LINCOLN PLAZA MEDICAL CENTER

SUP 18-06 – Major Special Use Permit Amendment

First Submittal May 15, 2018

Second Submittal July 27, 2018

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INTRODUCTION

This is a request to amend the existing Special Use Permit for the Lincoln Plaza Medical Center, located at 7125 E. Lincoln Drive in Paradise Valley, Arizona (the "Property"). The applicant is requesting an amendment to the existing Medical Office SUP to wipe the slate clean and construct a brand new state-of-the art medical office building. The existing medical office is approximately 50 years old and in need of a drastic overhaul. Every element of the existing site is outdated: the architecture and site design, the building materials, the infrastructure, and the medical technology. The proposed medical office will substantially enhance the visual appeal of the site and provide Paradise Valley residents with medical facilities incorporating the most cutting-edge technology available today.

GENERAL SITE INFORMATION AND SUP HISTORY

The Property consists of one 2.13-acre parcel located at 7125 E. Lincoln Drive in Paradise Valley, Arizona. See Aerial Map at **Tab 1**. The Property is currently zoned SUP-M and improved with a two-story medical office building constructed in the 1970s. See Zoning Map at **Tab 2**. This Special Use Permit was first granted on July 27, 1974 in case number SUP 74-6. Since then the SUP has undergone only a handful of amendments and has remained relatively unchanged since 1974, with the exception of an aviary that was added in 1976.

The Lincoln Plaza Medical Center SUP subjects the Property to eighteen (18) stipulations. See Lincoln Plaza Medical Center Stipulations at **Tab 3**. Included among these stipulations is a requirement that the Property maintain strict compliance with the approved plans, which are attached at **Tab 4**.

SURROUNDING LAND USES

The Property is surrounded by resort properties in the Town of Paradise Valley on three sides and a grocery store-anchored shopping center in the City of Scottsdale:

North: Future site of Ritz Carlton Paradise Valley (SUP-R)

East: Lincoln Plaza Shopping Center (C-2; City of Scottsdale)

South: Andaz Scottsdale Resort & Spa (SUP-R)

West: Smoke Tree Resort (SUP-R)

PROPOSED AMENDMENT TO SUP

The applicant is requesting an amendment to the existing Lincoln Plaza Medical Center SUP to allow the demolition of the existing medical office building and the construction of a modern two-story medical office building. The existing structure has reached the end of its useful life, and in order to maintain stride with medical technology, energy efficient building design, and modern architecture, construction of a new medical office building is necessary.

In the time that has elapsed since the completion of the existing medical office building in the 1970s there have been dramatic, sweeping changes not only in medical technology, but in the delivery of patient care and the structure of the entire American healthcare system. Significant increases in health insurance premiums, the passage of the Affordable Care Act, and rising healthcare costs have forced healthcare providers and insurance companies to substantially recalibrate their approach to patient care.

Efficiency has become the new driving force in healthcare as regulatory pressure, economic constraints, and emerging technologies have altered the medical services landscape.

The old medical office model, consisting of cookie-cutter office suites for unrelated providers without significant support services, is no longer an effective or efficient development model for patient care. Healthcare providers, particularly hospital networks like Honor Health, Banner, Abrazo, and Mayo are now seeking buildings that are more flexible, collegial, and diverse – aimed at improving continuity of care and promoting the efficient provision of medical services. These facilities provide primary care, urgent care, specialty clinics, imaging, diagnostics, social services, and sometimes even ambulatory surgery.

The applicant is proposing an amendment to the Lincoln Plaza Medical Center SUP for the construction of a medical office building designed to suit the needs of modern healthcare providers and patients alike. The proposed facility will take advantage of the latest trends in medical office building design to provide a complimentary suite of medical and wellness-related services that will support the healthcare needs of the residents of Paradise Valley in a convenient, efficient, and cost-effective manner.

DEVELOPMENT PLAN

Overview

The applicant is proposing the construction of a new medical office building on the Property to replace the aging, outdated medical office building currently in operation. See Site Plan attached at **Tab 5**. The proposed building is 30 feet tall to the roofline and 36 feet tall at the highest point of the entryway architectural feature and rooftop screening for mechanical equipment. See Elevations at **Tab 6**.

The goal of the proposed facility is to provide a continuity of care and a well-rounded balance of medical services in a single location to support wellness in the Paradise Valley community. In order to achieve the interior space flexibility necessary to execute this concept, some deviation from the SUP Medical Office Guidelines is necessary.

Lot Standards	
Maximum Lot Coverage by all structures (%)	25% (Approx. 18% proposed)
Lot Area	2.13 acres
Principal Building Standards	
Maximum Building Height (feet)	36 FT
Minimum Building Setbacks	**Front:** 67 FT (35 FT with full right-of-way dedication) **Side:** 56 FT **Rear:** 205 FT

Minimum Lot Area

The Medical Office Special Use Permit guidelines prescribe a minimum lot size of five (5) acres for a medical office site. The 2.13-acre site has operated with a Special Use Permit – Medical Office since 1974, before the current guidelines were created. Despite being undersized, the Property is an ideal location for the relatively low-intensity medical office use. It is surrounded on three sides by resort properties in Paradise Valley and borders a shopping center to the east which is anchored by a boutique grocer. Medical offices are an excellent transitional commercial use between the more intense

commercial uses along a busy arterial street to the east (Scottsdale Road) and the resort uses to the west.

Lot Coverage

The proposed medical office building covers approximately 18% (17,062 SF) of the lot area, well below the 25% maximum lot coverage set forth in the Bulk and Density guidelines for Medical Office Special Use Permits.

Building Height

The proposed medical office building is 30 feet tall to the roofline and 36 feet tall to the top of the entryway architectural feature and mechanical equipment screening. The Medical Office Special Use Permit Guidelines suggest a maximum building height of 30 feet. On June 14, 2018, Paradise Valley Town Council adopted a Statement of Direction for this project, setting forth the criteria for the Paradise Valley Planning Commission's evaluation of the applicant's proposal. With respect to building height, Council provided the following instruction:

> *"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 mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30'."*

See Lincoln Plaza Medical Center Statement of Direction, Page 2. Here, the requested height is necessary to develop a medical office building that is consistent with modern standards and expectations for high-quality design and construction that will attract premium tenants and in turn provide the highest level of medical care to the residents of Paradise Valley. Additionally, the proposed height is appropriate in context and will have no discernible effect on existing view corridors or adjacent properties.

1) Building Dimensions

In order to meet the needs of healthcare providers, the applicant must provide a medical office building that is capable of supporting current trends in medical care. With sophisticated medical services increasingly moving out of the hospital setting and into outpatient care centers, the technical demands for medical office buildings have increased dramatically. Increased ventilation and electrical requirements and system flexibility for future medical technology all contribute to a necessity of greater floor-to-floor heights. In order to meet the technical demands for the proposed project, the applicant must achieve a 15-foot floor-to-floor height with a 10-foot finished ceiling.

Five feet of ceiling space is necessary to accommodate a minimum 24 inches for duct clearances in addition to at least 30 inches for structural elements. Combined with a need for industry standard 10-foor finished ceilings, a 15-foot floor-to-floor height is the absolute minimum that must be achieved to provide a building that meets today's standards. These dimensions are common across all office environments, but are particularly critical in medical settings where best practices call for separately ducted rooms.

In addition, modern medical office buildings require a certain degree of interior flexibility to accommodate new or expanding elements of the facility as medical trends evolve. This additional height allows for a more spacious, inviting environment with large, open-concept areas and full-height windows that provide more natural light and a more comfortable environment. See Concept Renderings at **Tab 7**.

2) HVAC System

In addition to the 30 feet required to accommodate two stories with 15-foot floor-to-floor heights, an additional 6 feet of height is necessary to screen the rooftop HVAC equipment needed to properly cool, heat, and ventilate the building. The building will be served by a hybrid system of roof-mounted package units with direct ducting to the upper floor, and roof-mounted condensing units providing coolant to ceiling-hung air handlers on the first floor. This will eliminate the need for excess ductwork and shafts to penetrate the upper level, and will provide the most efficient way to zone the overall building for customized airflow. Because it is a decentralized system, all exterior equipment can be sized for minimal height. All equipment will be roof-mounted and screened behind a continuous perimeter parapet wall, saving precious site area for open space, landscape and parking. The parapet wall is inset significantly from the building perimeter, hiding it from view at ground level for most pedestrians on or near the Property. Refer back to Concept Renderings at **Tab 7**.

Alternative HVAC systems that would potentially obviate the need for rooftop-mounted equipment have been considered and eliminated for a variety of reasons. First, the project is too small to contemplate a centralized chiller/boiler system that distributes from one source to all points within the building. The initial cost and ongoing maintenance of centralized systems is too expensive for the scale and scope of this project. Second, the scale and simplicity of operations for the proposed project make a variable air volume system – with its large air handlers (8 feet tall or more) and multi-level ductwork – too large and expensive to consider.

Finally, a fully implemented "split" system with ground-mounted condensing units would require approximately 2,000 square feet to contain all of the necessary equipment. Two "yards" of 1,000 square feet, each with twenty 3-by-3 foot condenser units and 24 inches of clearance on all sides from other units and walls, would be necessary to properly cool the building. This configuration not only takes up a significant portion of valuable lot area, but also adds undesirable surface noise and vibration. Additionally, due to the need for multiple pipeline runs to the building, loss of efficiency is a major consideration when evaluating ground-mounted systems.

3) Context

The proposed height is consistent with the character of the area. The existing building, although slightly shorter (27 feet at the highest point), is two stories. The apartment complex immediately across Lincoln Drive to the northeast – The Lincoln Scottsdale – is three stories (36 feet) adjacent to the roadway and steps up to four stories (48 feet). The apartment complex to the southeast – The Enclave at Borgata – is four stories. The Resort-Related Attached Residences portion of the Ritz-Carlton Paradise Valley (Area D) contains an element of three-story, 36-foot-tall residences along the eastern boundary. The request for additional height – most of which is for architectural elements and mechanical screening – is not inconsistent with building heights in the surrounding area. See Vicinity Maps at **Tab 8**.

The additional building height is necessary to accommodate proper building proportions on an undersized lot. As discussed above, the Property is less than half the minimum lot area for a medical office as set forth in the Special Use Permit Guidelines. In order to maximize the efficiency of the proposed project, certain building area minimums must be achieved. The proposed building height strikes a careful balance between providing the necessary space to execute the concept and maintaining a respectful distance from adjacent properties.

