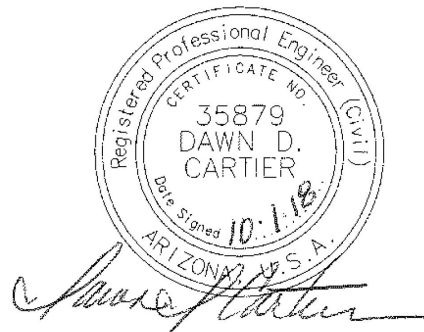


LINCOLN MEDICAL CENTER REDEVELOPMENT PARKING ANALYSIS

7125 E. Lincoln Drive
Town of Paradise Valley



Prepared for:

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

By:

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October 2018
CivTech Project # 18-0940

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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.

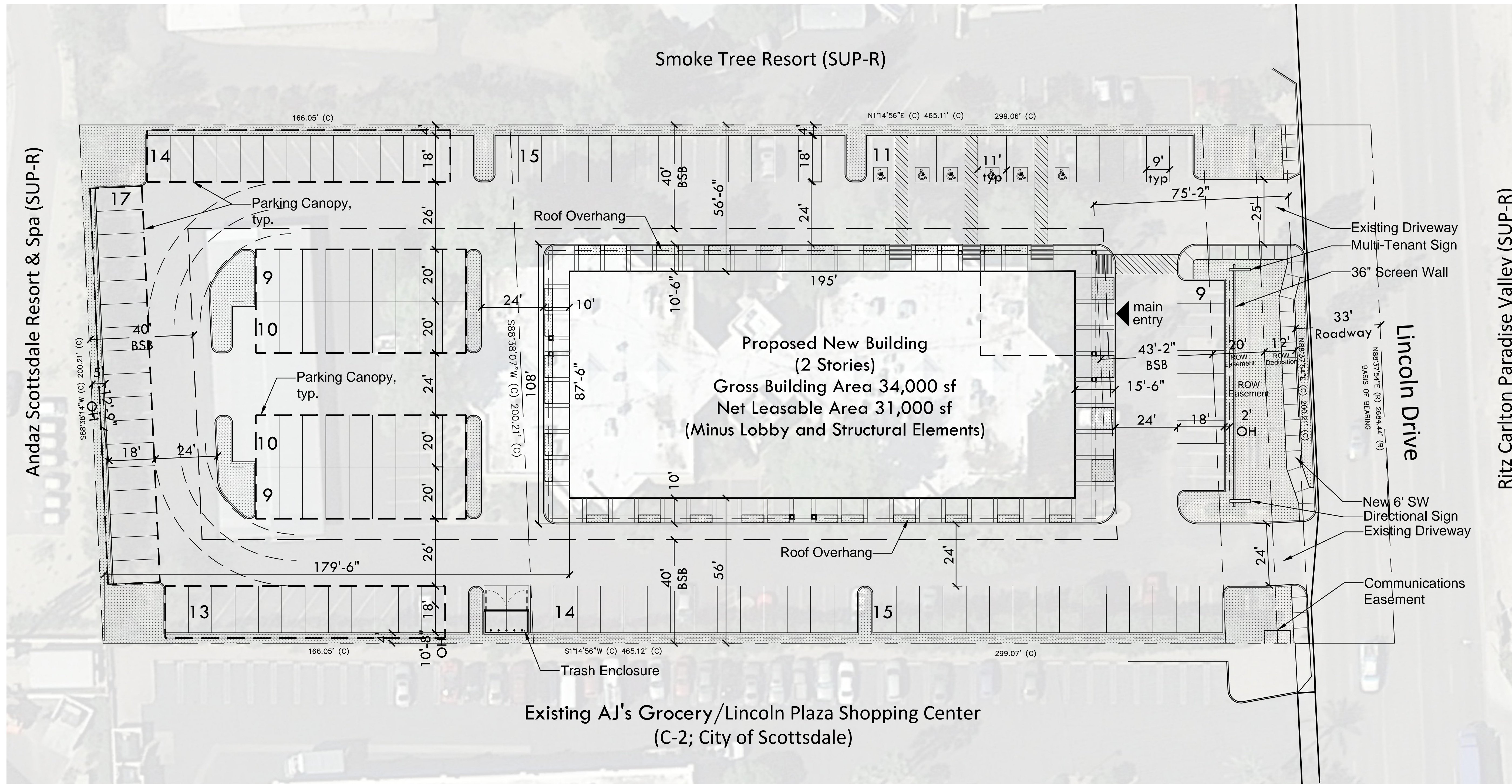
CONCLUSIONS

The LMC redevelopment parking evaluation findings are summarized below:

