicant, has an even greater interest than the Town in properly securing the pharmacy and the building as a whole.

Staff highlighted the comments of a councilmember concerned with the vulnerability of the proposed medical office building to forced entry by means of crashing a car into the lobby, which is the only portion of the building constructed largely of glass. It was suggested that a drug seeker could potentially enter the building by these means to obtain opioids or similar Schedule I and II drugs. However, a hypothetical intruder would be no closer to obtaining the securely-stored medication by crashing a car into the lobby than he or she would by walking up and breaking any window with a rock or a brick. The pharmacy will be located within the building – not in the lobby – and protected by the physical and electronic barriers described above. There will be no exterior signage indicating that a pharmacy exists in the building or identifying its location.

Even so, once in the building the intruder would still have to forcibly enter the pharmacy itself, gain entry to the deadbolted secure storage room, and break into the locked metal cabinets containing the Schedule I and II drugs – all before the police arrive in response to the alarm tripped by breaking into the building. In the five similar medical office buildings developed by the applicant, an incident of this nature has never occurred.

However, despite the remote likelihood of such an event occurring, we took it upon ourselves to meet with Paradise Valley Chief of Police Peter Wingert to discuss pharmacy security and any additional precautions he believed would be necessary to effectively mitigate security concerns related to the storage and dispensing of Schedule I and II drugs. Four additional recommendations came out of that meeting, all of which the applicant is amenable to incorporating into the project to effectively address pharmacy security:

- 1) A time-delay safe in the locked storage room and a time-delay safe in the pharmacy tech area for the storage of Schedule I and II drugs;
- 2) Signage in the pharmacy providing notice that controlled substances are stored in time-delays safes;
- 3) A 48-inch tall by 36-inch wide pharmacy counter; and
- 4) An additional barrier or obstacle between the parking lot and main entrance to the building, such as raised planters or something similar. Chief Wingert was willing to provide the applicant significant discretion on this item, noting that it did not have to be as significant or substantial as a bollard or similar barrier – merely an additional “obstacle” that would deter someone from attempting to crash a vehicle through the lobby glass.

Chief Wingert noted that if the applicant was willing to abide by these stipulations, they will have sufficiently mitigated the security concerns associated with the storage and dispensing of Schedule I and II drugs.

Lighting

Staff also noted concern expressed by a councilmember related to the ambient light emitted by the building at nighttime. These concerns were previously addressed by the photometric exhibit submitted by the applicant, as well as the lighting-related stipulations in the draft SUP ordinance unanimously recommended for approval by the Planning Commission. The photometric exhibit attached at **Tab 13** shows that illumination at the property line is between 0.0 and 0.1 foot-candles – a negligible to non-existent level of ambient light.

Additionally, the lighting-related stipulations in the draft SUP ordinance (Section I) require conformance to the submitted lighting plan and require that interior and exterior lights be turned off from 11:00 pm to 6:00 am. The stipulations also require that illumination devices within outdoor lighting fixtures are not visible from outside the property.

Finally, as the nighttime rendering attached at **Tab 14** illustrates, the lobby will be fitted with recessed down-lighting and other fixtures that will not project light outward. Lighting for the proposed medical office building – both indoor and outdoor – will not emit a meaningful level of ambient light beyond the property line. Any concerns with excessive illumination are already addressed by the proposed lighting plans and lighting stipulations in the draft SUP ordinance.

Right-of-Way Dedication/Easement

The Town of Paradise Valley's General Plan identifies Lincoln Drive as a major arterial roadway with a 65-foot half street. The current roadway width, however, is only 33 feet to the centerline – and in most areas along Lincoln Drive, no additional right-of-way has been dedicated to the Town. Throughout the SUP amendment process, the applicant has worked diligently with the Town Council, the Planning Commission, and staff to identify a solution for along Lincoln Drive that meets the Town's goals for future right-of-way improvements without unnecessarily impeding the applicant's development of the property.

The Town has articulated its desire to use the additional right-of-way to preserve open space along Lincoln Drive and provide a detached, meandering sidewalk for pedestrians on both sides of the street. The Town currently has no plans, however, to expand the Lincoln Drive roadway. The built environment from Tatum Boulevard to the eastern border of Paradise Valley and the lack of necessary right-of-way dedications for the vast majority of Lincoln Drive make roadway expansion effectively impossible without widespread condemnation through the exercise of eminent domain.

Staff, Council, and the Planning Commission have all acknowledged that the small size and irregular shape of the applicant's property poses challenges for the development of the proposed medical office building. In particular, a full 65-foot dedicated half street (a 32-foot dedication by the applicant) would have a significant negative impact on the applicant's parking and monument sign visibility. As noted in the narrative, prospective tenants typically require a parking ratio of 5 spaces per 1,000 square feet of gross leasable area (GLA). At 146 spaces, the proposed project is already under that target at 4.7 spaces per 1,000 square feet of GLA. If the applicant were to dedicate the full 32 additional feet of ROW, a minimum of nine (9) parking spaces would have to be eliminated – and potentially more due to conflicts with the driveways.

Additionally, a fee simple dedication of 32 feet would require the applicant to place its monument sign south of the dedicated area. As noted above, the Town currently has no plans to expand Lincoln Drive, and the applicant would effectively be required to place its monument sign 32 feet away from the roadway. Requiring a monument sign to be set back from the roadway such a significant distance substantially reduces its effectiveness and visibility.

In an effort meet the Town's goals for the General Plan and Visually Significant Corridor, while also providing the necessary developmental flexibility for the site, the applicant has proposed a combination of a 16-foot fee simple dedication and a 16' right-of-way easement as shown on the site plan attached at **Tab 15**. The 16-foot easement will allow the applicant's nine parking spaces facing Lincoln Drive to encroach slightly into the easement and allow the monument sign to be placed a reasonable distance from the existing roadway. The 16-foot fee simple dedication will expand the dedicated half street to 49 feet, which is adequate room for an additional lane of travel or future deceleration lane. Recognizing these valid concerns and the Town's history of allowing a combination of dedication and

ROW easement, the Planning Commission unanimously recommended approval of the draft SUP ordinance, including the proposed combination of ROW easement and fee simple dedication.

Parking

In your memo, you reference a concern expressed by Council regarding the proposed parking ratio. More specifically, an issue was raised regarding a perceived deficiency relative to the ratio of 5 spaces per 1,000 square feet of floor area identified in the SUP Guidelines. However, as discussed in greater detail below, the Guidelines explicitly state that they are not to be construed as an ordinance and that every project should be evaluated based upon the unique characteristics of the site and the proposed development. The parking analysis of the site, conducted by Civtech and attached at **Tab 16**, demonstrates that the 146 spaces proposed by the applicant will satisfy on-site parking demand. This study is an individualized, data-driven analysis based upon expected daily trips for a medical office building of this scale at this particular site.

The parking study submitted by the applicant provides an accurate picture of expected parking demand for the site, and provides sufficient justification for a departure from the SUP Guidelines. It must also be noted that the parking ratio required by the nearest jurisdictional neighbor, the City of Scottsdale, is 1 space per 250 square feet – which the applicant’s proposed ratio exceeds.

Traffic/Access

The applicant is currently working with Town staff and neighboring properties to develop an access option and median configuration that appropriately balances safety concerns with reasonable access for the property owners. The applicant’s preferred option is a shared full access driveway on the property line between Lincoln Medical and Smoketree resort as shown at **Tab 17**.

Conclusion

The first sentence of the Town of Paradise Valley’s Special Use Permit Guidelines states that they “should not be construed as an ordinance”. More importantly, Section 1 states that “[t]he nature of the request, the architecture of the development, the unique characteristics of the site, among other factors; may merit less or more restrictive standards as determined during a complete review of each individual request.” The purpose of Section 1 is to assert, unambiguously, that the SUP Guidelines are not to be applied as a one-size-fits-all ordinance with a set of strict development standards. Rather, the Guidelines recognize that every project and every property is different, and the Guidelines intended to serve as a reference point for an individualized analysis of every proposal.

Here, the applicant has worked tenaciously with staff and the Planning Commission to refine its proposal over the last eight months to comply with both the Statement of Direction from Town Council and the SUP Guidelines. During this period of time, the applicant shifted the building farther away from Lincoln Drive on two occasions, reduced the overall height and mitigated the perceived impact of the height, and reconfigured several other elements of the design. Where the design departed from the SUP Guidelines, the applicant has provided thorough and detailed justification. The result of these efforts is a modern medical office building that meets every element of the Statement of Direction (see **Tab 18**) and received a unanimous recommendation of approval from Planning Commission.

We look forward to the opportunity to continue this dialogue with the Town Council and will continue to work collaboratively to bring this exciting medical office redevelopment to the residents of Paradise Valley. Please let us know if we can provide any more information for your review.

Sincerely,

WITHEY MORRIS P.L.C.

By 
Jason B. Morris

JBM/as
Enclosure

TAB 1

View Corridor (West on Lincoln Drive)



View Corridor (West on Lincoln Drive)



TAB 2

Vicinity Map: Surrounding Heights

Looking Southeast



Looking Northeast



TAB 3

[2] HEIGHT:

It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the roof mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'.

Finished floor is not an appropriate measurement point. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

The Planning Commission spent many meetings regarding the proposed height. The building has a roof height of 30' meeting the SUP guideline, with portions of the mechanical screening parapets at 32' and 36' in height. The parapet that makes the building 36' is setback 25' from the dripline of the roof. The compelling reasons to support the height includes:

- The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.
- The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.
- The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/mechanical equipment.
- There is an additional 6 to 12 inches of roof height to accommodate proper storm water drainage for flat roofs. This is generally one inch for every four feet.
- The site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48 feet.

The submitted plans show height from finished floor elevation. The Planning Commission expressed that the difference between finished floor elevation and finished grade is likely a few inches at most since the site is relatively flat and the medical use design is for access as close to grade as possible. To avoid unintentional issues of raising the building pad, the Planning Commission added a stipulation that the applicant provide correct site topography and elevations prior to Council consideration so that a fixed finished grade elevation can be specified in the Ordinance.

<p>[3] VIEWSHEDS: The Planning Commission shall evaluate the impact to adjoining properties by the additional encroachment outside of the imaginary plane suggested by the Open Space Criteria. However, due to the small size of this lot, it's location adjoining other commercial uses, and that the existing structures do not meet the Open Space Criteria, a heavy focus on preserving view corridors is not necessary. If Open Space Criteria is applied the measurement may be taken from the existing property line along Lincoln Drive.</p>	<p>The existing building and proposed building both do not fully meet the Open Space Criteria, but do meet the intent of that provision in massing the tallest part of the structure toward the center of the site. Also, there is no discernible effect to view corridors. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain from properties within the Town.</p>
<p>[4] SETBACKS: Setbacks meet SUP Guidelines but may need to be increased along Lincoln Drive to accommodate the recommended 50-foot wide landscape buffer adjoining a major arterial. If covered parking is provided, setbacks from these structures will also need to be reviewed.</p> <p>In evaluating the appropriate depth of the landscape buffer relative to the Special Use Permit Guidelines, the Planning Commission shall take into consideration, at a minimum, the property's irregular shape, undersized lot, existing conditions, scope of the proposed development, and the Town's desire for additional right-of-way along Lincoln Drive.</p>	<p>The building setbacks meet Special Use Permit Guidelines. Landscape area setbacks are described under Landscaping. The building is setback 42.2' from the 65-foot half width right-of-way along Lincoln Drive. The Guidelines only identify a 40' setback along a public street since this site adjoins all non-residential properties.</p> <p>The same setback guidelines would also apply to the parking canopies. In this instance, that would be a minimum of a 40' setback from the Lincoln Drive property line. The canopies have a 295' minimum front setback. There was no concern over the proposed internal rear covered parking as there is existing covered parking in a similar location and it being setback 42' to the nearest side or rear property line. There was discussion with the covered parking proposed along the perimeter of the site since this setback is only 4' to 5'. However, based on the commercial use of the adjoining sites and that distance the nearby resort units are from the shared property line, the Planning Commission finds the setback acceptable.</p>

TAB 4



Lincoln Medical
Paradise Valley, Arizona







200 ft with screen

Lincoln Medical
Paradise Valley, Arizona





200 ft without screen

Lincoln Medical
Paradise Valley, Arizona





150 ft without screen

Lincoln Medical
Paradise Valley, Arizona





150 ft with screen

Lincoln Medical
Paradise Valley, Arizona



TAB 5

November 15, 2018

Mr. Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, Arizona 852

RE: 7125 Lincoln Medical Office Building – Design Dimensions

Dear Paul,

As the Lincoln Medical building has progressed through design approvals, there have been questions raised about the assumptions made for various dimensions that determine the overall building height. As a professional with 32 years of experience designing commercial structures throughout the southwest, I would appreciate the opportunity to set out the logic for how we have arrived at this building's dimensions.

Floor to Floor Dimensions. The current industry standard for any Class A office building, be it for medical use, or any transactional business, is to allow for a suspended ceiling no lower than 10 feet in height on each and every floor. Some multi-story buildings even provide significantly higher ceilings on ground and mezzanine levels should the program or specific user require it. As a result, a very typical dimension of 14'-8" to 15'-0" feet from floor level to floor level provides an additional 4'-8" to 5'-0" in which floor slabs, decking, superstructure, fire sprinklers, conduit, air handlers, HVAC ductwork and other necessary utilities are routed to the various suites and offices. This interstitial dimension is critical to avoid conflicts between structural members and the numerous overhead utilities common in today's offices. Of the dozen or so recent office projects we have designed, this floor to floor dimension is the standard range demanded by builders and developers.

Mechanical Screening. The size and function of the proposed building allows us to consider the use of packaged and split system HVAC equipment, which is most conveniently located on the rooftop. The relatively small size of this building rules out central plant systems or variable air volume systems which can be large, noisy and unsightly. Therefore, in order to properly keep these smaller units from view, a small, architecturally integrated screen wall is necessary. Sensitive to the need for proper integration, the screening is held back from the building overhangs a depth of 25 feet, which will make them virtually unseen at the pedestrian level. Given roof slopes and curbing required to mount the equipment, we are comfortable that the 5 to 6 foot tall screen wall will be adequate.

Overall Height. Through our investigations and based on our considerable experience in this building type, we are comfortable that, with our client, we can design and construct a Class A medical/office building on this site within an overall dimension of 35'-0" from finished floor.

If you have any questions about our presentation of these facts, please let me know at your earliest convenience.

Sincerely,
SUITE 6 ARCHITECTURE + PLANNING, INC.



Dean William Munkachy, AIA, LEED AP
President



s u i t e 6
s i x
architecture + planning

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TAB 6

[2] HEIGHT:

It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the roof mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'.

Finished floor is not an appropriate measurement point. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

The Planning Commission spent many meetings regarding the proposed height. The building has a roof height of 30' meeting the SUP guideline, with portions of the mechanical screening parapets at 32' and 36' in height. The parapet that makes the building 36' is setback 25' from the dripline of the roof. The compelling reasons to support the height includes:

- The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.
- The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.
- The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/mechanical equipment.
- There is an additional 6 to 12 inches of roof height to accommodate proper storm water drainage for flat roofs. This is generally one inch for every four feet.
- The site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48 feet.

The submitted plans show height from finished floor elevation. The Planning Commission expressed that the difference between finished floor elevation and finished grade is likely a few inches at most since the site is relatively flat and the medical use design is for access as close to grade as possible. To avoid unintentional issues of raising the building pad, the Planning Commission added a stipulation that the applicant provide correct site topography and elevations prior to Council consideration so that a fixed finished grade elevation can be specified in the Ordinance.