4) View Corridors

The Open Space Criteria in the Special Use Permit Guidelines require a 120-foot setback for a 36-foot-tall building. As noted in the Statement of Direction, these criteria are designed to move the massing of a building to the center of the site in order to preserve existing viewsheds. However, the Statement of Direction notes the following:

> *"…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."*

See Lincoln Plaza Medical Center Statement of Direction, Page 3. Additionally, even with the proposed a 67-foot front yard setback and 56-foot side setbacks, there is no discernible effect to view corridors in the area. 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. The mature trees to the west of the Property already obscure and/or obstruct Camelback Mountain, and the proposed building height will not create any additional obstruction. See View Corridor Images at **Tab 9**.

Building Setbacks and Landscape Buffer

All proposed building setbacks are consistent with the Medical Office Special Use Permit Guidelines. However, the Town's request for the applicant to dedicate an additional 33-foot-wide strip of property along its northern property line for public right-of-way potentially interferes with the applicant's ability to provide sufficient parking and comply with other elements of the Special Use Permit Guidelines.

The existing landscape buffer on the Property along Lincoln Drive does not comply with the Special Use Permit Guideline for a 50-foot landscape buffer adjacent to a major arterial street (Lincoln Drive). In the Statement of Direction, Planning Commission is directed to 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 in determining the appropriate depth of the landscape buffer."

Providing a 50-foot landscape buffer *in addition to* a 33-foot right-of-way dedication would be fatal to this project. Prospective tenants for the proposed project typically require a parking ratio of 5 spaces per 1,000 square feet of gross leasable area (GLA). At 147 spaces, the proposed project is already under that target at 4.74 spaces per 1,000 square feet of GLA. If the Property were to strictly follow the guidelines with the proposed building, it would reduce available parking by approximately 25 spaces and effectively render the project unworkable. Alternatively, if the applicant attempted to preserve the proposed 147 parking spaces and instead reduce the size of the building to comply with the 50-foot landscape buffer and ROW dedication, it would result in a loss of approximately one-third (11,000 SF) of gross building area – again rendering the project financially infeasible.

In order to properly balance the interests identified in the Statement of Direction, a reduced landscape buffer within the future right-of-way dedication is necessary to protect against losses in parking and lot area that would be detrimental to the project's success. As described below, the proposed 24-foot landscape buffer will provide plantings consistent with the Visually Significant Corridors Master Plan's "resort living" palette, as well as six-foot detached meandering sidewalk to provide a pedestrian connection along Lincoln Drive. In short, the proposed buffer meets many of the Town's goals for the

Lincoln Drive Visually Significant Corridor while providing the applicant the necessary lot area and parking to develop a successful project on an undersized, irregularly-shaped site.

PERMITTED USES

No changes to the existing permitted uses for the Lincoln Plaza Medical Center SUP are being requested in this application.

PHASING

The project is intended to be developed in a single phase.

LIGHTING

The exterior lighting design is focused primarily on parking lot areas and the walkways surrounding the building. All lighting throughout the community will be energy efficient; a combination of LED fixtures, daylight sensors, timers and strategic placement will allow the site to reduce the overall energy usage while providing adequate illumination for safety. In accordance with Dark Skies Ordinances, all exterior lighting will integrate full cut off fixtures with necessary shielding. Pole-mounted lighting will not exceed the 16-foot maximum height and will be oriented for pedestrian and automobile safety. Lighting throughout the site will not exceed the foot candle thresholds set forth in Section 2 of the Special Use Permit Guidelines.

SCREENING, FENCING, AND WALLS

Parking areas, refuse enclosures and equipment will be screened by materials and structures complementing the overall building form. All parking areas will be screened with a combination of decorative walls and a redesigned and refreshed landscape buffer along Lincoln Drive.

DRAINAGE

A drainage statement prepared by Optimus Civil Design Group has been submitted with this application.

ROADWAY STANDARDS & CIRCULATION

The proposed project will maintain the existing driveways at the eastern and western edges of the Lincoln Drive frontage in order to promote efficient traffic circulation throughout the site and onto Lincoln Drive. Because the proposed project is merely a continuation of the existing medical uses of the Property in a marginally larger building, the corresponding increase in average daily trips is expected to be similarly negligible. As such, no significant changes to access or circulation are deemed necessary at this time. A traffic study demonstrating the feasibility and advantages of this proposal is in progress. This traffic study will also explore the possibility of providing a secondary Lincoln Drive access for the Andaz Scottsdale Resort.

PARKING

Given the existing spatial constraints of the site, the applicant is proposing a total of 147 parking spaces, including 141 standard spaces and 6 ADA-compliant spaces. As noted throughout this narrative, the Property suffers from unique geographic limitations. As a result, the proposed site plan is the product of

a careful balancing act between providing the necessary square footage for a competitive, marketable medical office building and ensuring the provision of adequate parking. Although the rise in popularity of ridesharing has improved access the medical facilities and provided some relief with respect to parking demands, the 147 parking spaces currently allocated by the site plan is the minimum necessary to meet the needs of prospective tenants. The traffic impact analysis being conducted by Civtech, Inc. will address these issues in greater detail and be provided to the Town upon completion.

SIGNAGE STANDARDS

Building-Mounted Primary Sign: In order to provide a consistent architectural theme throughout the project, the applicant is proposing a building-mounted primary sign to compliment the design elements of the building entry feature. The proposed signage will feature internally illuminated free-standing letters composed of materials similar in character to the surrounding architectural elements. This will create a continuity with the building design that will provide a more visually interesting presence on Lincoln Drive.

Proposed Primary Building-Mounted Sign Standards	
Max Quantity	1 per street frontage
Max Height	4 FT
Max Sign Area Allowed	40 SF

Traffic and Directional Signage: All traffic and directional signage will conform to Paragraph 4 of the Medical Office Special Use Permit Guidelines.

LANDSCAPING STANDARDS

The intent of the landscape standards is to express and reinforce the highly stylized character of the proposed medical office building. See Landscape Plan at **Tab 10**. The landscape vernacular is an extension of the resort living palette as defined in the Visually Significant Corridors Master Plan with streetscape plantings of large canopied trees including Palo Verde, Ironwood and Chinese Pistache to provide shade for the pedestrian traffic and to effectively ground the architecture. Live Oaks, Willow Acacia, Ash and an assortment of accents and seasonal flowering shrubs define the flora surrounding the building and combine with colorful planter pots, seating opportunities and integral color concrete to create a dynamic setting.

All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas will be landscaped in accordance with the provisions of the Special Use Permit Guidelines at a minimum. As a result, a unique aesthetic will emerge that blends seamlessly with the surrounding area.

The architecture will be softened using plant material to ensure that green space is maximized. To visually soften and reduce the urban heat island produced by the required surface parking, two landscaped parking islands will be provided in the parking area south of the building. The primary building will include landscape foundation planting with a minimum width of five-feet (5') between the building and

parking lot or walkway, as to ensure the architecture is visually scaled down to a pedestrian and visually-comfortable level.

All existing trees will be inventoried and salvaged where possible. All new trees will be a minimum of fifteen-gallon (15g) in size. A minimum of fifty-percent (50%) of trees will be 24”-box or larger in size. A substitution of 36”-box trees for fifteen-gallon trees may take place at a rate of 1.5 trees per one fifteen-gallon tree size. All trees shall conform to the Arizona Nursery Association Tree Specifications, and all plant materials within the Right-Of-Way will be species included in the most current edition of the Phoenix Active Management Area Low Water Use Plant List. All shrubs will be a minimum of five-gallon (5g) in size. All landscaped areas shall have ground surface treatment which may include but is not limited to turf, ground cover, planting, screened decomposed granite, river rock, etc. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials.

Plant material species will be selected and locations will be studied to ensure screening of undesirable view sheds, and limiting conflicts that may exist between plants and vehicular elements, fire access, mechanical equipment, and maintenance access. All plant material within sight visibility triangles shall be selected so the mature height shall not exceed three-feet (3’). In addition, all plant materials shall be placed so their mature size maintains a minimum clearance of three-feet (3’) around any fire hydrant. All mechanical equipment, electrical meters and the similar will be screened from public view with plantings or other screening elements.

TAB 1

Aerial Map

SWC 44th Street & Palm Lane – Phoenix, AZ

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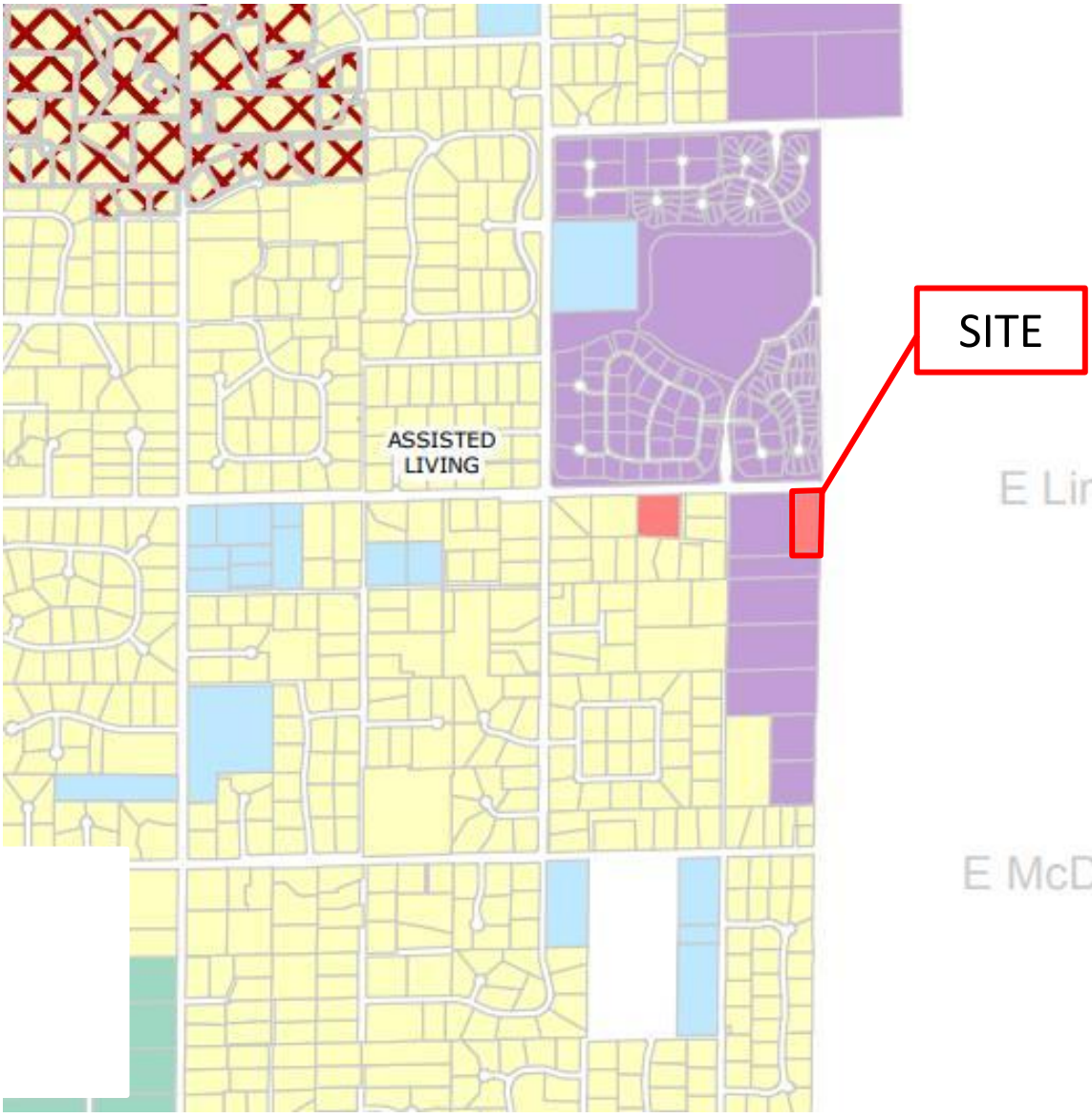
TAB 2