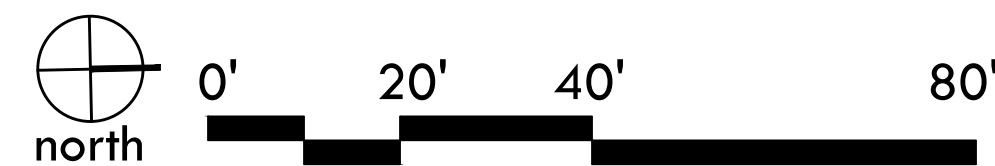
- The proposed redevelopment at buildout consists of approximately 31,000 square feet of medical center. A total of 144 parking spaces are needed at the LMC redevelopment to provide an adequate supply to support the proposed use. The development proposes to provide 146 parking spaces which exceeds the 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

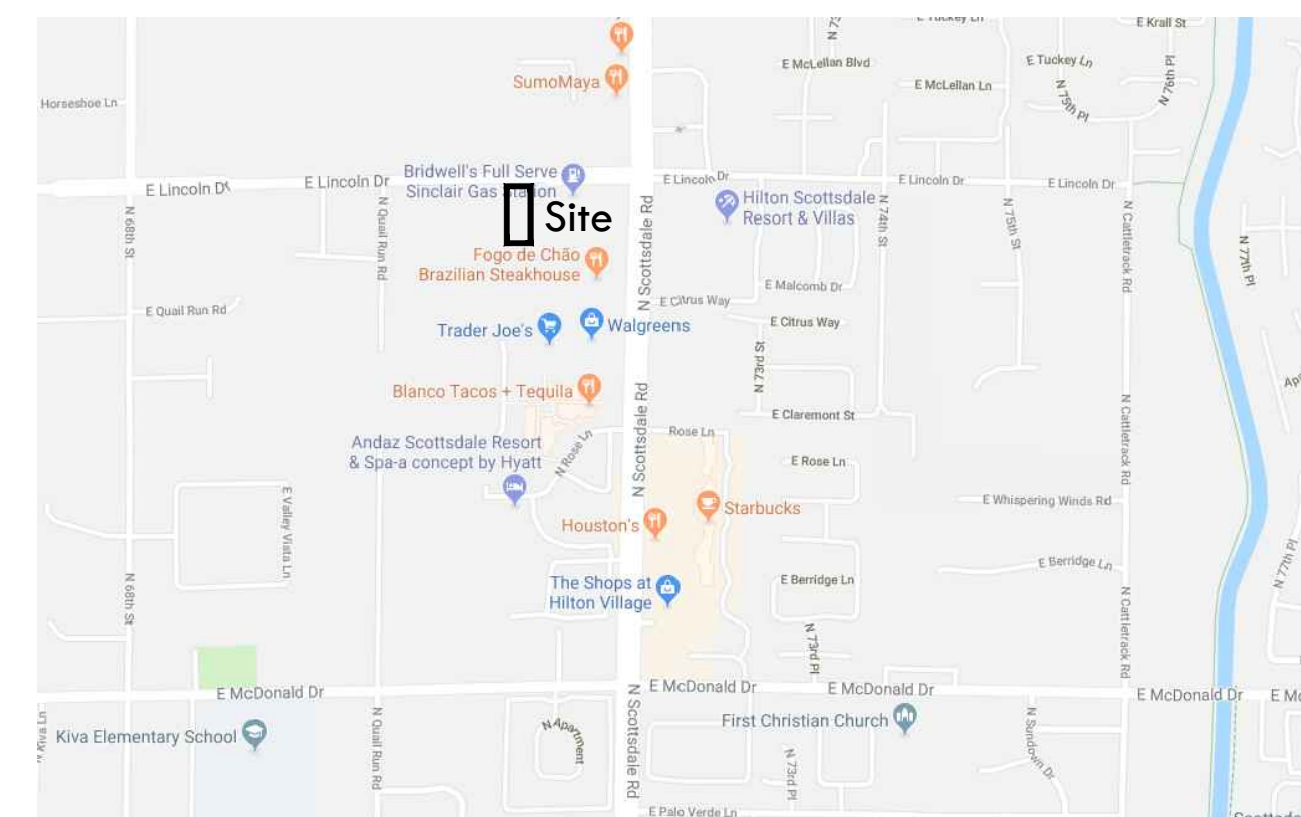
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Project Information

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@tandshops.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		
Building	17,060 sf	18.3 %
Roof Overhang	4,560 sf	4.9 %
Covered Parking	14,040 sf	15.1 %
Total	35,660 sf	38.3 %
Net Leasable FAR	existing ± 0.27	proposed ± 0.33
Building Height	existing 30'	proposed 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



Vicinity Map N.T.S.



