

TOWN OF PARADISE VALLEY

Lincoln Medical Center Phase I Development Agreement

Town Council

January 13, 2020



Key Question

- Does the Council wish to adopt Resolution No. 2020-03, approving the Phase I Development Agreement for Lincoln Medical Center?



Background of Lincoln Medical

- Lincoln Medical contains a medical office plaza which was approved in 1976 with a Special Use Permit
- In 2018 Jamel Greenway purchased the property and applied for a Major Special Use Permit amendment for a complete renovation of the site as a medical office under a single tenant
- In 2019 the Major SUP amendment was withdrawn and a Minor Special Use Permit Application approved changes in parking, circulation, and the installation of large oxygen storage tanks on the LMC Property



Background of Town

- Directly north of Lincoln Medical, at 7000 East Lincoln Drive, Five Star Development entered into a Development Agreement with the Town in January 2016 related to the development of 105 acres of property, amending a previous DA approved in 2008
- The Five Star Development Agreement obligates the Town to construct the 'perimeter roads' (Lincoln Drive, Mockingbird Lane, Indian Bend Rd) within 18 months of the final plans for the road construction
- In preparation of that construction, many utilities have replaced and/or upgraded equipment or installed new service to Five Star or as necessary prior to the start of the road construction (e.g., Cox, EPCOR, Century Link, SWG, APS, Phoenix Water, and Town Sewer)

