



LINCOLN PLAZA MEDICAL CENTER

SUP 18-06 – Major Special Use Permit Amendment

First Submittal May 15, 2018
Second Submittal July 27, 2018
Third Submittal August 29, 2018
Fourth Submittal October 1, 2018
Fifth Submittal October 5, 2018
Sixth Submittal November 16, 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 Every element of the existing site is outdated: the architecture and site design, the building materials, the infrastructure, and the medical technology.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 to a number of 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 Lincoln Plaza Medical Center SUP to allow the demolition of the existing medical office building and the construction of a new two-story medical office building. The existing structure has reached the end of its useful life and has become functionally obsolete. In order to maintain stride with medical technology, energy-efficient building design, and modern building techniques, 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 in medical technology and in the delivery of patient care. Significant increases in health insurance premiums, the passage of the Affordable Care Act, and rising healthcare costs have forced healthcare providers 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 healthcare 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 seeks to develop a medical office building that will 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. The proposed medical office building will provide a range of medical services, including primary care services, specialty clinics, diagnostics and imaging, outpatient surgery, and other wellness services.

The proposed facility will also include an internal pharmacy. It will neither be designed nor intended to operate as a traditional “retail” pharmacy. Its primary function will be to serve the medical providers and patients within the building, and will not be operated nor advertised as a public-facing retail pharmacy in the traditional understanding of the term. Pharmacy trips will be largely (if not entirely) incidental to appointments elsewhere in the building rather than the primary purpose of the visit.

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 existence. See Site Plan attached at **Tab 5**. The proposed building is 29’ 4” tall at the roofline and 35 feet at the highest point of the rooftop mechanical screening. See Elevations at **Tab 6**.

The goal of the proposed facility is to provide 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 (%) | Building: 17,060 SF (18.3%) Roof Overhang: 4,560 SF (4.9%) Parking Canopies: 14,040 SF (15.1%) Total: 35,660 SF (38.3%) |
| Lot Area | 2.13 acres |
| Principal Building Standards | |
| Maximum Building Height (feet) | 35 FT |
| Minimum Building Setbacks | Front: 75’ 2” (43’ 2” with full right-of-way dedication/easement) Side: 56’ Rear: 179’ 6” |

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 large shopping center to the east. Medical offices are an excellent transitional 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

As noted in the table above, the actual building footprint of the proposed medical office building covers approximately 18.3% (17,060 SF) of the lot area with an additional 4.9% (4,560 SF) attributed to building overhang. The proposed building footprint is nearly identical to that of the existing building, with the unused and inefficient space between the two existing buildings merely being “enclosed” within the new footprint. See Building Footprint Comparison at **Tab 7**. Additionally, the applicant is proposing parking canopies for the perimeter and interior parking spaces south of the building. These canopies will provide protection for employee vehicles from the damaging climactic effects Arizona summers, but also contribute an additional 15.1% (14,040 SF) to the total lot coverage number. In total, the project lot coverage is 38.3% per the Town’s Zoning Ordinance.

Building Height

The proposed medical office building is 29’ 4” tall to the roofline and 35 feet tall at the top of the 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 impact on existing view corridors or adjacent properties.

1) Building Dimensions

In order to meet the needs of today’s 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/electrical requirements and system flexibility for future medical technology both 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 14’ 8” floor-to-floor height with a 10-foot finished ceiling.

4' 8" of ceiling space is necessary to accommodate floor slabs, decking, superstructure, fire sprinklers, conduit, air handlers, HVAC ductwork and other necessary utilities routed to the various suites and offices. The current industry standard for any Class A office building is to allow for a suspended ceiling no lower than ten feet (10') in height on each floor. See Letter from Project Architect at **Tab 8**. In order to accommodate the industry-standard 10-foot finished ceiling and interstitial space described above, a 14' 8" floor-to-floor height is the absolute minimum that must be achieved to meet today's market expectations for medical office space. 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 9**.

2) HVAC System

In addition to the 29' 4" needed to accommodate two stories with 14' 8" floor-to-floor heights, an additional 5 feet of height is required to screen the rooftop HVAC equipment 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 zoning of 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 9**.

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.

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.

No less than 5' 8" of mechanical screen height is necessary to properly conceal the rooftop HVAC units from view. The packaged units and condenser units are approximately four feet (4') tall, mounted on an 8-inch (8") curb. Although the roof of the building is generally flat, a 2% slope (1/4" per 1') is necessary to facilitate proper drainage. Given the width of the building, the roof is approximately 12" higher at the north/south centerline of the building than it is at the edge of the overhang. To accommodate for this slope with a few inches of buffer, six feet of mechanical screen height is required.

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 (35 feet) adjacent to the roadway and steps up to four stories (48 feet). The multifamily development 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, 35-foot-tall residences along the eastern boundary. The request for additional height – all of which is mechanical screening – is not inconsistent with building heights in the surrounding area. See Vicinity Maps at **Tab 10**.

The additional building height is necessary to accommodate modern 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 35-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 72’ 3” front yard setback and 56’ 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 11**.

Building Setbacks and Landscape Buffer

All proposed building setbacks exceed the Medical Office Special Use Permit Guidelines. However, the Town’s request for the applicant to dedicate an additional 32-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. 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 32-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 146 spaces, the proposed project is already under that target at 4.7 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 146 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 landscape buffer (averaging between 28 feet and 32 feet in depth) 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.

Right-of-Way Dedication and Easement

In light of the unique circumstances of this development and the constraints identified above, the applicant is proposing a combination of fee simple dedication and easement to achieve the Town's desired 65-foot half-street for the south side of Lincoln Drive. As shown on the Site Plan at **Tab 5**, the applicant is proposing a fee simple dedication of the 16-foot-wide strip of property immediately south of the existing right-of-way line and a recorded right-of-way easement for the remaining 16 feet, resulting in a 49-foot dedicated right-of-way with a 16-foot right-of-way easement on the southern half of Lincoln Drive.

The 16-foot easement would allow the Town to achieve its goal of preserving the full 65-foot half street and providing a detached, landscaped sidewalk for pedestrians with plenty of open space while also allowing minimal parking encroachment and a monument sign for the applicant. The applicant's design team made several attempts to reconfigure the site and shift the building in a manner that would move the parking spaces completely out of the 65-foot ROW, but were unable to do so without compromising the overall integrity of the project.

Additionally, the 16-foot easement will allow the placement of the monument at a visible and effective distance from Lincoln Drive. If a full 65-foot fee simple dedication were required by the town, the sign would be set back approximately 32 feet from curb, substantially reducing its visibility and effectiveness. The proposed combination of fee simple dedication and recorded easement will allow the Town to achieve its General Plan and Visually Significant Corridor goals while providing the applicant the flexibility it needs to execute a world-class medical office building that will attract the best medical service providers to the Town of Paradise Valley.

EAST LINCOLN DRIVE SOUTH DEVELOPMENT AREA

The Town of Paradise Valley's 2012 General Plan designates the Property was part of the East Lincoln Drive South Development Area. The General Plan identifies three areas of the Town that are appropriate for infill redevelopment – one of which is the East Lincoln Drive Development Area. This area consists of

approximately 55 acres, including Smoke Tree Resort and Bungalows, Andaz Resort & Spa, Lincoln Plaza Medical Center, and Applewood Pet Resort. The General Plan encourages moderate intensity, mixed-use, and context-appropriate resort development in this area.

As discussed above, this is a unique site with a relatively short list of viable uses – one of which is the continuation of the medical office use. The proposed development furthers the mixed-use concept for the Development Area as a whole by providing a context-appropriate, moderate-intensity modern medical office building. A significant benefit of the proposed project is the marginal increase in average daily trips relative to the existing medical office building as discussed below in the Roadway Standards & Circulation section. A more traditional commercial or mixed-use development, on the other hand, would likely generate a significant increase in the volume of daily trips on Lincoln Drive. In light of the challenges presented by Lincoln Drive, redeveloping the Property with a modern version of the existing medical office use at a similar scale is a far more responsible and appropriate use of the site.

The Statement of Direction for the proposed project also notes that there are General Plan policies that address the provision of public gathering areas, public benefits, pedestrian amenities and public art within Development Areas. As shown on the submitted plans, the applicant will provide a detached, meandering sidewalk within the landscaped area adjacent to Lincoln Drive, consistent with the conceptual plans in the Lincoln Drive Visually Significant Corridor. In addition, the development of the project itself provides a significant benefit to the Town of Paradise Valley and its residents in the form of improved access to high-quality medical services that the existing development is unable to provide.

PERMITTED USES

The applicant is not requesting any changes to the uses permitted by the existing Special Use Permit for the Property. At this time, the only use explicitly prohibited by the existing SUP is a commercial laboratory. Therefore, consistent with the uses outlined in Section 1102.2.B.2 of the Paradise Valley Zoning Ordinance, the applicant is requesting the continuation of the existing permitted uses:

- Offices for medical practitioners;
- Urgent care;
- Outpatient surgical facilities where stays do not exceed 48 hours;
- Physical therapy facilities; and
- Pharmacy;

With the exception of retail sales incidental to the operation of the pharmacy, retail uses are prohibited by the proposed SUP. A medical marijuana dispensary is neither currently permitted by the SUP nor explicitly prohibited. The SUP guidelines allow the medical marijuana dispensary use within the medical office SUP subject to the restrictions outlined in Article XI of the Paradise Valley Zoning Ordinance and approval of a separate amendment to this SUP.

HOURS OF OPERATION

For all uses except urgent care, the applicant is proposing hours of operation from 7:00 am to 8:00 pm, Monday through Friday. For urgent care, the applicant is proposing hours of operation from 7:00 am to 10:00 pm, seven days a week.

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. See Lighting and Photometric Plan at **Tab 12**. 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. Lighting throughout the site will not exceed the foot candle thresholds set forth in Section 2 of the Special Use Permit Guidelines.

SECURITY

In order to ensure proper security for this site, the applicant will utilize a combination of traditional security measures along with elements of crime prevention through environmental design (CPTED) implemented into the site design. During off-hours the Property will be protected by an electronic security system consisting of security cameras, door and window sensors, and motion sensors monitored off-site. The Property will also be patrolled by a security service after hours. Prescription medication will be stored and secured in accordance with state and federal regulations. Patient records will be kept and protected in compliance with the Health Insurance Portability and Accountability Act (HIPAA) and other state and federal regulations.

In addition, the site design will incorporate several CPTED design features in an effort to discourage and deter crime through effective site design measures. These design features include:

- Install windows into all facades.
- Place parking as to be visible from windows.
- Clearly define public entrances with architectural elements, lighting, landscaping and signs.
- Define perimeters with landscaping or fencing.
- Keep all exterior areas neat and clean.
- Maintain all plantings.
- Reduce the number of public access points to those that are watched by receptionists or passing traffic.

SCREENING, FENCING, AND WALLS

Parking areas, refuse enclosures and equipment will be screened by materials and structures complementing the overall building form. See Site Details/Signage Plan at **Tab 13**. All parking areas will be screened with a combination of decorative walls and a redesigned and refreshed landscape buffer along Lincoln Drive. The applicant intends to keep the western and southern perimeter walls undisturbed, and is not proposing

DRAINAGE

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

ROADWAY STANDARDS & CIRCULATION

In light of the proposed capital improvements to Lincoln Drive and potential changes to existing access and turning movements, the applicant is in the process of working with Town staff and neighboring property owners to develop a mutually-agreeable traffic solution that meets the needs of all parties. The Town of Paradise Valley is currently reviewing the traffic and vehicular access solution jointly proposed by the applicant and the developers of the neighboring Smoke Tree Resort. Regardless of the eventual traffic solution, however, the applicant has determined that the effect of this development on traffic volume will be minimal.

As part of its evaluation, Civtech has prepared a trip generation statement projecting that the proposed redevelopment will, on average, add only 232 daily trips to the site. See Trip Generation Statement at **Tab 14**. It must be noted that this calculation also does not take into account that a significant portion of the increase in square footage is due to the addition of an enclosed lobby – which the current building does not have. As a result, the actual increase in daily trips is likely somewhat smaller.

PARKING

Given the existing spatial constraints of the site, the applicant is proposing a total of 146 parking spaces, including 140 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. The parking study prepared by Civtech, Inc. calculates that the proposed project requires a minimum of 144 parking spaces to adequately serve the development. See Parking Study at **Tab 15**. The applicant is proposing additional parking spaces above the calculated requirement in order to provide additional flexibility and capacity for visitors to the site.

SIGNAGE STANDARDS

Building-Mounted Primary Signs: In order to provide a consistent architectural theme throughout the project, the applicant is proposing two building-mounted primary signs to compliment the design elements of the building entry feature. The proposed signage will feature internally illuminated free-standing letters composed of an acrylic face and 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. The north-facing sign will be mounted on a steel beam and the east-facing sign letters will be suspended from the roof overhang, as shown on the Site Details/Signage Plan attached at **Tab 13**.

| Proposed Primary Building-Mounted Sign Standards | |
|--|--|
| Max Quantity | 1 north elevation and 1 east elevation |
| Max Height | 3 FT |
| Max Sign Area Allowed | 40 SF |

Ground-Mounted Monument Sign: In conjunction with the building-mounted primary signs, the applicant is also requesting a ground-mounted monument sign for tenant identification. As shown in

the Site Details/Signage Plan at **Tab 13**, the applicant is proposing a ground-mounted monument sign just east of the western driveway. The monument sign is intended to act as an extension of the building architecture, incorporating the same materials and design cues as the primary building.

| Proposed Monument Sign | |
|------------------------|-----------------------|
| Max Quantity | 1 per street frontage |
| Max Height | 8 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 16**. 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 Mesquite and Palo Verde trees to provide shade for the pedestrian traffic and to effectively ground the architecture. Chinese Pistache, Palo Verde, Mesquite, 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 to ensure the architecture is scaled down to a pedestrian, visually-comfortable level.