Zoning Map



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Lincoln Plaza Medical Center – 7125 E. Lincoln Drive, Paradise Valley, AZ

TAB 3

Lincoln Plaza Medical Center SUP Stipulation Checklist
7125 E. Lincoln Dr. SUP- 71-2, 74-6, 74-7, 75-11, 75-12, 76-12

1. Property: The Property to which this Special Use Permit applies is located within the Town of Paradise Valley, Maricopa County, Arizona, at 7125 E. Lincoln, the legal description of which is as follows:
a. The east 200' of the following described property: The N1/2 of the NW1/4 of the NE1/4 of the SE1/4, and the N1/2 of the S1/2 of the NW1/2 of the NE1/4 of the SE1/4 of Section 10, T2N, R4E, G&SRB&M, Maricopa County, Arizona.

The utilization of the land and buildings of which shall be as follows:

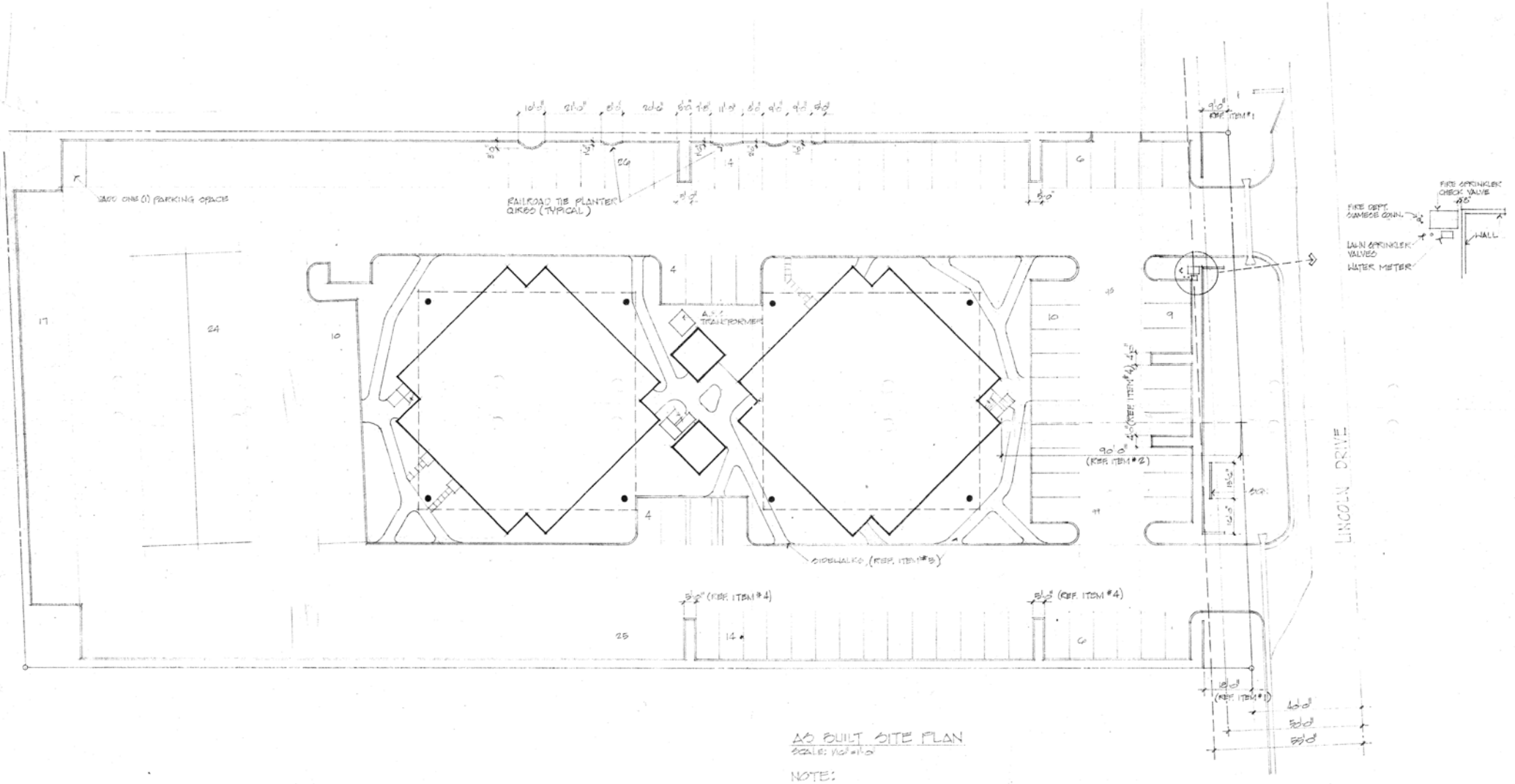
A. Construction and operation and maintenance of a medical and dental clinic, pursuant to Article XI, Section 1101, subparagraph (e) of the Zoning Ordinance of the Town of Paradise Valley, shall be in strict compliance with each of the following six documents, certified as such by the Paradise Valley Town Clerk, which are hereby approved by the Town of Paradise Valley and the Special Use Permit grantees and incorporated herein by reference and made an integral part of this Special Use Permit:
1. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976 - As Built Site Plan with red line corrections, dated January 6th, 1976"
2. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #1"
3. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #3"
4. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #4"
5. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #11"
6. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Landscaping Plan"

2. The Town engineer's memo dated May 17th, 1974, which recommends the following, shall be compiled with:
a. Paving width of Lincoln Drive across main portion of the lot should be 24' to back of curb with acceptable tapers at east and west property lines.
b. Vertical curb and gutter to match existing at east property line should be provided.
c. Driveway entrances should be graded to allow water carried in existing ditch to flow across drives at about 6' north of 40' right-of-way line.
d. Ditch flowline should be relocated to align with driveway dips and gutter at east property line.
e. Drainage reports for the property should be prepared comparing existing flows with post-development drainage patterns.
f. On site driveway grades should be a minimum of .5% to carry storm waters.

3. Exterior building colors shall be the same as used on the scale model and the color chip included in the file.
4. Mechanical equipment is to be concealed from view from Lincoln Drive.
5. Exterior Lighting levels throughout the project are not to exceed three (3) foot heights above grade, exterior.
6. Exterior construction materials, colors, and trim, shall conform to the model and the site plan.
7. Sewer flow will connect to the City of Scottsdale sewer trunk line in Scottsdale Rd., at Lincoln. Sewer line will be extended north on Scottsdale Rd. and west on Lincoln to the NW corner of subject property. The City of Scottsdale will approve the sewer plan and appropriate connection fees will be paid to the City of Scottsdale.
8. The six (6) trees to be located in the front of the property shall have a minimum height of 15', and palm trees shall be excluded from these plantings.
9. Commercial laboratories and pharmacies are specifically excluded from occupancy.
10. The maximum number of rentable office suites shall not exceed twenty-two (22).
11. Title of all land and improvements shall remain under the ownership of Lincoln Plaza Medical Center, a general partnership, and be non-transferable until completion of building project.
12. Construction of all improvements and structures, and all landscaping, with the exception of "tenant improvements", shall be completed on or before February 1st, 1976, and the grantee shall have qualified for and obtained a Certificate of Occupancy from the Town of Paradise Valley, on or before February 1st, 1976."
13. Failure to commence construction within ten (10) months from date of Council approval shall automatically cancel this Special Use Permit, except that the owner(s) may petition the Council for an extension.
14. Certified "as built" drawings shall be submitted after completion of the project, and prior to issuance of a Certificate of Occupancy.
15. Nature of Use: Said Property shall be operated only as set forth herein with no expansions, additions, changes or alterations to said real Property or uses described herein without an express amendment to this Special Use Permit.
16. Unenforceable Provisions: Should any portion of this Permit be deemed to be unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.
17. This Special Use Permit shall become void and of no force and effect, at the option of the Paradise Valley Town Council, upon the failure of the grantee Special Use Permit holder to comply with any of the terms, conditions, or stipulations of this Special Use Permit.
18. Notwithstanding any other provision of this Special Use Permit, the grantee is hereby authorized to construct and maintain an aviary upon the premises subject to this Special Use Permit (a) upon condition that such aviary complies in location, size, design and all respects with the "Site Plan for Aviary for Lincoln Plaza Medical Center, July, 1976" as certified as such plan by the Paradise Valley

Town Clerk, and (b) upon condition that the use of the aviary and the care of the birds therein comply with all applicable laws.

TAB 4



AS BUILT SITE PLAN

SCALE: 1/64" = 1'-0"

NOTE:

THIS DRAWING REFLECTS THE CHANGES MADE TO THE APPROVED SITE PLAN DATED (REV. JAN 6, 1976) AND INDICATES THE AS BUILT CONDITIONS.

