



May 1, 2019

Mr. George Burton
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253



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

Dear Mr. Burton:

On July 27, 2018, CivTech finalized a parking study to Justen Cassidy, Senior Project Manager for Cawley Architects, for the expansion proposed for the existing Paradise Valley Medical Plaza on the southeast corner of Scottsdale and Jackrabbit Roads in the Town of Paradise Valley, Arizona. On April 24, 2019 CivTech provided a letter documenting that, based on the latest site plan, 273 total spaces are required using Town parking ratios. In that same letter, CivTech demonstrated that a reduction of the number of parking spaces to 266 spaces (a reduction of seven spaces) could be supported. CivTech based this on the fact that, in neighboring Scottsdale, the same floor area of medical offices would require 45 fewer spaces than required by Paradise Valley. Given this, a further reduction of five spaces to a total of just 261 spaces, twelve fewer than the 273 spaces required by the Town, is possible and the parking supply proposed by the Paradise Valley Medical Plaza redevelopment could still be expected to exceed demand and would continue to facilitate acceptable operations at the facility.

Thank you for time and attention in considering and accepting this analysis. Please contact me with any questions you may have on this analysis.

Sincerely,

CivTech

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