All existing trees will be inventoried and salvaged where possible. All new trees will be a minimum of 24" box in 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 two feet (2'). 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

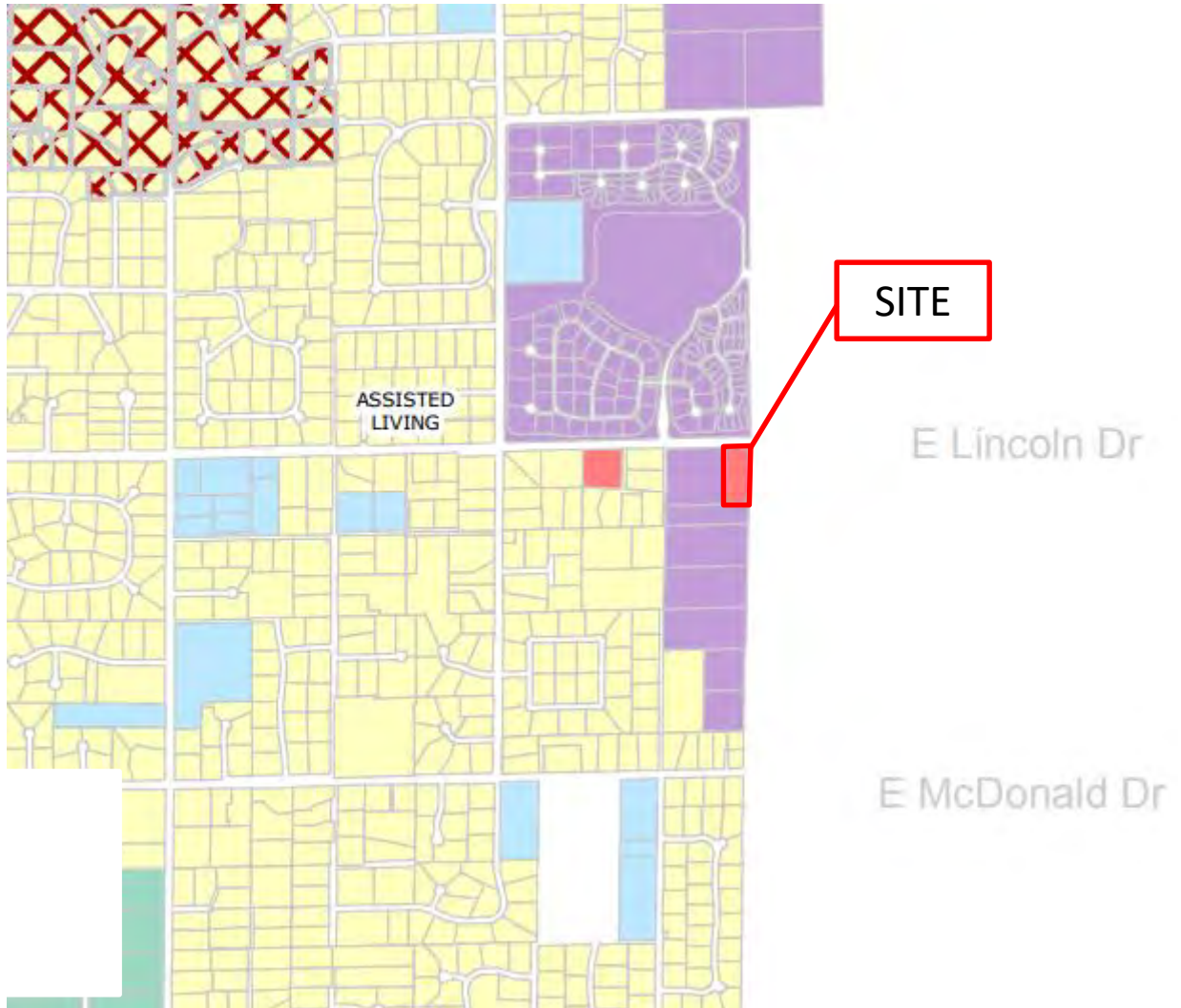


















Lincoln Plaza Medical Center – 7125 E. Lincoln Drive, Paradise Valley, AZ



TAB 2

Zoning Map



| | | |
|--|---|---|
|  R-175 |  R-35 |  R-18 |
|  R-43 |  R-35CP |  R-18A |
|  R-43CP |  R-35A |  R-10 |
|  R-18CP |  SUP-R Special Use Permit- Resort | |
|  SUP-P Special Use Permit- Public |  SUP-O Special Use Permit- Medical | |
|  OSP- Open Space Preserve |  Hillside | |
| |  Public School | |



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.

When recorded, return to:
Paradise Valley Town Attorney
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

ORDINANCE NUMBER 636

**AN ORDINANCE OF THE TOWN OF PARADISE
VALLEY, ARIZONA, AMENDING THE SPECIAL USE
PERMIT FOR LINCOLN PLAZA MEDICAL CENTER,
7125 EAST LINCOLN DRIVE, PROVIDING FOR THE USE
OF A PHARMACY AND AN URGENT CARE CENTER,
PROVIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Town of Paradise Valley Planning Commission held public hearings on June 21, 2011 and September 20, 2011, in the manner prescribed by law, for the purpose of considering an Intermediate Amendment to the Special Use Permit for Lincoln Plaza Medical Center, and recommended approval to the Town Council; and

WHEREAS, the Town of Paradise Valley Council held a public hearing on November 17, 2011, in the manner prescribed by law, to hear and to take action on the Intermediate Amendment to the Special Use Permit for Lincoln Plaza Medical Center, as recommended by the Planning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN
COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**

SECTION I. In General

1. The Special Use Permit for the Lincoln Plaza Medical Center is on the land legally described as 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. Assessor Parcel Number 174-64-003-B (hereinafter "the Property").
2. The Special Use Permit for the Property is hereby amended to permit the additional uses of a pharmacy and an urgent care center on the Property, subject to the stipulations set forth in Exhibit A, attached hereto.
3. The Intermediate Amendment to the Special Use Permit for Lincoln Plaza Medical Center is approved in accordance with Section 1102.7 of the Zoning Ordinance.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of

1 competent jurisdiction, such portion shall be deemed a separate, distinct and independent
2 provision and such holding shall not affect the validity of the remaining portions thereof.
3

4 SECTION 3. Effective Date. This ordinance shall become effective at the time and in
5 the manner prescribed by law.
6

7 PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise
8 Valley, Arizona, this 17th day of November, 2011.
9

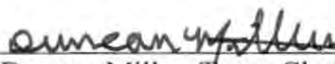
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Scott P. LeMarr, Mayor


SIGNED AND ATTESTED TO THIS 17 DAY OF November 2011

ATTEST:



Duncan Miller, Town Clerk

APPROVED AS TO FORM:



Andrew Miller, Town Attorney

1 floor plan and usable square footage shall be substantially compliant with the
2 narrative and Exhibit D.

- 3
- 4 11. The urgent care center shall not have any out-patient surgical facilities,
5 ambulatory services or sell any prescription drugs.
6
- 7 12. The urgent care center's days and hours of operation shall be limited to Monday
8 through Saturday, 8:00 am to 7:00 pm.
9
- 10 13. The east and west monument sign copies shall be substantially compliant with the
11 sign elevation plans and the narrative.
12
- 13 14. Tenant signage shall be permitted on Building A at the entrance to the urgent care
14 center, but such sign shall be no larger than the signs for other tenants of the
15 building or for similar buildings at the Lincoln Plaza Medical Center.
16
- 17 15. Directional signs for the urgent care center shall not be substantially visible from
18 off site, must comply with the Special Use Permit Guidelines and shall be limited
19 to a maximum/total number of three (3) signs.

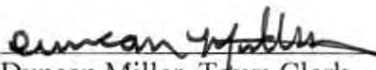
STATE OF ARIZONA)
 :SS.
COUNTY OF MARICOPA)

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the foregoing is a full, true, and correct copy of Ordinance Number 636 duly and regularly passed and adopted by a majority vote of the Town Council at a meeting duly called and held on the 17th day of November, 2011. Said Ordinance appears in the minutes of said meeting, and it has not been rescinded or modified and is now in full force and effect.

I further certify that said municipal corporation is duly organized and existing, and has the power to take the action called for by the Ordinance.




Duncan Miller, Town Clerk

VOTE

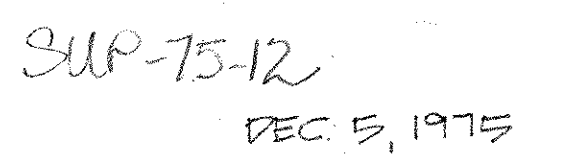
AYES: LeMarr, Hamway, Collins, Dembow, Kirby, Parker, Trueblood

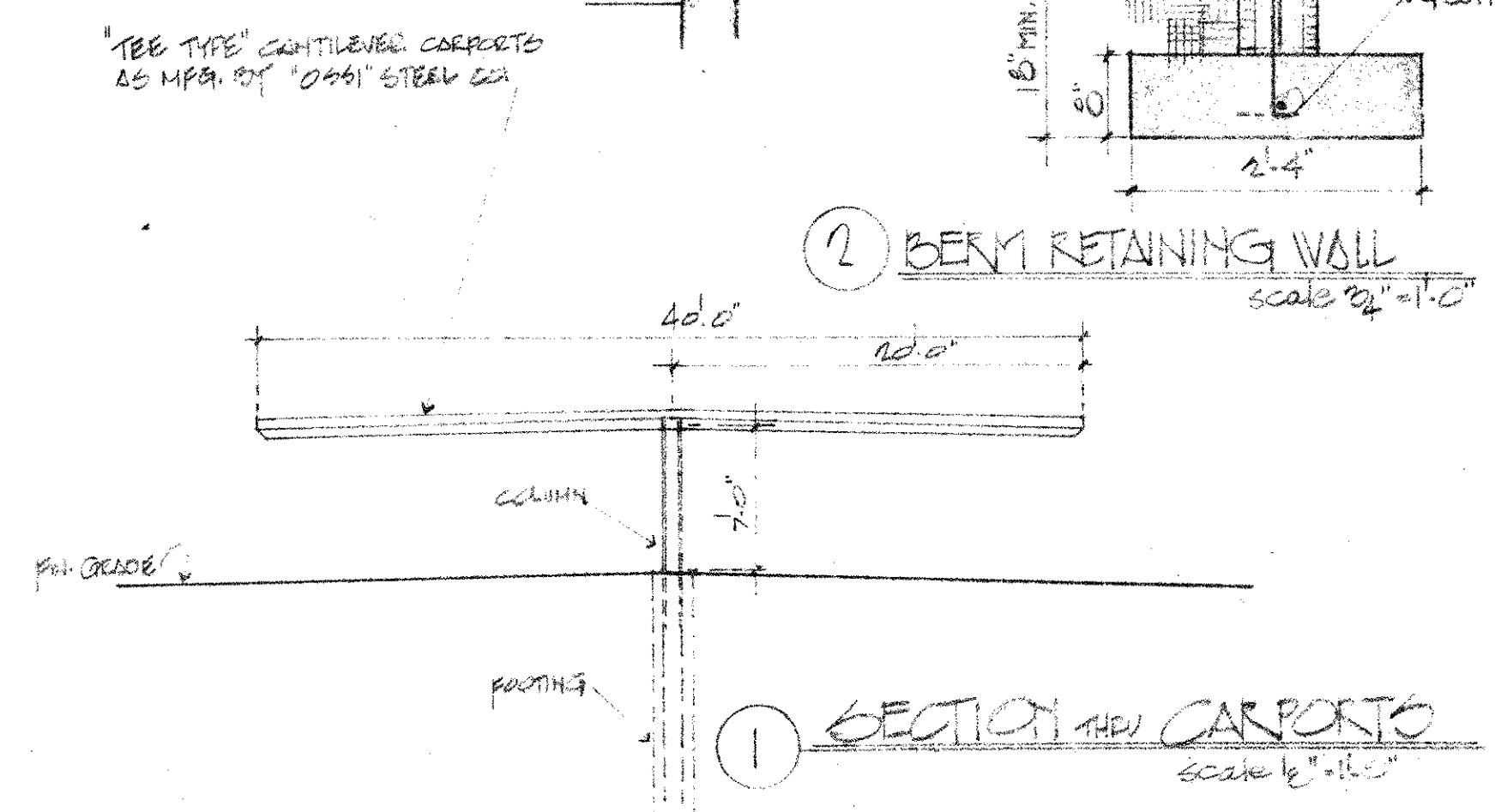
NAYES:

NOT PRESENT:

ABSTAIN:

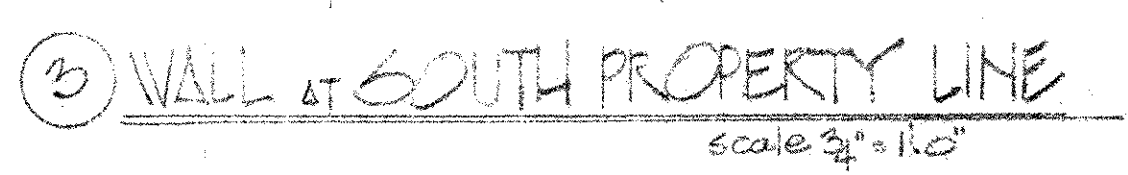
TAB 4





LANDSCAPING NOTES:

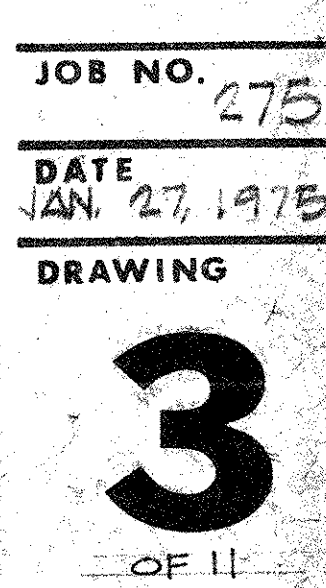
1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ. FT. OF LANDSCAPED AREA. (3 TREES)
2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10" 1/2" HT X 3" 1/2" WIDE OR 4" SINGLE TRUNK CALIPER OR 2" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE.



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

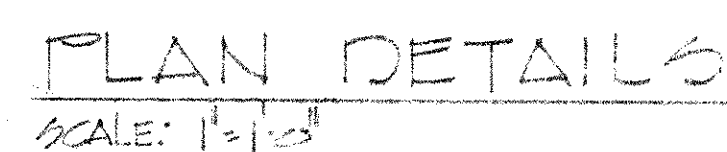
Mary Ann Brunes
Town Clerk



Mary Ann Brines
Town Clerk



SCALE: $1/10.11 = 1 \cdot 10^{-11}$

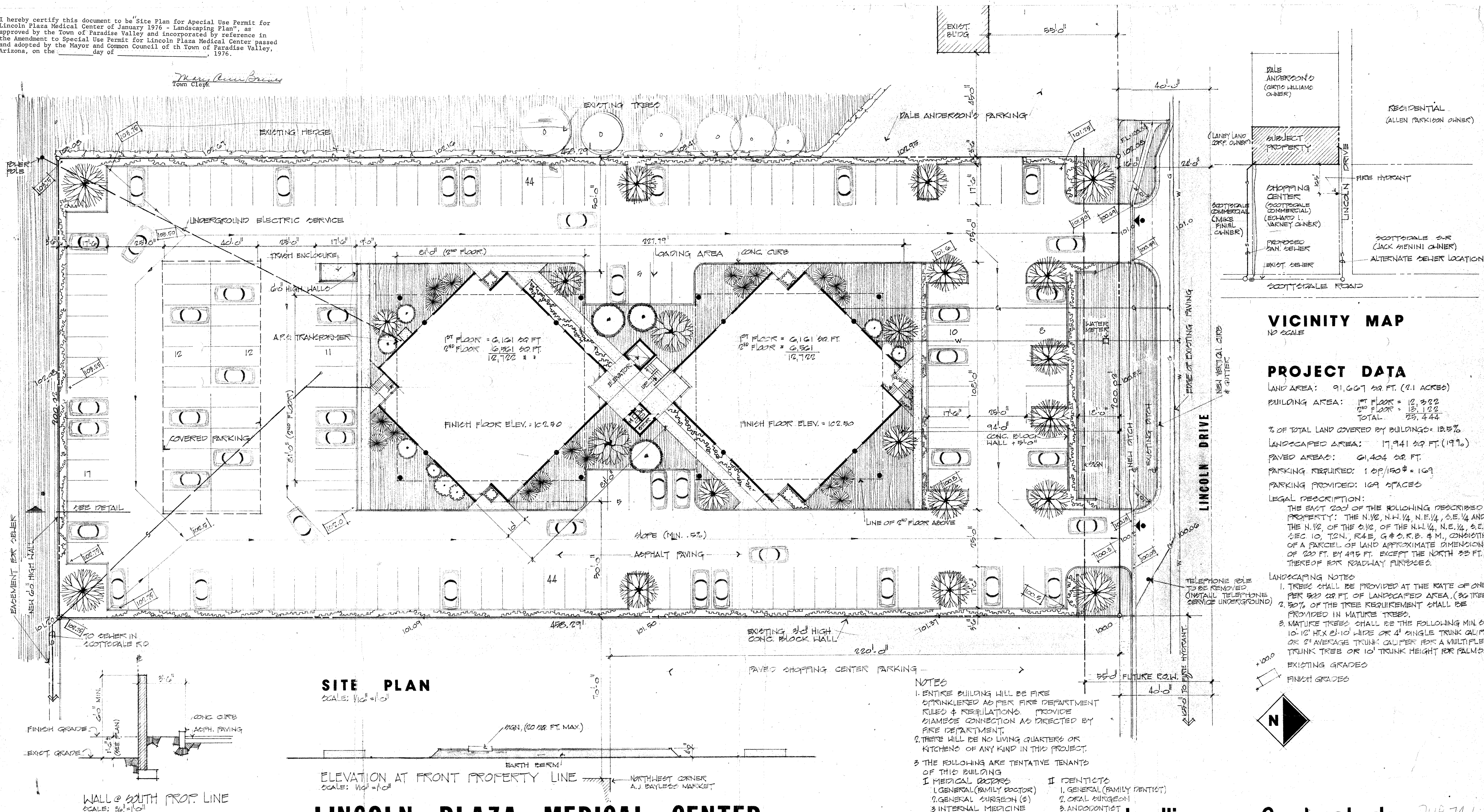


MEN'S TOILET ROOM ELEVATIONS

SUP-76-12
MAR 25 1976

I hereby certify this document to be "Site Plan for Apecial 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 Brines
Town Clerk