<p>[3] VIEWSHEDS: The Planning Commission shall evaluate the impact to adjoining properties by the additional encroachment outside of the imaginary plane suggested by the Open Space Criteria. However, due to the small size of this lot, it's location adjoining other commercial uses, and that the existing structures do not meet the Open Space Criteria, a heavy focus on preserving view corridors is not necessary. If Open Space Criteria is applied the measurement may be taken from the existing property line along Lincoln Drive.</p>	<p>The existing building and proposed building both do not fully meet the Open Space Criteria, but do meet the intent of that provision in massing the tallest part of the structure toward the center of the site. Also, there is no discernible effect to view corridors. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain from properties within the Town.</p>
<p>[4] SETBACKS: Setbacks meet SUP Guidelines but may need to be increased along Lincoln Drive to accommodate the recommended 50-foot wide landscape buffer adjoining a major arterial. If covered parking is provided, setbacks from these structures will also need to be reviewed.</p> <p>In evaluating the appropriate depth of the landscape buffer relative to the Special Use Permit Guidelines, the Planning Commission shall take into consideration, at a minimum, the property's irregular shape, undersized lot, existing conditions, scope of the proposed development, and the Town's desire for additional right-of-way along Lincoln Drive.</p>	<p>The building setbacks meet Special Use Permit Guidelines. Landscape area setbacks are described under Landscaping. The building is setback 42.2' from the 65-foot half width right-of-way along Lincoln Drive. The Guidelines only identify a 40' setback along a public street since this site adjoins all non-residential properties.</p> <p>The same setback guidelines would also apply to the parking canopies. In this instance, that would be a minimum of a 40' setback from the Lincoln Drive property line. The canopies have a 295' minimum front setback. There was no concern over the proposed internal rear covered parking as there is existing covered parking in a similar location and it being setback 42' to the nearest side or rear property line. There was discussion with the covered parking proposed along the perimeter of the site since this setback is only 4' to 5'. However, based on the commercial use of the adjoining sites and that distance the nearby resort units are from the shared property line, the Planning Commission finds the setback acceptable.</p>

TAB 7



Lincoln Medical
Paradise Valley, Arizona





TAB 8

[2] HEIGHT:

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- The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.
- The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.
- The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/mechanical equipment.
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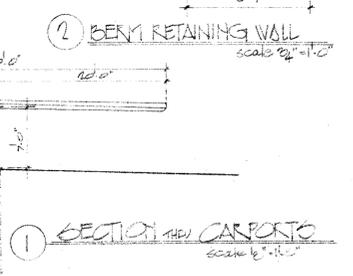
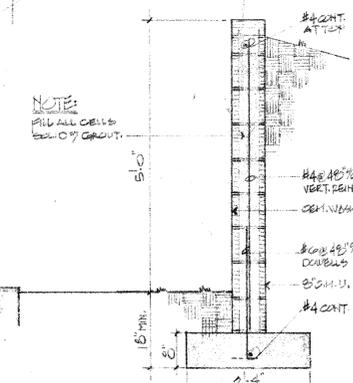
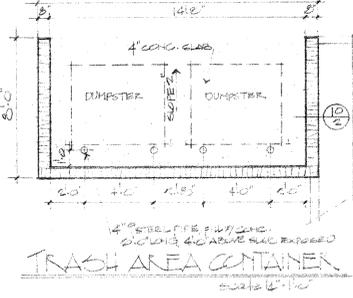
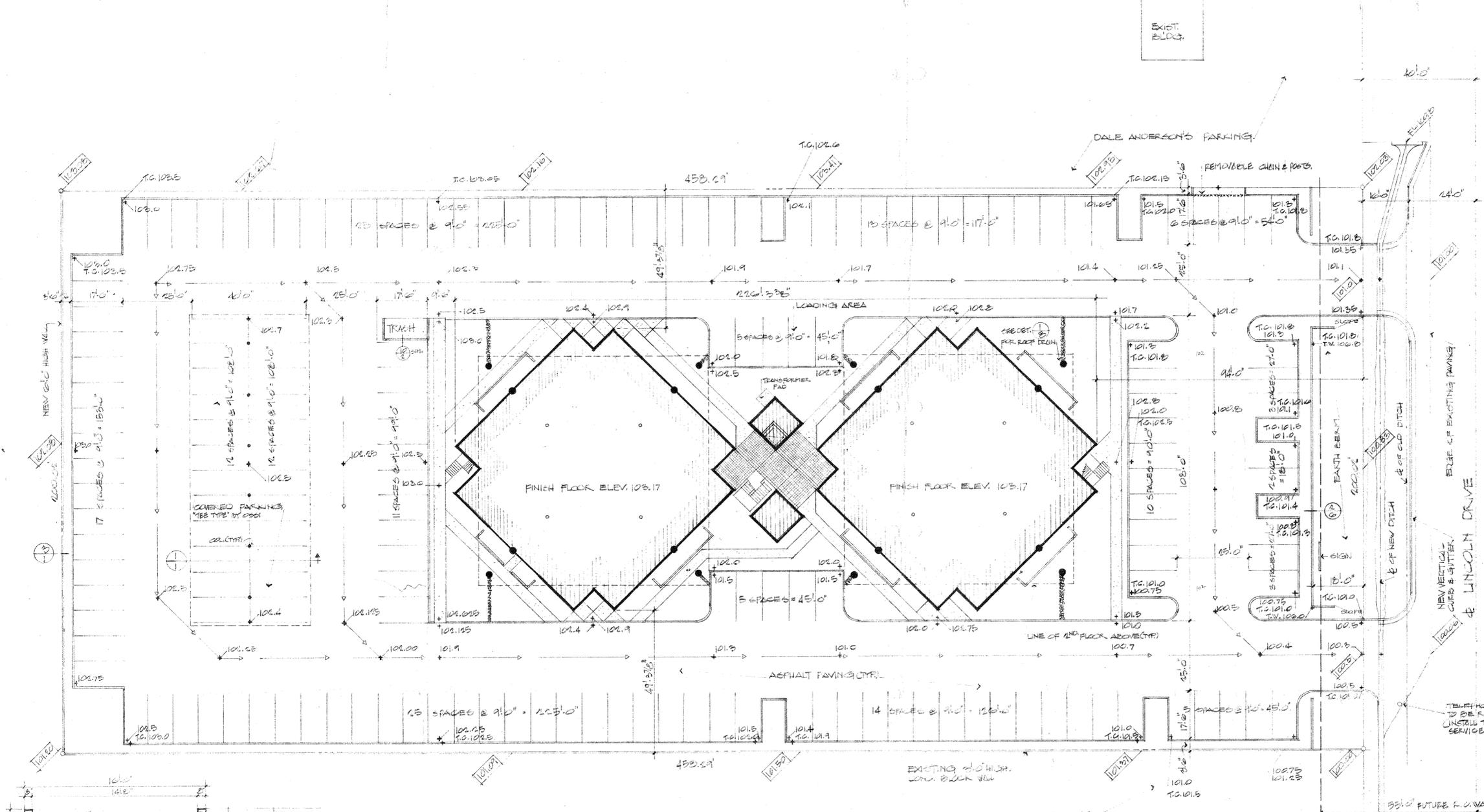
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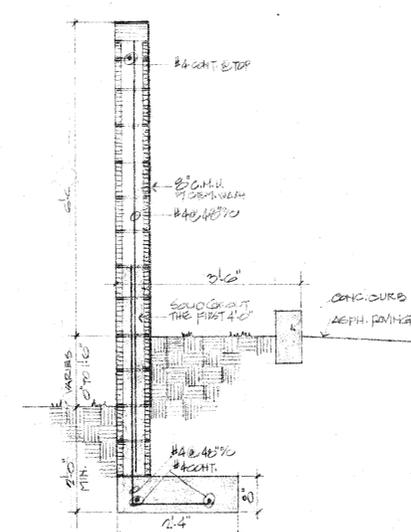
TAB 10



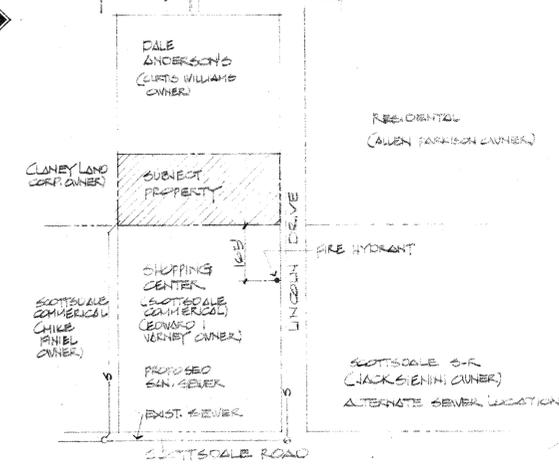
SITE PLAN
SCALE: 1/4" = 1'-0"

LAND AREA: 91,007 SQ. FT. (2.1 ACRES)
 BUILDING AREA: 1ST FLOOR = 12,322
 2ND FLOOR = 13,122
 TOTAL = 25,444
 % OF TOTAL LAND COVERED BY BUILDING = 28.5%
 LANDSCAPED AREA: 17,944 SQ. FT. (19%)
 PAVED AREAS: 61,404 SQ. FT.
 PARKING REQUIRED: 157,150 @ 10' x 16'
 PARKING PROVIDED: 129 SPACES
 LEGAL DESCRIPTION:
 THE EAST 200' OF THE FOLLOWING DESCRIBED PROPERTY: THE N 1/2, N 1/4, N 1/4, S 1/2, S 1/4 AND THE N 1/2 OF THE S 1/2 OF THE N 1/4, N 1/4, S 1/4, S 1/4, SEC. 10, T 2N, R 4E, S 1/2, S 1/4, S 1/4, S 1/4, CONSISTING OF A PARCEL OF LAND APPROXIMATE DIMENSIONS OF 400 FT. BY 495 FT. EXCEPT THE NORTH 30 FT. THERE OF FOR ROADWAY PURPOSES.

LANDSCAPING NOTES:
 1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ. FT. OF LANDSCAPED AREA (20 TREES)
 2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
 3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10 1/2" H.T. x 3 1/2" W.D. OR 4" SINGLE TRUNK CALIPER OR 2" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE.



WALL AT SOUTH PROPERTY LINE
SCALE: 3/4" = 1'-0"



I hereby certify this document to be Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #17 as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council for the Town of Paradise Valley on the _____ day of _____, 1976.

Mary Ann Bruns
Town Clerk

SUP-76-12,
ISSUED MAR. 23, 1975



TAB 11

Ownership:

7125 Lincoln
Medical Office
Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:

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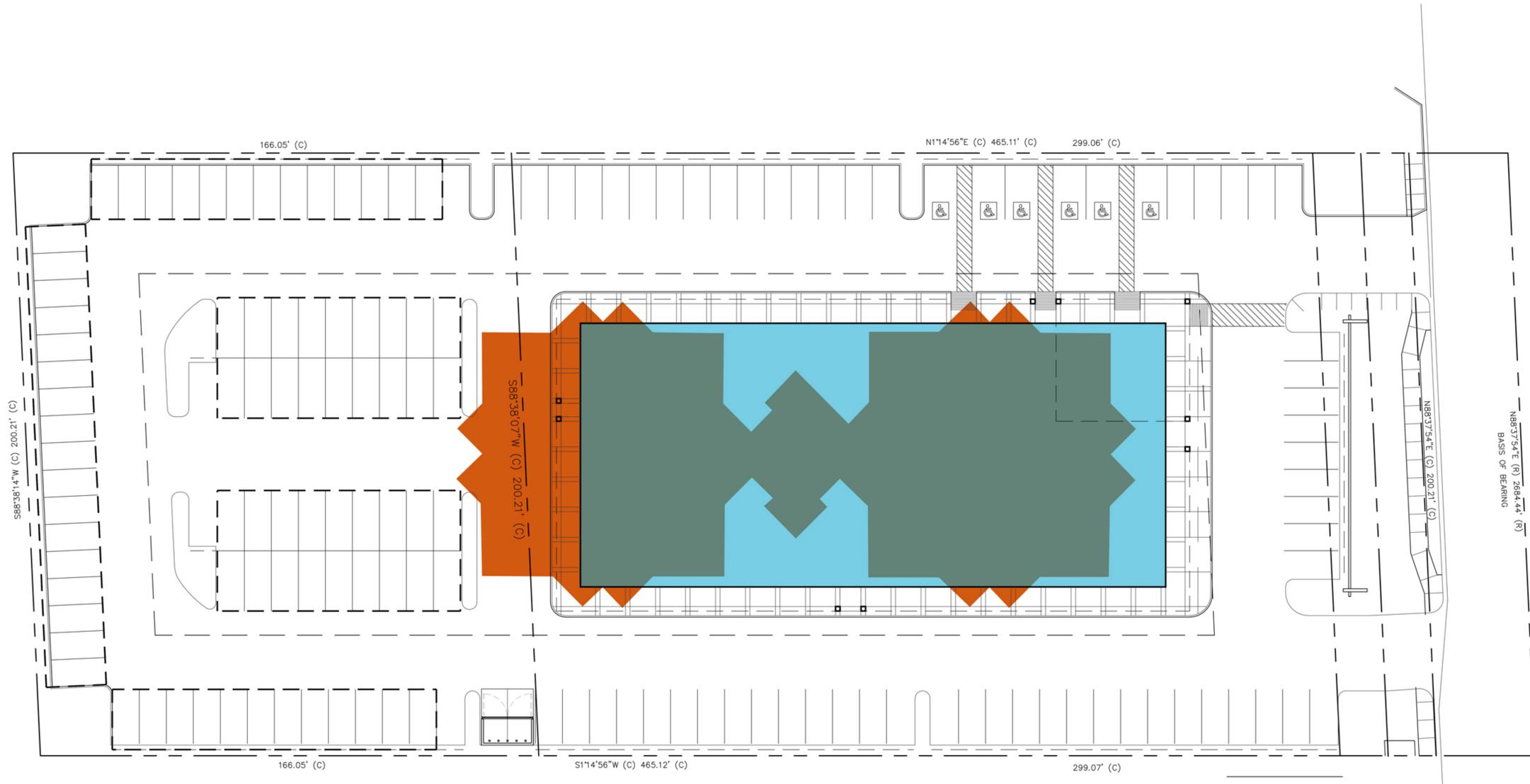
Seal

