

Paul Michaud

From: John Bozzo <jbozzo@rwpartners.net>
Sent: Wednesday, May 29, 2019 9:52 AM
To: Paul Michaud
Cc: Lindsey Kee; John Cantrell
Subject: Extension Request

Morning Paul,

As we discussed yesterday afternoon, we would like to formally request an extension of the SOD until Tuesday November 5th. We need additional time to work thru the revised plans and determine if the costs of the additional requirements being suggested by the Town are economically feasible. We intend to "go dark" on any further discussions with the town until Commission and Council are back in session after the summer break.

Please let me know if you need anything further from us at this time.

Respectfully,

John W. Bozzo



Managing Partner

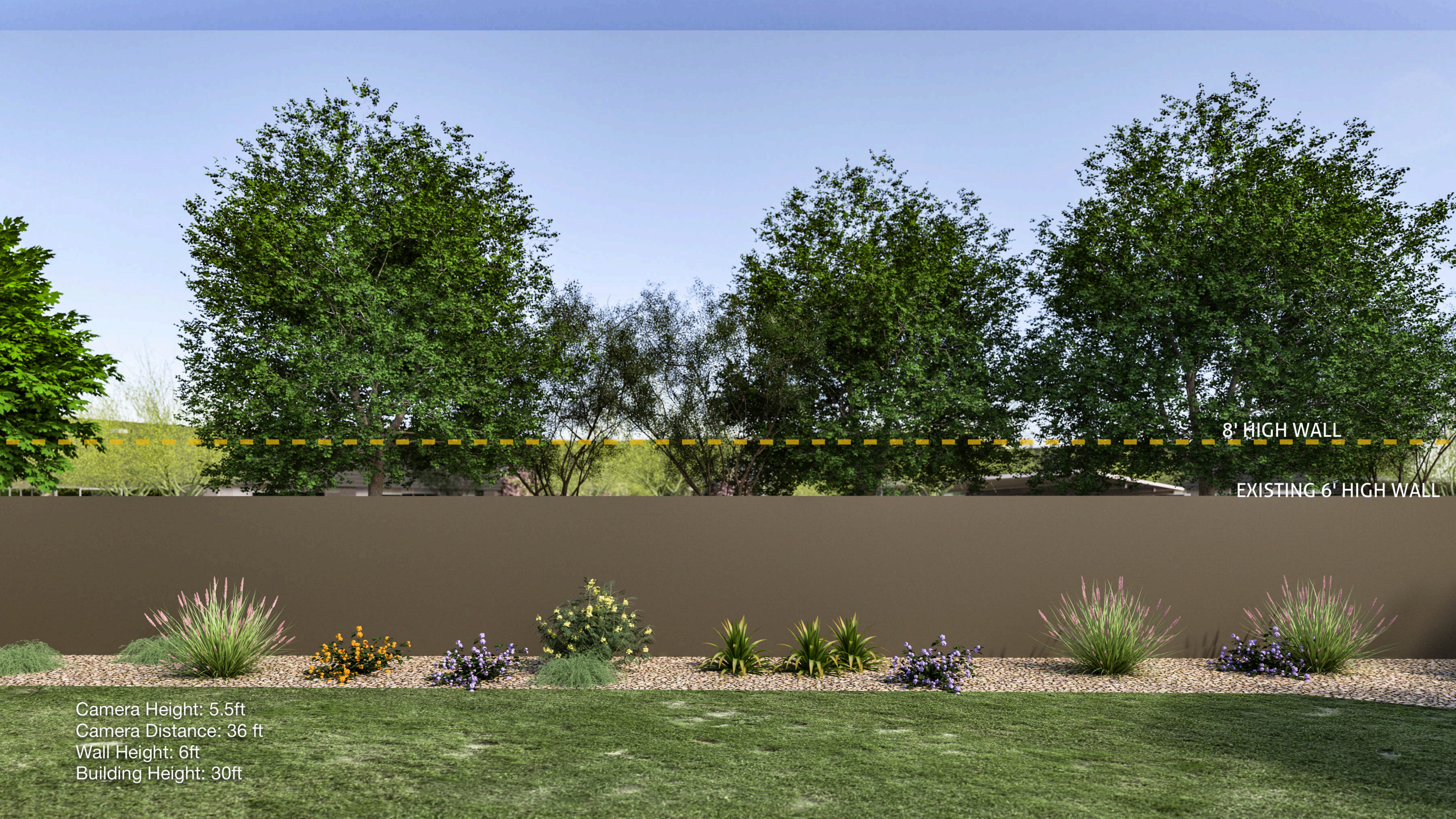