SITE PLAN

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

ELEVATION AT FRONT PROPERTY LINE

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

LINCOLN PLAZA MEDICAL CENTER

PARADISE VALLEY, ARIZONA

NOTES

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

| | |
|----------------------------|-----------------------------|
| I. MEDICAL DOCTORS | II. DENTISTS |
| 1. GENERAL (FAMILY) DOCTOR | 1. GENERAL (FAMILY) DENTIST |
| 2. GENERAL SURGEON (S) | 2. ORAL SURGEON |
| 3. INTERNAL MEDICINE | 3. ANTHROPOLOGIST |
| 4. PLASTIC SURGEON (S) | 4. PERIODONTIST |
| 5. OPHTHALMOLOGIST | 5. ORTHODONTIST |
| 6. RADIOLOGIST | |
| 7. DERMATOLOGIST | |

VICINITY MAP

NO SCALE

PROJECT DATA

LAND AREA: 91,667 SQ. FT. (2.1 ACRES)

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

% OF TOTAL LAND COVERED BY BUILDING = 13.5%

LANDSCAPED AREA: 17,941 SQ. FT. (19.9%)

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. 1/2, N. 1/4, N. E. 1/4, S. E. 1/4 AND THE N. 1/2 OF THE S. 1/2, OF THE N. 1/4, N. E. 1/4, S. E. 1/4 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 33 FT. THEREOF FOR ROADWAY PURPOSES.

LANDSCAPING NOTES

- TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ. FT. OF LANDSCAPED AREA. (30 TREES)
- 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
- MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10-12" HTX 2-10" WIDE OR 4" SINGLE TRUNK CALIPER OR 6" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE OR 10' TRUNK HEIGHT FOR PALMS.

EXISTING GRADES

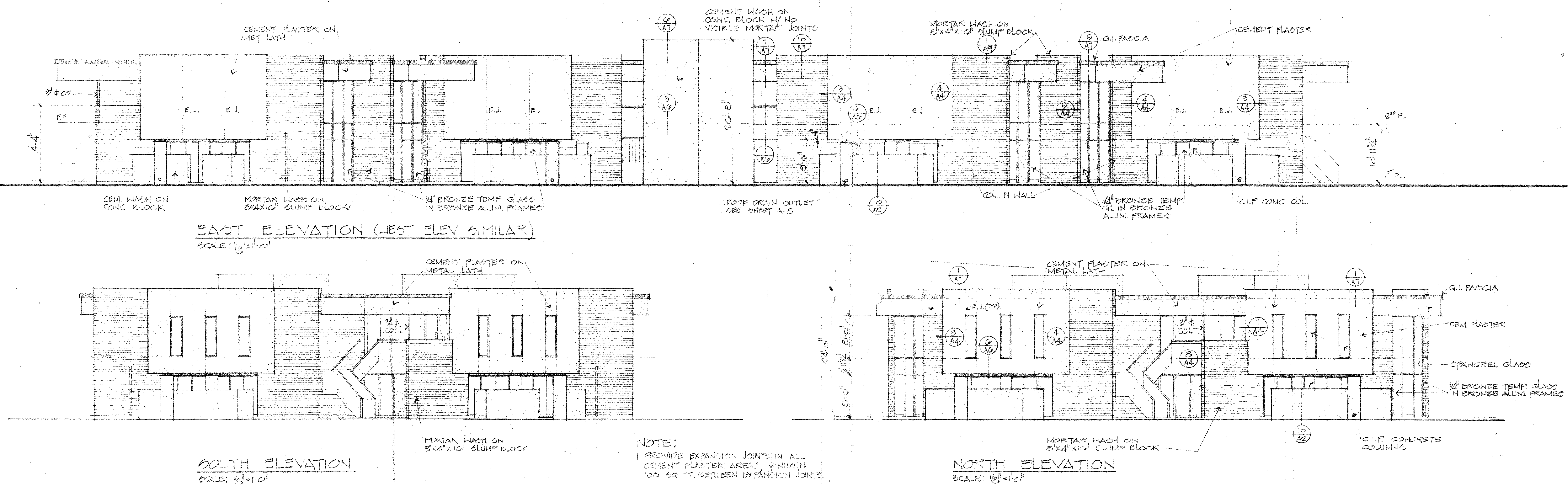
FINISH GRADES

bollinger & tachuk
ARCHITECTS

SUP-74-6

1 OF 4

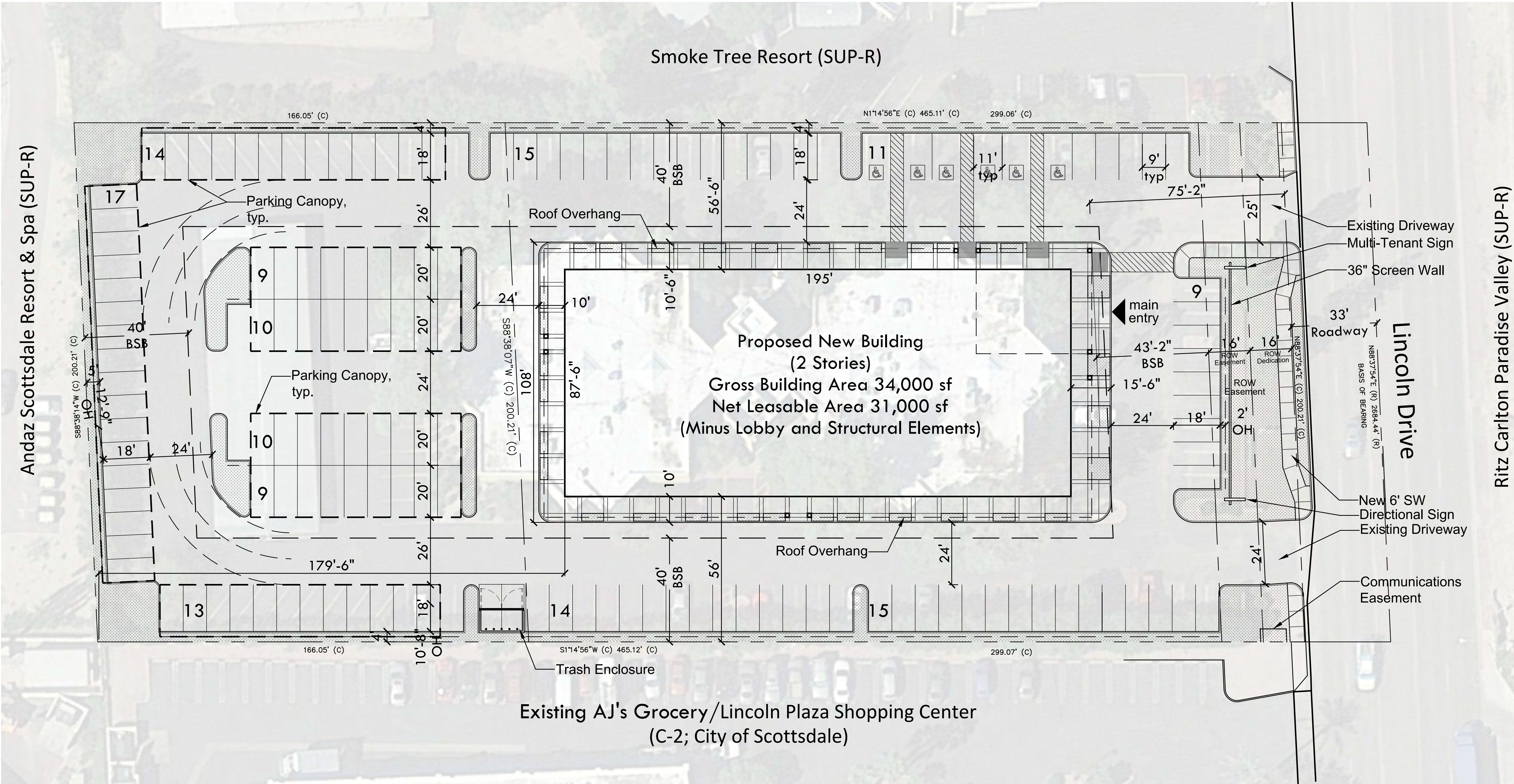
MAY 13, 1974
REV. MAY 17, 1974
REV. JUNE 3, 1974



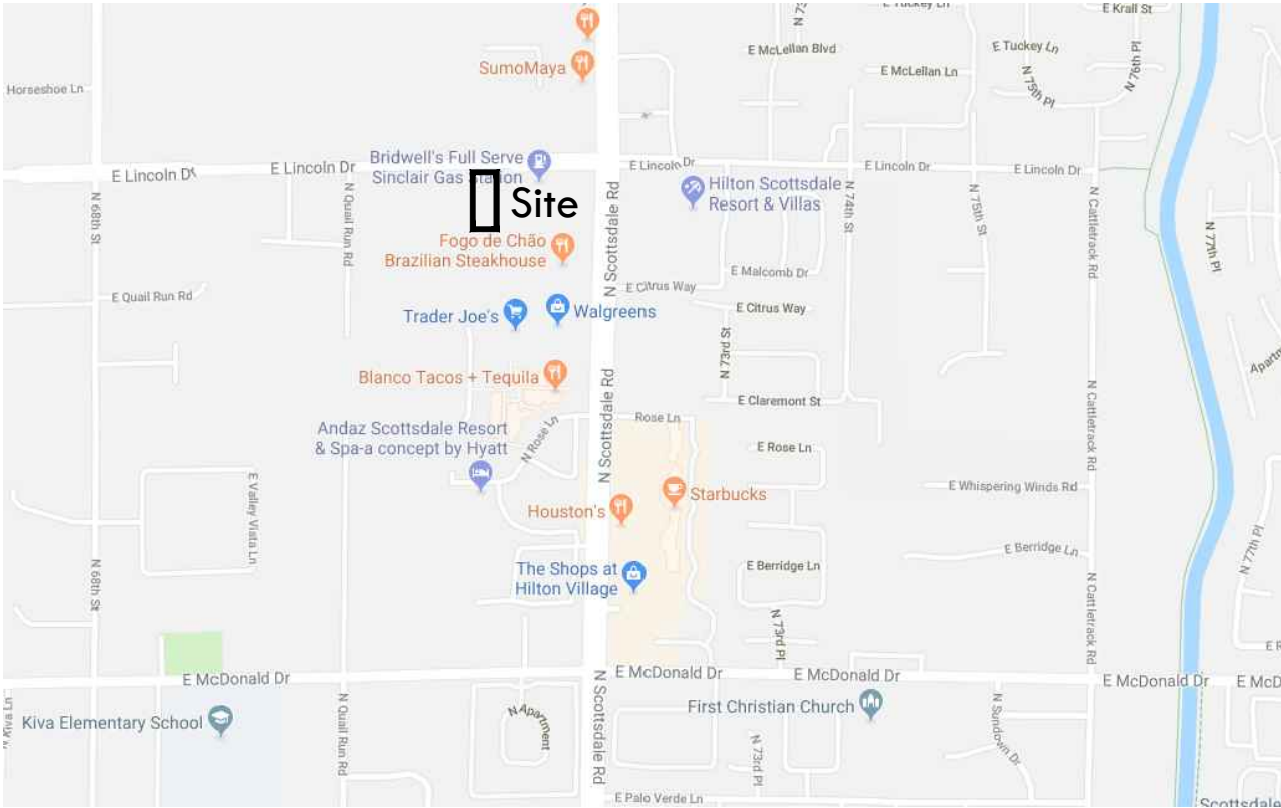
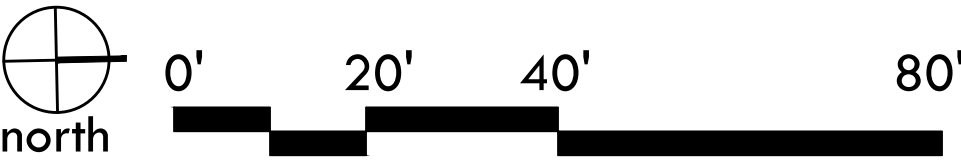
I hereby certify this document to be "Site Plan" for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet 11", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley, Arizona on the _____ day of _____, 1976.

Mary Ann Brines
Town Clerk

TAB 5



Master Site Plan



Vicinity Map N.T.S.