Date: November 5, 2018

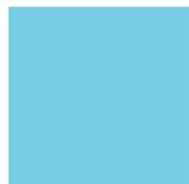
Project Number: 598

Drawn by: dm/rdb

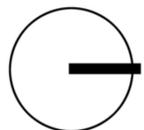
Sheet Number



Existing Building Outline

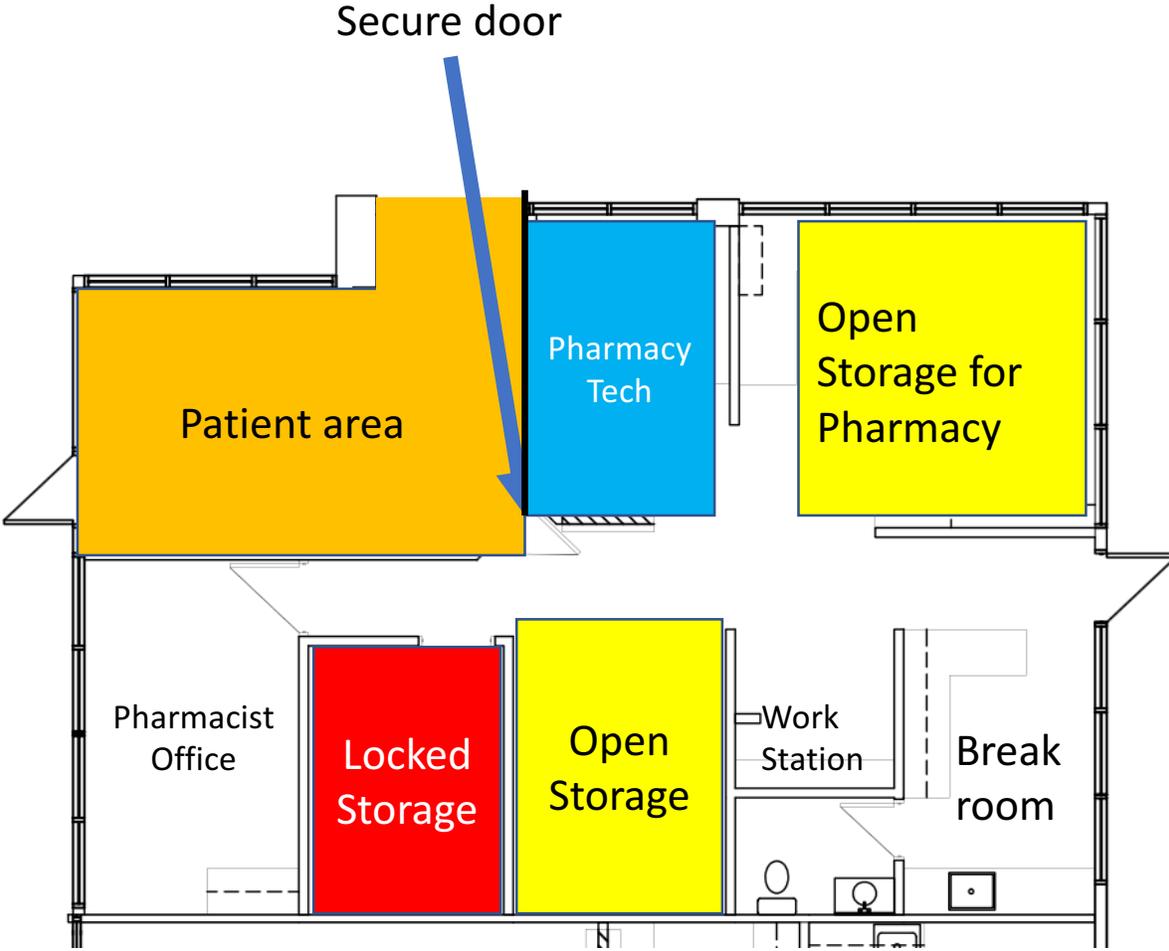


Proposed Building Outline



TAB 12

3501 N. Scottsdale Road
Existing Pharmacy

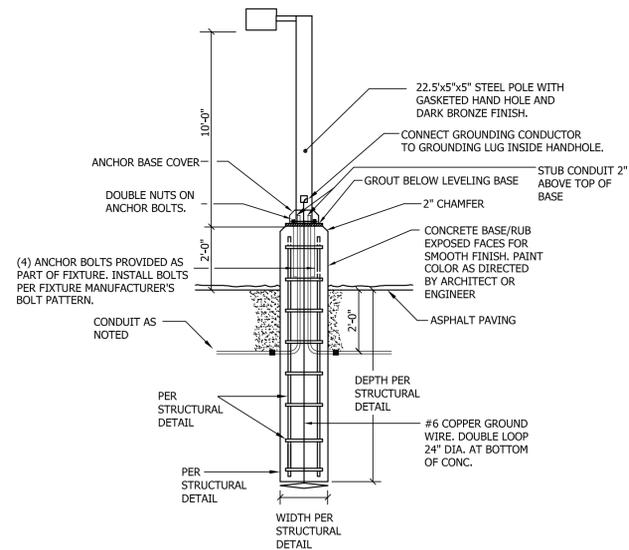
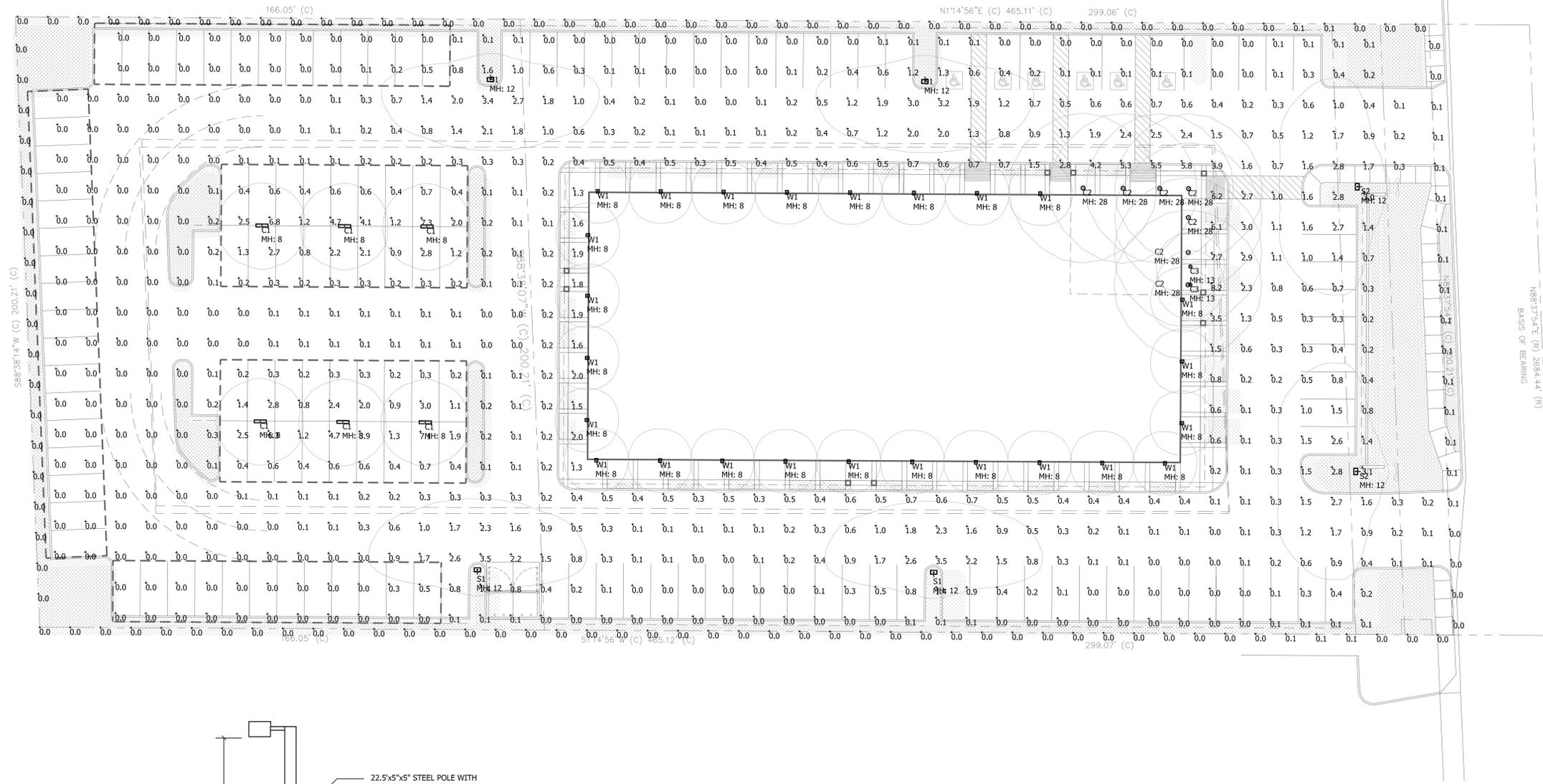


TAB 13

Ownership:

7125 Lincoln Medical Office

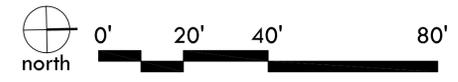
Paradise Valley, Arizona



TYPICAL POLE BASE DETAIL
SCALE: NONE
S1 & S2 FIXTURES

Symbol	Qty	Label	Arrangement	LLF	Description	Mounting Height	Lum. Lumens
☐	6	C1	SINGLE	0.900	DMW2 2000LM MD ACL MVOLT 30K 90CRI	Canopy +8'-0"	2048
○	7	C2	SINGLE	0.900	LDN8 30_60 LOGAR LSS	Canopy +28'-0"	3000
○	2	C3	SINGLE	0.900	LDN6 30_10 LOGAR LSS	Canopy +13'-0"	994
□	4	S1	SINGLE	0.900	Lithonia DSX0 LED P1 30K T2M MVOLT HS- P	Pole +12'-0"	3576
□	2	S2	SINGLE	0.900	Lithonia DSX0 LED P1 30K T3M MVOLT - Pol	Pole 12'-0"	4248
□	25	W1	SINGLE	0.900	WS-W2504 B110513	Wall +8'-0"	978

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.63	8.2	0.0	N.A.	N.A.



- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:

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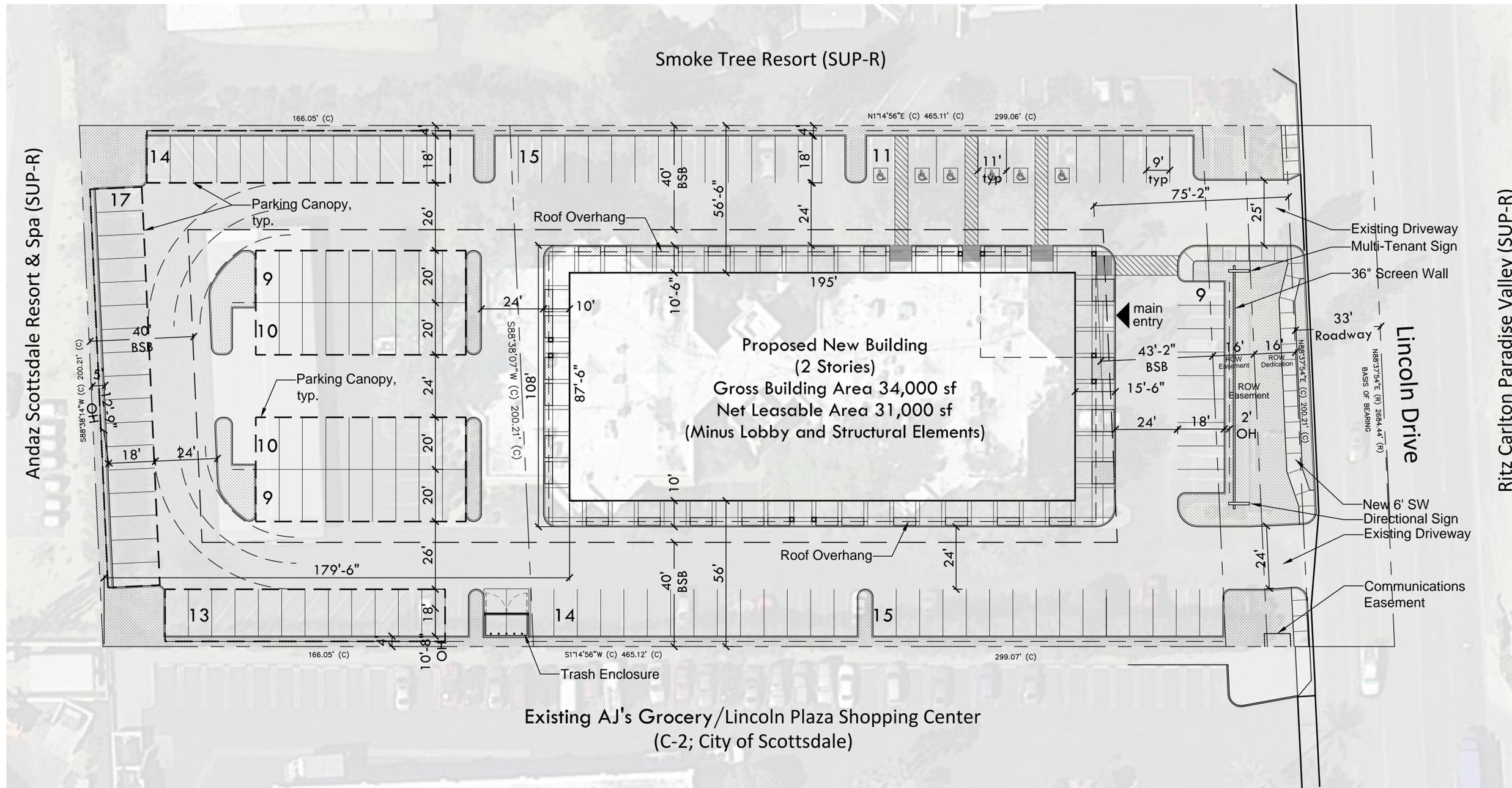


Seal
Date: October 5, 2018
Project Number: 598
Drawn by: MB2
Sheet Number

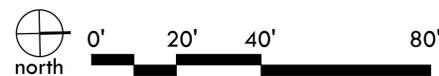
TAB 14



TAB 15



Master Site Plan



Legal Description

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

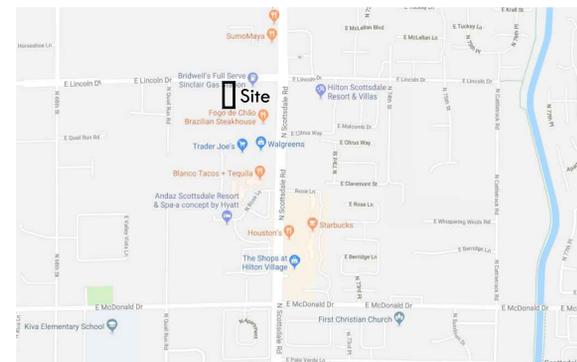
Project Information

Project Name Lincoln Medical Plaza
Project Address 7125 E. Lincoln Drive
Paradise Valley, AZ 85253
Owner Jamel Greenway, LLC
4771 N. 20th Street, Suite B22
Phoenix, AZ 85016
Contact: Lynn Evans
Tel: 602-710-2122
Email: Lynn@tandcshops.com
Architect suite6 architecture + planning
6111 N. Cattletrack Road
Scottsdale, AZ 85250
Tel: 480-348-7800
Email: dean@suite6.net

Project Data

Net Site Area	± 93,023 sf		± 2.13 ac	
Lot Coverage	existing	proposed		
Building	12,322 sf 13.2 %	17,060 sf 18.3 %		
Roof Overhang		4,560 sf 4.9 %		
Covered Parking	4,720 sf 5.0 %	14,040 sf 15.1 %		
Total	17,042 sf 18.3 %	35,660 sf 38.3 %		
FAR	(30,164 sf) ± 0.27	(51,530 sf*) ± 0.55		
Building Height	30'	36'		
Parking Std.	147 sp	140 sp		
Parking ADA	6 sp	6 sp		
Parking Total	153 sp	146 sp		
Parking Ratio	6.0/1000	4.7/1000		

* 17,060 (1st) + 15,870 (2nd) + 4,560 + 14,040 = 51,530 sf



Vicinity Map N.T.S.



TAB 16

LINCOLN MEDICAL CENTER REDEVELOPMENT PARKING ANALYSIS

7125 E. Lincoln Drive
Town of Paradise Valley



Prepared for:

Withey Morris, PLC
2525 East Arizona Biltmore Circle, Suite 212
Phoenix, AZ 85016

By:

CivTech, Inc.
8590 East Shea Boulevard, Suite 130
Scottsdale, Arizona 85350
(480) 659-4250

October 2018
CivTech Project # 18-0940

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PROPOSED DEVELOPMENT3
CONCLUSIONS4
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Table 2 – Summary of SUP Guidelines Parking Requirements 3
Table 3 – Summary of Parking 3

The Lincoln Medical Center (LMC) redevelopment is located at 7125 E. Lincoln Drive. The existing LMC site encompasses approximately 2.14 acres and consists of approximately 25,000 square feet of medical office land uses. The proposed redevelopment consists of approximately 31,000 square feet of medical office land use.