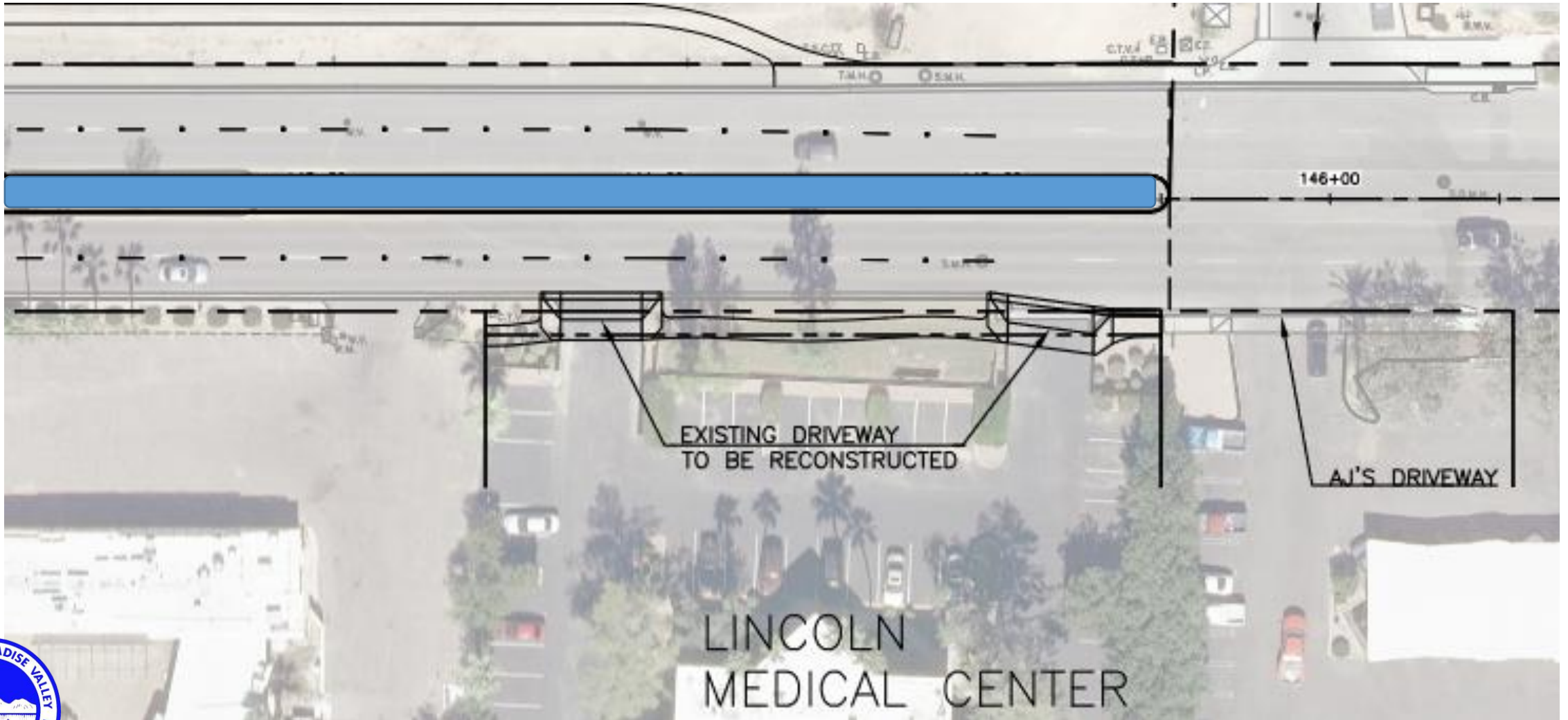


Existing Situation for Lincoln Medical

- Lincoln Medical has two existing driveways near both its east and west property lines
- The Town has commenced a condemnation action for the northern 33' of property on Lincoln Drive and asserted a claim to quiet title for the 33' and an additional 7'
- The median plans for Lincoln Drive, as part of the Five Star perimeter road improvements, currently include a solid median that will cut off the existing “left in/left out” at both existing LM driveways
- Lincoln Medical is currently upgrading its property with exterior improvements, new landscaping and tenant improvements
- Lincoln Medical desires to retain an existing “left in/left out” at one of its two driveways



Current Proposed Roadway Improvements



Terms of the Agreement with Lincoln Medical

Lincoln Medical will:

- Dedicate 40' of Lincoln Drive to the Town
- Grant the Town a sidewalk and utility easement for an enhanced sidewalk plan
- Construct at its own cost sidewalks, landscaping, driveways and closure of driveways

Town will:

- Dismiss its quiet title/condemnation action related to the 40' dedicated roadway
- Provide for existing monument sign to remain within the sidewalk easement area (with future alterations through normal SUP procedures)
- Include Sidewalk Easement Area in future FAR and lot coverage calculations
- Agree that Left In/Left Out access from LM property may remain in the future



“Left In/Left Out” Access in Two Phases

Phase I

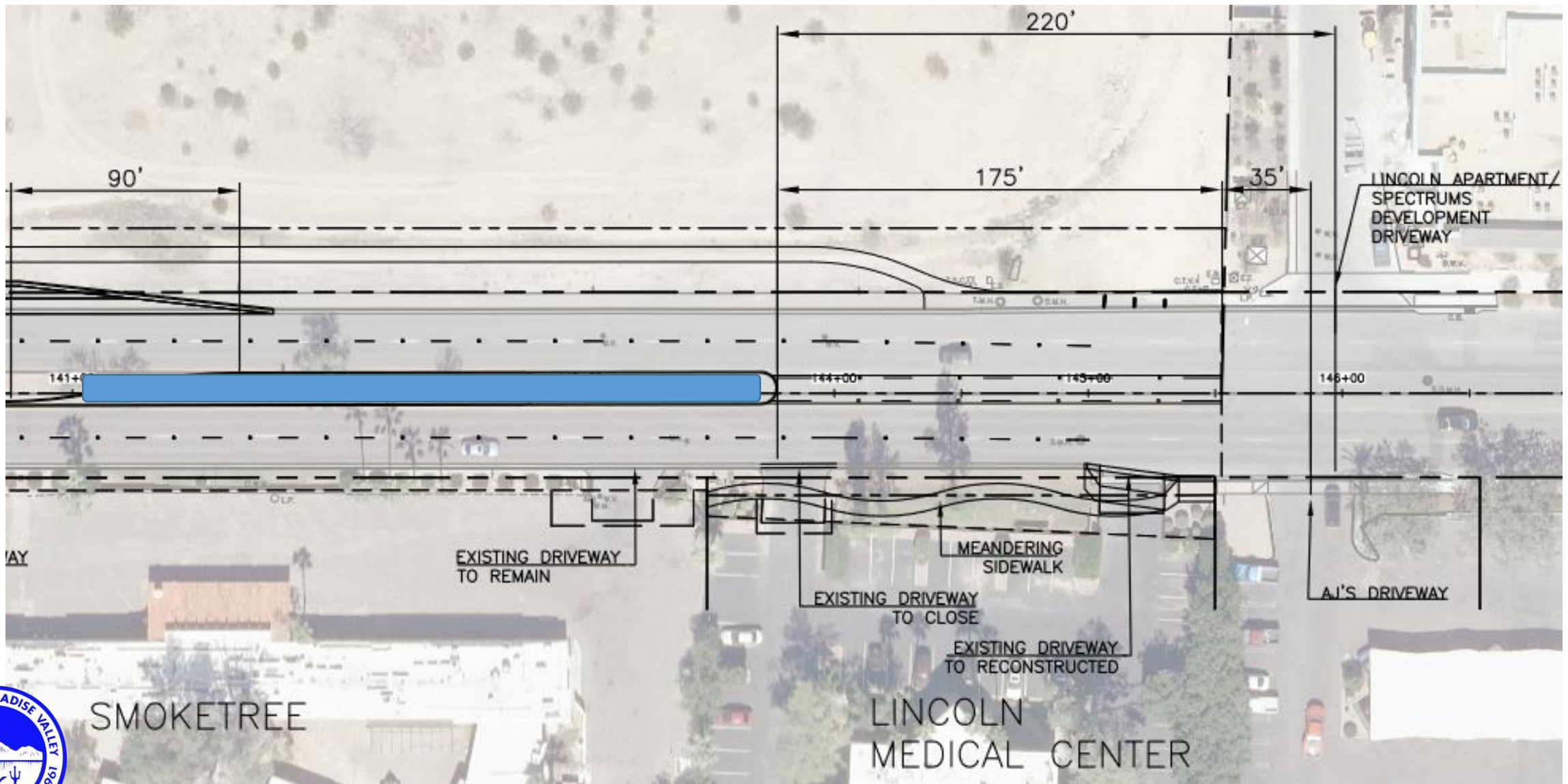
- Lincoln Medical closes west driveway
- Town agrees to “left in/left out” at current eastern driveway and median reconfiguration