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



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: |
| |
| |
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| |

Ownership of Instruments of Service:
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| |
|-----------------------|
| Seal |
| Date: October 5, 2018 |
| Project Number: 598 |
| Drawn by: dm/rdb |
| Sheet Number |

A1.0
Master Site Plan

TAB 6

7125 Lincoln
Medical Office
Paradise Valley, Arizona

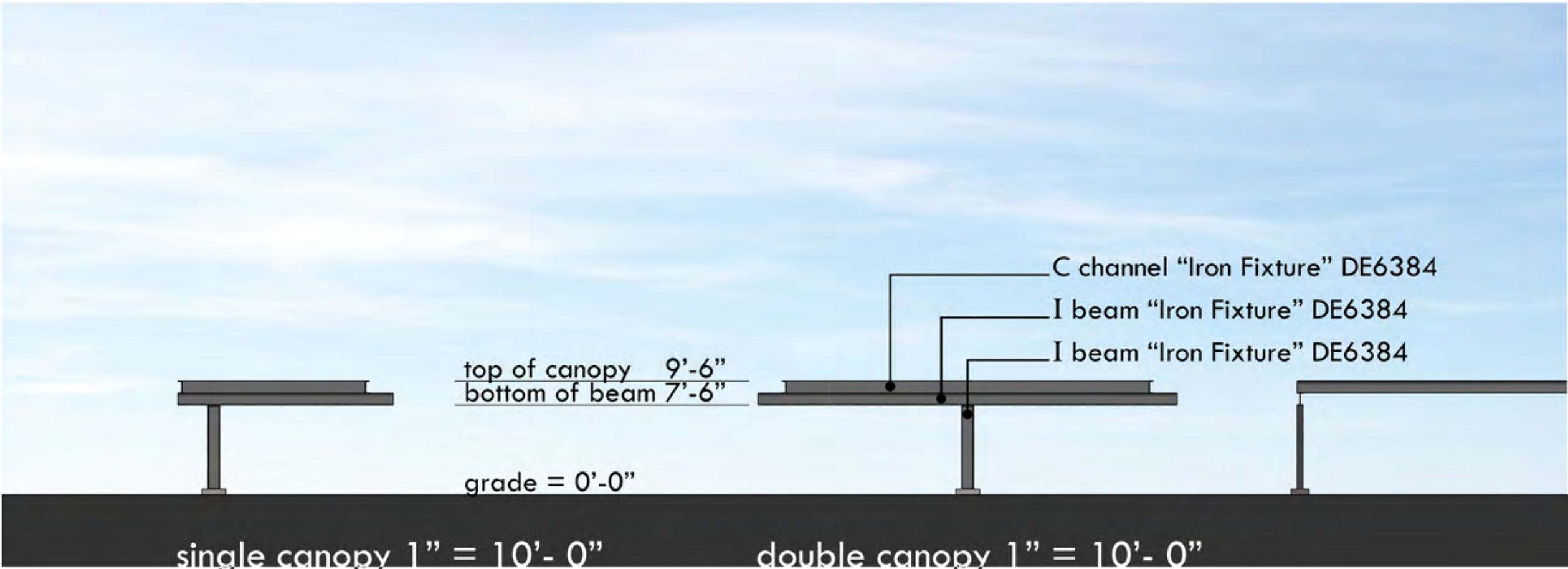
- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

| Revisions: |
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Ownership of Instruments of Service:
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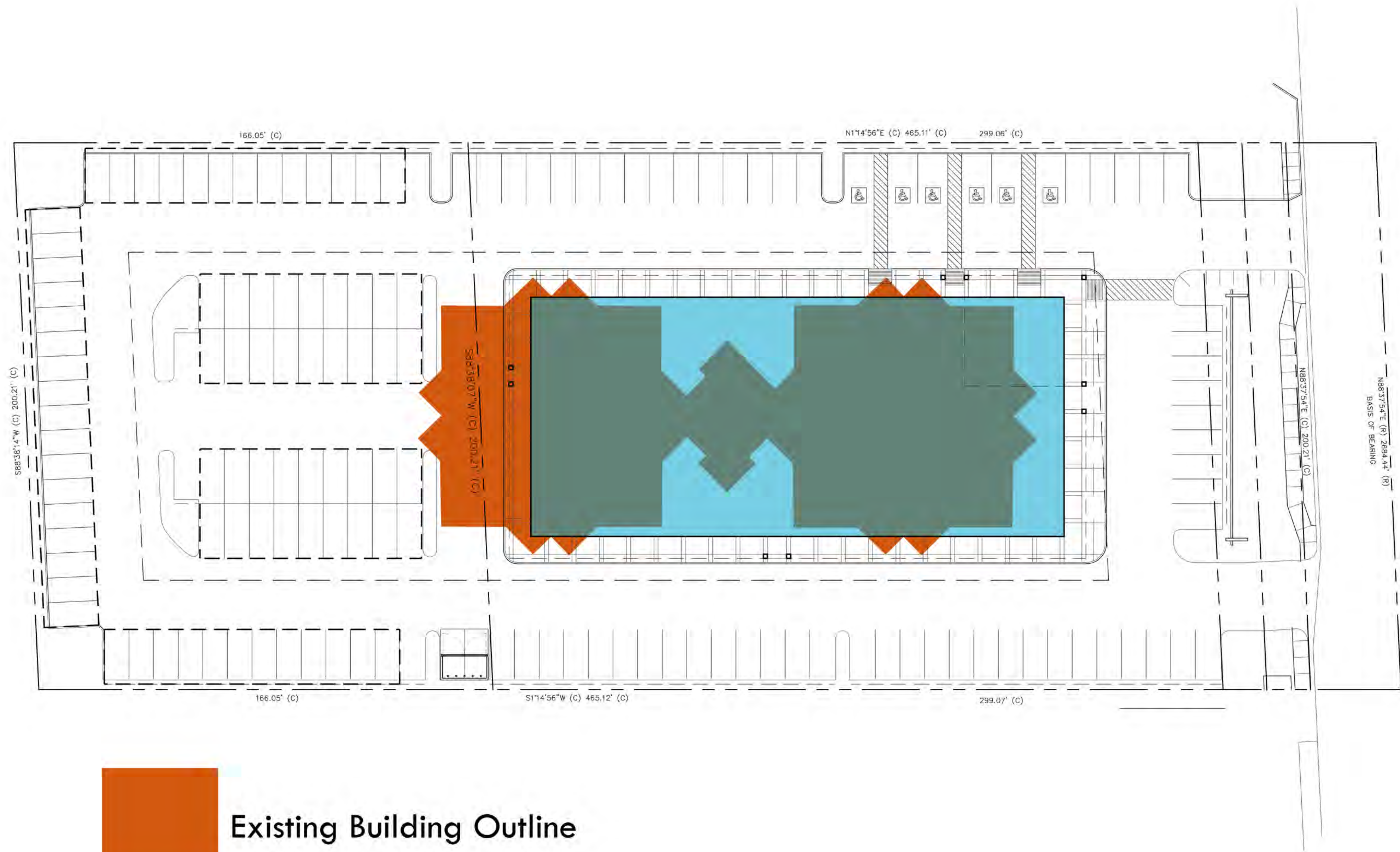
Seal
Date: November 15, 2018
Project Number: 598
Drawn by: dm/rdp

Sheet Number
A2.0
elevations



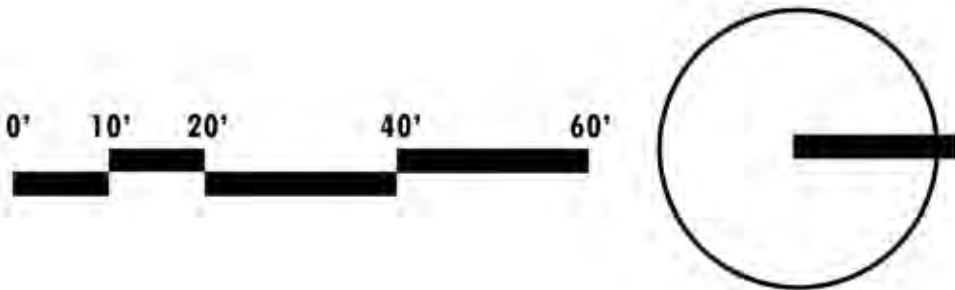
0' 10' 20'
1" = 10' - 0"

TAB 7



Existing Building Outline

Proposed Building Outline



Jamel
Greenway
LLC

Ownership:

71 25 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

TAB 8

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

TAB 9



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: October 1, 2018

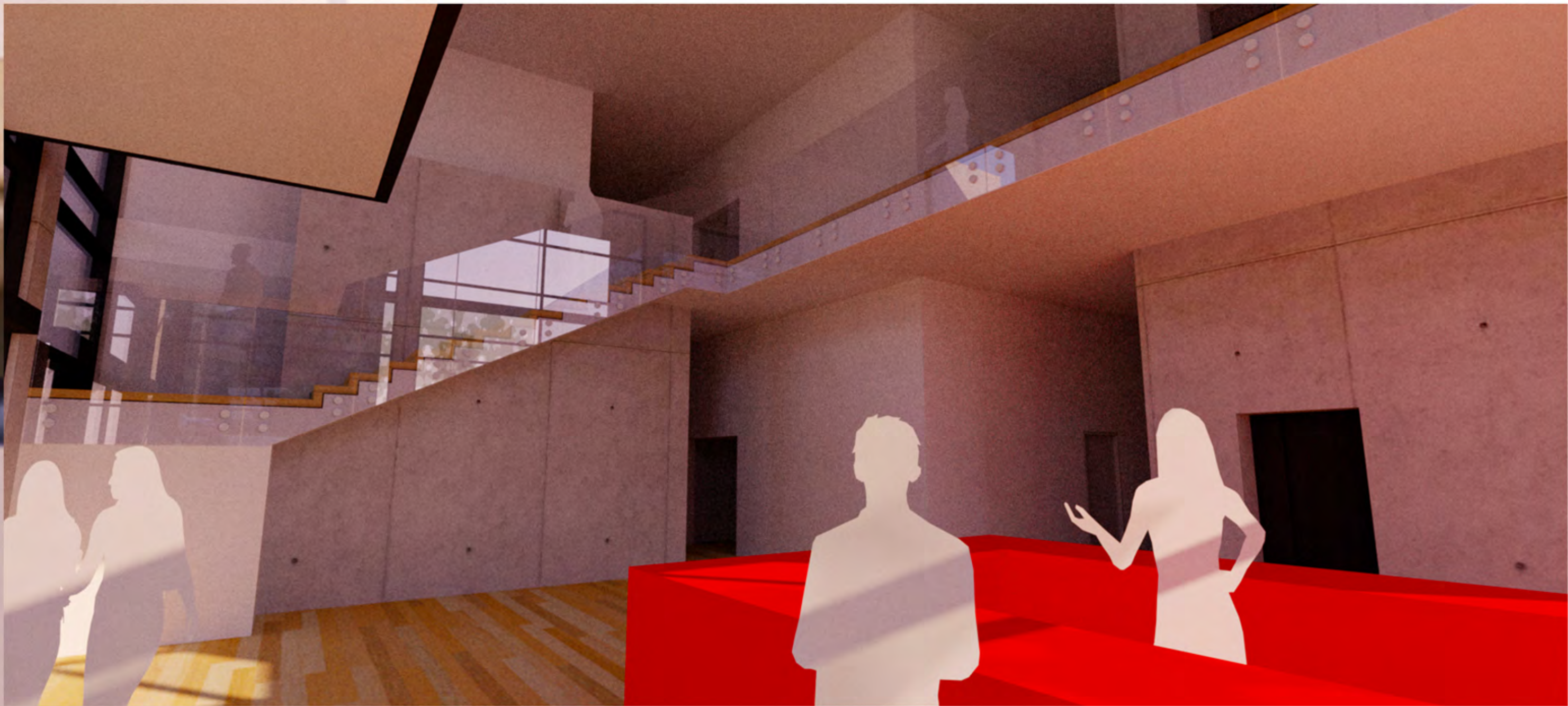
Project Number: 598

Drawn by: dm/rdb

Sheet Number

A4.0

renderings



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: October 1, 2018

Project Number: 598

Drawn by: dm/rdh

Sheet Number

A4.1

renderings

TAB 10

Vicinity Map: Surrounding Heights

Looking Southeast



Looking Northeast



TAB 11

View Corridor (West on Lincoln Drive)



View Corridor (West on Lincoln Drive)



TAB 12

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

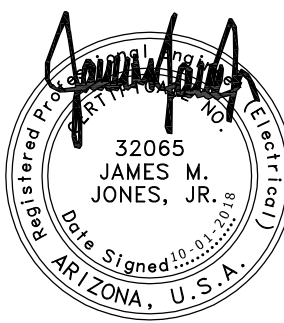
△ City Submittal

△ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal

Date: October 5, 2018

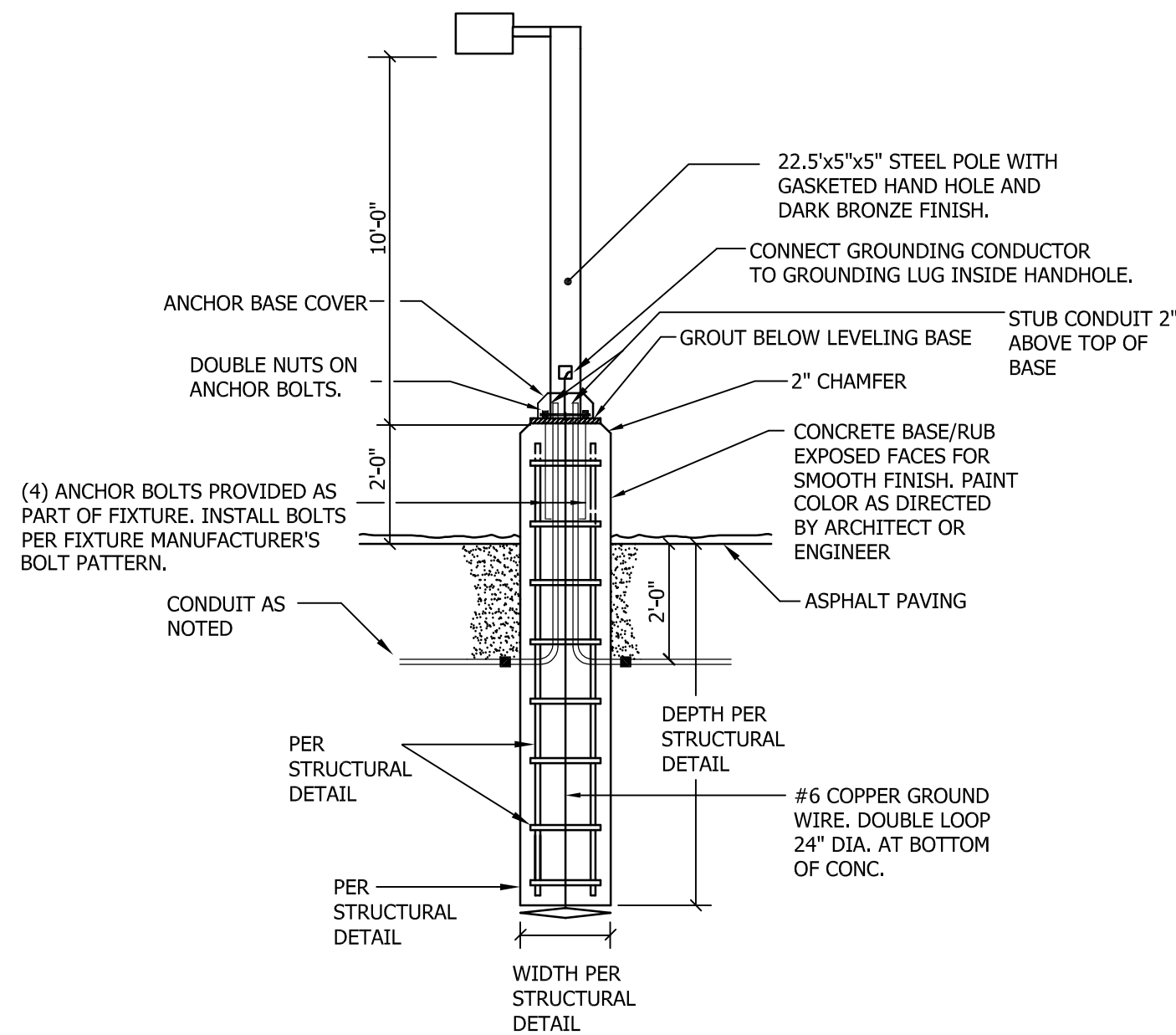
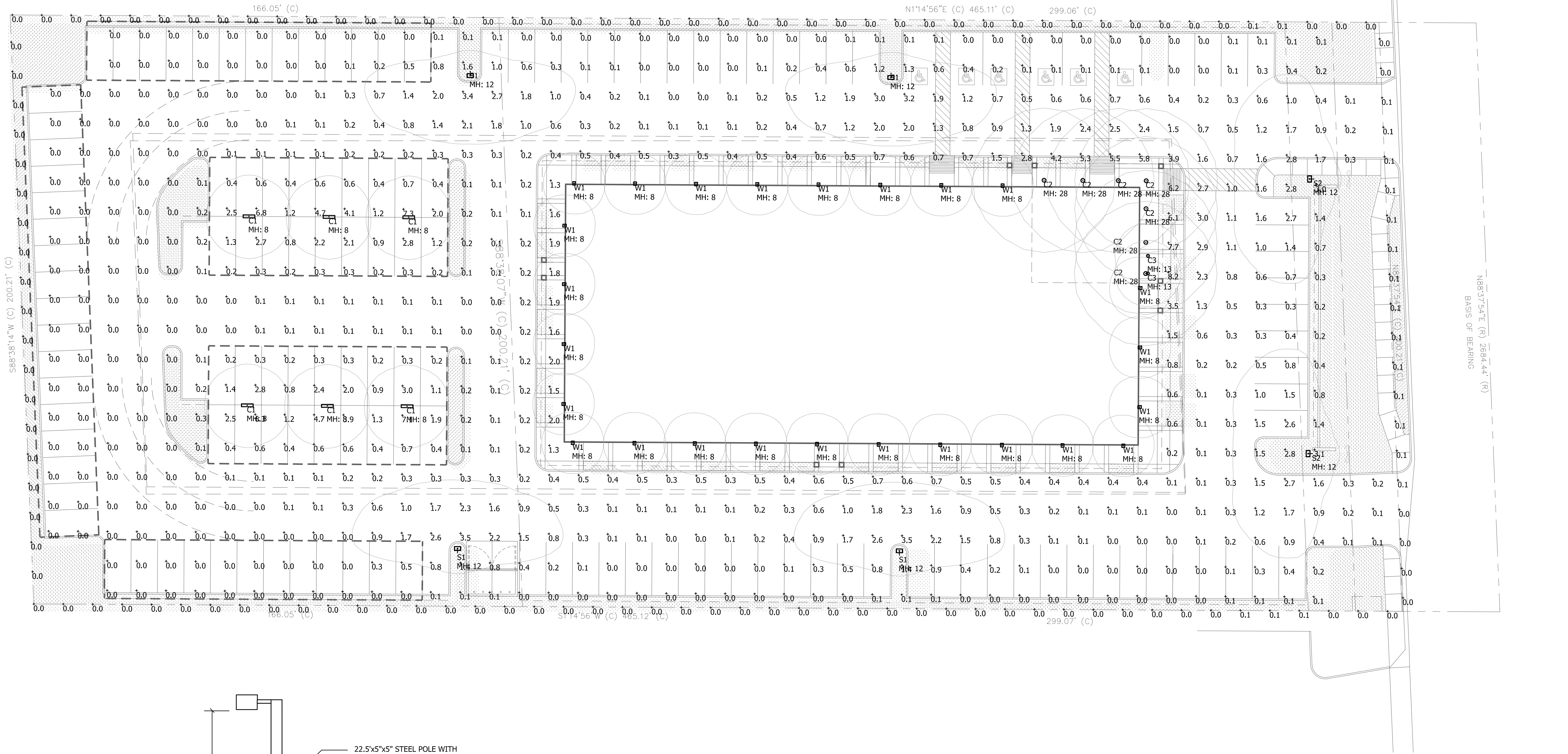
Project Number: 598