CivTech has prepared a parking study that addresses the number of spaces for the proposed medical offices considering parking ratios calculated for another medical center located in the Town of Paradise Valley as well as the future characteristics of the development. The parking analysis will be completed to meet the requirements of the Town of Paradise Valley.

EXISTING CONDITIONS

Currently, LMC is approximately 25,000 square feet (SF) of gross leasable area (GLA) with 153 existing parking spaces (147 traditional parking spaces and 6 ADA parking spaces). The existing medical center is being redeveloped to provide an updated facility that will support similar uses to those currently located at the facility. Many of the tenants are no longer located in the building since leases are not being renewed prior to redevelopment of the building. Therefore existing parking counts could not be conducted to determine the existing parking rate.

PARKING COUNTS AT A SIMILAR MEDICAL FACILITY IN THE TOWN OF PV

The MVMC, located at 10555 North Tatum Boulevard, consists of 6 existing buildings located on the southeast corner of Tatum Boulevard and Shea Boulevard. It currently consists of 59,969 gross square feet of medical office. Approximately 9,447 SF were vacant at the time of the parking count was conducted. There are a total of 331 existing parking spaces on site including 305 regular spaces and 26 ADA spaces. The existing site plan and unit information can be found in **Appendix B**.

Existing parking counts were conducted every 30 minutes on June 7th (Thursday) from 6:00AM to 10:00 PM. The existing conditions parking counts and resulting parking rate calculations are included in **Appendix B**. The results for the weekday count are summarized in **Table 1**.

Table 1 – Existing Parking Summary

Day	Time at Peak Use	Regular	ADA	Total
Existing Total Spaces	-	305	26	331
June 7 th (Thursday)	10:30AM	194	7	201
Max Spaces Occupied				201
Excess (Deficit) No. of Spaces				130
Excess (Deficit) Pct. of Spaces				39%

The results of the existing parking counts concluded that the parking peak occupancy on June 7th was 201 parking spaces at 10:30AM with 194 regular spaces and 7 ADA spaces occupied. There are 130 excess parking spaces (39%) on the weekday of the total 331 existing parking spaces. With the current vacancies, the existing medical office has 50,522 SF in use with a maximum of 201 spaces occupied resulting in a parking rate of approximately 0.8 parking spaces for every 200 SF.

The parking spaces and ratio were determined for the summer months. Information provided by the existing owner/tenants suggested that summer parking utilization was 90% of the winter utilization. To determine the maximum parking for the winter months an adjustment was applied

to the summer maximum parking space utilization. The calculated winter maximum parking space utilization is approximately 222 parking spaces resulting in a parking rate of approximately 0.88 parking spaces per 200 square feet.

PROPOSED DEVELOPMENT

The proposed redevelopment at buildout consists of approximately 31,000 square feet of medical center and a proposed 146 parking spaces, including 6 accessible parking spaces. The proposed parking rate is 0.88 parking spaces per 200 square feet or 4.4 parking spaces for every 1000 SF. It is customary to consider an increase in parking of five percent to account for circulation and ease of locating a parking space. With this considered, the parking rate is increased to 4.62 spaces for every 1000 SF.

The Special Use Permit (SUP) Guidelines for Paradise Valley provides the Town's Code for on-site parking requirements for medical office. The SUP Guidelines suggest that 1 parking space for every 200 SF of interior floor area should be provided. The parking information shown in the SUP Guidelines for the proposed medical office are summarized in **Table 3**.

Table 2 – Summary of SUP Guidelines Parking Requirements

Land Use	Size	Requirements Per SUP Guidelines	Required Parking Spaces
Medical Office	31,000 SF	1 Parking Space Per 200 SF	155

The Code required parking results using the SUP Guidelines for the LMC redevelopment of 31,000 SF of medical center will require 155 parking spaces.

The existing parking ratio calculations from actual field observations results in fewer parking spaces per SF of the building than the SUP Guidelines require. The count conducted at a similar facility yielded a rate of 4.62 spaces per 1000 SF when considering vacancies, an increase in usage by 10 percent in the winter months, and a 5% circulation factor. The comparison between the actual parking rate calculated from the MVMC and the SUP guideline parking rate are provided in **Table 3** for the proposed 31,000 square foot medical facility.

Table 3 – Summary of Parking

Land Use	Size	Requirements	Required Parking Spaces
Medical Office	31,000 SF	SUP Guidelines: 1 Parking Space Per 200 SF	155
		Existing Calculations: 4.4 Parking Spaces Per 200 SF	137
		Existing Adjusted Calculations: 4.62 Parking Spaces Per 1000 SF	144

The medical office requires approximately 155 parking spaces to meet requirements shown in the SUP Guidelines. A total of 144 parking spaces are needed at the LMC redevelopment to provide an adequate supply to support the proposed use. The development proposes to provide 146 parking spaces which exceeds the expected demand.

The Town of Paradise Valley parking rates include different requirements for specific types of medical offices such as pharmacy (1 space per 300 SF), outpatient surgical facilities (1 space per 2 employees plus 1 space per surgical room), medical laboratories (1 space per 2 employees) and physical therapy facilities (1 space per 1.5 employees) which can result in lower parking needs. The City of Scottsdale, in comparison, requires 1 space per 250 SF of

medical office which the proposed redevelopment meets and exceeds. Furthermore, the growth in prominence of passenger transport services may have some effect in parking needs, though this analysis does not evaluate this mode individually.

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

CONCLUSIONS

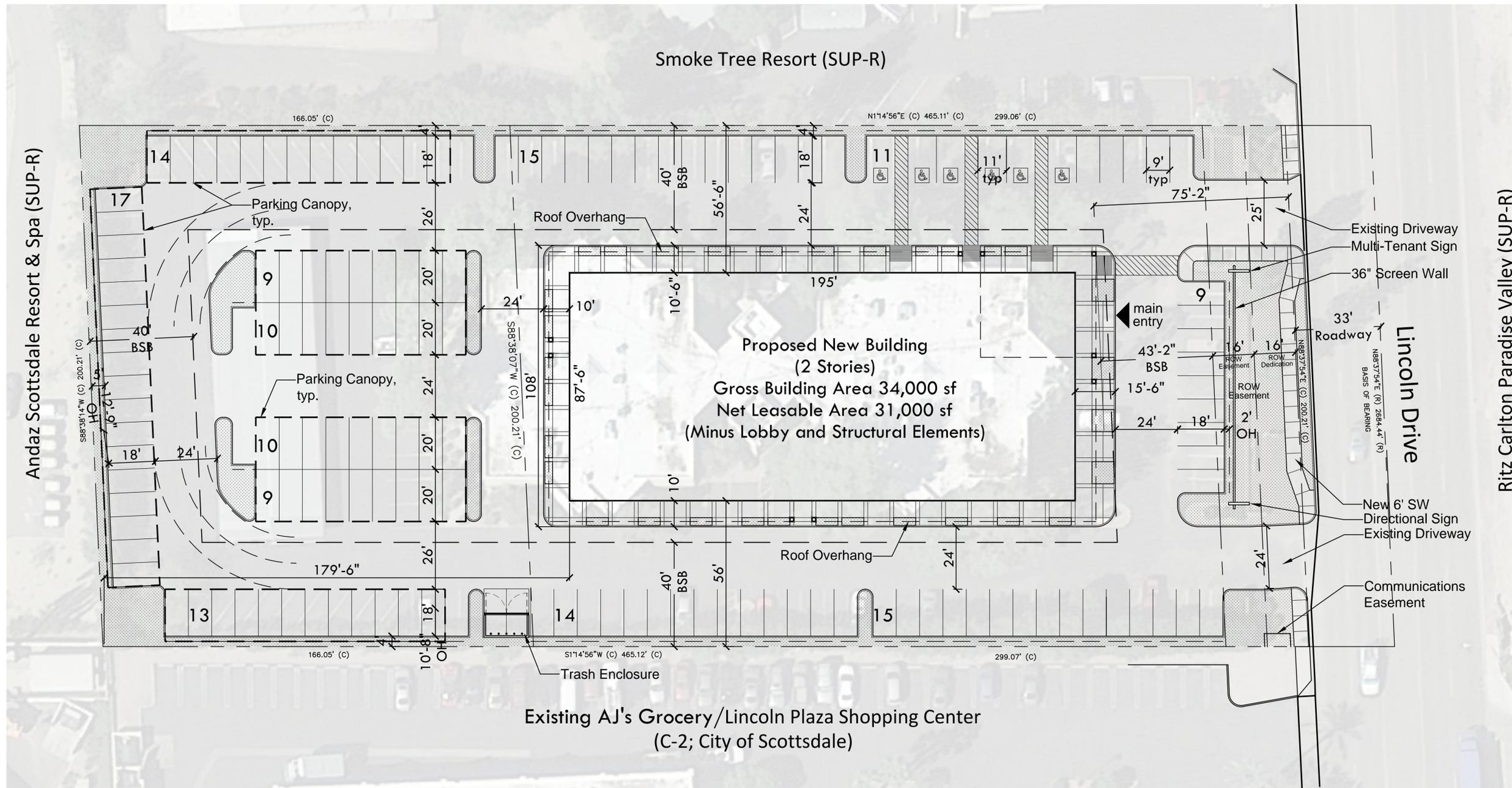
The LMC redevelopment parking evaluation findings are summarized below:

- The proposed redevelopment at buildout consists of approximately 31,000 square feet of medical center. A total of 144 parking spaces are needed at the LMC redevelopment to provide an adequate supply to support the proposed use. The development proposes to provide 146 parking spaces which exceeds the expected demand.
 - The medical office requires approximately 155 parking spaces per the SUP Guidelines.
 - Using the actual rate calculated for a similar medical facility and applying that rate to the proposed redevelopment, a total of 144 parking space would be required.
 - The Town of Paradise Valley parking rates include different requirements for specific types of medical offices such as pharmacy (1 space per 300 SF), outpatient surgical facilities (1 space per 2 employees plus 1 space per surgical room), medical laboratories (1 space per 2 employees) and physical therapy facilities (1 space per 1.5 employees) which can result in lower parking needs.
 - The City of Scottsdale, in comparison, requires 1 space per 250 SF of medical office which the proposed redevelopment meets and exceeds
- The parking supply proposed by the LMC redevelopment will continue to facilitate acceptable operations at the facility.

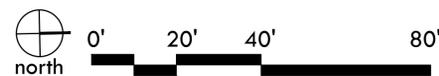
APPENDIX

APPENDIX A

SITE PLAN AND UNIT INFORMATION



Master Site Plan



Legal Description

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

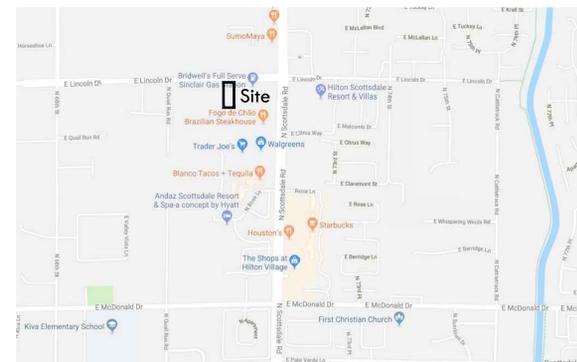
Project Information

Project Name Lincoln Medical Plaza
Project Address 7125 E. Lincoln Drive
Paradise Valley, AZ 85253
Owner Jamel Greenway, LLC
4771 N. 20th Street, Suite B22
Phoenix, AZ 85016
Contact: Lynn Evans
Tel: 602-710-2122
Email: Lynn@tandcshops.com
Architect suite6 architecture + planning
6111 N. Cattletrack Road
Scottsdale, AZ 85250
Tel: 480-348-7800
Email: dean@suite6.net

Project Data

Net Site Area	± 93,023 sf		± 2.13 ac	
Lot Coverage	existing	proposed		
Building	12,322 sf 13.2 %	17,060 sf 18.3 %		
Roof Overhang		4,560 sf 4.9 %		
Covered Parking	4,720 sf 5.0 %	14,040 sf 15.1 %		
Total	17,042 sf 18.3 %	35,660 sf 38.3 %		
FAR	(30,164 sf) ± 0.27	(51,530 sf*) ± 0.55		
Building Height	30'	36'		
Parking Std.	147 sp	140 sp		
Parking ADA	6 sp	6 sp		
Parking Total	153 sp	146 sp		
Parking Ratio	6.0/1000	4.7/1000		

* 17,060 (1st) + 15,870 (2nd) + 4,560 + 14,040 = 51,530 sf



Vicinity Map N.T.S.



APPENDIX B EXISTING COUNTS AND CALCULATIONS

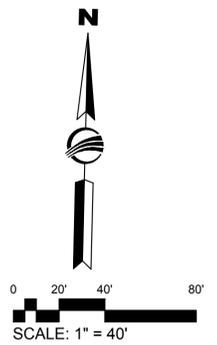
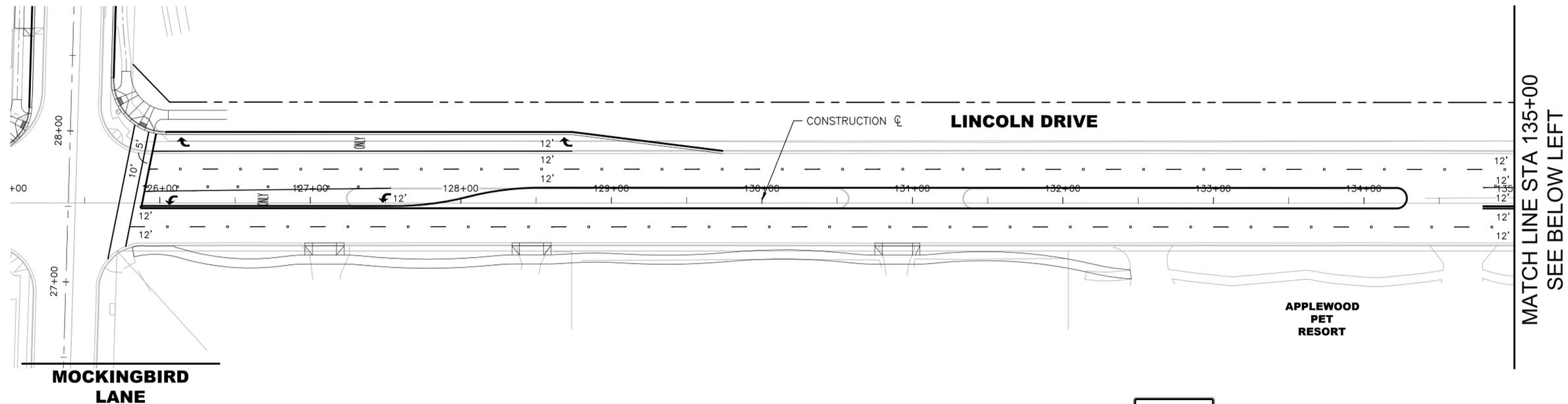
PVMC PARKING COUNT DATA COLLECTION
 THURSDAY JUNE 7, 2018