Phase II commences if Smoke Tree and Lincoln develop a new shared driveway

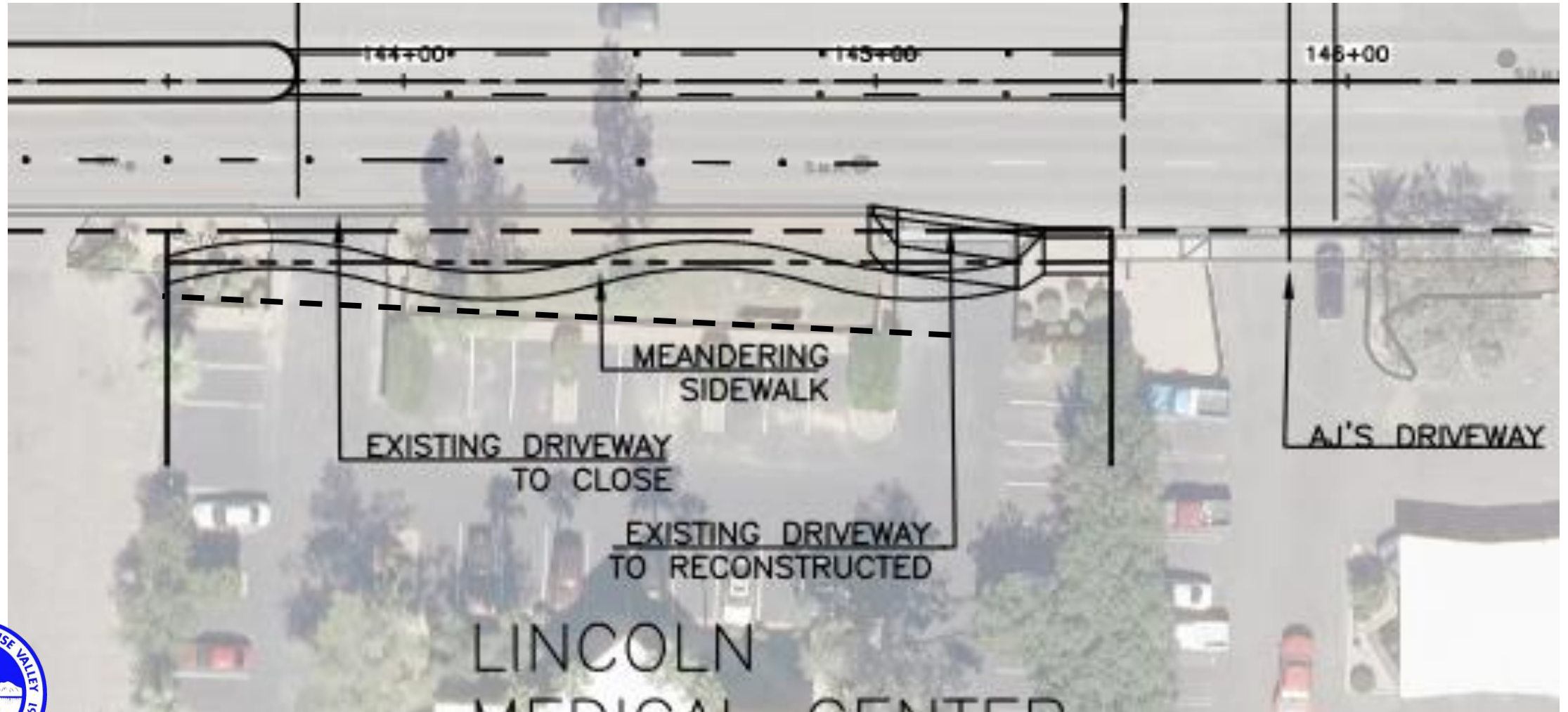
- Lincoln Medical would close eastern driveway
- Redesign and reconstruct new sidewalk and new Left in/Left out medians (with Council Approval)
- Cost of redesign and reconstruction to be borne by Lincoln Medical and the Smoke Tree property owners