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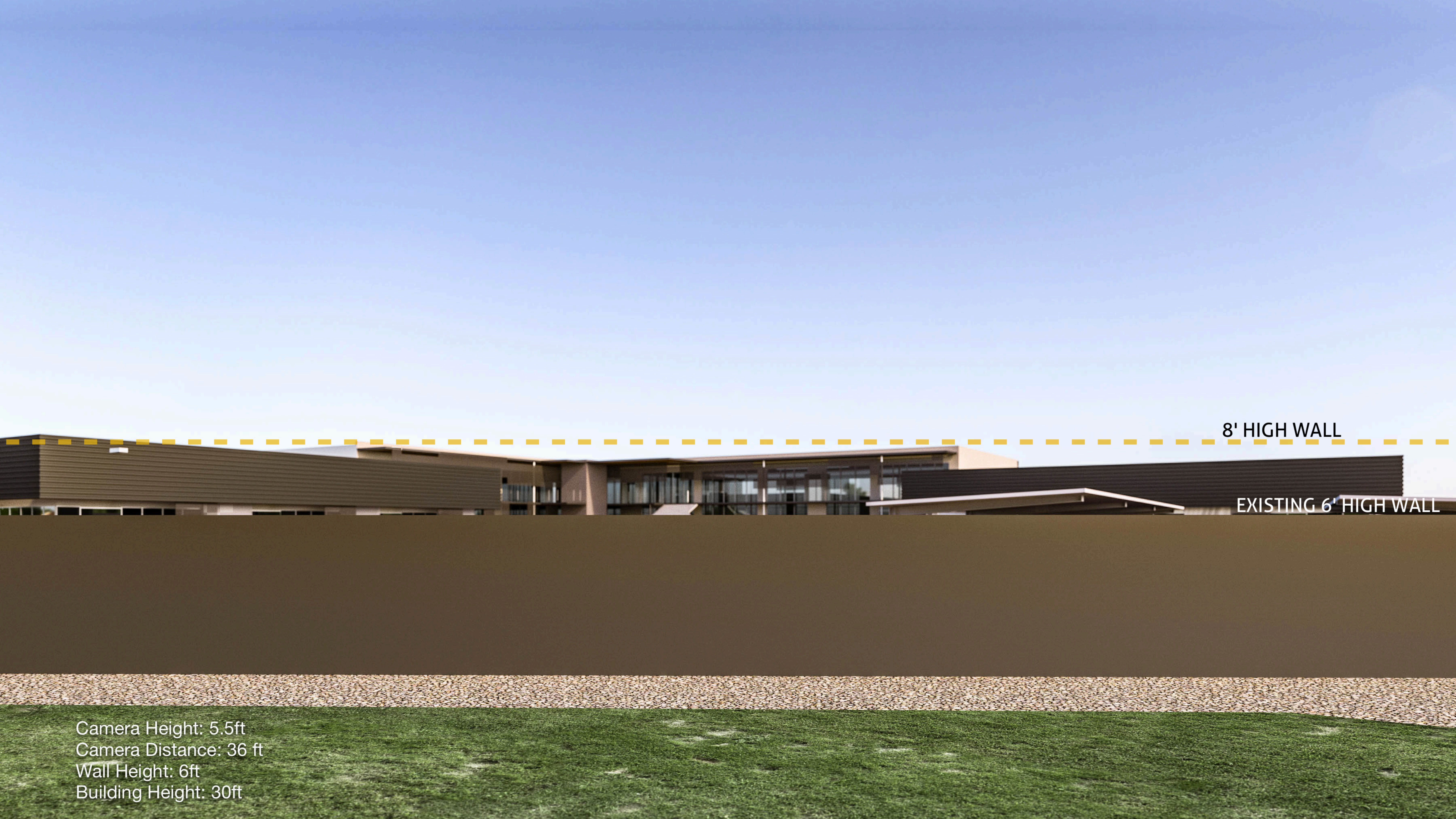
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8' HIGH WALL

EXISTING 6' HIGH WALL

Camera Height: 5.5ft
Camera Distance: 36 ft
Wall Height: 6ft
Building Height: 30ft



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From: [Lindsey Kee](#)
To: [Paul Michaud](#)
Cc: [John Bozzo](#); [John Cantrell](#); [Bhoomi Desai](#)
Subject: Mountain View Medical submittal for April 16
Date: Monday, April 8, 2019 2:45:15 PM

Hi Paul,

Below is a list of the submittal items for the April 16th Planning Commission meeting. The files were too large to email so I uploaded them to a DropBox, which you should receive a direct emailed link to any minute now. If you don't receive it shortly, please let me know.