Location		A		B		C		D		E		F	
BEGIN	END	Regular	Handicap										
Spaces from aerial		19	3	25	1	120	9	40	6	69	4	25	3
Verified Spaces		19	3	25	1	120	9	40	6	69	4	25	3
7:00	7:30	3	0	8	0	13	0	8	1	5	0	0	0
7:30	8:00	6	0	11	0	16	0	11	1	9	0	1	0
8:00	8:30	9	0	15	0	21	0	14	1	12	0	1	0
8:30	9:00	16	1	20	0	41	2	26	2	35	1	6	0
9:00	9:30	17	2	21	0	44	4	33	1	41	3	10	0
9:30	10:00	18	2	20	0	68	4	32	2	38	3	11	0
10:00	10:30	17	2	22	0	60	3	34	1	40	2	11	0
10:30	11:00	17	1	22	0	65	3	33	1	44	2	13	0
11:00	11:30	16	1	21	0	65	4	33	1	45	2	12	0
11:30	12:00	18	0	14	1	61	5	25	2	42	1	12	0
12:00	12:30	12	0	16	1	63	4	17	4	37	1	15	0
12:30	1:00	11	2	12	1	51	4	17	4	36	0	15	0
1:00	1:30	13	2	9	0	44	3	16	3	27	0	20	1
1:30	2:00	12	1	8	0	44	3	18	3	26	0	22	1
2:00	2:30	16	0	16	0	50	2	24	4	29	1	20	0
2:30	3:00	18	0	20	0	53	1	31	2	31	1	20	0
3:00	3:30	17	0	22	0	51	3	32	2	35	0	10	0
3:30	4:00	16	1	23	0	53	2	32	1	34	0	7	0
4:00	4:30	16	0	20	0	40	1	28	0	25	0	6	0
4:30	5:00	12	0	17	0	32	0	20	0	14	1	6	0
5:00	5:30	8	0	12	0	14	0	18	0	11	0	6	0
5:30	6:00	7	0	10	0	12	0	12	0	10	0	6	0
6:00	6:30	5	0	6	0	9	0	4	0	8	0	3	0

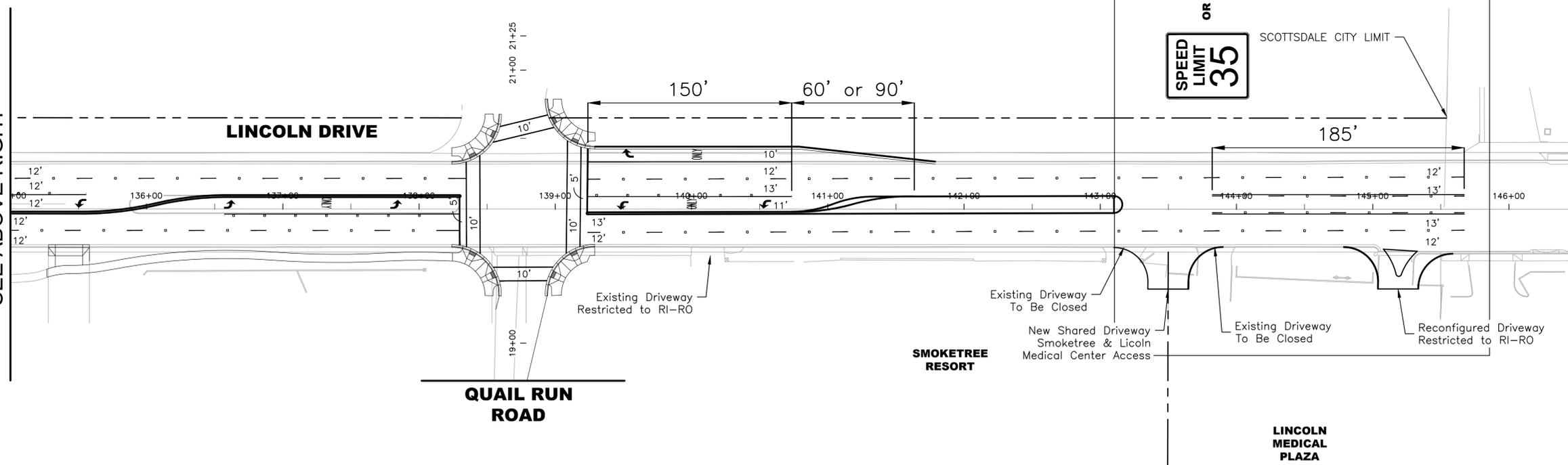
Time	A		B		C		D		E		F		Total Regular	Total ADA	Total
	Regular	ADA	Regular	ADA	Regular	ADA	Regular	ADA	Regular	ADA	Regular	ADA			
Existing Total Spaces	19	3	25	1	120	9	40	6	69	4	25	3	298	26	324
7:00 AM	3	0	8	0	13	0	8	1	5	0	0	0	37	1	38
7:30 AM	6	0	11	0	16	0	11	1	9	0	1	0	54	1	55
8:00 AM	9	0	15	0	21	0	19	1	12	0	1	0	77	1	78
8:30 AM	16	1	20	0	41	2	26	2	35	1	6	0	144	6	150
9:00 AM	17	2	21	0	44	4	30	1	41	3	10	0	163	10	173
9:30 AM	18	2	20	0	68	4	32	2	39	3	11	0	188	11	199
10:00 AM	17	2	22	0	60	3	34	1	40	2	11	0	184	8	192
10:30 AM	17	1	22	0	65	3	33	1	44	2	13	0	194	7	201
11:00 AM	16	1	21	0	65	4	33	1	45	2	12	0	192	8	200
11:30 AM	18	0	19	1	61	5	25	2	42	1	12	0	177	9	186
12:00 PM	12	0	16	1	63	4	17	4	37	1	15	0	160	10	170
12:30 PM	11	2	12	1	51	4	17	4	36	0	18	0	145	11	156
1:00 PM	13	2	9	0	44	3	16	3	27	0	20	1	129	9	138
1:30 PM	12	1	9	0	44	3	18	3	28	0	22	1	133	8	141
2:00 PM	16	0	16	0	50	2	29	4	29	1	20	0	160	7	167
2:30 PM	18	0	20	0	53	1	31	2	31	1	20	0	173	4	177
3:00 PM	17	0	22	0	51	3	32	2	35	0	10	0	167	5	172
3:30 PM	16	1	23	0	55	2	32	1	34	0	7	0	167	4	171
4:00 PM	16	0	20	0	40	1	28	0	25	0	6	0	135	1	136
4:30 PM	12	0	17	0	32	0	20	0	14	1	6	0	101	1	102
5:00 PM	9	0	12	0	19	0	18	0	11	0	6	0	75	0	75
5:30 PM	7	0	10	0	12	0	12	0	10	0	6	0	57	0	57
6:00 PM	5	0	6	0	9	0	4	0	8	0	3	0	35	0	35
Max Spaces Occupied													201		
Existing Spaces													324		
Excess (Deficit) No. of Spaces													123		
Excess (Deficit) Pct. of Spaces													38%		

TAB 17

Z:\Civtech\Projects\18-0550 Beus Gilbert Smoke Tree Resort Preliminary Parking Assessment, Paradise Valley\18-0559 Smoke Tree Services Beyond Scope\Dwg\Combined Master Site\18-0559_Fig62_Shared Access-Opt-08.dwg
 January 22, 2019 - 2:18pm
 Sal Penn



MATCH LINE STA 135+00
SEE ABOVE RIGHT



NOTE:
 This area to be considered with median improvements
 at a later time once the City of Scottsdale is ready
 to move forward with access management on Lincoln Drive.



Lincoln Drive
 ACCESS ASSESSMENT

Option 8
 Proposed New Shared Access
 Restricted Lincoln Medical
 East Driveway

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO:	18-0559
1ST SUBMITTAL:	01/22/19
2ND SUBMITTAL:	
3RD SUBMITTAL:	
DESIGN:	SP
DRAWN:	SP
CHECKED:	DC



SHEET
 Opt-08
 01 OF 01

TAB 18

**Paradise Valley
Major Special Use Permit
Lincoln Medical Plaza
7125 E Lincoln Drive
-Compliance to Statement of Direction-**

The Major Special Use Permit for the redevelopment of Lincoln Medical Plaza located at 7125 E Lincoln Drive complies with the Statement of Direction (SOD) as follows:

SOD Focus Points	Description How Meet Focus Point
<p>[1] INTENSITY-USE: While the use will not change, more information is needed on the type of medical office uses targeted for the site including overnight stays or other late hour use of the facility. Hours of operation for the facility shall also be reviewed and limited. Weekend hours may be a concern.</p> <p>The site's location at the border of the City of Scottsdale is adjacent to several existing high-density residential and commercial retail establishments. Traffic access and congestion issues are known to exist along this corridor. Also, the 2.1-acre site is more than half the size of the suggested minimum size for a medical plaza by the Town's Special Use Permit Guidelines that will limit the parking capacity at this facility. As such, the Council believes it may be prudent to limit some of the allowable uses and discourage uses that generate quick turn-around trips at this medical plaza. These discouraged uses include, but are not limited to, retail and medical marijuana dispensaries.</p> <p>Medical uses bring different safety considerations than other type of uses. There are risks associated with drugs used and stored at medical facilities, access to patient records, patient safety, possible targets for illegal acts, among other risks. Many of these security measures will be handled independently by the medical operator via security cameras, key card access, or other similar methods. There are other security measures that may have visual or other impact externally, such as the use of physical deterrents at entry points, that may require review by the Planning Commission and Town Council. It is encouraged that applicant work with the Town's Police Department on such security measures, including application of any pertinent Crime Prevention Through Environmental Design (CPTED) strategies.</p>	<p>The applicant's narrative and the stipulations address the allowable medical uses on the property. The uses listed are in compliance with Section 1102.2 of the Zoning Ordinance and/or the existing allowable uses on the property.</p> <p>The proposed stipulations prohibit retail uses, except for retail that is medically related to the pharmacy. Also, the proposed stipulations clarify that a medical marijuana dispensary is not presently allowed or part of the current application for the site. The narrative and proposed stipulations address various parameters for the pharmacy and urgent care.</p> <p>The stipulations identify the days and hours for the medical center/pharmacy as Monday through Friday, 7:00 a.m. to 8:00 p.m., with the days and hours for urgent care as Monday through Sunday, 7:00 a.m. to 10:00 p.m. The proposed pharmacy hours remove the existing Saturday allowance, but extends the existing hours Monday through Friday by one hour in the morning and two hours in the evening. The proposed urgent care extends the existing days to allow Saturday and Sunday, and extends the morning hours from 8:00 a.m. to 7:00 a.m. and the evening hours from 5:00 p.m. to 10 p.m. The adjoining resorts and AJs center have more permissive days and hours of operation.</p> <p>The narrative and proposed stipulations address security measures.</p>

[2] HEIGHT:

It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the roof mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'.

Finished floor is not an appropriate measurement point. It is recommended that all heights be taken from existing finished grade. If any portion of the rooftop is visible off-site, care should be taken to minimize the impact. White roofing material is discouraged if visible off-site.

The Planning Commission spent many meetings regarding the proposed height. The building has a roof height of 30' meeting the SUP guideline, with portions of the mechanical screening parapets at 32' and 36' in height. The parapet that makes the building 36' is setback 25' from the dripline of the roof. The compelling reasons to support the height includes:

- The entire roof area is not at the maximum 36-foot tall height. The edge of the roof is at the 30-foot tall guideline. A person standing near or on the property line would not see the taller parapet.
- The current Class A building standards for medical office is 15-foot floor to floor, with five-foot ceiling space.
- The additional height over the 30-foot height guideline is for roof parapet to screen HVAC/mechanical equipment. The applicant provided reasonable viewpoints on the technical and ground area constraints on why the roof is the best option to place the heating/cooling/mechanical equipment.
- There is an additional 6 to 12 inches of roof height to accommodate proper storm water drainage for flat roofs. This is generally one inch for every four feet.
- The site adjoins all non-residential uses, with similar or taller structures in the vicinity up to 48 feet.

The submitted plans show height from finished floor elevation. The Planning Commission expressed that the difference between finished floor elevation and finished grade is likely a few inches at most since the site is relatively flat and the medical use design is for access as close to grade as possible. To avoid unintentional issues of raising the building pad, the Planning Commission added a stipulation that the applicant provide correct site topography and elevations prior to Council consideration so that a fixed finished grade elevation can be specified in the Ordinance.

<p>[3] VIEWSHEDS: The Planning Commission shall evaluate the impact to adjoining properties by the additional encroachment outside of the imaginary plane suggested by the Open Space Criteria. However, due to the small size of this lot, it's location adjoining other commercial uses, and that the existing structures do not meet the Open Space Criteria, a heavy focus on preserving view corridors is not necessary. If Open Space Criteria is applied the measurement may be taken from the existing property line along Lincoln Drive.</p>	<p>The existing building and proposed building both do not fully meet the Open Space Criteria, but do meet the intent of that provision in massing the tallest part of the structure toward the center of the site. Also, there is no discernible effect to view corridors. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain from properties within the Town.</p>
<p>[4] SETBACKS: Setbacks meet SUP Guidelines but may need to be increased along Lincoln Drive to accommodate the recommended 50-foot wide landscape buffer adjoining a major arterial. If covered parking is provided, setbacks from these structures will also need to be reviewed.</p> <p>In evaluating the appropriate depth of the landscape buffer relative to the Special Use Permit Guidelines, the Planning Commission shall take into consideration, at a minimum, the property's irregular shape, undersized lot, existing conditions, scope of the proposed development, and the Town's desire for additional right-of-way along Lincoln Drive.</p>	<p>The building setbacks meet Special Use Permit Guidelines. Landscape area setbacks are described under Landscaping. The building is setback 42.2' from the 65-foot half width right-of-way along Lincoln Drive. The Guidelines only identify a 40' setback along a public street since this site adjoins all non-residential properties.</p> <p>The same setback guidelines would also apply to the parking canopies. In this instance, that would be a minimum of a 40' setback from the Lincoln Drive property line. The canopies have a 295' minimum front setback. There was no concern over the proposed internal rear covered parking as there is existing covered parking in a similar location and it being setback 42' to the nearest side or rear property line. There was discussion with the covered parking proposed along the perimeter of the site since this setback is only 4' to 5'. However, based on the commercial use of the adjoining sites and that distance the nearby resort units are from the shared property line, the Planning Commission finds the setback acceptable.</p>

<p>[5] IMPACT TO ADJACENT USES: The Planning Commission shall consider how the proposed setbacks, building heights, location of uses, and any other related design aspect of the project may negatively impact nearby properties located outside the subject site with or regarding unwanted noise, light, traffic and other adverse impacts. Of particular concern, is any outdoor employee areas and service uses such as maintenance, trash collection, mechanical equipment (roof/ground), etc. They should be explained or shown. In particular, trash pickup/storage shall be studied.</p>	<p>The circumstance that the site adjoins all commercial uses mitigates many of the impacts typically reviewed with an SUP. The impacts focused on included the design and operation of the facility regarding safety on Lincoln Drive and to nearby resort guests. This resulted in increased parapet setbacks for roof-mounted mechanical equipment, moving the trash enclosure from the west property line to the east property line, having the applicant reduce the area enclosed by the parapet that makes the building 36' tall, the various site plan iterations that resulted in setting the building back from Lincoln Drive approximately 8' from the first submittal, and the various stipulations on items such as site security measures and turning off/down exterior lighting.</p>
<p>[6] DENSITY AND LOT COVERAGE: The proposed lot coverage increases from 13.5% to 18.7%, still under the 25% Special Use Permit Guideline. The floor area ratio increases from 27.8% to 37%. There are no guidelines for Floor Area. The proposed density and lot coverage are consistent with Special Use Permit Guidelines, and are generally acceptable.</p>	<p>Through the review process, the existing lot coverage was found to not include the covered parking canopies and the proposed lot coverage reviewed during the Statement of Direction did not include roof overhang or the additional proposed covered parking.</p> <p>The proposed lot coverage increases from 18.0% to 38.3%, more than the 25% Special Use Permit Guideline. The floor area ratio increases from 32.4% to 55.4%. This increase was deemed acceptable by the Planning Commission since the overage is due to covered parking/roof overhang, the site is undersized from the typical SUP Guideline, and the site is in a Development Area.</p>