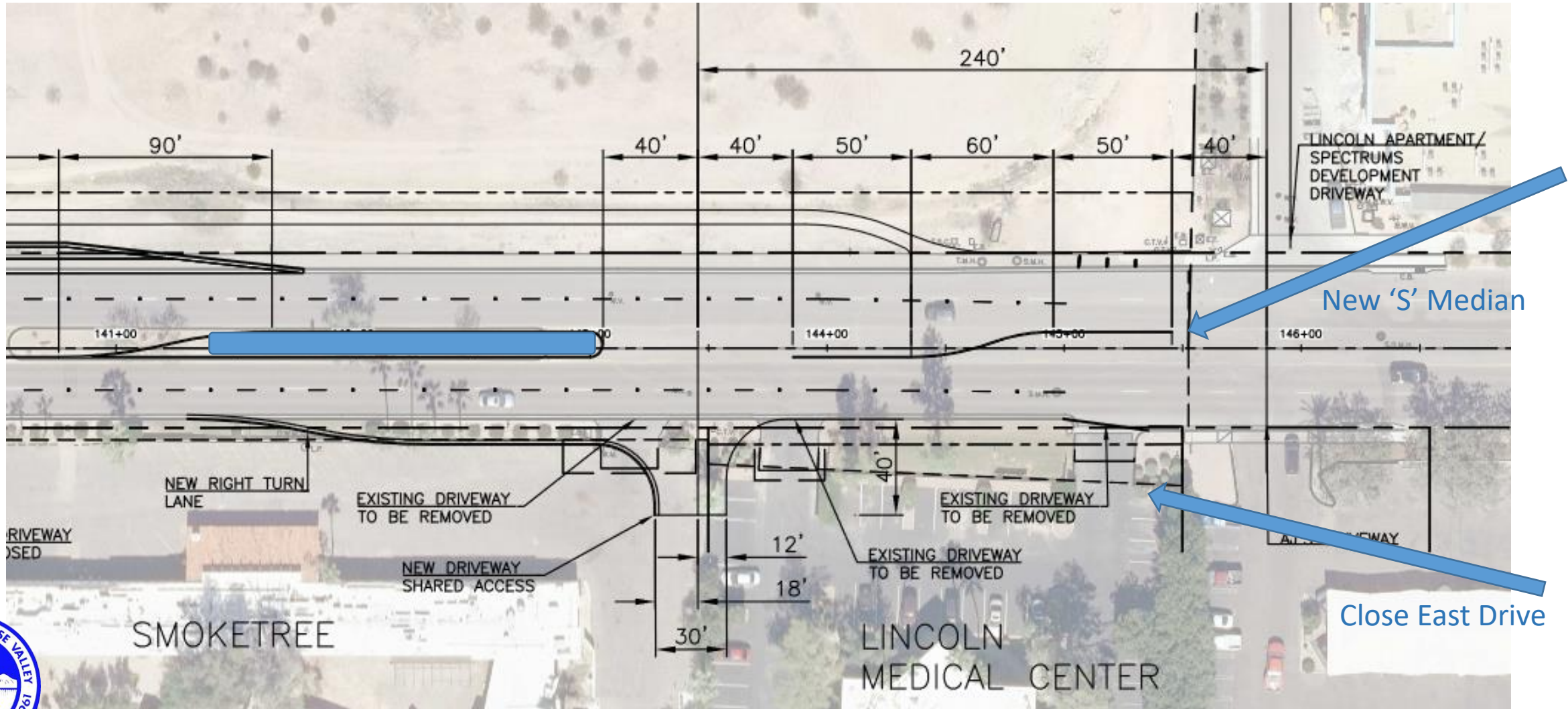
Phase I: East Driveway Left In/Left Out



Phase I: Conceptual Sidewalk Easement Area



Phase II: Shared Driveway Left In/Left Out



Key Question

- Does the Council wish to adopt Resolution No. 2020-03, approving the Phase I Development Agreement for Lincoln Medical Center?



Questions/Comments?