1. Written summary of the neighbor feedback from the March 26th open house
2. PDFs of the presentation boards that were displayed during the open house
3. Link to the drone video illustrating building height and sightlines to/from neighborhood that was shown during the March 26 open house (wasn't available for the 3/14 open house) to show to the Planning Commission on 4/16. FYI, this link provides a video "fly through" of the property showing renderings, then it has several rendering images as you scroll down, and then as you scroll to the bottom of the page the final item in this link is the actual drone video which is all we want to show to the Commission at the 4/16 meeting:
<https://spark.adobe.com/page/ji8QWs3otkzEI/> (Could you test this link and let us know if we need to drop off a flashdrive prior to the meeting? We could bring it to the meeting but wanted to be sure you had enough time to test the flash drive, just in case the link didn't work on your computers.)
4. Applicant's letter to Commission detailing how we are addressing neighbor concerns
5. Simple Construction Phasing chart (This topic is further addressed in the applicant's letter mentioned above as to why phasing must be done as it is being proposed and is not feasible otherwise)
6. According to our notes from the 3/19 meeting, here is the list of items that Commission requested and which we are working on:
 1. Show more dense landscape buffer between us and neighbors (we are addressing this now and will have revised landscape plans for May 7th meeting)
 2. See if we can do all the landscaping in Phase 1 (we are addressing this now and will have revised landscape plans for May 7th meeting; some but not all landscaping can be done in Phase 1)
 3. Move the mechanical screens and HVAC equipment from the roof of the 2-story buildings onto single story buildings (Height went from 34' to 30'; we are addressing this now and will have revised landscape plans for May 7th meeting)
 4. Look again at the construction phasing to try to cut down the 3-5 year timeline (We

- have addressed this in an applicant letter and a basic construction schedule)
5. Offer different tree types for neighbors (we are doing this and will show on the revised landscape plans for May 7)
 6. Add the PV Town monument sign to our site and landscape plans (we are doing this and will show on the revised landscape plans for May 7)
 7. Change landscape plan to include DG and red bird of paradise around PV's Town monument sign (we are doing this and will show on the revised landscape plans for May 7)
 8. Add in more VSC elements to Tatum AND Shea landscape areas (i.e. stone, split rail, etc) - (we are doing this and will show on the revised landscape plans for May 7)
 9. Provide sight lines showing increased landscape density from our 2nd story building and from the neighbor yards (Refer to drone video)
 10. Provide sightlines specifically showing view for those neighbors who have 2-story homes looking toward our 2-story buildings (Refer to drone video)

Please let us know if you have any questions or need anything further.

Thank you,
Lindsey

Lindsey M. Kee
Investment Analyst



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Neighbor concerns being addressed by the Applicant

Parking: CivTech conducted a Parking Analysis Report based on existing and proposed conditions. The report recommends a minimum of 411 total parking spaces for the redevelopment. This number was arrived at by assuming that the property would be 100% occupied at all times. Medical offices of this size typically average 10-12% vacancy, so CivTech's recommendation was extremely conservative. The applicant will provide parking equal to the minimum recommended: 411 total parking spaces for a parking ratio of approximately 4.4 per 1,000 SF. There will be more than enough parking provided onsite to accommodate the additional square footage being proposed.

Covered Parking Locations: Covered parking has been placed between the residents' property line and the buildings as much as possible to help lessen noise of cars coming and going during the day. The covered parking will be reserved for tenants only, not visitors, resulting in less noise to the neighborhood.

Building Proximity to Residences: The new buildings have all been positioned to maximize their distance away from the neighborhood to the south.

Phase One - Building F is currently 72' from the southeast property line. It is now designed to be 74' from property line.

Phase Two - Building A is currently 69' from the southeast property line. It is now designed at 82' from property line.

Phase Three - Buildings B-C-D-E are currently an average of 156' from the southeast property line. These buildings are now designed to be an average of 206' from property line. However, just the two 2-story buildings (Buildings C & D) are even further away, at 325' from the property line.

Building Height:

Phase One - Existing building height is 20', new height of this building will be 21'.

Phase Two - Existing building height is 20', new height of this building will be 21'.