<p>[7] LANDSCAPING: The Special Use Permit Guidelines recommend a 50-foot buffer adjacent to Lincoln Drive. Particular attention shall be paid to the buffer along Lincoln Drive based on the Ritz property just to the north. A stipulation may be considered to ensure replacement of any buffer should the landscaping die. A landscape plan shall be required. The Commission shall evaluate the proper balance of landscaping to soften the building while not obscuring it from the street. Hardscaping and pedestrian access shall be considered with the landscape plan.</p>	<p>The existing and proposed landscape areas are both within the 65-foot half width right-of-way. Measuring from back of curb to the parking space screen wall, the existing landscape buffer varies between 20 feet and 24 feet in width. In the proposed plan, this buffer varies between 27 feet and 32 feet in width from the back of curb to the parking space screen wall. This is an approximate 8-foot increase in width from the initial submittal.</p> <p>The proposed landscape plan substantially complies with the Visually Significant Corridor Plan landscape palette for the Resort Living Character Zone. The Mesquite, Palo Verde, and Chinese Pistache trees within the Lincoln Drive landscape area are all on the recommended plant list. With the use as medical office, the pedestrian focus is limited to providing shade trees and sidewalk. If needed, the parking screen wall could serve as a place to rest.</p>
<p>[8] INFRASTRUCTURE AND UTILITY IMPROVEMENTS: The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation. Utility improvements that may have a visual impact or service level impact should be explained and mitigated. Water impact service study, utility information, and hydrology report shall be reviewed.</p>	<p>The applicant has provided correspondence from the utility providers they will provide service. There are no anticipated major system improvements to service the site.</p> <p>The drainage statement submitted requires the site to retain 7,810 cubic feet of storm water which will be done via an underground storage system and drywell. This is an improvement, as no such drainage system exists on the property today.</p>

[9] TRAFFIC, PARKING, AND CIRCULATION:

The primary concern when evaluating impact of this project is safety. Safety for motorists, pedestrians, and any persons that access Lincoln Drive or the properties nearby. Attention shall be beyond the subject site. Staff and/or applicant shall present relevant information to the Planning Commission for consideration that may include:

- Number of access points in/out of the site
- Emergency access to the site
- Design of entry/exit and roadway medians related to the restriction of vehicular movements in/out of site (e.g. right in/right out movements)
- Deceleration turn lane for eastbound traffic entering the site
- Any cross-access easement(s) with the owners of the AJs to the east/Andaz to the south/SmokeTree to the west.
- Sidewalk and other pedestrian circulation
- Necessary roadway dedication/easement, with consideration of what may be necessary in the short term and long-term
- Number of parking spaces, use of shared parking, and ride-share
- Full build-out of the Ritz Special Use Permit
- Coordination of improvements/impacts with neighboring non-residential properties
- Coordination with Town improvements along Lincoln Drive

The Planning Commission shall refer to Council any significant decision points that would be based upon incomplete information for further direction.

Although a 65-foot half width of right-of-way dedication is preferred, the proposed right-of-way is 49 feet of dedication and 16 feet of easement. This right-of-way combination was deemed acceptable by the Planning Commission based on the constraints on the site (e.g., 2.13 acres), that the Town only has 33 feet of right-of-way today, the additional 16 feet of right-of-way would cover any future travel lane/deceleration lane and meandering sidewalk, and there is a stipulation that the Town has a right in the future to use the right-of-way easement.

The applicant submitted a parking analysis. Based on the proposed leasable square footage, 155 parking spaces are suggested by the SUP Guidelines. The applicant proposes 146 parking spaces. The analysis supports a reduction of the suggested 1 parking space/ 200 sf based upon actual parking demand at a similar medical facility in Town, the circumstance that part of the square footage will be used for uses such as a pharmacy that have less restrictive parking standards than the suggested 1 parking space/ 200 sf, and neighboring Scottsdale uses a parking standard of 1 parking space/ 250 sf.

Parking space size is 9' x 18' (with 2' overhang in landscape area) and 9' x 20'. The SUP can allow for the 9' x 18' (with 2' overhang in landscape area).

Per the traffic statement submitted, it generally shows that the project will increase traffic about 20-percent more than the existing facility. Although, the difference in the total trips is 14 trips in the morning and 20 trips in the evening.

The submittal does not address traffic or circulation beyond the subject site. The Planning Commission added to Stipulation J.1.b that the Owner's reservation of uses in the roadway easement area will be determined by the Council in a development agreement, or otherwise. The Planning Commission would recommend shared left turn ingress and egress with adjoining property owners be explained, but expects this issue will be determined by the Council.

<p>[10] SIGNAGE: Planning Commission review shall focus on the impact of project sign location, dimensions, and illumination on the resulting impact to the streetscape. Particular attention shall be paid to any building mounted signage. The Commission shall look at the broader signage plan for the whole of this area of Lincoln Drive including proposed gateway signs, identification signs, and Ritz-Carlton and Smoke Tree signage, as well as any Andaz signage that may be re-located to Lincoln Drive.</p> <p>The Planning Commission shall refer to Council any significant decision points that would be based upon incomplete information for further direction.</p>	<p>The one double-sided monument sign will include the name of the plaza and tenants. It complies with the SUP Guidelines and is 8' tall, 40 sf sign area each side, and internally illuminated.</p> <p>The site includes one primary directory sign, with only the name of the medical plaza. It complies with the SUP Guidelines and will not exceed 5' tall and 12 sf.</p> <p>There are two building signs mounted near the parapet. One sign is on the north elevation facing Lincoln Drive. The other sign is on the east elevation. Each is 40 sf in sign area, mounted 29' feet in height to top of sign on the east elevation, mounted 25 feet in height to top of sign on the north elevation, and internally illuminated. A stipulation requires the sign illumination be turned off between the hours of 11:00 p.m. until 6:00 a.m.</p> <p>The broader sign plan for the whole area was discussed. The applicant is not proposing an Andaz access and the Town entry monument sign discussion is unresolved at this point, with possible monument location in a center median on Lincoln Drive.</p>
<p>[11] COMMUNITY SPACES/PUBLIC BENEFIT: More review and information shall be explored regarding community spaces/services that will provide public benefit(s) to Town residents. There is no defined connection from the future sidewalk on Lincoln Drive to the building. This area is important for pedestrian connections within the immediate vicinity. Pedestrian circulation shall be addressed, as well as any hardscape improvements.</p>	<p>Except for possible incorporation of art by a couple Commissioners, the Planning Commission did not express a strong stance on any provision for public gathering areas or pedestrian amenities. Based on this input, any public art is encouraged, but not required.</p>
<p>[12] CONTEXT -APPROPRIATE DESIGN: As necessary, the Planning Commission may require that the applicant provide more precise information to verify how the project meets the vision and policies of the General Plan related to context-appropriate design. This includes impact related to exterior lighting, screening of mechanical equipment, and the choice of material pallet of the improvements. This may include providing at least one west-east and one north-south building cross section and updating provided renderings.</p>	<p>The Planning Commission discussion focused on the screening of roof mechanical equipment and building setback, which the applicant addressed in moving the taller parapet away from the roof line and moving the building further south away from the property line along Lincoln Drive. An area of some concern was the design of the non-Lincoln Drive facades to provide visual interest. These facades do provide a mix of stone and glass, along with windows at the ground level. There are also trees and other landscaping proposed adjoining these facades.</p>



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

February 21, 2019

Brian Dalke
Interim Town Manager
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: Lincoln Plaza Medical Center – Major Special Use Permit Amendment

Mr. Dalke,

In early March of 2018, we sat down to discuss the proposed redevelopment of the Lincoln Plaza Medical Center for the first time with your predecessor, Kevin Burke, and the assigned planner for this case, Paul Michaud. In that first conceptual meeting, our proposal was met with a general sense of agreement that the project and process for SUP amendment would be simple and straightforward. In the nearly twelve months that have passed since that initial meeting, the process has been anything but.

To date, this case has been subjected to no less than nine work sessions, two public hearings, five resubmittals of the SUP application, and a multitude of additional meetings with Town staff to resolve issues associated with this project. The proposed medical building redevelopment – which amounts to an incremental increase in floor area and building height commensurate with the expectations of today's tenants – has undergone a level of granular scrutiny that developments twenty times its size would not receive in neighboring jurisdictions. Below is a summary of the critical dates in the timeline of this major SUP amendment:

First Conceptual Meeting:	3/13/2018
Pre-App Submittal:	5/8/2018
1st Submittal:	5/15/2018
Town Council SOD Work Session #1:	5/24/2018
Town Council SOD Work Session #2:	5/31/2018
Town Council SOD Public Hearing:	6/14/2018
Planning Commission Work Session #1:	7/17/2018
2nd Submittal:	7/27/2018
Planning Commission Work Session #2:	8/7/2018
3rd Submittal:	8/29/2018
Planning Commission Work Session #3:	9/18/2018
4th Submittal:	10/1/2018
Planning Commission Work Session #4:	10/2/2018
Neighbor Meeting:	10/3/2018
5th Submittal:	10/5/2018
Planning Commission Public Hearing: (Unanimous Recommendation of Approval)	10/16/2018
Town Council Work Session #1:	11/1/2018
6th Submittal:	11/16/2018

Town Council Work Session #2:	12/6/2018
Comprehensive Comment Response Letter:	1/4/2019
Town Council Work Session #3:	1/24/2019 (Cancelled)

Throughout the summer of 2018 the applicant worked closely with the Paradise Valley Planning Commission in good faith to refine the project. The applicant repeatedly met required deadlines, often in short timeframes, to keep the project on schedule. On October 16, 2018, Planning Commission voted unanimously to recommend the proposed major SUP amendment for approval. Since then, the application has been reviewed in two Town Council study sessions – the second of which lasted only 25 minutes. A third Town Council study session for the project on the January 24, 2019 agenda was cancelled. In the seventy-five (75) days that have elapsed since the last study session on December 6, 2018, the application has not been formally reviewed by the Paradise Valley Town Council.

On January 4, 2019, the applicant submitted a 9-page letter with 58 pages of exhibits in response to staff's letter dated December 11, 2018. This letter provided detailed, thorough responses to every project-related issue raised by staff and the Town Council. This letter was submitted in advance of the January 9, 2019 deadline for the application to be reviewed at the January 24, 2019 Town Council work session. In spite of this, we received notice on January 15, 2019 that our application would not be reviewed at the January 24, 2019 work session. We were further informed that our application would not be placed back on a Town Council agenda until the traffic access issues related to Lincoln Drive were resolved.

In the last month, we have received no information from the Town of Paradise Valley regarding when the application will be scheduled for further review by the Town Council. We have met with multiple councilmembers to discuss and address pending issues. We have met with Paradise Valley Police Chief Peter Wingert to address pharmacy security concerns. We have requested to meet with Town Engineer Paul Mood to discuss our proposed traffic access model. Yet, despite our best efforts, our application continues to languish indefinitely with no timetable for further Council review.

This undue delay is causing significant harm to the applicant's ability develop the site in a timely and cost-effective manner. The applicant has gone to extraordinary lengths to address the issues and concerns raised by staff, Planning Commission, and Town Council over the last year, and has invested substantial time and resources to ensure a successful project. As such, we respectfully request that the application be scheduled for Council review on the next available agenda to avoid additional delay and unnecessary financial harm to the applicant.

Sincerely yours,

WITHEY MORRIS, P.L.C.



By

Jason B. Morris

CC: Jerry Bien-Willner, Mayor
Jeremy Knapp, Community Development Director
Andrew Miller, Town Attorney



January 3, 2019

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

Withey Morris, PLC
Jason Morris
2525 E Arizona Biltmore Cir, Ste A-212
Phoenix, AZ 85016

**RE: Major Special Use Permit Amendment Review (SUP-18-06)
Lincoln Medical Plaza Traffic Impact Analysis**

Dear Jason:

Engineering Staff and Kimley-Horn reviewed the documents for the Lincoln Medical Plaza Traffic Impact Analysis (TIA) dated November 2018. See comments below:

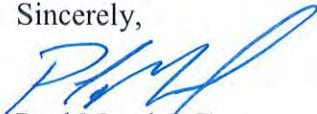
1. Applicant has expressed desire for full access onto Lincoln Drive and shall assume staff's recommendation which includes a shared use driveway located on the Smoke Tree Resort property approximately 80' west of the western property line. The TIA (including exhibits) shall be updated accordingly.
2. The western driveway shall be eliminated and the TIA (including exhibits) shall be updated accordingly.
3. A cross access easement with the Smoke Tree Resort shall be required.
4. A non-vehicular access easement (NVAE) shall be placed along the eastern and southern property lines to prevent future access from the AJs Shopping Complex and Andaz Resort.
5. Dedication of 65' of right-of-way along Lincoln Drive is required.
6. Confirm that the traffic and turning volumes match the volumes used for the previous Lincoln Drive Median Access review and update as needed.
7. Update the existing speed limit on Lincoln Dr. from 35 mph to 40mph under the Existing Conditions Section (page 5) as needed.
8. Update the existing speed limit on Lincoln Dr. from 35 mph to 40 mph on Table 8: AASHTO Sight Distance Requirements (page 28) and update accordingly.

If the Applicant does not wish to proceed with a shared access on the Smoke Tree Resort property to provide full access onto Lincoln Drive then the Applicant shall update the TIA (including figures) based upon the following Staff recommendations:

1. The eastern driveway shall be right in/right out only and the western driveway shall be eliminated.
2. Provide a right turn deceleration lane on Lincoln Drive for the eastern driveway. Provide backup documentation for storage and taper length of deceleration lane.
3. A non-vehicular access easement (NVAE) shall be placed along the eastern and southern property lines to prevent future access from the AJs Shopping Complex and Andaz Resort.
4. Dedication of 65' of right-of-way along Lincoln Drive is required.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Mood', is written over the typed name.

Paul Mood, P.E.
Town Engineer



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

November 16, 2018

Paul Michaud, Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: SUP 18-06 / Major Amendment for Lincoln Plaza Medical Center / 7125 E. Lincoln Drive.

Dear Paul:

Below are the applicant's responses to staff's comments outlined in your memorandum dated November 14, 2018. Also enclosed with this letter are the following items:

- Updated project narrative
- Updated building elevations
- Updated open space sections
- Existing finished grade exhibit
- Building footprint overlay exhibit
- Letter from project architect Dean Munkachy dated November 15, 2018

Please let us know if you need any more information or clarification for any of these submitted items or the comment responses below. We look forward to discussing this case again at the next work session on December 6, 2018.

1. Evaluation of the expanded traffic documentation that addresses such items as traffic generation beyond the subject site, access points in/out of the site, the right in/right out movements, medians, deceleration turn lane for eastbound traffic entering the site, full build-out of nearby uses such as the Ritz Carlton Special Use Permit, and the coordination with Town improvements along Lincoln Drive which may require an updated site plan modifying access.

No response necessary.

2. The Town Council wants to review the expanded traffic documentation before giving policy direction on any acceptance in allowing part of the 65' right-of-way to be roadway easement and allow parking and signs in such easement.