Drawn by: MB2

Sheet Number

E1.0

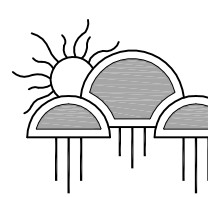
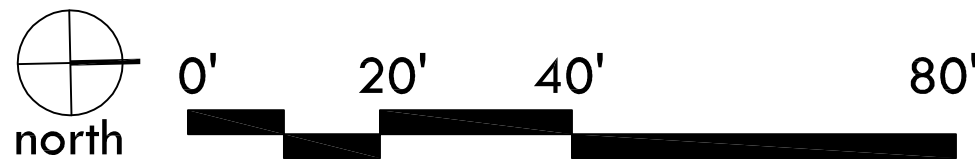
Photometric Site Plan



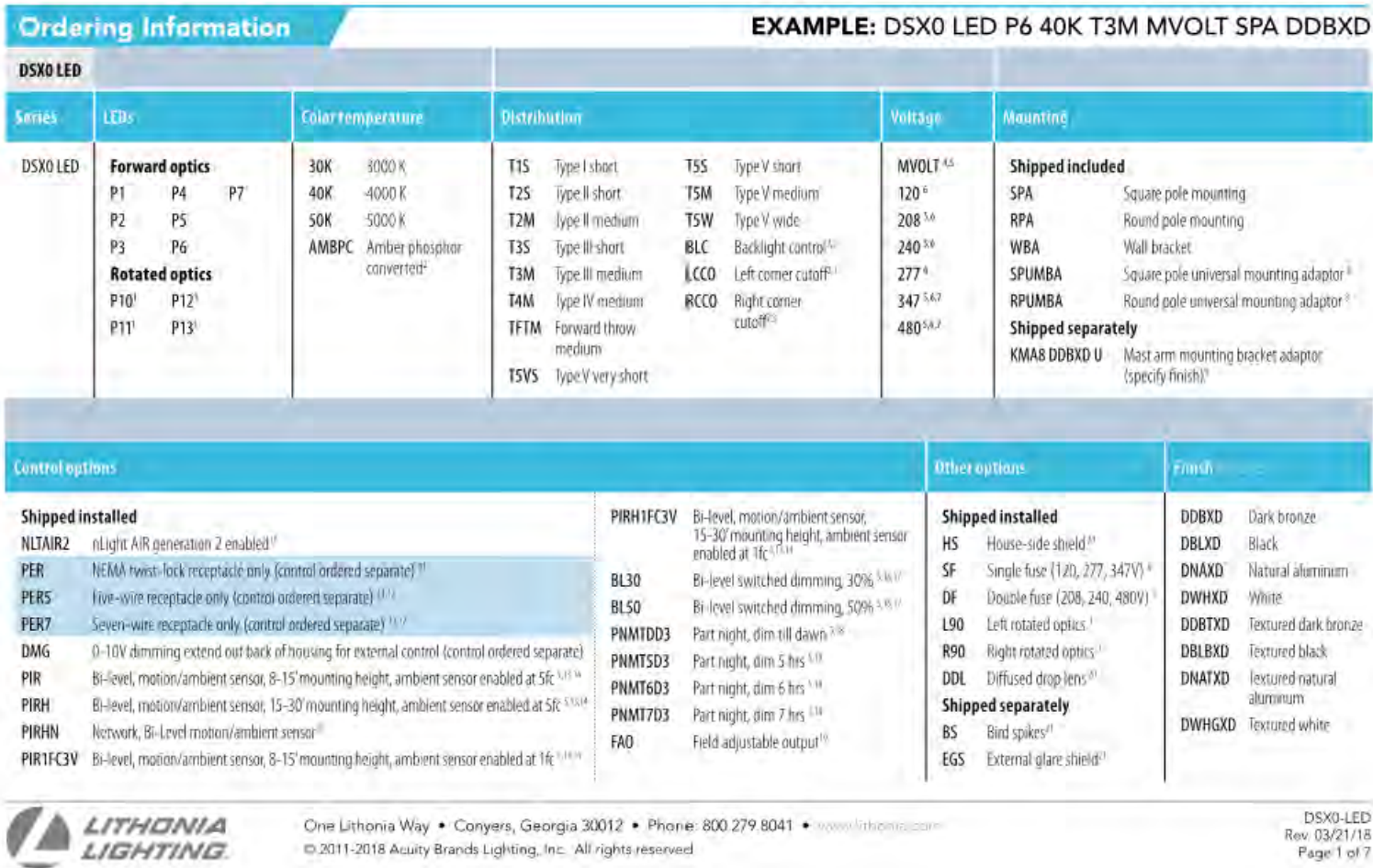
TYPICAL POLE BASE DETAIL
SCALE: NONE
S1 & S2 FIXTURES

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

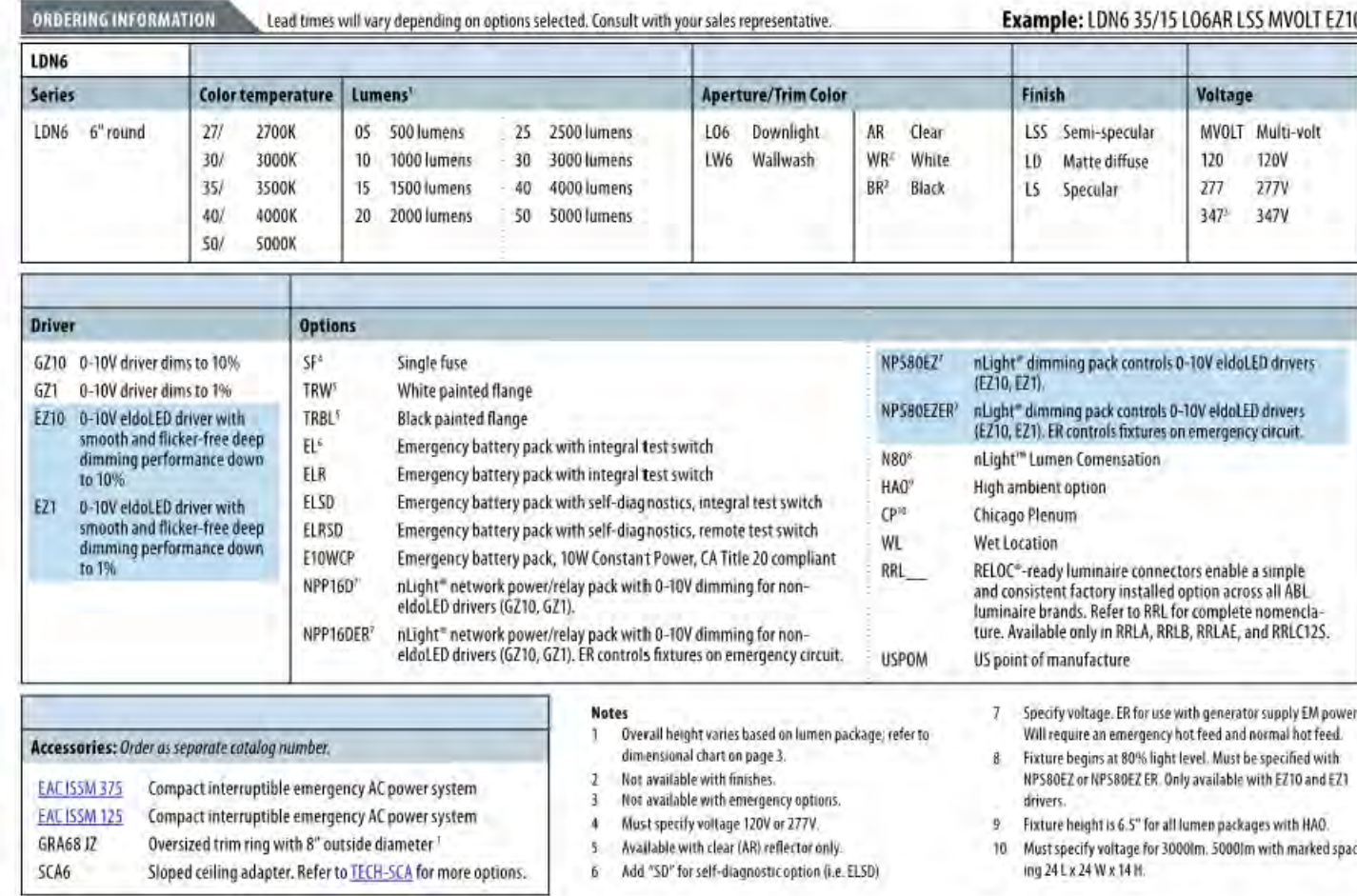
| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PROPERTY LINE | Illuminance | Fc | 0.01 | 0.1 | 0.0 | N.A. | N.A. |
| SITE | Illuminance | Fc | 0.63 | 8.2 |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



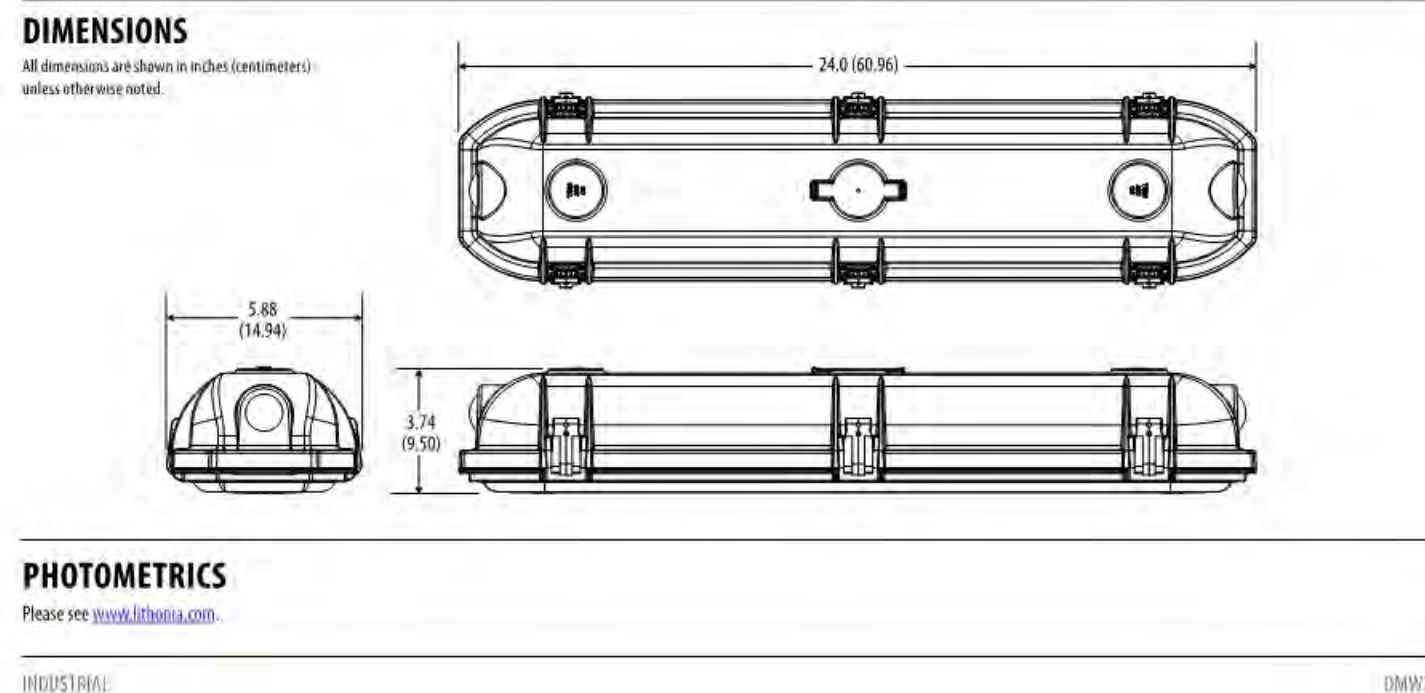
Kraemer Consulting Engineers, PLLC.
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85085-2864
(602) 285-1669
(602) 285-9450 - fax
208 # 18-5474