Phase Three - Existing Buildings B & E height is currently 20', new height will be 21'. Existing Buildings C & D height is currently 20'. We were able to change the building design in order to bring the height down 4' from the originally proposed height of 34' for the 2 story buildings. New height for Buildings C & D will be 30'.

The applicant has provided photo-realistic renderings, sight lines, and drone footage to illustrate that the proposed 30' building height for Buildings C & D will not be visible from the neighbors' yards, nor will the neighbors' yards be visible from anyone standing at the 2nd floor balcony on Buildings C & D. The distance of these buildings from Firebrand Ranch property line and the landscape density work to

obstruct views into the neighborhood as well as from the neighborhood looking toward the medical center.

Landscape Density: The applicant is increasing the density of plant materials in the landscape setback to the neighborhood, filling in the sparse areas that exist today. There will be 56 new trees added to the landscape buffer between Firebrand Ranch and the medical center. Each neighbor directly across the property line wall will have a choice between 3-4 specific trees that will be planted on the opposite side of the wall.

Wall Height: The applicant will discuss with each neighbor directly across the property line wall to understand and accommodate their preference on either keeping their visible section of the wall along the property line at the existing height or raising it a maximum of 8'.

Trash Locations: Existing trash enclosures are 17' from property line of residential neighborhood. As part of the redevelopment, the applicant will move them 60'-70' away from property line. Applicant is also exploring options for reducing the number of trash pickup days per week.

Construction Phasing and Duration:

In order to accommodate many of the existing tenants that have practiced at this location for 20+ years, we unfortunately cannot reduce the number of phases. By way of example, Phase 2 cannot be completed until after Phase 1 is completed because some tenants in the Phase 2 building (Building A) will be moving into the Phase 1 building (Building F). They cannot close their practice while they wait for the new building to be constructed, so we cannot begin Phase 2 until Phase 1 is complete. The same analysis applies for tenants in Phase 3 that will potentially be moving into Phase II.

The phasing is also a matter of financial feasibility. Even if we did not have existing tenants planning to move into the new buildings, combining the entire project into one single phase would create unnecessary financial burden and compound the construction noise and activity. With three shorter phases, the construction nuisance will be limited and will include many months of breaks while the interior improvements are done.

See attached Limited Construction Schedule. The duration for each phase has been estimated very conservatively by Haydon Building Corp. Phase 1 construction for the sitework and shell will take approximately 9 months. There will be approximately 3 months of a "break" for the neighbors while the interior improvements are under construction, which will result in little to no noise or nuisance to neighborhood. These interior improvements are the same type that occur now when we have tenants moving in and out. Phase 2 will have a similar duration to Phase 1. Phase 3 will have a slightly longer duration than the first two phases, estimated around 13 months for the site work and shell, followed by another 3 months of interior improvements.

In total, the project is conservatively estimated to take approximately 3.5 years. As mentioned, this will not be 3.5 years on constant construction. Instead it will be shorter period of 9-13 months of construction at a time, with each phase followed by a “break” to the neighborhood while the interior improvements are built.

Allowable Uses: The applicant has removed the request to allow veterinary use at the property. The request for urgent care has been limited to a maximum of one facility and that its location be limited to Buildings B, C, D, or E. Note that, although the applicant is requesting extended hours for this use, it will not be a 24-hour facility.

Construction Hours and Dust Control: The applicant and its General Contractor will comply with all of the Town of Paradise Valley’s established requirements regarding construction process, hours, and dust control.

Building Signage: The applicant has reduced the requested number of building signs for the entire property and is proposing a single uniform color to maintain a tasteful, professional appearance. The tenant building signs will be on timers to go off at midnight and stay off during the night. All building signs will face the street toward Phoenix and will not create any disturbance to the residential neighbors along the southeast property line.

Traffic Safety Measures:

The applicant is exploring options with CivTech for adding striping and possibly a stop sign at the entrance exiting from the medical center onto Beryl Avenue. The idea is to more clearly designate this entrance into the property as a side street.

The applicant will be working with the City of Phoenix to add a deceleration lane on Tatum Blvd that will right-turn exit onto Beryl Avenue.

The applicant is speaking with the City of Phoenix to discuss options for increasing the traffic signal length for Tatum Blvd northbound traffic turning westbound onto Shea Blvd in efforts to help alleviate traffic backup and ease the difficulty of turning southbound onto Tatum from Beryl.



Mountain View Medical Center - Preliminary Construction Schedule