- a. It was noted that the Planning Commission recommendation of 49' of right-of-way dedication and 16' of right-of-way easement factored in allowance for some future physical expansion of the roadway within the 49' dedicated area. Presently, the 33' dedicated area includes approximately 31' for a portion of the center turn lane, two travel lanes and curb. This leaves an additional 18' for sidewalk and either a third travel lane or deceleration lane. It was noted that the 49' dedication might not be enough dedicated area since future roadway needs are unknown.

As previously noted, the applicant and Planning Commission carefully negotiated the compromise described above – in which the applicant will provide a fee-simple dedication of the 16' of private property immediately adjacent to the southern boundary of the existing Lincoln Drive ROW and a ROW easement for the 16' of private property immediately adjacent to the 16' dedication. The applicant and Planning Commission reached a consensus through several work sessions and careful negotiation, ultimately concluding that this compromise met the Town's goals for preserving open space along Lincoln Drive without unnecessarily impeding the applicant's reasonable exercise of substantial property rights to redevelop the site.

- b. There was also comparison to other SUP properties related to having roadway easements and the language describing such easements. Although there are two resorts with right-of-way easements and a couple churches, the only structures/uses within such easements are typically signs. A question that needs reply is whether the site complies with its minimum parking requirements should the 9 to 11 parking spaces along Lincoln Drive be removed by some future roadway expansion project. You will need to address this point but can refer to information I put together (see attached).

In the highly unlikely event the proposed 16' ROW easement is condemned for roadway expansion and the number of parking spaces on site is reduced by 9 to 11 spaces, the resulting parking ratio would become a grandfathered legal non-conforming condition.

- c. Provide a draft of the development agreement if there will be a right-of-way easement. This development agreement should stipulate costs for condemnation and disposition of parking spaces.

We have been in communication with Paradise Valley Town Attorney Andrew Miller regarding the formation of a development agreement for this project. We are in agreement that a draft of a development agreement at this point is premature without any of the specific deal points identified and negotiated. Should a development agreement be necessary, we will work with the Town Attorney's office to prepare a draft once the parties are in agreement on the major deal points.

3. Town Council wanted information on the width of the right-of-way from Invergordon Road to Scottsdale Road. Staff prepared this information (see attached).

No response necessary.

4. Below are suggested edits to the stipulations that will be presented back to Town Council, these include the following you may wish to provide edit and/or comment on (staff did get your e-mail that you may want further discussion on the retail square footage of Stipulation C.4, please provide information in a written narrative that staff can provide to Town Council):

- a. Stipulation B.4. "A medical marijuana dispensary is ~~presently~~ not allowed on the Property and is not to be allowed as part of the Special Use Permit (SUP-18-06). A medical marijuana dispensary is subject to the restrictions outlined in Article XI of the Paradise Valley Zoning Ordinance and approval of a separate amendment to this Special Use Permit is required before a medical marijuana dispensary would be a permitted use on the Property."

Proposed language (revised language underlined):

"A medical marijuana dispensary is not a permitted use under the existing Special Use Permit for Lincoln Plaza Medical Center, and a medical marijuana dispensary is neither being requested nor approved as a permitted use as part of the proposed Special Use Permit (SUP-18-06). A medical marijuana dispensary is subject to the restrictions outlined in Article XI of the Paradise Valley Zoning Ordinance and approval of a separate amendment to this Special Use Permit is required before a medical marijuana dispensary would be a permitted use on the Property."

- b. Stipulation K.4. "The lighting for the signs on the Property shall be placed on a timer to shut off between the hours of 10:00 ~~11:00 p.m.~~ and 6:00 a.m., unless otherwise approved by the Town Manager or designee for special events."

No comment.

- c. Stipulation D, Urgent Care Center. To add a stipulation that the urgent care center not contract with any ambulance provider or have such a vehicle on the premises to mitigate unwarranted light and sound to persons on the adjoining properties.

We are not aware of a scenario in which an emergency vehicle, such as an ambulance, would take an individual in need of immediate medical treatment anywhere other than an emergency room. We do not anticipate any emergency vehicles bringing individuals to the urgent care on premises. The only scenario in which an ambulance or other emergency vehicle may be on site is to take a patient in need of immediate medical treatment from the proposed medical office

building to an emergency room. To restrict the ability of first responders to transport a patient from Lincoln Plaza Medical Center to an emergency room (or any restriction of their ability to execute their duties in any way) presents a significant public safety hazard that should not be contemplated in a stipulation.

- d. Stipulation C.4 that reads “The area of the pharmacy shall not exceed 2,500 square feet in total area.” raised concerns that this is too large. This is the same size as the existing pharmacy at Mountain View Medical Center and 421 square feet larger than the allowable existing square footage of 2,079 square feet. The concern seemed to be on the size of the area for the customer retail area where people pick up their prescription and might purchase a related medical retail item (e.g. diabetic pen needles). There needs to be discussion on how this stipulation may be edited.

Additional information has been provided in the updated narrative regarding the manner in which this pharmacy will operate. The concerns expressed by Town Council largely centered on traffic generation and quick turnaround trips – conditions associated with a consumer-facing retail pharmacy. The pharmacy portion of the proposed medical building is intended to serve the patients being treated within the building, and will not be operated nor advertised as a public-facing retail pharmacy. Pharmacy trips will be largely (if not entirely) incidental to appointments elsewhere in the building rather than the primary purpose of the visit. As such, the applicant does not anticipate any measurable increase in traffic resulting from the pharmacy itself.

The 2,500-square-foot number was simply a request to “round up” from the 2,079 square feet approved in the previous SUP to allow for developmental flexibility. In any event, the vast majority of the square footage for the pharmacy will be for “back of the house” operations – not for the provision of a significant customer-facing retail space.

- e. Stipulation C.4 to modify it to read “The pharmacy shall not sell, dispense, lease or market any non-medically related items, paraphernalia, or products, ~~and sundries.~~”

No comment.

- f. Stipulation C, Pharmacy, to define the allowable retail sales. This might be a new stipulation or could be added onto Stipulation C.4.
- g. **Stipulation 2, Right-of-Way, currently states that no above-ground structures are permitted in the ROW. We would request that this stipulation specifically reference the dedicated ROW, since one of the two primary purposes of the 16-foot-wide ROW easement is to allow the applicant’s monument sign to be erected closer to Lincoln Drive. Also, it should be noted that the ROW section does not have a heading, and should be Section “J”.**

5. Council expressed they wanted more explanation on the compelling reason for height of 30' which must be provided (e.g., documentation from an expert such as a national medical association, architectural organization, etc. that supports the 15' floor to floor reason).

A letter from the project architect, Dean Munkachy, is being submitted with these comments. Additionally, a more detailed explanation and justification of the height has been provided in the revised project narrative.

6. Comments on Stipulation G.3 regarding why solar panels are only encouraged on the parking lot canopies. I am not sure there is a suggested edit to this stipulation. However, I will note that the Planning Commission made this recommendation to avoid making the building taller than 30' and/or the need to push the parapets closer to the roof edge. As noted at the study session, the merits of any future SUP amendment for solar will be addressed at that time. If there is something missing, let me know. Please respond in writing.

The applicant is not requesting to include solar panels on any building surface as part of this application. In the event that solar panels are desired by the applicant at some point in the future, they will be the subject of a separate SUP amendment application.

7. As previously noted, you need to submit the finished grade elevation documentation per Stipulation F.2.

An exhibit is being submitted in conjunction with these comments identifying the finished grade of the existing building. The lowest finished grade of the existing building is approximately 1309.86. After extensive discussion with Town staff, the project engineer, and the project architect, we have concluded that we are unable to provide the finished grade of the proposed building without further discussion between the Town engineer and project engineer, and ultimately the preparation of a full grading and drainage plan.

The elevation of finished grade for the proposed building will be established pursuant to the Town's Building and Construction Code for grading and drainage plans. From the outset, the purpose of this application has been to demonstrate the need for a 36-foot-tall building – regardless of the elevation from which the finished floor of that building originates. The compelling reasons for a two-story medical office building with 15-foot floor-to-floor heights and a 6-foot mechanical screen have been addressed in detail in the project narrative and discussed at great length in multiple study sessions with the Town of Paradise Valley's Planning Commission.

The Planning Commission determined that the applicant provided compelling reasons for a building height of 36 feet measured from finished floor – independent of the finished grade upon which the building would be constructed. Regardless of the grade, the commission determined that compelling reasons were provided for two stories of 15-foot floor-to-floor height with a 6-foot mechanical screen. As shown on the revised

elevations, the floor-to-floor heights have been reduced to 14'8" and the mechanical screen height has been reduced to 5'8" in an effort to further address Council's concerns with the building height.

Ultimately the finished grade for the proposed building will be at an elevation no higher than required by Town Code. In any event, because Planning Commission and staff have both determined that the proposed project will have no effect on existing view corridors due to its location and surroundings, any negligible increase in overall height (measured from grade) to comply with the Town's grading and drainage requirements will not have any meaningful impact on surrounding persons or properties.

8. When a public hearing date is set you will need to post the property, mail your notices to the 1,500' mailing list, and provide me the posting photo/affidavits of mailing and posting. Staff will update you on this matter at a later date.

Noted.

Sincerely,

WITHEY MORRIS P.L.C.

By

Benjamin L. Tate

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:

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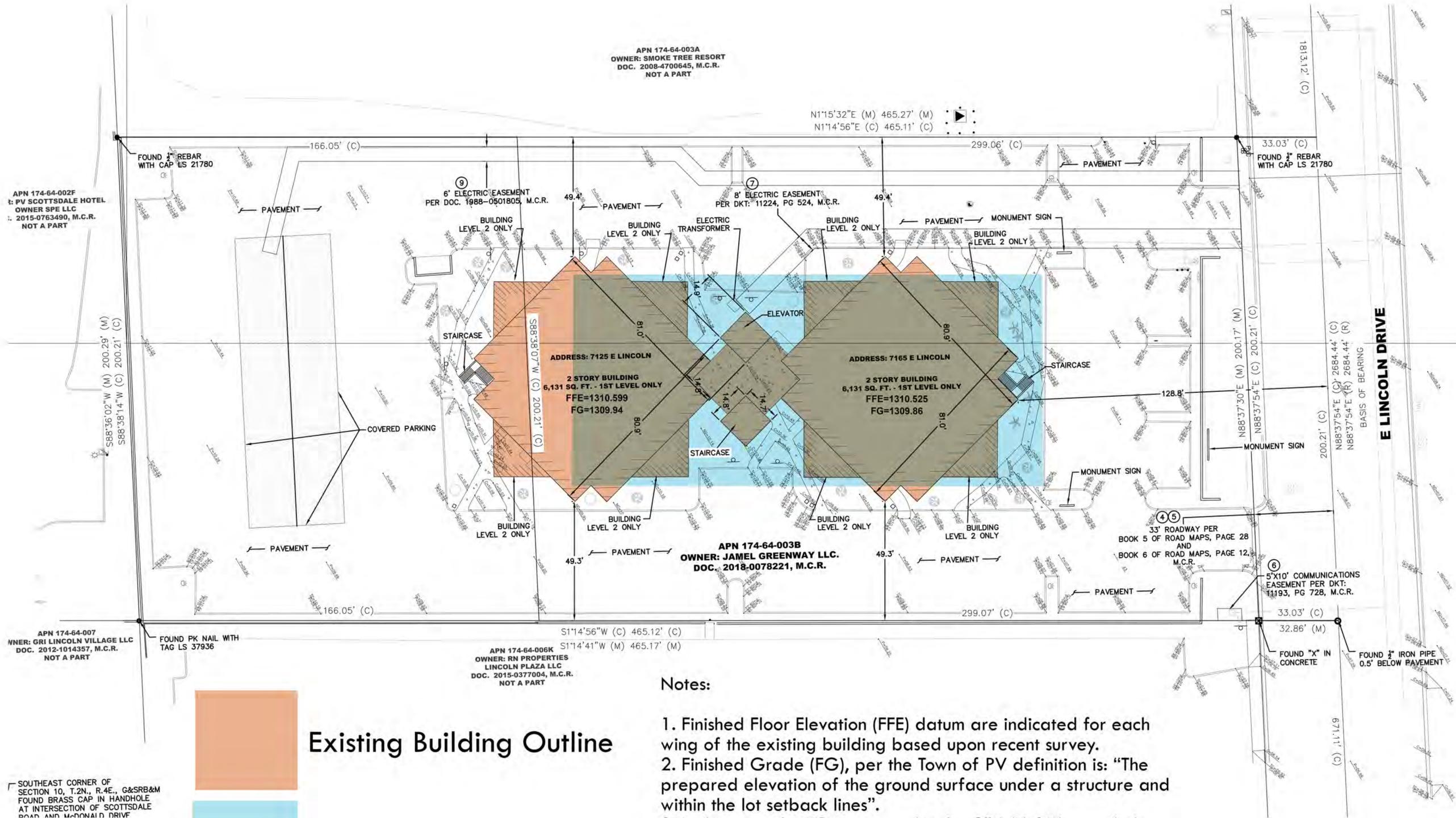
Seal

Date: November 5, 2018

Project Number: 598

Drawn by: dm/rdb

Sheet Number



APN 174-64-002F
OWNER: PV SCOTTSDALE HOTEL
OWNER SPE LLC
DOC. 2015-0763490, M.C.R.
NOT A PART

APN 174-64-003A
OWNER: SMOKE TREE RESORT
DOC. 2008-4700645, M.C.R.
NOT A PART

APN 174-64-003B
OWNER: JAMEL GREENWAY LLC.
DOC. 2018-0078221, M.C.R.