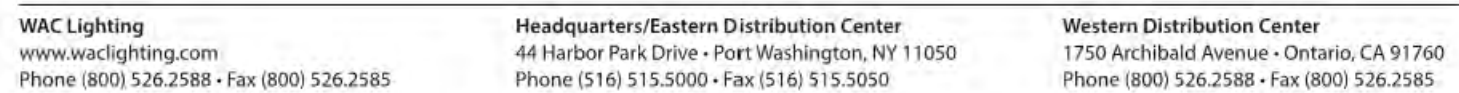
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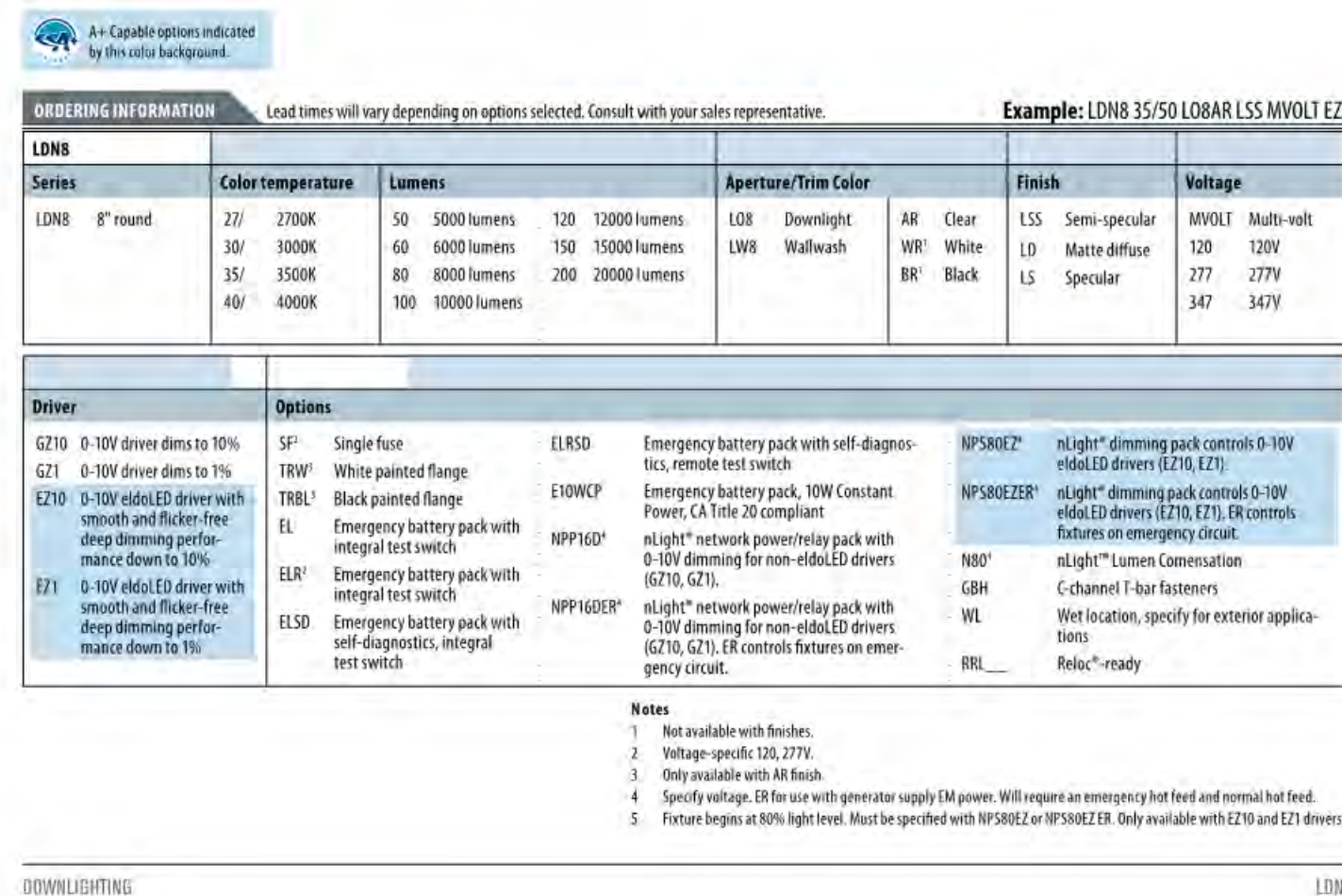
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



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

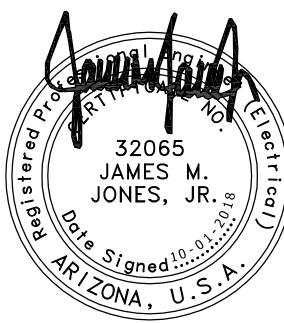
△ City Submitta

△ Construction Set

Revisions

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Sea

Date: October 5, 2018

Project Number: 598

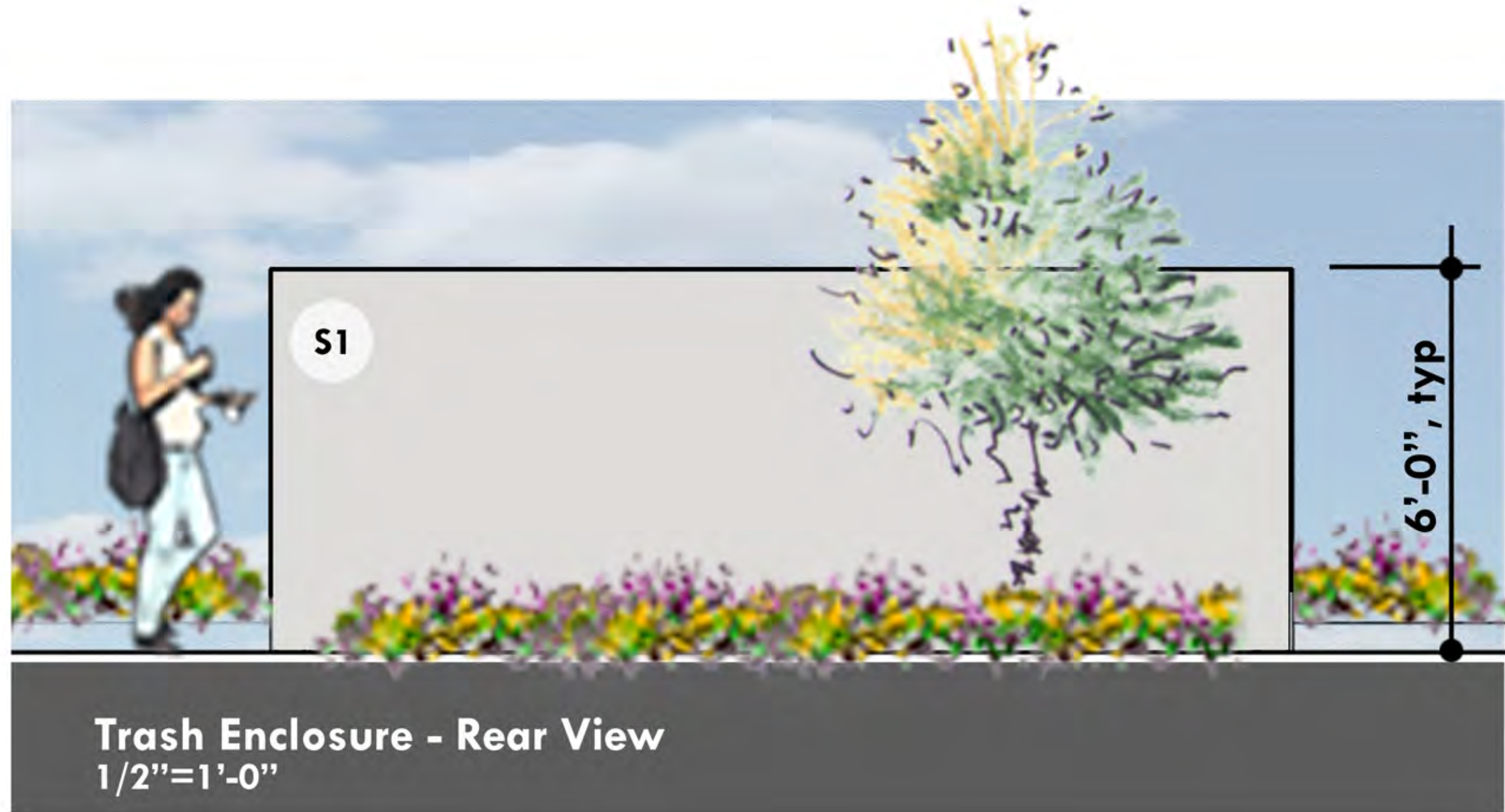
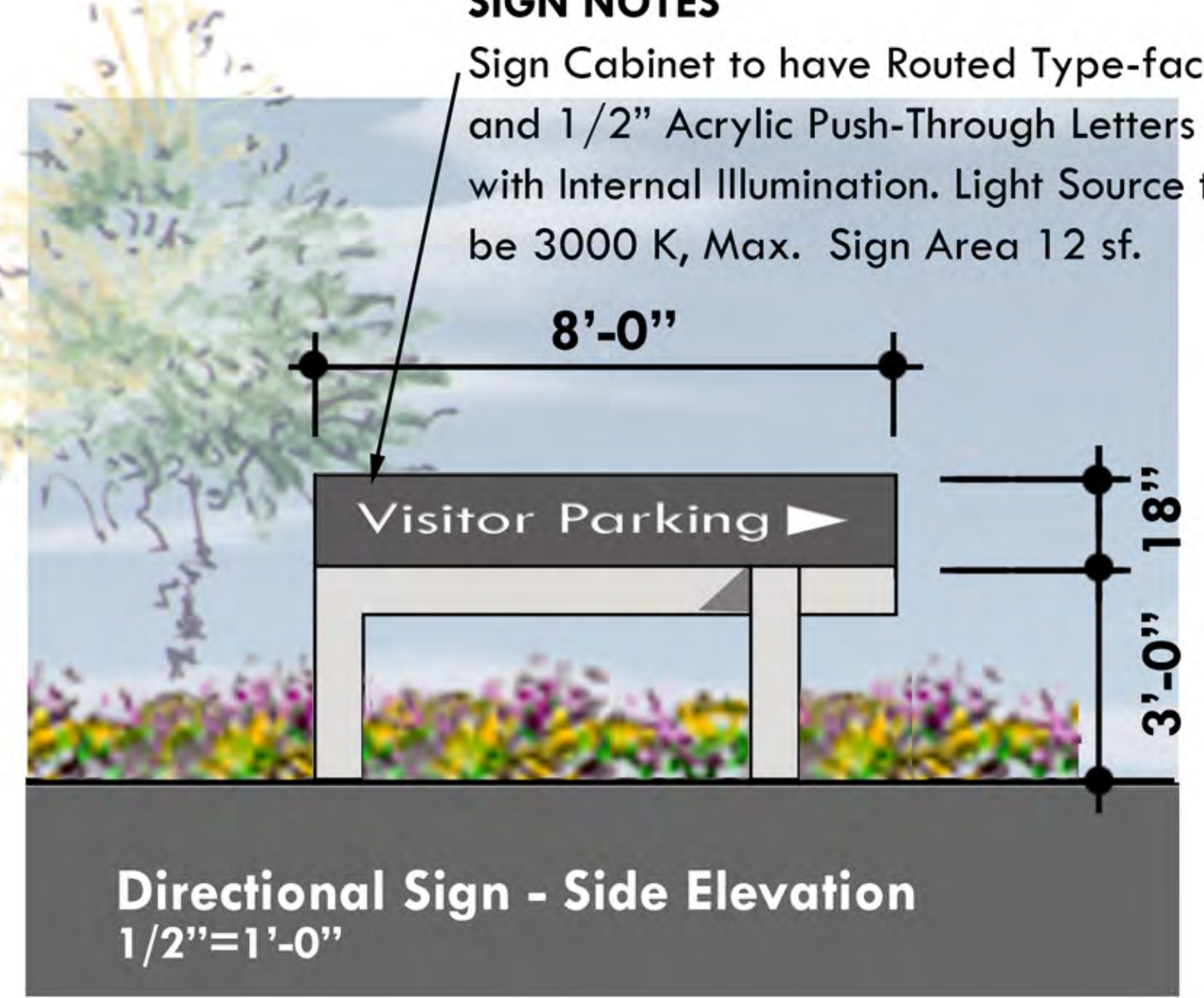
Drawn by: MB