APPENDIX B EXISTING COUNTS AND CALCULATIONS

PVMC PARKING COUNT DATA COLLECTION
 THURSDAY JUNE 7, 2018

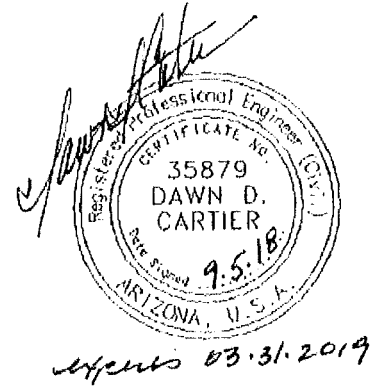
Location		A		B		C		D		E		F	
BEGIN	END	Regular	Handicap	Regular	Handicap	Regular	Handicap	Regular	Handicap	Regular	Handicap	Regular	Handicap
Spaces from aerial		19	3	25	1	120	9	40	6	69	4	25	3
Verified Spaces		19	3	25	1	120	9	40	6	69	4	25	3
7:00	7:30	3	0	8	0	13	0	8	1	5	0	0	0
7:30	8:00	6	0	11	0	16	0	11	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	16	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	9	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%		



September 5, 2018

Mr. Benjamin L. Tate
 Withey Morris, PLC
 2525 East Arizona Biltmore Circle, Suite A-212
 Phoenix, Arizona 85016



Subject: Trip Generation Comparison Statement for Lincoln Plaza Medical Center, 7125 East Lincoln Drive, Town of Paradise Valley, Arizona

Dear Mr. Tate:

CivTech Inc. has been retained by Withey Morris, PLC to prepare a Trip Generation Comparison Statement for a proposed redevelopment of a single-tenant medical office in the Town of Paradise Valley, Arizona.

Currently, Lincoln Medical Center is approximately 25,000 square feet (SF) of gross leasable area (GLA), the proposed redevelopment will be a two-story medical center with 31,000 SF of GLA. CivTech was asked to compare the trip generation from the existing medical building to the proposed medical building.

TRIP GENERATION

A generally accepted method of calculating trip generation rates for a proposed development is to use regression equations and/or average rates developed by the Institute of Transportation Engineers (ITE) through the compilation of the field data collected at sites throughout the United States. The 10th edition of ITE's *Trip Generation Manual* was used to calculate trip generation rates for the proposed development.

Table 1 presents the trip generation rates for the existing and proposed uses.

Table 1. Trip Generation

Proposed Use	ITE LUC	Size	Units	Weekday Trips						
				Daily Total	AM		PM		Total	
					In	Out	In	Out		
Existing										
Medical, dental or health office buildings and clinics	720	25	1,000 square feet	872	51	14	65	24	63	87
Proposed										
Medical, dental or health office buildings and clinics	720	31	1,000 square feet	1,104	62	17	79	30	77	107
Difference				232	11	3	14	6	14	20

Based on the results summarized in **Table 1**, the difference in daily trips is approximately 232 daily trips, with 14 more in the AM peak hour (11 in/3 out) and 20 more in the PM peak hour (6 in/14 out).

CONCLUSIONS

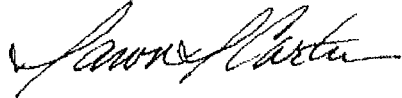
From the foregoing, the following could be concluded:

- The existing land use generated approximately 872 total daily trips with 65 in the AM peak hour (51 in/14 out) and 87 in the PM peak hour (24 in/63 out).
- The proposed redevelopment is expected to generate approximately 1,104 total daily trips with 79 in the AM peak hour (62 in/17 out) and 107 in the PM peak hour (30 in/77 out).
- The difference daily in trips between the existing development and the proposed development is approximately 232 daily trips, with 14 more in the AM peak hour (11 in/3 out) and 20 more in the PM peak hour (6 in/14 out).

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

Sincerely,

CivTech



Dawn Cartier, PE, PTOE
President