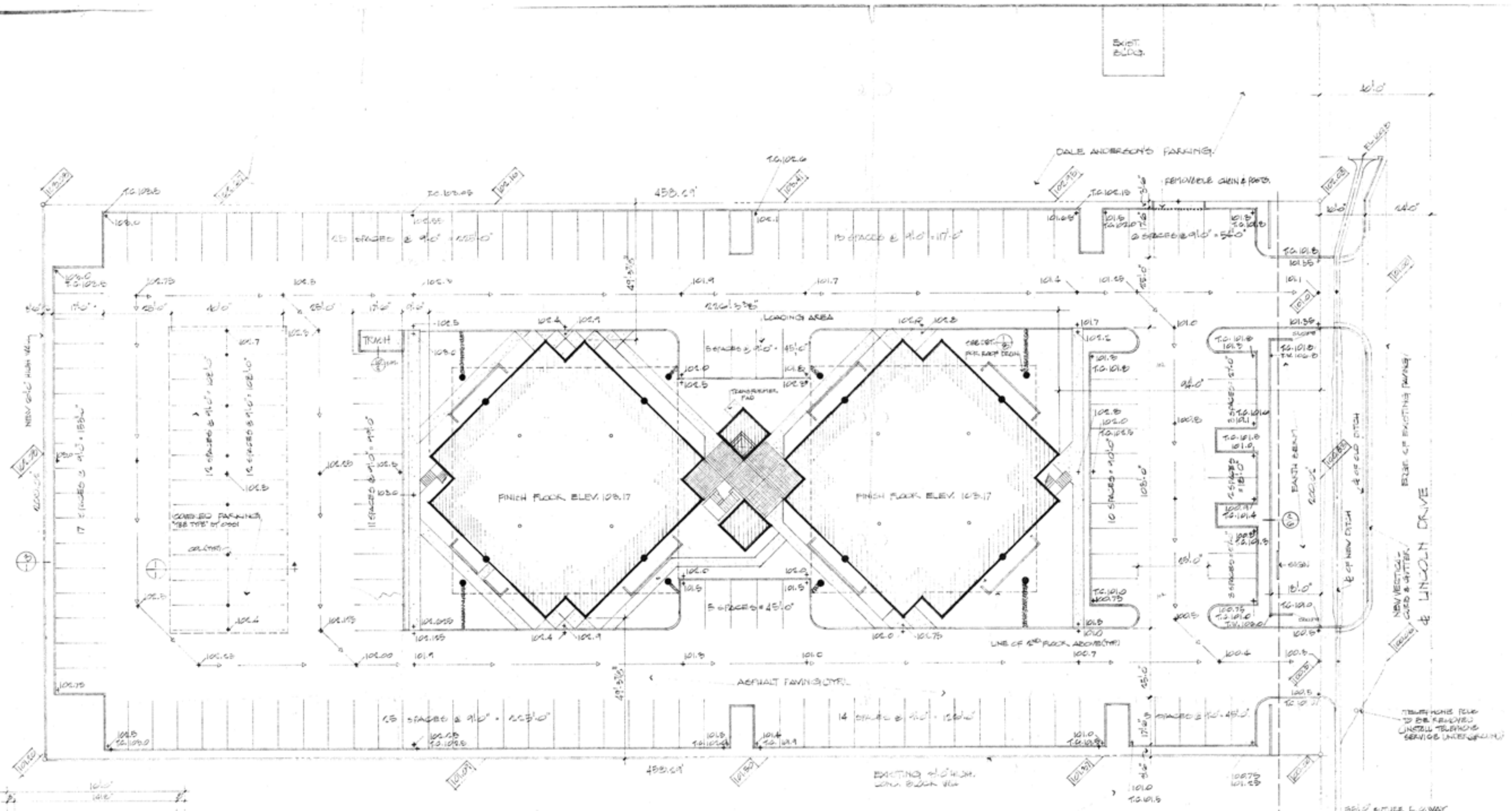
USE THIS DRAWING WITH ORIGINAL DRAWING #1 OF EXHIBIT "A" AND SHEET A-1 OF THE BUILDING PLANS, FOR ALL OTHER INFORMATION & NOTES.

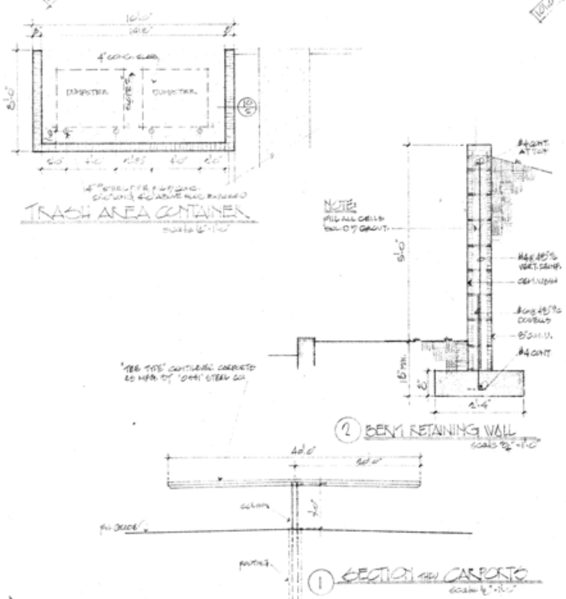
I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - As Built Site Plan" "With red line corrections dated January 6, 1976", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley on the _____ day of _____, 1976.

Town Clerk

SUP 75-12

SUP-75-12
DEC 5, 1975





TRASH AREA CONTAINER

② BERM RETAINING WALL

① SECTION thru CARPORTS

SITE PLAN
SCALE: 1/16" = 1'-0"

LAND AREA: 91,997 SQ.FT. (2.1 ACRES)

BUILDING AREA: 1ST FLOOR = 12,322
2ND FLOOR = 13,122
TOTAL 25,444

% OF TOTAL LAND COVERED BY BUILDINGS = 13.5%

LANDSCAPED AREA: 17,944 SQ.FT. (19%)

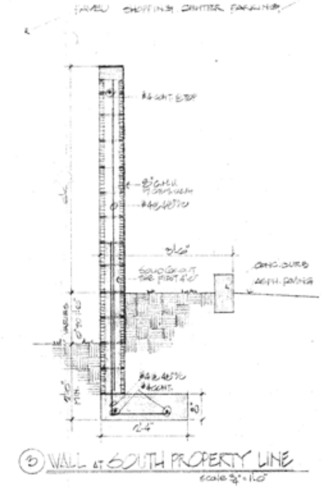
PAVED AREAS: 61,404 SQ. FT.

PARKING REQUIRED: 1 SP./150 ☐ = 169

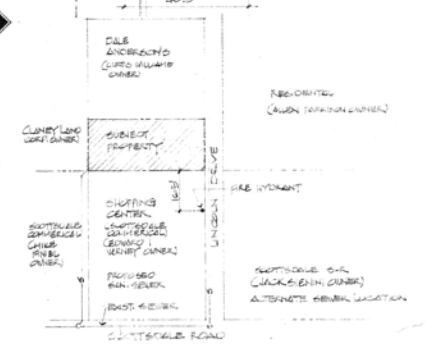
PARKING PROVIDED: 169 SPACES

LEGAL DESCRIPTION:
THE EAST 200' OF THE FOLLOWING DESCRIBED PROPERTY: THE N ½, N.W. ¼ N.E ¼, S.E ¼ AND THE N.½ OF THE S ½ OF THE N.W. ¼, N.E. ¼, S.E ¼, SEC. 10, T.2N, R.4E, G & S.R.B. & M., CONSISTING OF A PARCEL OF LAND APPROXIMATE DIMENSIONS OF 1000 FT. BY 495 FT. EXCEPT THE NORTH 33 FT. THEREOF FOR ROADWAY PURPOSES.

LANDSCAPING NOTES:
1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ.FT. OF LANDSCAPED AREA. (36 TREES)
2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10'-12' HT. x 8'-10' WIDE OR 4" SINGLE TRUNK CALIPER OR 2" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE.



③ WALL AT SOUTH PROPERTY LINE



I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #1," 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 Brines
Town Clerk

SUP-76-12
ISSUED MAR. 25, 1975 ②

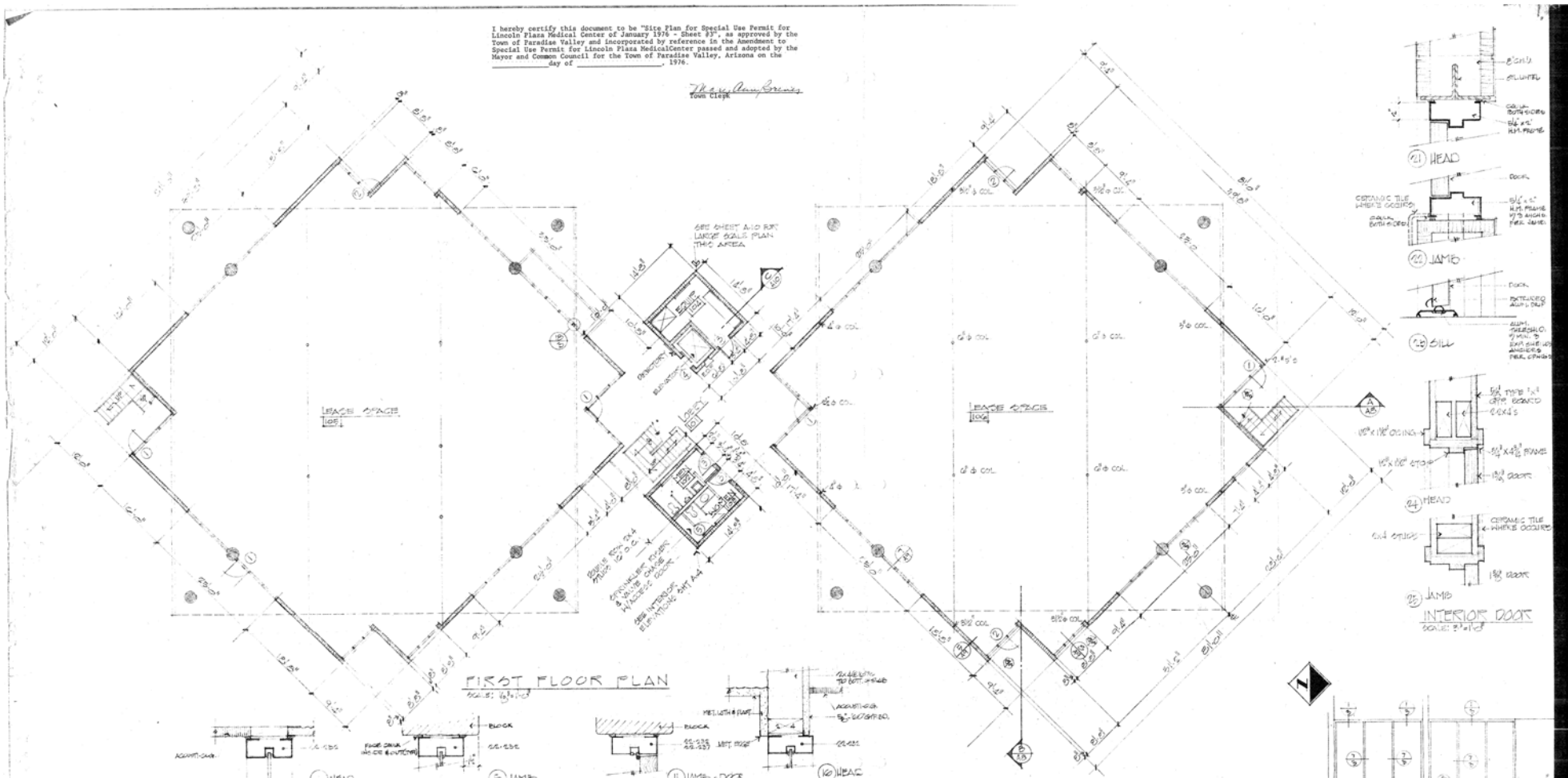
bollinger & tachuk
ARCHITECTS
4131 north 36th st. phoenix, arizona 956-5991