Sheet Number

E2.0

Lighting Cutsheets

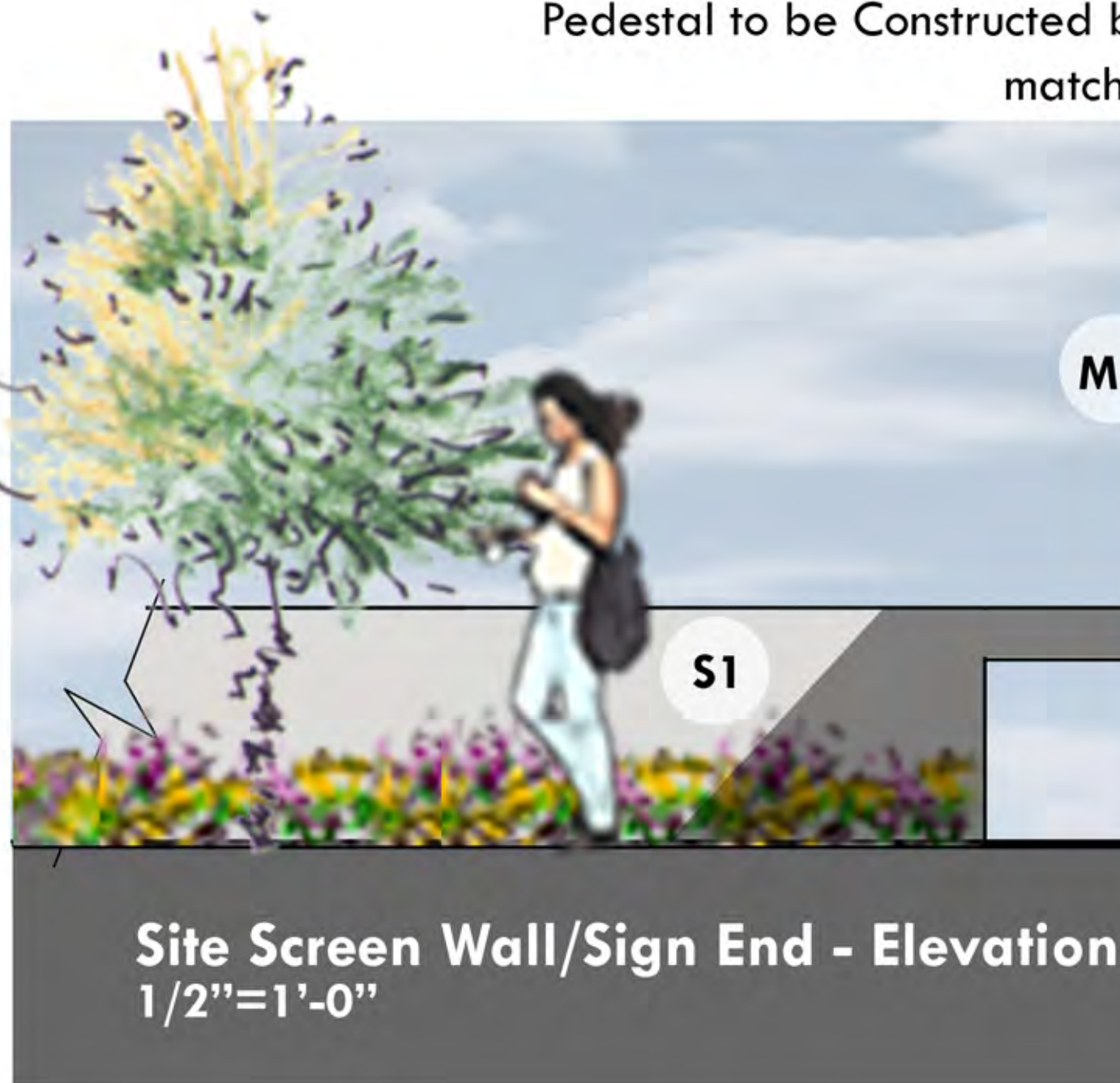
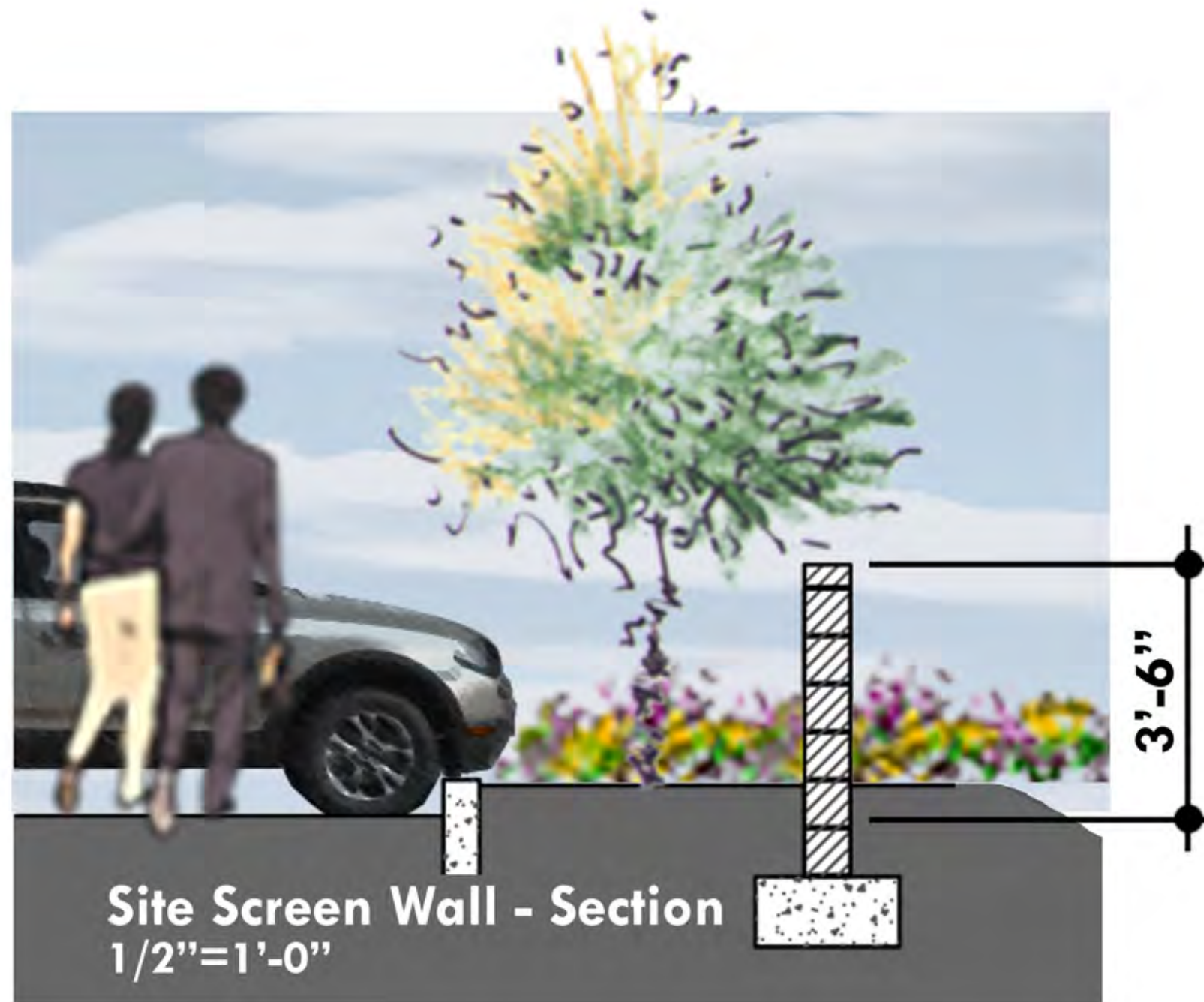
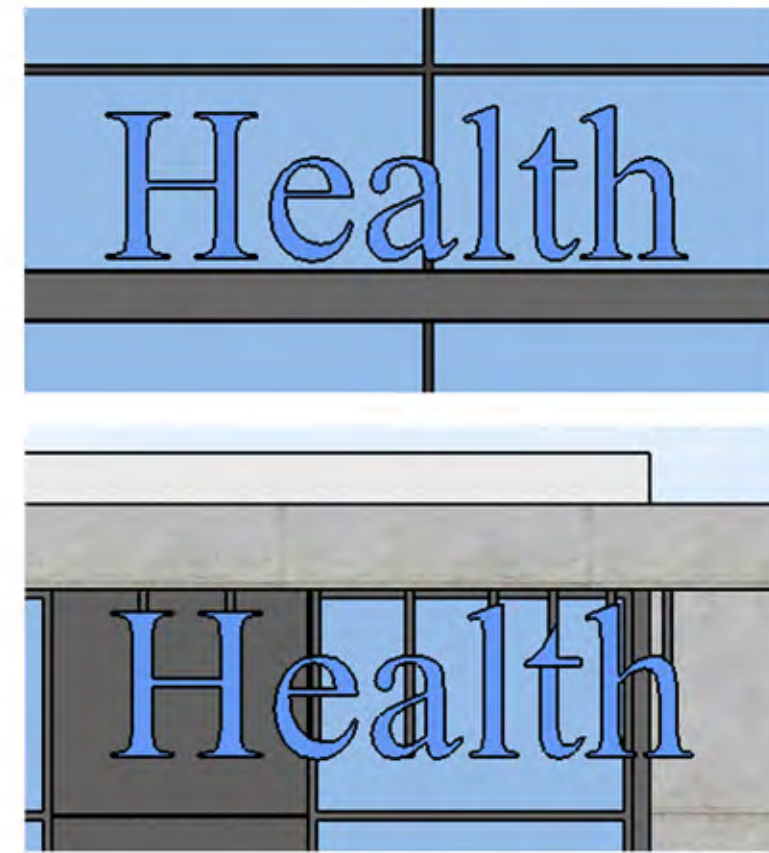
TAB 13



FINISH LEGEND

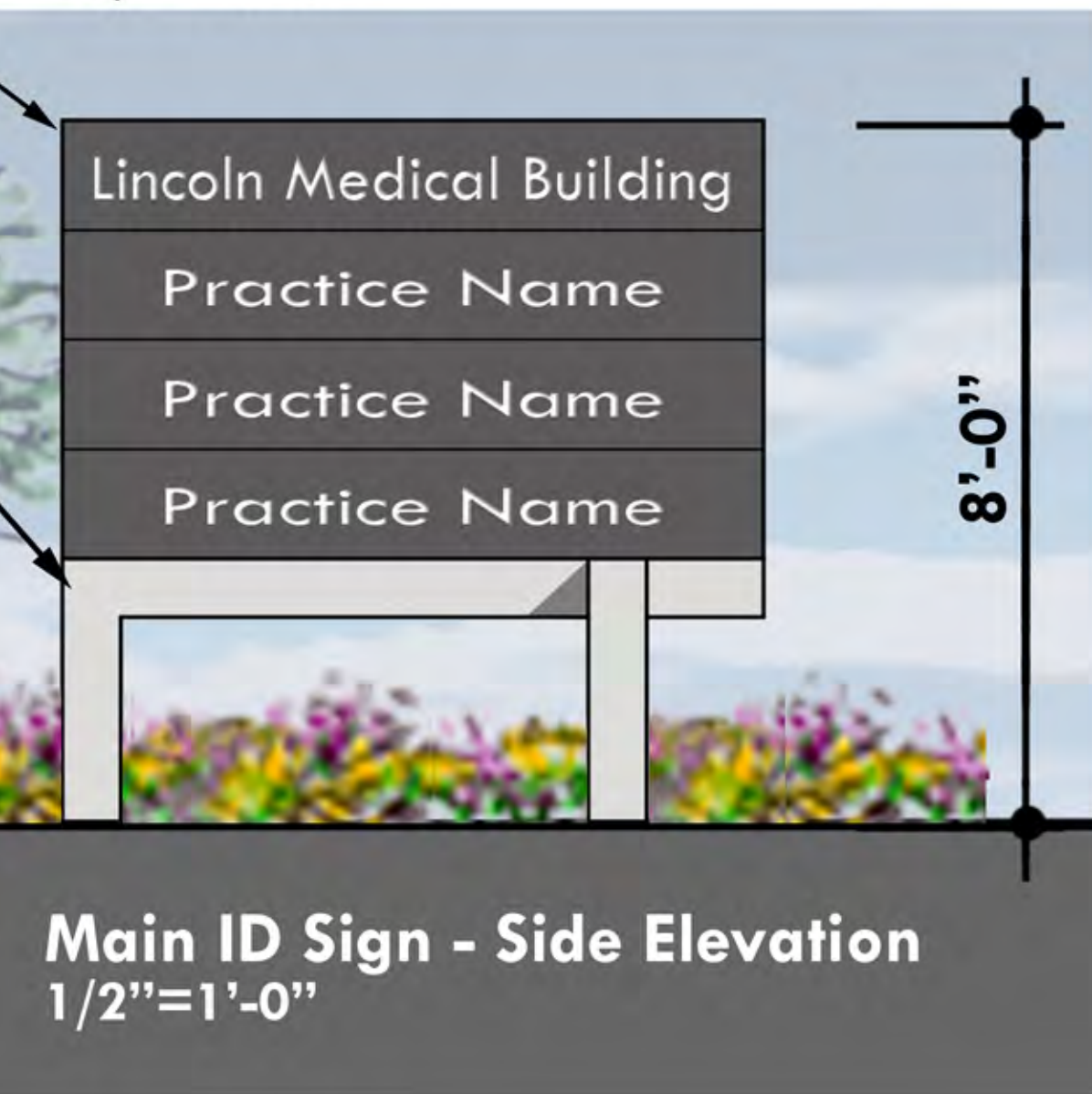
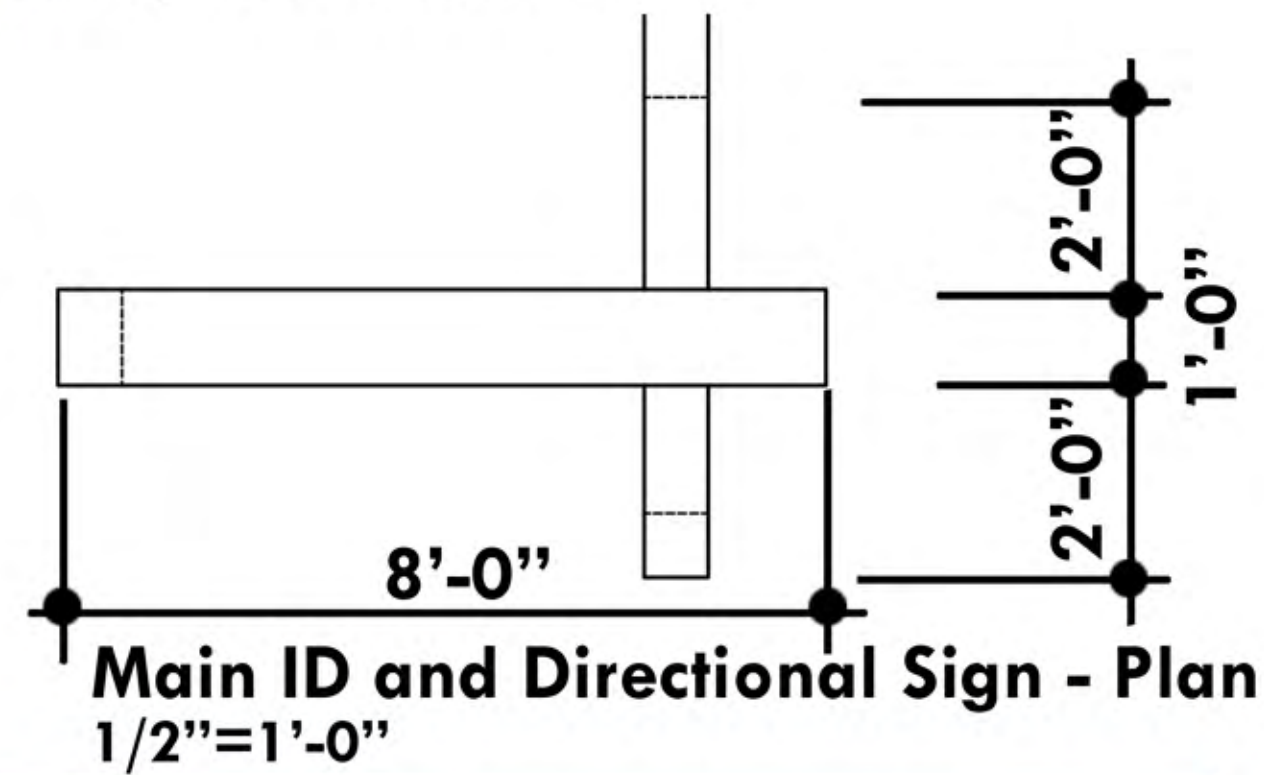
M1 Paint on Metal
DE6384 "Iron Fixture"

S1 Paint on Stucco
DE6218 "Antique Paper"



SIGN NOTES

Sign Cabinet to have Routed Type-face and 1/2" Acrylic Push-Through Letters with Internal Illumination
Light Source to be 3000 K, Max. Sign Area 40 sf.
Pedestal to be Constructed by Sign Mfr, finished to match adjacent Stucco Finish



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

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Seal

Date: October 5, 2018

Project Number: 598

Drawn by: dm/rdh

Sheet Number

A1.1

Site Details/Signage

TAB 14



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 | AM | | | PM | | |
| | | | | Total | In | Out | Total | In | Out | Total |
| 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

TAB 15

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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| APPENDIX..... | 1 |

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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.