APN 174-64-006K
OWNER: RN PROPERTIES
LINCOLN PLAZA LLC
DOC. 2015-0377004, M.C.R.
NOT A PART

APN 174-64-007
OWNER: GRI LINCOLN VILLAGE LLC
DOC. 2012-1014357, M.C.R.
NOT A PART



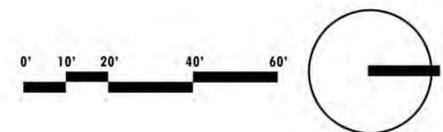
Existing Building Outline

Proposed Building Outline

Notes:

1. Finished Floor Elevation (FFE) datum are indicated for each wing of the existing building based upon recent survey.
2. Finished Grade (FG), per the Town of PV definition is: "The prepared elevation of the ground surface under a structure and within the lot setback lines".
3. In this case, the FG is assumed to be 8" (.66 ft) beneath the FFE.
4. Using this deduction the lowest Finished Grade Elevation for the site is 1309.86'

SOUTHEAST CORNER OF SECTION 10, T.2N., R.4E., G&SRB&M FOUND BRASS CAP IN HANDHOLE AT INTERSECTION OF SCOTTSDALE ROAD AND McDONALD DRIVE



Ownership:

**7125 Lincoln
Medical Office**
Paradise Valley, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

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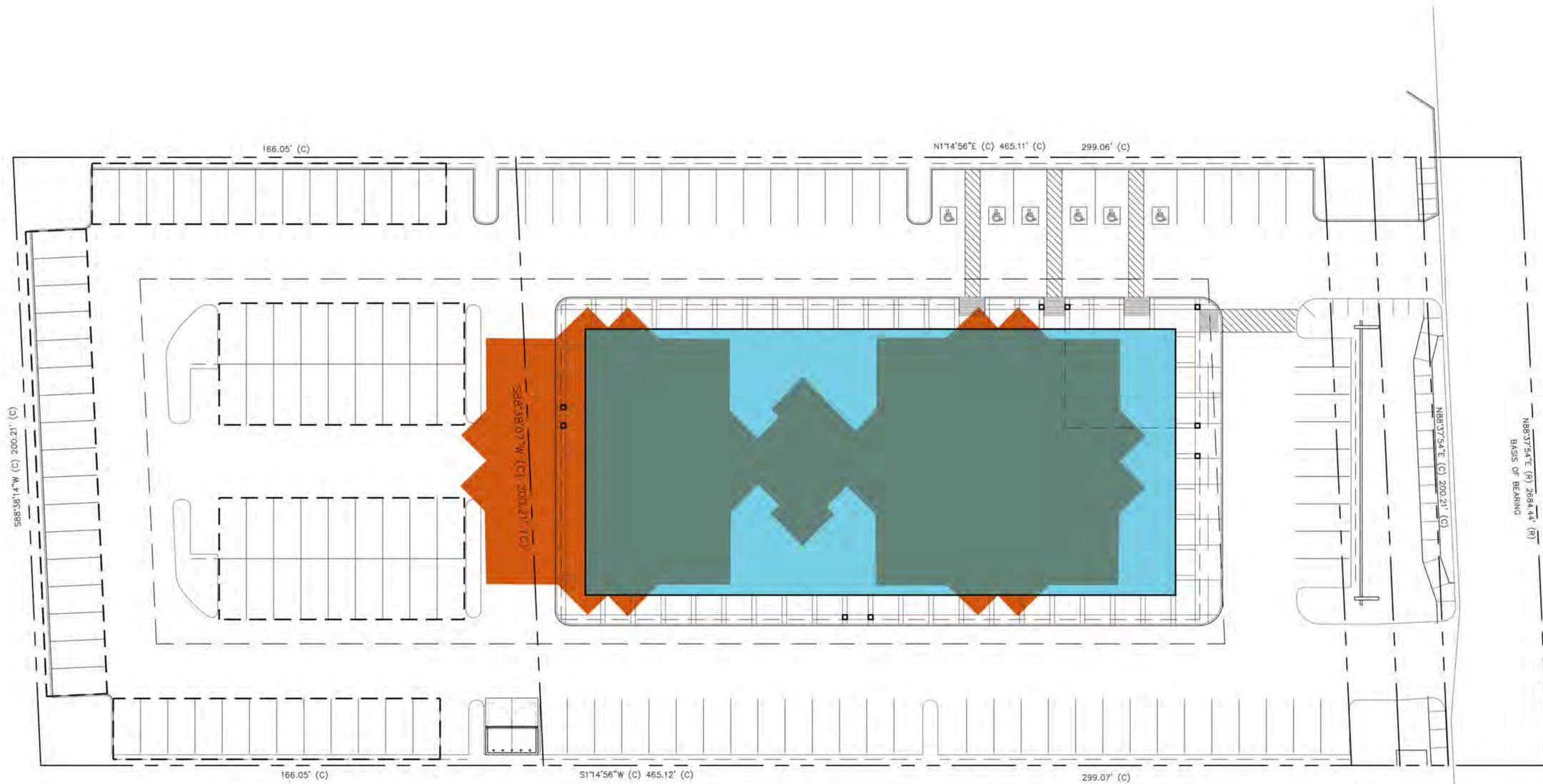
Seal

Date: November 5, 2018

Project Number: 598

Drawn by: dm/rdb

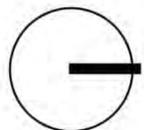
Sheet Number



Existing Building Outline



Proposed Building Outline



Ownership:

**7125 Lincoln
Medical Office**
Paradise Valley, Arizona

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Seal

Date: November 15, 2018

Project Number: 598

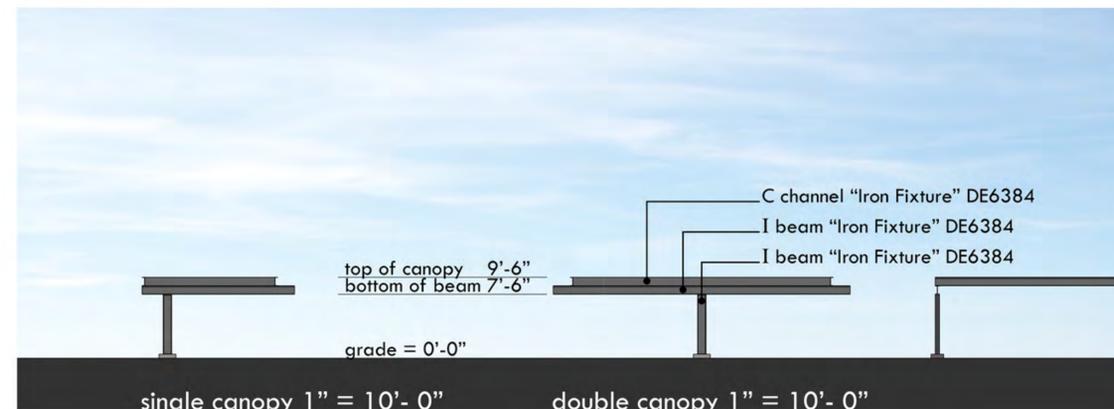
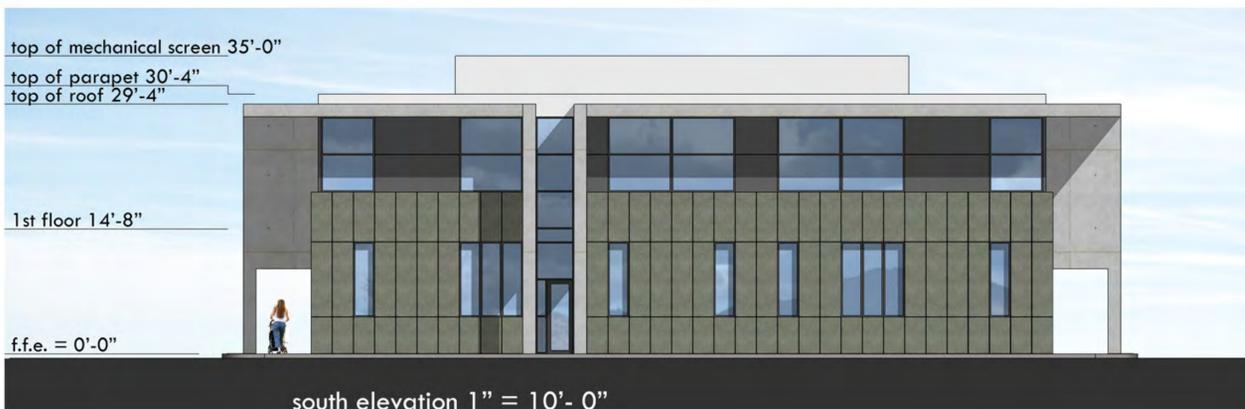
Drawn by: dm/rdh

Sheet Number

A2.0

elevations

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



November 15, 2018

Mr. Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, Arizona 852

RE: 7125 Lincoln Medical Office Building – Design Dimensions

Dear Paul,

As the Lincoln Medical building has progressed through design approvals, there have been questions raised about the assumptions made for various dimensions that determine the overall building height. As a professional with 32 years of experience designing commercial structures throughout the southwest, I would appreciate the opportunity to set out the logic for how we have arrived at this building's dimensions.

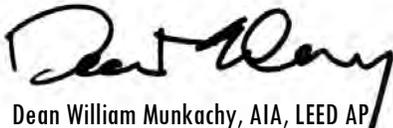
Floor to Floor Dimensions. The current industry standard for any Class A office building, be it for medical use, or any transactional business, is to allow for a suspended ceiling no lower than 10 feet in height on each and every floor. Some multi-story buildings even provide significantly higher ceilings on ground and mezzanine levels should the program or specific user require it. As a result, a very typical dimension of 14'-8" to 15'-0" feet from floor level to floor level provides an additional 4'-8" to 5'-0" in which floor slabs, decking, superstructure, fire sprinklers, conduit, air handlers, HVAC ductwork and other necessary utilities are routed to the various suites and offices. This interstitial dimension is critical to avoid conflicts between structural members and the numerous overhead utilities common in today's offices. Of the dozen or so recent office projects we have designed, this floor to floor dimension is the standard range demanded by builders and developers.

Mechanical Screening. The size and function of the proposed building allows us to consider the use of packaged and split system HVAC equipment, which is most conveniently located on the rooftop. The relatively small size of this building rules out central plant systems or variable air volume systems which can be large, noisy and unsightly. Therefore, in order to properly keep these smaller units from view, a small, architecturally integrated screen wall is necessary. Sensitive to the need for proper integration, the screening is held back from the building overhangs a depth of 25 feet, which will make them virtually unseen at the pedestrian level. Given roof slopes and curbing required to mount the equipment, we are comfortable that the 5 to 6 foot tall screen wall will be adequate.

Overall Height. Through our investigations and based on our considerable experience in this building type, we are comfortable that, with our client, we can design and construct a Class A medical/office building on this site within an overall dimension of 35'-0" from finished floor.

If you have any questions about our presentation of these facts, please let me know at your earliest convenience.

Sincerely,
SUITE 6 ARCHITECTURE + PLANNING, INC.



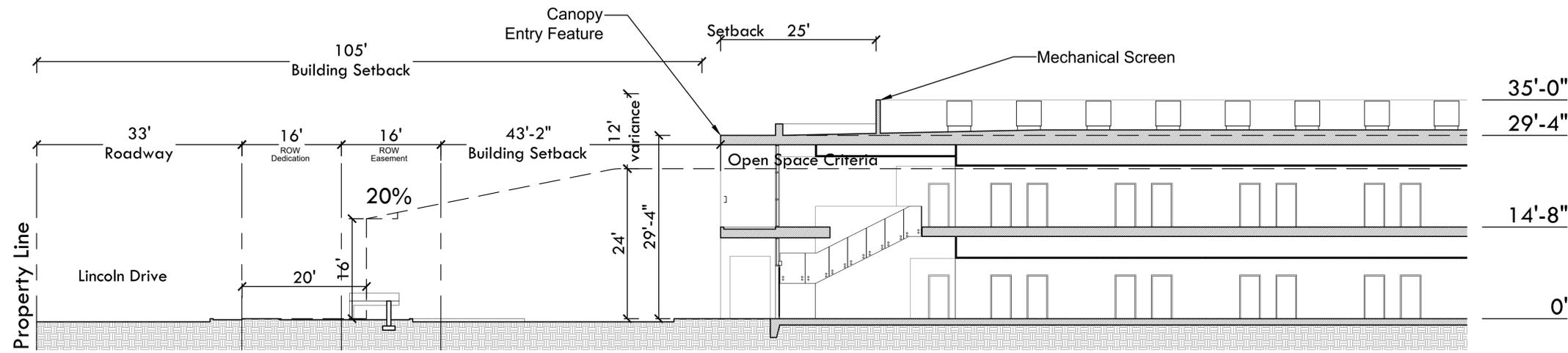
Dean William Munkachy, AIA, LEED AP
President



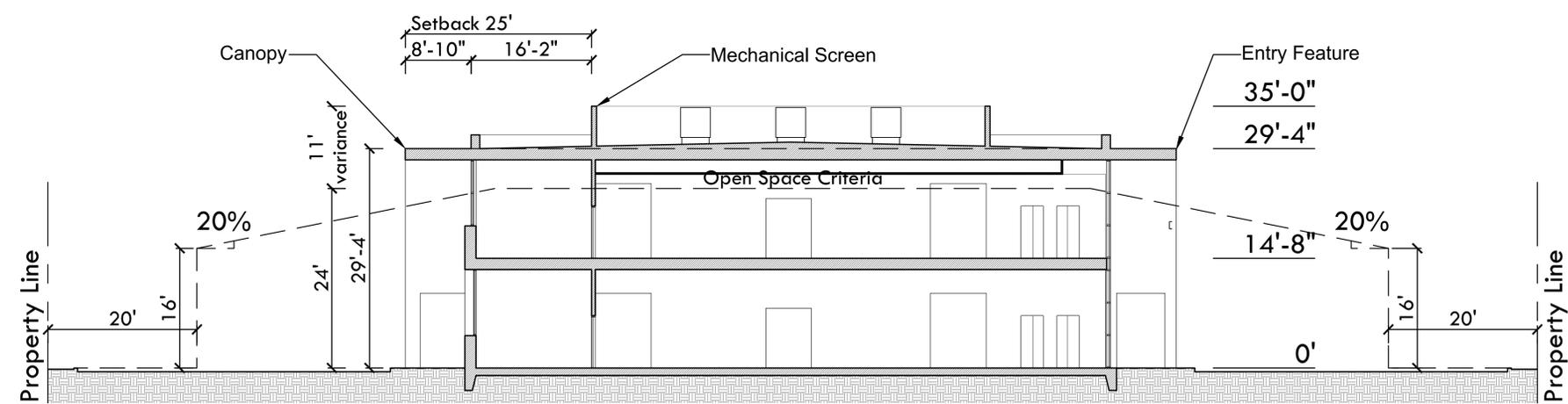
s u i t e 6
a r c h i t e c t u r e + p l a n n i n g

6111 N. Cattletrack
Scottsdale, Arizona 85250
480.348.7800 p
480.874.2612 f
www.suite6.net

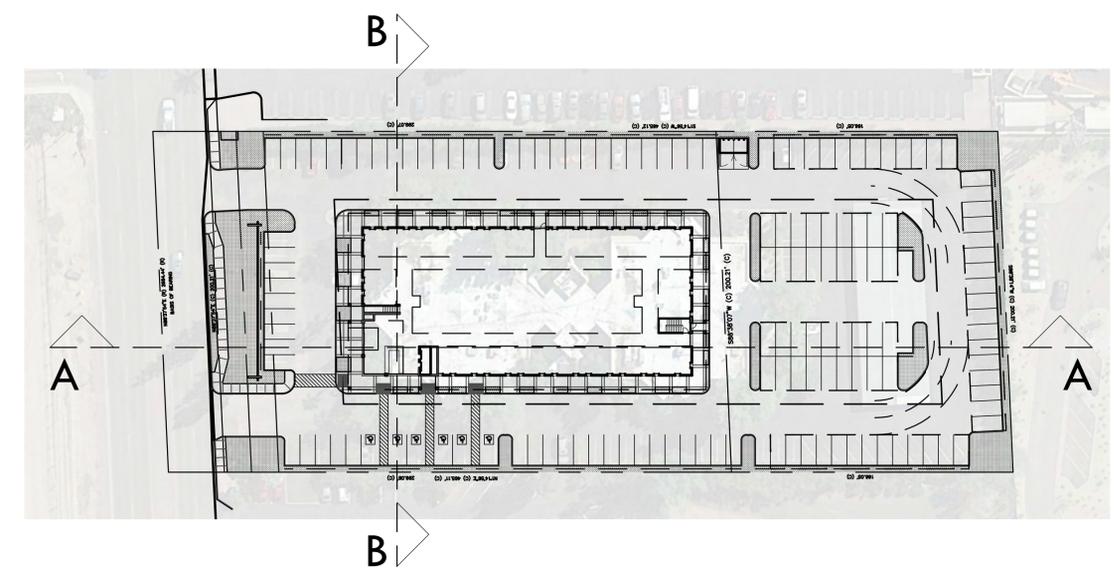
**7125 Lincoln
Medical Office**
Paradise Valley, Arizona



Section A-A



Section B-B



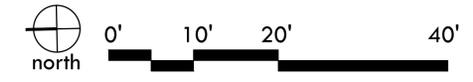
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Revisions:

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Seal
Date: November 15, 2018
Project Number: 598
Drawn by: dm/rdb
Sheet Number

Zoning
Less Than Three Acres
24' max building height
16' high @ 20' from Property Line



Z1.0
Open Space Criteria