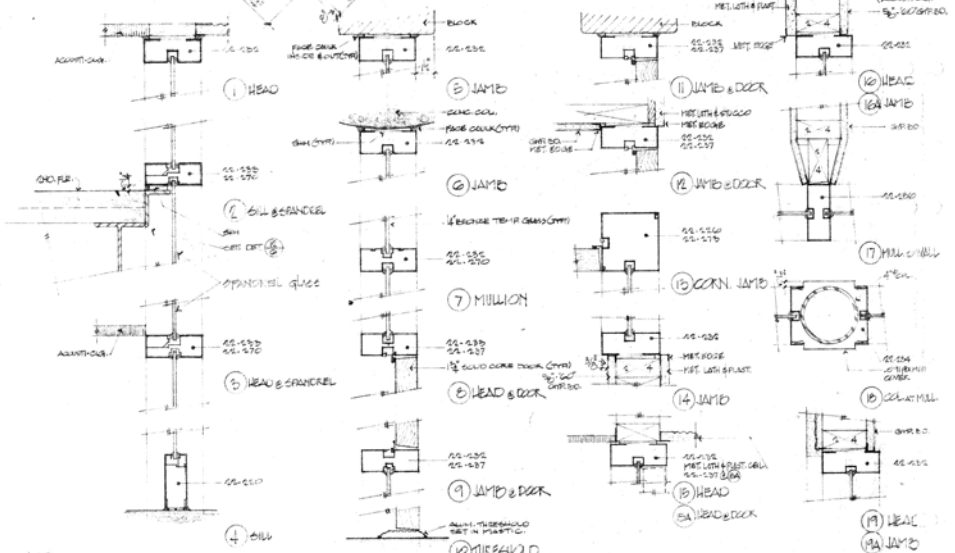
LINCOLN PLAZA MEDICAL CENTER
7129 E. LINCOLN DR., PARADISE VALLEY, ARIZONA

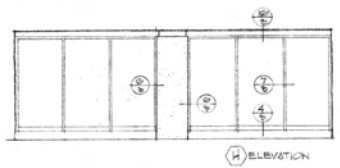
JOB NO. 275
DATE JAN. 27, 1975
DRAWING 1 OF 11

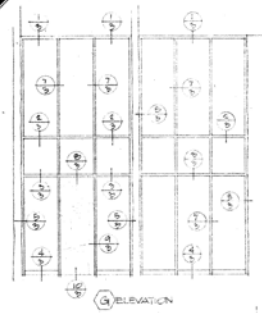
I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #3", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza MedicalCenter passed and adopted by the Mayor and Common Council for the Town of Paradise Valley, Arizona on the _____ day of _____, 1976.

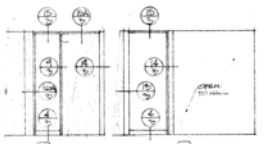
Wesley Ann Brewis
Town Clerk

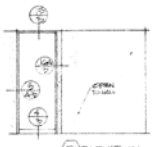


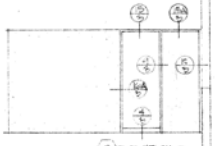


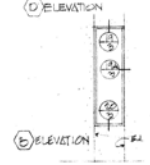


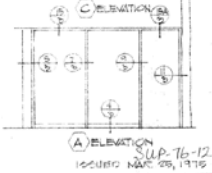












SUP-76-12
ISSUED NOV 26, 1976

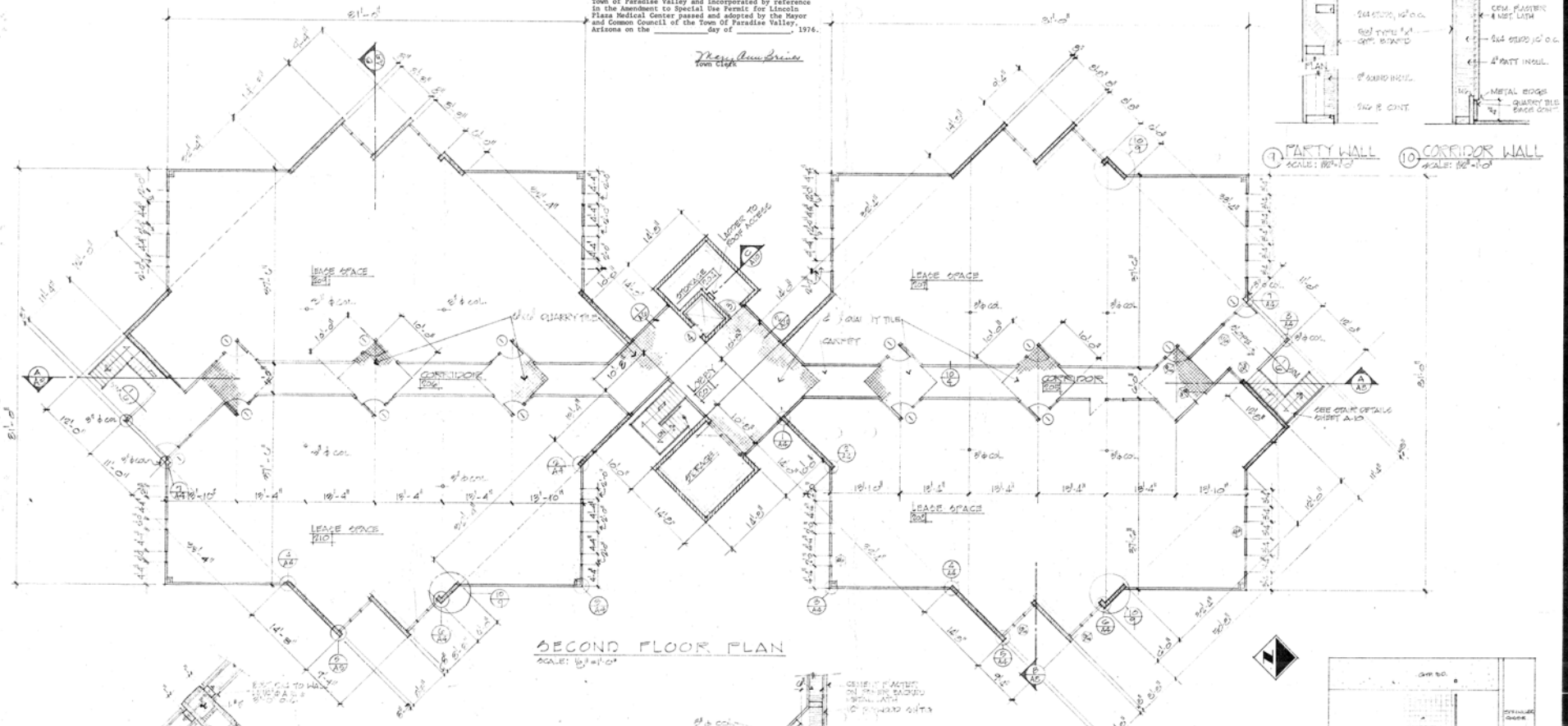
bollinger & tachuk
ARCHITECTS
4131 north 36th st. phoenix, arizona 956-5991

LINCOLN PLAZA MEDICAL CENTER
7121 E. LINCOLN DR. PARADISE VALLEY, ARIZONA

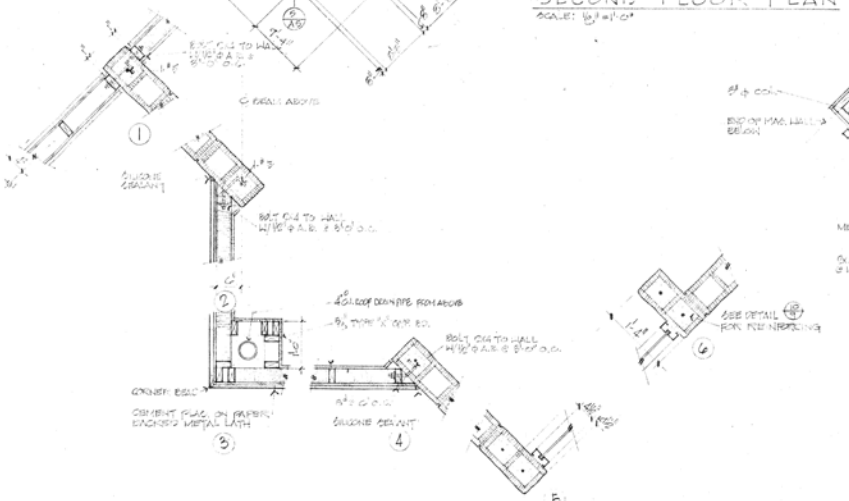
JOB NO. 275
DATE JAN 27, 1976
DRAWING 3 OF 11

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #4", 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 of the Town Of Paradise Valley, Arizona on the _____ day of _____, 1976.