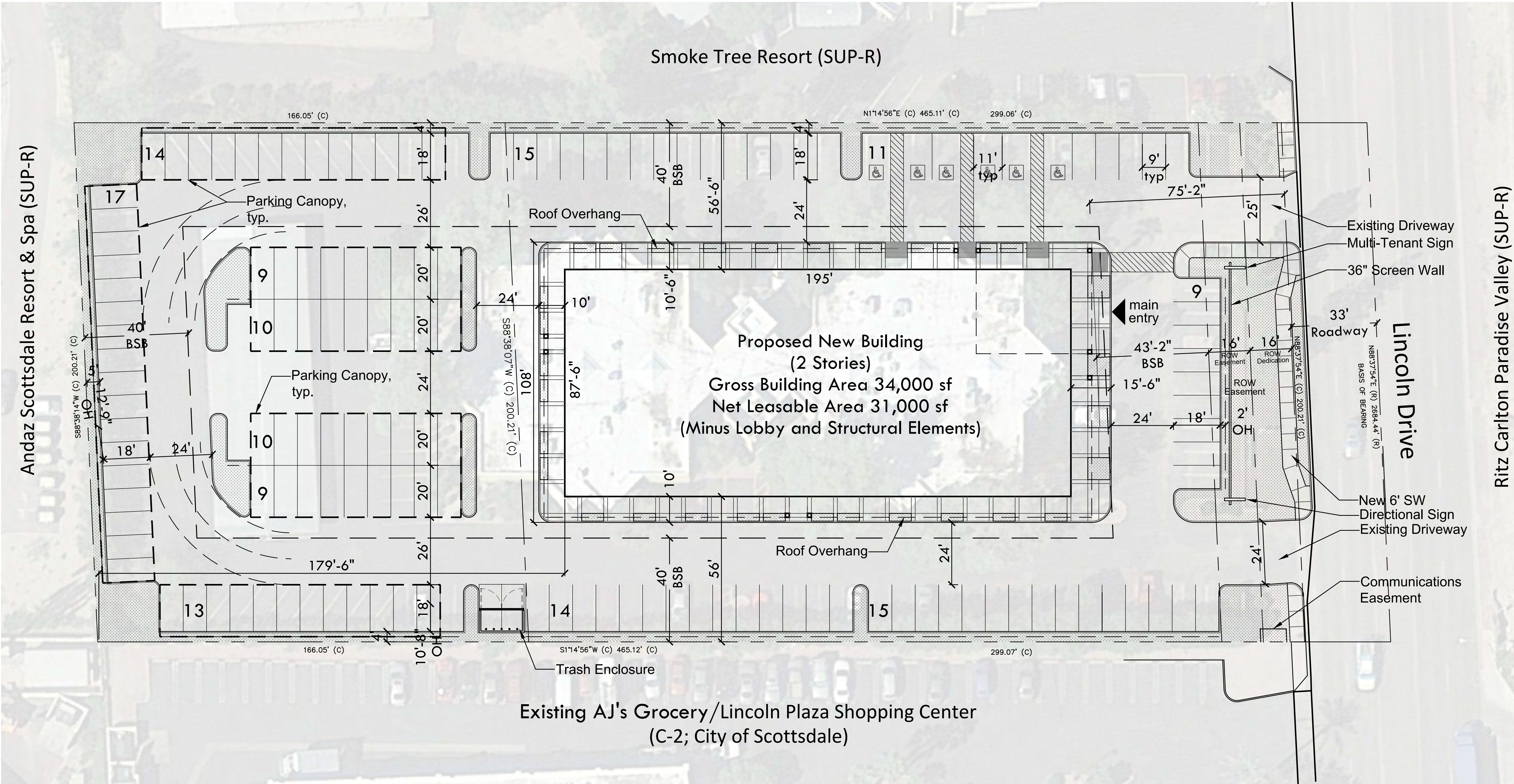
CONCLUSIONS

The LMC redevelopment parking evaluation findings are summarized below:

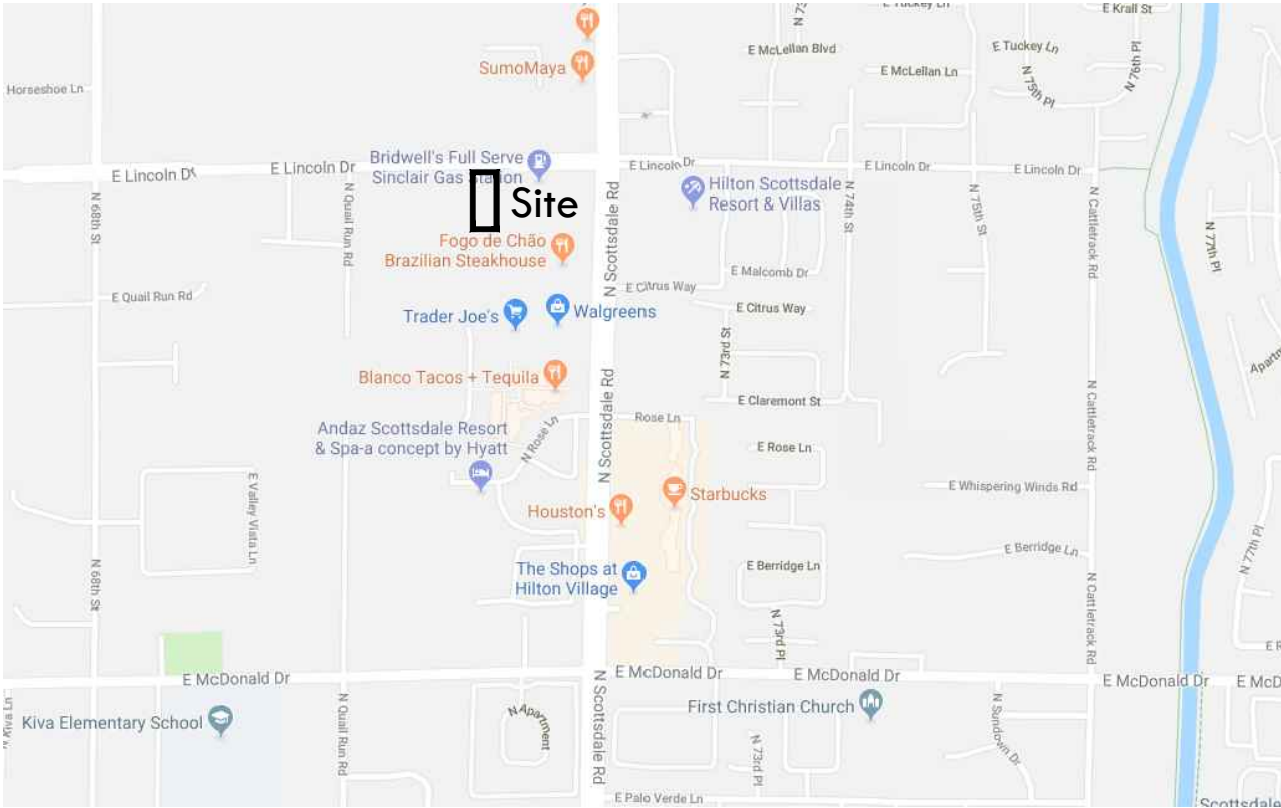
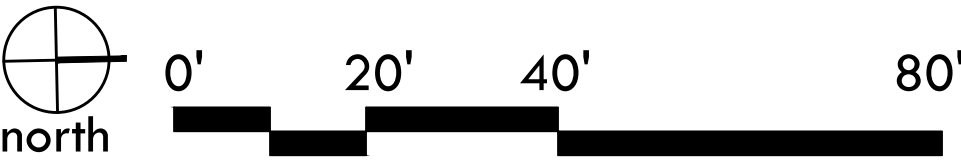
- The proposed redevelopment at buildout consists of approximately 31,000 square feet of medical center. A total of 144 parking spaces are needed at the LMC redevelopment to provide an adequate supply to support the proposed use. The development proposes to provide 146 parking spaces which exceeds the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



Vicinity Map N.T.S.

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



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: |
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| |
| |

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| |
|-----------------------|
| Seal |
| Date: October 5, 2018 |
| Project Number: 598 |
| Drawn by: dm/rdb |
| Sheet Number |

A1.0
Master Site Plan

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% | |

TAB 16



Ritz Carlton
Paradise Valley (SUP-R)




















LANDSCAPE IMPROVEMENTS
7125 Lincoln Medical Office
Paradise Valley, Arizona



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



PLANT SCHEDULE

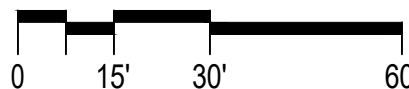
| BOTANICAL NAME | COMMON NAME | QTY | SIZE | NOTES |
|--|--|-----|---------|--------------------------------|
| TREES/PALMS | | | | |
|  <i>Caesalpinia gilliesii</i> | Desert Bird of Paradise | 36 | 24" Box | Multi Trunk Dense Canopy |
|  <i>Prosopis sp.</i> 'Rio Salado' | Rio Salado Mesquite | 10 | 24" Box | Standard Trunk Upright Form |
|  <i>Parkinsonia x</i> 'Desert Museum' | Desert Museum Palo Verde | 14 | 24" Box | Standard Trunk Dense Canopy |
|  <i>Pistachia chinensis</i> | Chinese Pistache | 36 | 24" Box | Standard Trunk Dense Canopy |
| ACCENTS & VINES | | | | |
|  <i>Aloe davisii</i> | Davis's Aloe | 32 | 5 Gal. | As Per Plan |
|  <i>Muhlenbergia capillaris</i> | Pink Mist Grass | 18 | 5 Gal. | As Per Plan |
|  <i>Agave desmetiana</i> | Smooth Agave | 16 | 5 Gal. | As Per Plan |
|  <i>Hesperaloe funifera</i> | Giant Hesperaloe | 17 | 5 Gal. | As Per Plan |
|  <i>Hesperaloe parviflora</i> 'Brake Lights' | Red Yucca | 24 | 5 Gal. | As Per Plan |
| SHRUBS | | | | |
|  <i>Dodonaea viscosa</i> 'Purpurea' | Purple Hopseed Bush | 43 | 5 Gal. | As Per Plan |
|  <i>Myrtus Communis</i> 'Compacta' | Dwarf Myrtle | 14 | 5 Gal. | As Per Plan |
|  <i>Nerium Oleander</i> 'Petite Pink' | Petite Pink Oleander | 20 | 5 Gal. | As Per Plan |
|  <i>Justicia epicalgaria</i> | Firecracker Plant | 32 | 5 Gal. | As Per Plan |
|  <i>Ruellia brittoniana</i> | Barrio Ruellia | 16 | 5 Gal. | As Per Plan |
|  <i>Tecoma x</i> 'Orange Jubilee' | Orange Jubilee | 30 | 5 Gal. | As Per Plan |
| GROUND COVERS | | | | |
|  <i>Lantana x 'New Gold'</i> | New Gold Lantana | 43 | 1 Gal. | As Per Plan |
|  <i>Lantana 'Dallas Red'</i> | Dallas Red Lantana | 90 | 1 Gal. | As Per Plan |
| MISCELLANEOUS | | | | |
|  | Decomposed Granite - (Size: 1/2" Screened - Color: 'Apache Brown') 2" depth in all planting areas (Typ) | | | |
|  | Hybrid Bermuda Sod 901 s.f. with Concrete Header 114 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"

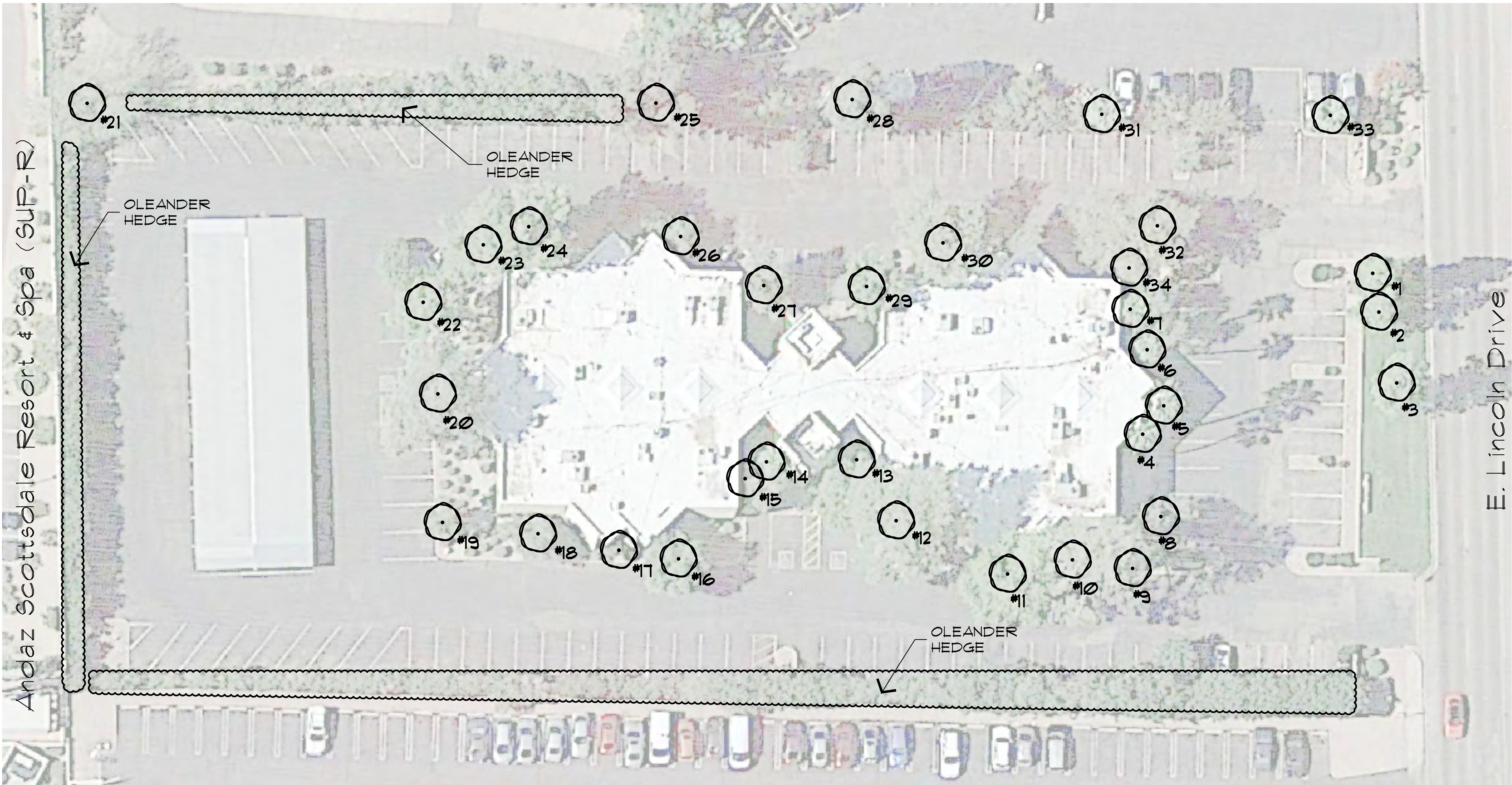


Conceptual Landscape Plan

DESIGNED BY: MD/CP
DRAWN BY: CP
CHECKED BY: MD/PV
DATE: August 29, 2018
REVISION: October 4, 2018
Second Submittal

Lincoln Medical Office
Conceptual Plan

CLS-1



| PLANT INVENTORY | | | | | | |
|----------------------------|------------------------|--------|-------|------|--------------------------|--|
| BOTANICAL NAME | COMMON NAME | HEIGHT | WIDTH | CAL. | HEALTH | |
| TREES/PALMS | | | | | | |
| #1 Pinus elderrica | Elderrica Pine | 30' | 10' | 13" | Fair | |
| #2 Pinus elderrica | Elderrica Pine | 30' | 10' | 10" | Fair | |
| #3 Pinus elderrica | Elderrica 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 elderrica | Elderrica Pine | 50' | 20' | 24" | Good | |
| #11 Eucalyptus microtheca | Coolibah Tree | 30' | 15' | 16" | Fair | |
| #12 Pinus elderrica | Elderrica 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 elderrica | Elderrica Pine | 50' | 15' | 24" | Fair - Close To Building | |
| #23 Olea europaea | Olive | 15' | 6' | 8" | Fair - Close To Building | |
| #24 Pinus elderrica | Elderrica 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 sissoo | 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 elderrica | Elderrica Pine | 50' | 20' | 21" | Fair - Close To Building | |
| #31 Washingtonia robusta | Mexican Fan Palm | 15' | 6' | 14" | Fair - Close To Building | |
| #32 Pinus elderrica | Elderrica 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
Honey-suckle



Existing Landscape Plan

COLLABORATIVE
DESIGN STUDIO

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Registered Landscape Architect
MATTHEW PAUL
LANDSCAPE ARCHITECT
ARIZONA, U.S.A.
10047018

EXPIRES 06 / 30 / 2019

LANDSCAPE IMPROVEMENTS

7125 Lincoln Medical Office

Paradise Valley, Arizona

DESIGNED BY: MD/CP

DRAWN BY: CP

CHECKED BY: MD/PV

DATE: August 29, 2018

REVISION: October 4, 2018
Second Submittal

Lincoln Medical Office
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CLS-2

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