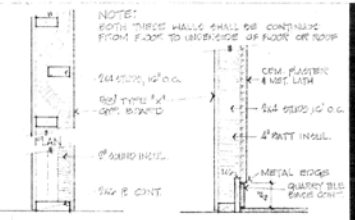
Mary Ann Brien
Town Clerk



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

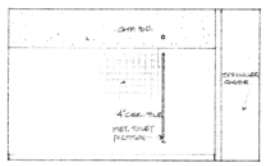


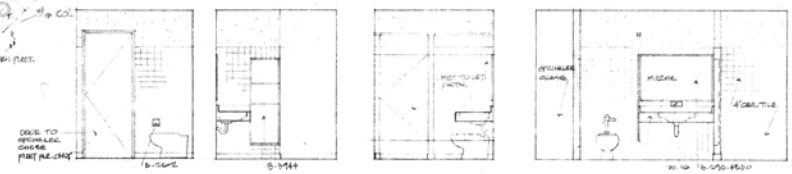
PLAN DETAILS
SCALE: 1"=1'-0"



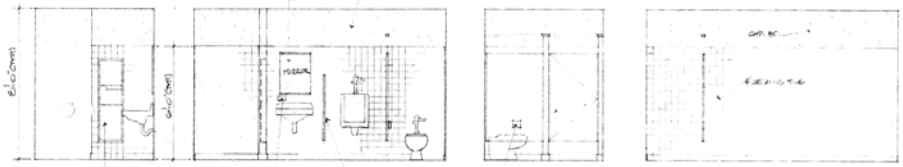
1 PARTY WALL
SCALE: 1½"=1'-0"

10 CORRIDOR WALL
SCALE: 1½"=1'-0"





WOMEN'S TOILET ROOM ELEVATIONS



MEN'S TOILET ROOM ELEVATIONS

SUP-76-12
REVISED MAR. 10, 1976

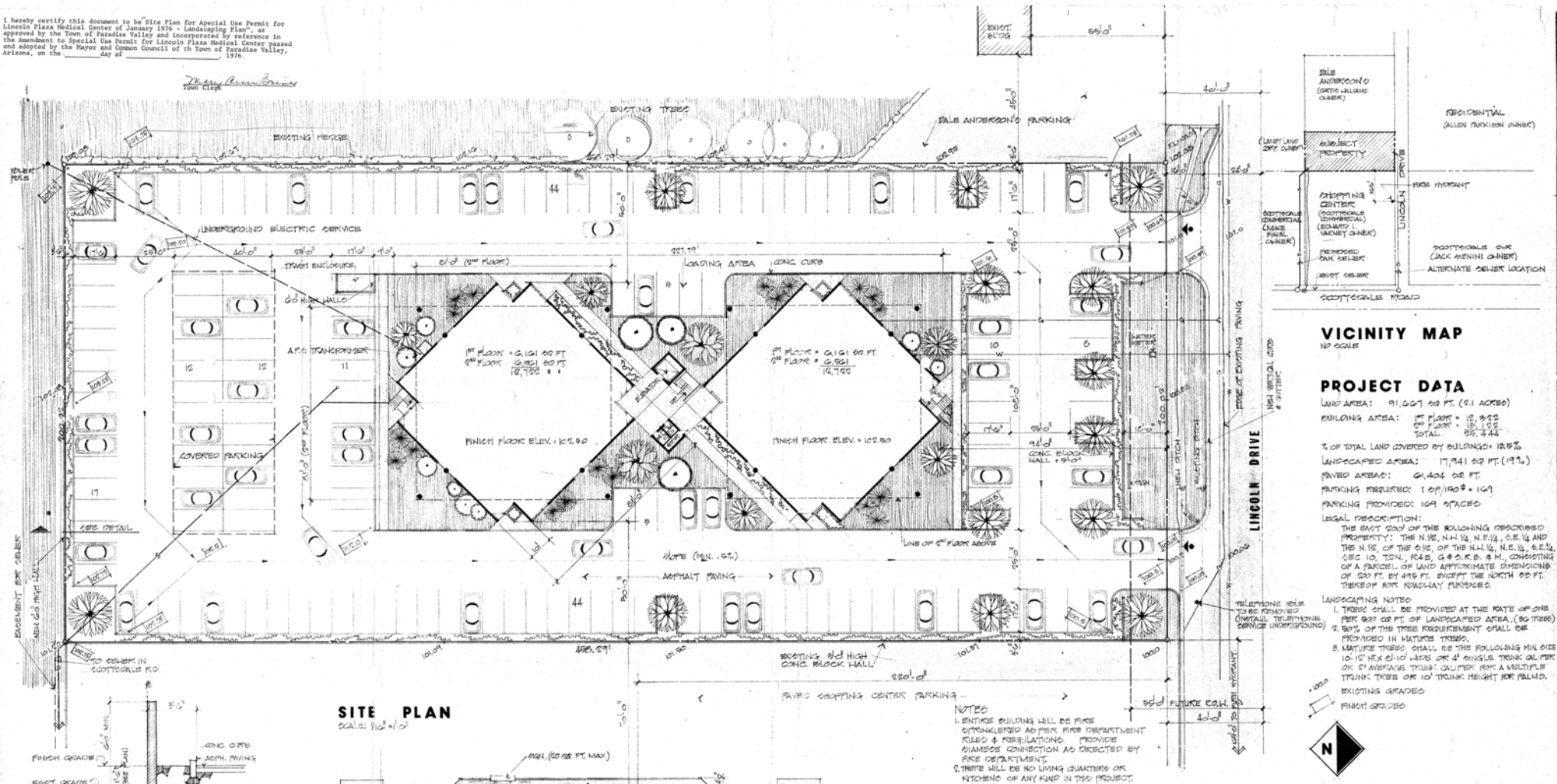
bollinger & tachuk
ARCHITECTS
4131 north 36th st. phoenix, arizona 956-5991

LINCOLN PLAZA MEDICAL CENTER
7129 E. LINCOLN DR. PARADISE VALLEY, ARIZONA

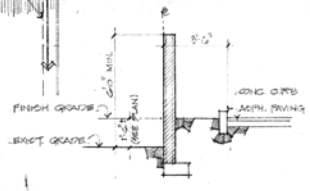
JOB NO. 275
DATE JAN. 27, 1976
DRAWING
4
OF 4

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Landscaping Plan", 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 of th Town of Paradise Valley, Arizona, on the _____ day of _____, 1976.

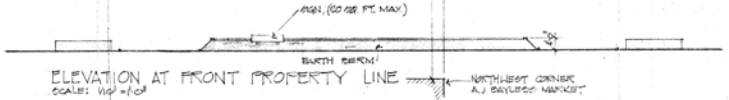
Mary Ann Brien
Town Clerk



SITE PLAN
SCALE: 1/16" = 1'-0"



WALL @ SOUTH PROP. LINE
SCALE: 3/8" = 1'-0"



ELEVATION AT FRONT PROPERTY LINE
SCALE: 1/8" = 1'-0"

LINCOLN PLAZA MEDICAL CENTER
PARADISE VALLEY, ARIZONA

NOTES
1. ENTIRE BUILDING WILL BE FIRE SPRINKLERED AS PER FIRE DEPARTMENT RULES & REGULATIONS. PROVIDE SIAMESE CONNECTION AS DIRECTED BY FIRE DEPARTMENT.
2. THERE WILL BE NO LIVING QUARTERS OR KITCHENS OF ANY KIND IN THIS PROJECT.
3. THE FOLLOWING ARE TENTATIVE TENANTS OF THIS BUILDING

I MEDICAL RECORD
1. GENERAL (FAMILY DOCTOR)
2. GENERAL SURGEON (S)
3. INTERNAL MEDICINE
4. PLASTIC SURGEON (S)
5. OPHTHALOMOLOGIST
6. PODIATRIST
7. DERMATOLOGIST

II DENTISTS
1. GENERAL (FAMILY DENTIST)
2. ORAL SURGEON
3. ANDODONTIST
4. PERIODONTIST
5. ORTHODONTIST

VICINITY MAP
NO SCALE

PROJECT DATA
LAND AREA: 91,667 SQ FT. (2.1 ACRES)
BUILDING AREA: 1ST FLOOR = 12,922
2ND FLOOR = 13,122
TOTAL 26,044
% OF TOTAL LAND COVERED BY BUILDING = 28.5%
LANDSCAPED AREA: 17,941 SQ FT. (19%)
PAVED AREAS: 61,404 SQ. FT.
PARKING REQUIRED: 1 SP/150 # = 169
PARKING PROVIDED: 169 SPACES

LEGAL DESCRIPTION:
THE EAST 220' OF THE FOLLOWING DESCRIBED PROPERTY: THE N.½, N.W.¼, N.E.¼, S.E.¼ AND THE N.½, OF THE S.½, OF THE N.W.¼, N.E.¼, S.E.¼, SEC. 10, T.2N., R.4E, G & S.R.B. & M., CONSISTING OF A PARCEL OF LAND APPROXIMATE DIMENSIONS OF 220 FT. BY 495 FT. EXCEPT THE NORTH 55 FT. THEREOF FOR ROADWAY PURPOSES.

LANDSCAPING NOTES
1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 900 SQ FT. OF LANDSCAPED AREA. (80 TREES)
2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10'-12' HT. X 6'-10' SPRD OR 4" SINGLE TRUNK CALIPER OR 6" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE OR 10' TRUNK HEIGHT FOR PALMS.

EXISTING GRADES
FINISH GRADES

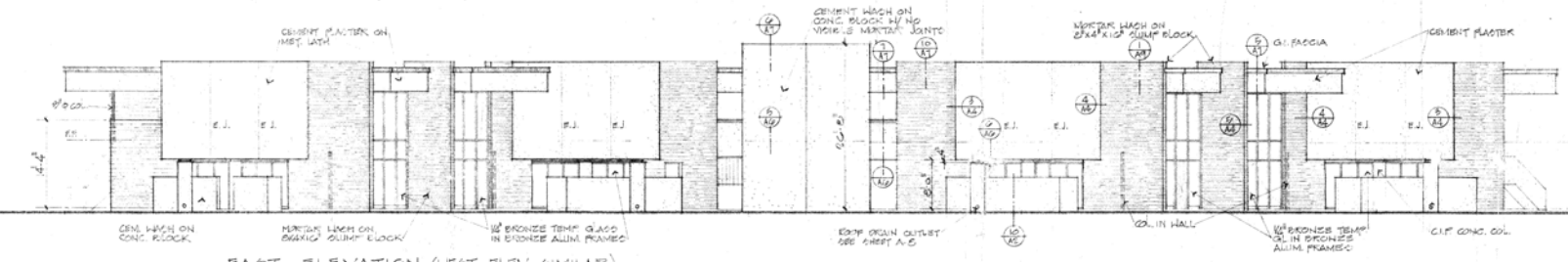
N

bollinger & tachuk
ARCHITECTS

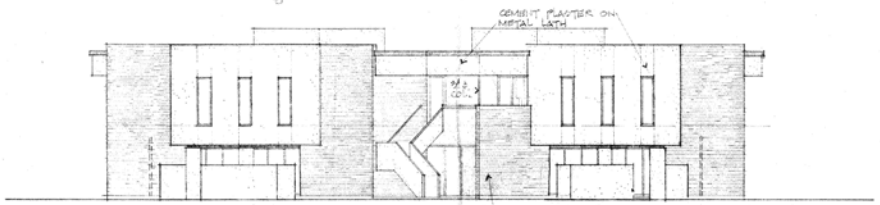
3UP-74-6

1 of 4

MAY 19, 1974
REV. MAY 17, 1974
REV. JUNE 5, 1974

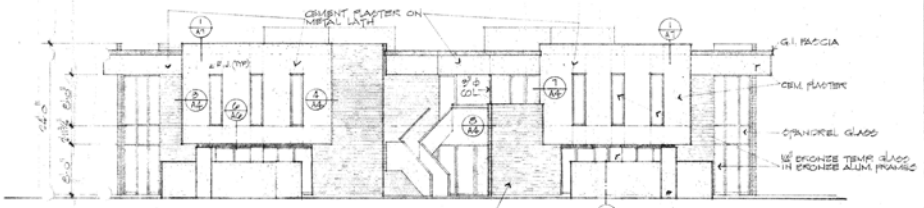


EAST ELEVATION (WEST ELEV. SIMILAR)
SCALE: 1/8"=1'-0"

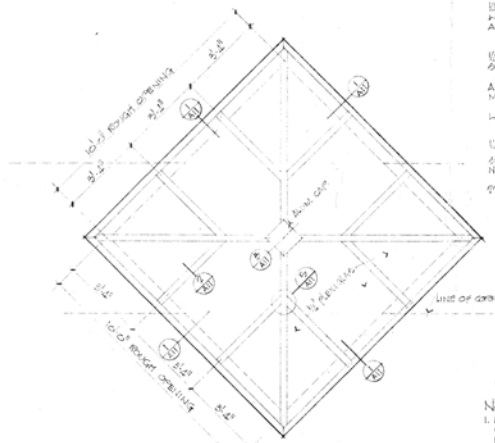


SOUTH ELEVATION
SCALE: 1/8"=1'-0"

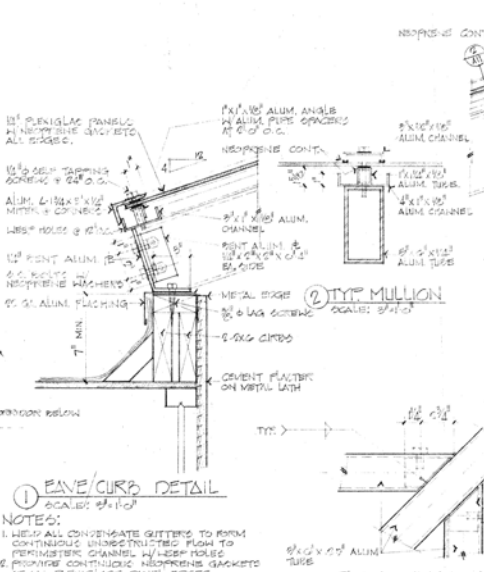
NOTE:
1. PROVIDE EXPANSION JOINTS IN ALL CEMENT PLASTER AREAS, MINIMUM 100 SQ FT. BETWEEN EXPANSION JOINTS.



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SKYLIGHT PLAN - 6 REQ'D
SCALE: 1/4"=1'-0"



1 EAVE/CURB DETAIL
SCALE: 3"=1'-0"

2 TYP. MULLION
SCALE: 3"=1'-0"

3 RIDGE DET.
SCALE: 3"=1'-0"

4 COMPRESSION RING
SCALE: 3"=1'-0"

5 PLAN - MULLION CONN.
SCALE: 3"=1'-0"

NOTES:
1. WELD ALL CONDENSATE GUTTERS TO FORM CONTINUOUS UNOBSTRUCTED FLOW TO PERIMETER CHANNEL W/ WEEP HOLES.
2. PROVIDE CONTINUOUS NEOPRENE GASKETS AT ALL PLEXIGLASS PANEL EDGES.

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet 11", 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 of the Town of Paradise Valley, Arizona on the ____day of _____, 1976.

Mary Ann Brewer
Town Clerk

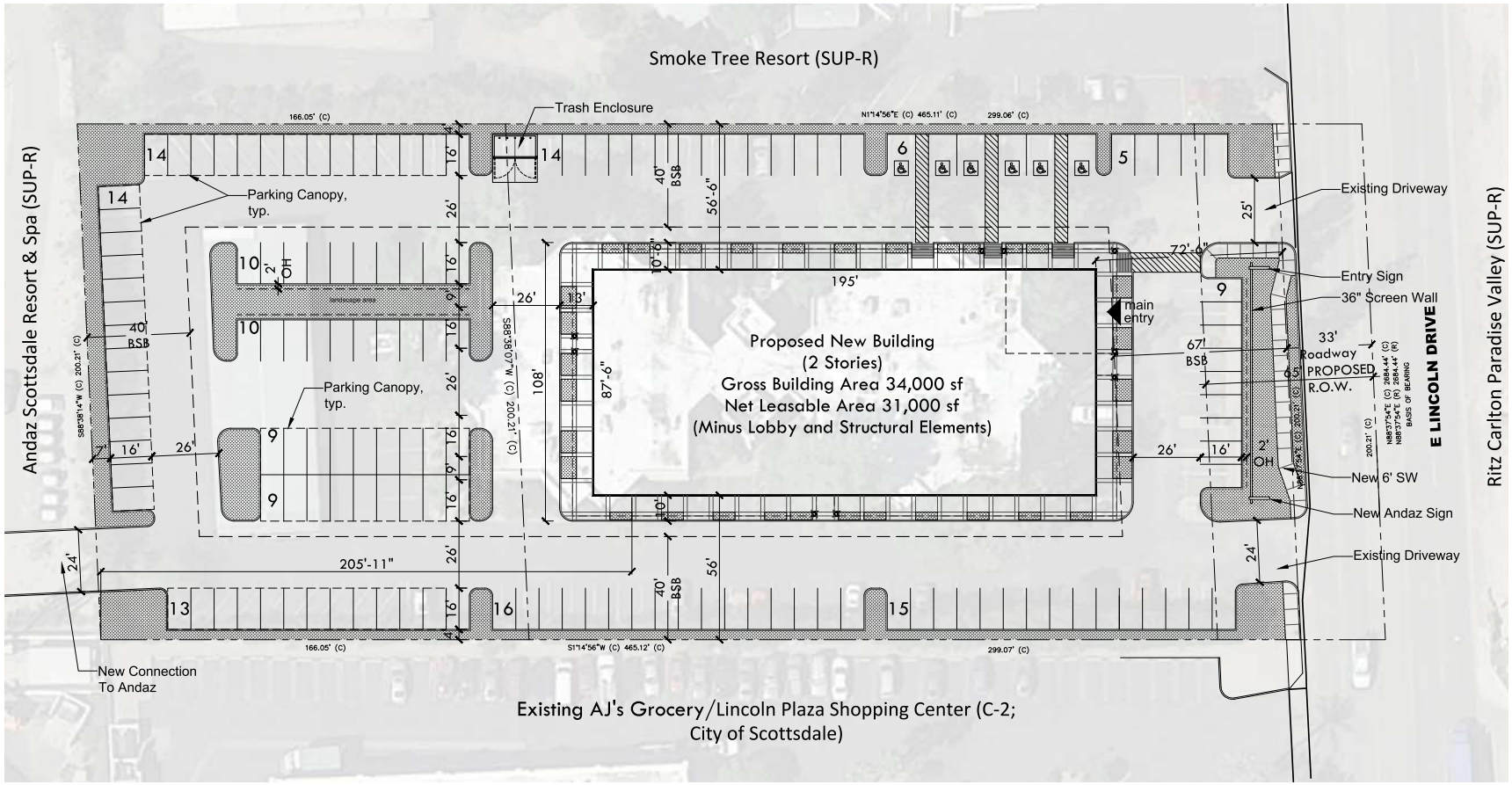
SUP-76-12
ISSUED MAR. 25, 1976

bollinger & tachuk ARCHITECTS
4131 north 36th st. phoenix 2 956-5991

LINCOLN PLAZA MEDICAL CENTER
7129 E. LINCOLN DR. PARADISE VALLEY, ARIZONA

JOB NO. 275
DATE JAN. 21 1976
DRAWING
11
OF 11

TAB 5



Master Site Plan

Vicinity Map N.T.S.

north

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		+/- 18.3%
FAR		+/- 0.33
	existing	proposed
Net Leasable	25,444 sf	31,000 sf
Building Height	30'	36'
Parking Std.	147 sp	138 sp
Parking ADA	6 sp	6 sp
Parking Total	153 sp	144 sp
Parking Ratio	6.0/1000	4.6/1000

north 0' 20' 40' 80'

suite six architecture + planning

Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

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: July 10, 2018
Project Number: 598
Drawn by: dm/rdb

Sheet Number

A1.0

Master Site Plan

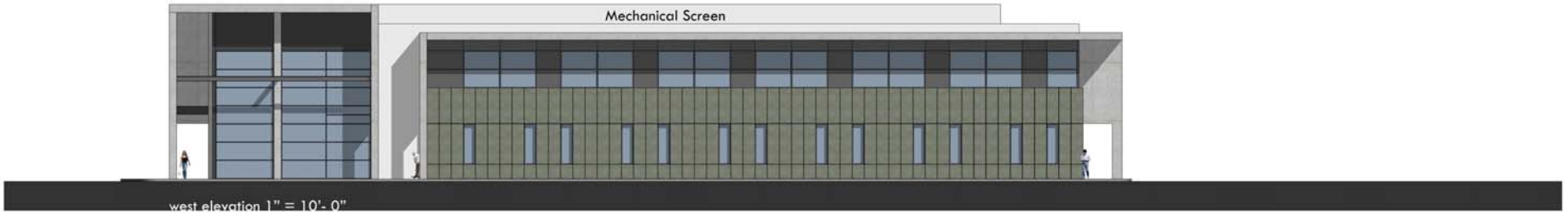
TAB 6

north elevation 1" = 10'- 0"

east elevation 1" = 10'- 0"

top of mechanical screen 36'-0"
top of parapet 32'-0"
top of roof/parapet 30'-0"
top of window 26'-5"
bottom of window 18'-9"
top of window 11'-5"
f.f.e. = 0'-0"

south elevation 1" = 10'- 0"



west elevation 1" = 10'- 0"

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

suite six
architecture + planning

Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

▲ Development Review Set
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△ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal

Date: 10 July, 2018
Project Number: 598
Drawn by: dm/rdb

Sheet Number

A3.0

elevations

TAB 7

suite six
architecture + planning

Jamel Greenway, LLC
4771 N. 20th Street,
Suite B22
Phoenix, AZ 85016

Ownership:

7125 Lincoln Medical Office

Paradise Valley, Arizona

▲ Development Review Set
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△ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal

Date: 10 July, 2018
Project Number: 598
Drawn by: dm/rdb

Sheet Number

A4.0

renderings

TAB 8

Vicinity Map: Surrounding Heights

Looking Southeast

Looking Northeast

TAB 9

View Corridor (West on Lincoln Drive)

View Corridor (West on Lincoln Drive)

TAB 10

Andaz Scottsdale Resort & Spa (SUP-R)

Ritz Carlton Paradise Valley (SUP-R)

PLANT PALETTE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
TREES/PALMS				
Acacia salicina	Willow Acacia	12	24" Box	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	44	24" Box	Multi Trunk Dense Canopy
Fraxinus	Arizona Ash	14	24" Box	Standard Trunk Upright Form
Olneya Tesota	Ironwood	14	24" Box	Standard Trunk Dense Canopy
Quercus virginiana	Live Oak	28	24" Box	Standard Trunk Dense Canopy
ACCENTS & VINES				
Aloe barbadensis	Medicinal Aloe	36	5 Gal.	As Per Plan
Muhlenbergia capillaris 'Regal Mist'	Regal Mist	12	5 Gal.	As Per Plan
Dasylirion quadrangulatum	Toothless Spoon	16	5 Gal.	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	12	5 Gal.	As Per Plan
Hesperaloe parviflora 'Brakelights'	Red Yucca	20	5 Gal.	As Per Plan
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	31	5 Gal.	As Per Plan
Myrtus Communis 'Compacta'	Dwarf Myrtle	24	5 Gal.	As Per Plan
Nerium oleander 'Petite Pink'	Petite Pink Oleander	22	5 Gal.	As Per Plan
Hamelia patens	Firecracker Bush	33	5 Gal.	As Per Plan
Ruellia brittoniana	Barrio Ruellia	14	5 Gal.	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	5	5 Gal.	As Per Plan
Tecoma stans	Yellow Bells	25	5 Gal.	As Per Plan
Tecoma 'Orange Jubilee'	Orange Jubilee	4	5 Gal.	As Per Plan
GROUND COVERS				
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	66	1 Gal.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	35	1 Gal.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	20	1 Gal.	As Per Plan
Lantana 'Dallas Red'	Dallas Red Lantana	43	1 Gal.	As Per Plan

MISCELLANEOUS

Decomposed Granite - (Size: 1/2" Screened - Color: 'Apache Brown') 2" depth in all planting areas (Typ)

TURF — Hybrid Bermuda Sod 3612 s.f. with Concrete Header 1200 s.f.

GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 24" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=30'-0"

0 15' 30' 60'

NORTH

COLLABORATIVE DESIGN STUDIO

Collaborative V Design Studio Inc.
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012

REGISTERED LANDSCAPE ARCHITECT — 26007 — MATTHEW DALL — ARIZONA, U.S.A. — EXPIRES 06 / 30 / 2019

LANDSCAPE IMPROVEMENTS
7125 Lincoln Medical Office

Paradise Valley, Arizona

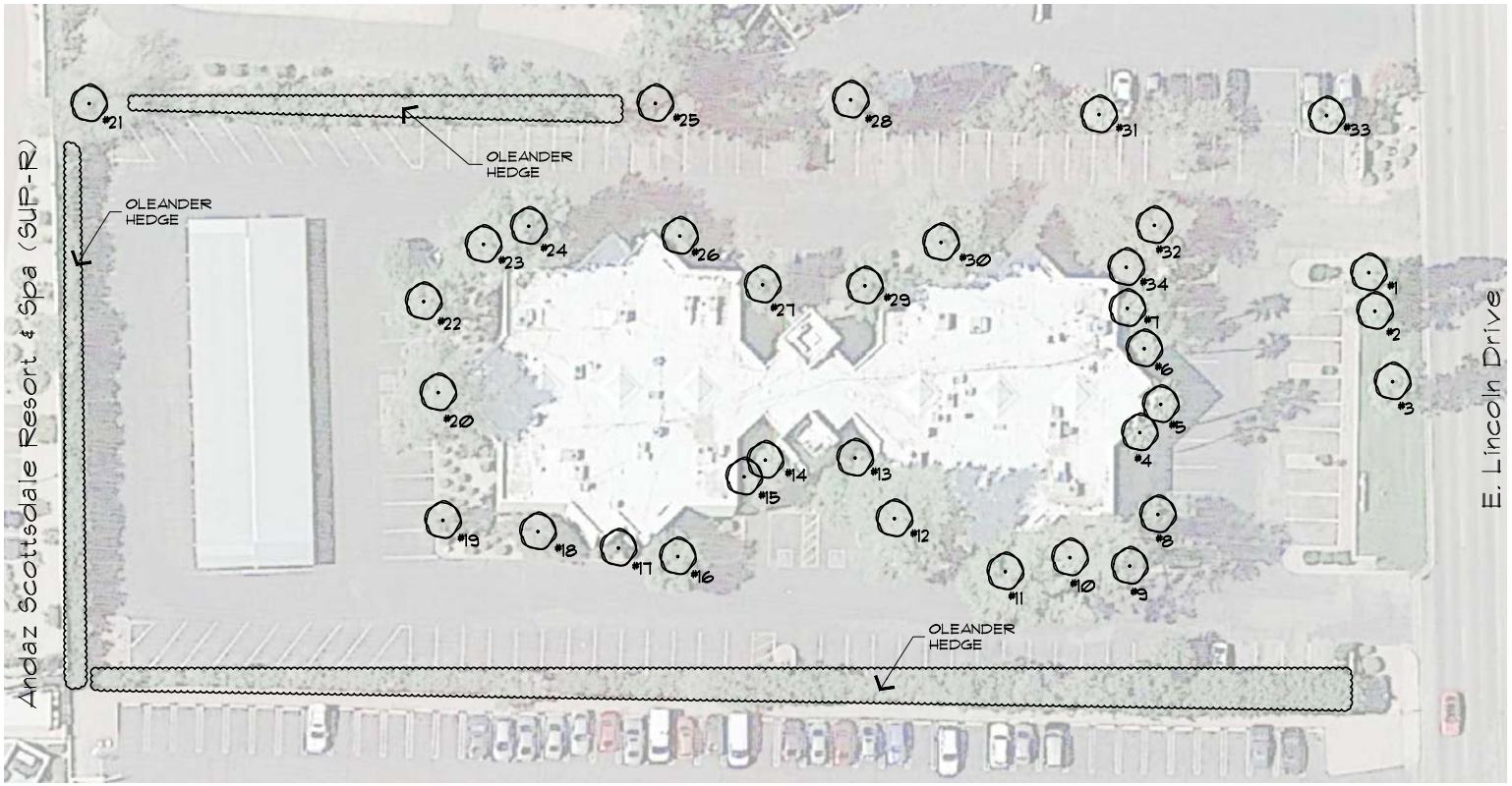
Conceptual Landscape Plan

DESIGNED BY: MD/CP
DRAWN BY: CP
CHECKED BY: MD/PV
DATE: July 10, 2018
REVISIONS:

Lincoln Medical Office
Conceptual Plan

CLS-1

1 of 2



PLANT INVENTORY

	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CAL.	HEALTH
	TREES/PALMS					
*1	Pinus elderica	Elderica Pine	30'	10'	13"	Fair
*2	Pinus elderica	Elderica Pine	30'	10'	10"	Fair
*3	Pinus elderica	Elderica Pine	40'	10'	13"	Fair
*4	Washingtonia robusta	Mexican Fan Palm	35'	6'	10"	Poor
*5	Washingtonia filifera	California Fan Palm	40'	6'	16"	Poor
*6	Washingtonia robusta	Mexican Fan Palm	40'	6'	10"	Poor
*7	Washingtonia robusta	Mexican Fan Palm	40'	6'	10"	Poor
*8	Olea europaea	Olive	12'	8'	8"	Poor
*9	Olea europaea	Olive	15'	8'	10"	Poor
*10	Pinus elderica	Elderica Pine	50'	20'	24"	Good
*11	Eucalyptus microtheca	Coolibah Tree	30'	15'	16"	Fair
*12	Pinus elderica	Elderica Pine	50'	20'	24"	Good
*13	Olea europaea	Olive	15'	6'	12"	Fair
*14	Washingtonia robusta	Mexican Fan Palm	30'	6'	12"	Poor
*15	Olea europaea	Olive	15'	8'	8"	Fair - Close To Building
*16	Olea europaea	Olive	15'	8'	12"	Fair
*17	Eucalyptus microtheca	Coolibah Tree	10'	5'	4"	Good
*18	Olea europaea	Olive	15'	10'	10"	Fair - Close To Building
*19	Brachychiton populneus	Australian Bottle Tree	12'	9'	10'	Fair
*20	Eucalyptus microtheca	Coolibah Tree	60'	20'	28"	Fair - Close To Building
*21	Olea europaea	Olive	15'	12'	10"	Fair - Overgrown
*22	Pinus elderica	Elderica Pine	50'	15'	24"	Fair - Close To Building
*23	Olea europaea	Olive	15'	6'	8"	Fair - Close To Building
*24	Pinus elderica	Elderica Pine	50'	15'	18"	Fair - Close To Building

PLANT INVENTORY

	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CAL.	HEALTH
	TREES/PALMS					
*25	Eucalyptus microtheca	Coolibah Tree	50'	16'	26"	Poor - In Pavement
*26	Dalbergia Stesoo	Indian Rosewood	12'	6'	6'	Fair - Close To Building
*27	Olea europaea	Olive	15'	6'	8"	Fair - Leaning
*28	Eucalyptus microtheca	Coolibah Tree	50'	12'	24"	Poor - In Pavement
*29	Brachychiton populneus	Australian Bottle Tree	20'	12'	12"	Fair - Close To Building
*30	Pinus elderica	Elderica Pine	50'	20'	21"	Fair - Close To Building
*31	Washingtonia robusta	Mexican Fan Palm	15'	6'	14"	Fair - Close To Building
*32	Pinus elderica	Elderica Pine	25'	10'	14"	Fair
*33	Washingtonia robusta	Mexican Fan Palm	15'	6'	14"	Fair - Close To Building
*34	Olea europaea	Olive	15'	10'	10"	Fair - Close To Building

EXISTING SHRUBS ON SITE

Lantana spp.
Oleander
Boxleaf
Honeysuckle

EXISTING LANDSCAPE PLAN

SCALE: 1"=30'-0"

0 15' 30' 60'

NORTH

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85251
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EXPIRES 06 / 30 / 2019

LANDSCAPE IMPROVEMENTS

7125 Lincoln Medical Office

Paradise Valley, Arizona

Existing Landscape Plan

DESIGNED BY MD/CP
DRAWN BY CP
CHECKED BY MD/PV
DATE July 10, 2018
REVISIONS

Lincoln Medical Office
Conceptual Plan

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