

Countrywide Frye Road Campus

Planned Area Development Major Amendment

Case No. PLH25-0003

Final Submittal: March 24, 2025

2nd Submittal: March 12, 2025

1st Submittal: February 4, 2025



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Development Team

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TABLE OF CONTENTS

I. PAD.....	4
A. PROJECT OVERVIEW	4
B. RELATIONSHIP TO ADJACENT PROPERTIES	4
C. GENERAL PLAN AND ZONING	4
D. PERMITTED USES.....	4
II. PDP	5
A. DEVELOPMENT STANDARDS	6
B. SITE LAYOUT AND DESIGN	6
C. ARCHITECTURAL DESIGN AND THEME	7
D. LANDSCAPING.....	8
E. PARKING	8
IV. SUMMARY	10

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
APPROVED PDP CONCEPTUAL SITE PLAN	B
EXISTING / AS-BUILT SITE PLAN	C
PDP APPROVED ORIGINAL SITE RENDERINGS AND EXISTING SITE PHOTO	D
PDP APPROVED LANDSCAPE PLAN.....	E
PDP APPROVED FLOOR PLANS AND ELEVATIONS	F
EXISTING FLEX/FACILITY BUILDING FLOOR PLAN	G
PROPOSED PASSENGER LOADING EXHIBIT	H
PARKING STUDY	I
PROPOSED PARKING CONTINGENCY PLAN	J

I. PLANNED AREA DEVELOPMENT

A. Introduction and Project Overview

This request is for approval of a Major Amendment to a 14.3-acre portion of the Countrywide Corporate Center Planned Area Development (PAD), for the property located approximately 540 feet west of the northwest corner of Frye Road and Ellis Street, otherwise commonly known as Maricopa County Assessor's Parcel Number (APN) 303-63-309A (the "Property") (**See Tab A, Aerial Map**). As background, the Countrywide Corporate Center PAD was approved in 2005 with a subsequent Preliminary Development Plan approved in 2006 which contemplated development of the overall Countrywide Corporate Center PAD area as an office campus including three (3) office buildings, totaling approximately 549,000 square feet, and a 660,000 square foot five-level parking garage to support the office campus. See **Tab B, Approved Conceptual PDP Site Plan**. An accessory building housing mechanical infrastructure was also part of the approval. While the Property was approved for considerable intensity, it was only partially developed in 2008 with a 184,228 square foot Class-B office building and a 15,081 square foot flex/facility building, in accordance with the approved PAD. See **Tab C, Existing / As-Built Site Plan**. To date, no other parts of the PAD have developed as approved.

Today, the Property is underutilized compared to the entitlement that exists for it, with approximately 123,808 square feet of overall building area unoccupied. The remainder of the existing office building is currently used as a CVS call center. However, given the locational attributes of the Property, there is an opportunity to add new uses to the Property and further activate it with quality uses which feature meaningful employment opportunities. Specifically, the Property is proximate to the regional hospital, and there is a growing demand for medical office uses in this area of Chandler, yet there is an inadequate supply of existing flex spaces that can accommodate medical uses over 6,000 square feet. Fortunately, with tenant and other minor improvements, the Property can accommodate increased demand for medical uses, while maintaining the overall intent of the established entitlement. In order to provide a framework for an adaptive re-use of the Property as a high-quality medical office development (the "Project"), this PAD amendment is requested.

As detailed herein, the intent of this major PAD amendment is to simply add medical office and specialty medical uses as permitted uses within the PAD. This PAD amendment also addresses parking requirements for the Project. The original development standards and design criteria will remain per the existing entitlement in order to ensure continuity for the Property.

B. Relationship to Adjacent Properties

The area surrounding the Property consists of I-1 and PAD zoned uses. To the north of the Property is land used for surface parking, which is subject to the Countrywide Corporate Center PAD. To the east is land zoned PAD for data center uses. To the south, beyond Frye Road, are office uses zoned PAD. To the west is the Air Products industrial facility zoned PAD; and, industrial park zoned I-1.

[Left intentionally blank]

C. General Plan and Zoning

The City of Chandler General Plan Future Land Use Map designates the Property as Employment and being within a Medical/Regional Retail Growth Area. The “Employment” designation is intended to accommodate major employers, knowledge-based employers, industrial/business parks, and industrial support uses. The “Medical/Regional Retail Growth Area” is intended as a “major mode for regional retail and medical services, drawing customers from a large market area” (General Plan Pg. 33). The General Plan provides that a “dynamic mix of land uses may be appropriate in the growth area (e.g. medical office, nursing home, retail, hospitality, business parks, large office development, and a variety of residential densities) so long as they promote and protect the area vision as a major medical center in a campus-like setting with supporting uses” (General Plan, pg. 33). The desired medical office land use conforms to the General Plan vision for the Property, thus furthering the City’s vision for this growth corridor.

The existing zoning for the Property is Planned Area Development for office and I-1 uses. This request is limited to establishing permitted use and development criteria for a medical office use at the Property. All other approved regulations of Case Nos. DVR05-0042 and PDP06-0026 will remain in effect. Considering the approved intensity for the site today, it is anticipated that an administrative design review application may be pursued for modifications to the approved master site design and architecture – should any expansion or modification of the approved PDP be desired. If there are significant departures from the approved PDP, as determined by the Planning Administrator, then a more detailed preliminary development plan may be required.

D. Permitted Uses

Office uses including professional, business, administrative, executive and any other offices, including general medical office and specialty medical uses. General medical office uses may include but are not limited to health care clinics, urgent care, primary care provider offices, dental offices and optometrist offices, and similar uses. Specialty medical uses, which are generally classified as out-patient facilities, may include out-patient medical office uses, medical specialist offices, surgery centers, rehab services such as occupational therapy, physical therapy and speech therapy, psychologist and/or psychiatrist offices, plastic surgery, and other similar uses. All uses allowed by right within the I-1 zoning district, including compounding pharmacy, as indicated by an “X” on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code.

Uses Permitted by Use Permit

All uses allowed with a use permit within the I-1 zoning district, as indicated by a “UP” on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code.

II. Preliminary Development Plan

The Countrywide Frye Road PDP (Case No. PDP06-0026) established the site and building standards for development of the Property, as detailed below.

A. Development Standards

1. Height regulations:

No building shall exceed forty-five (45) feet in height at a thirty-foot front building setback line, except a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle at the required height and setback line (up to a maximum of 45').

2. Front yard:

Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets and at least thirty (30) feet from the right-of-way line along all other streets.

3. Side yard:

A minimum side yard of twelve (12) feet shall be required on one (1) side of any lot or parcel not having rear or alley access. On multi-building projects with on-site drives suitable for fire lanes, the required side yard setbacks may be waived upon approval of the site development plan by the Planning Director and the Fire Chief. In all instances, a minimum fifty-foot side yard setback shall be required for industrial development when abutting residentially zoned property.

4. Rear yard:

Fifty (50) feet when abutting or adjacent to residential zoned property. No rear yard is required where solid masonry building wall and/or six-foot solid masonry wall is constructed along the rear property line and provided also no access or servicing is permitted to the rear of the property. A rear yard of twenty-five (25) feet is required in all other instances.

5. Intensity of lot use:

No building(s) shall occupy more than fifty-five (55) percent of the lot area.

B. Site Layout and Design

The Property is currently developed with a 184,228 square foot office building and 15,081 square foot flex/facility building, consistent with the approved PDP site plan enclosed at **Tab B**. Original approved project building renderings and a photo of the existing development is included at **Tab D**. The applicant envisions retaining the existing buildings in-place and transitioning the Property to allow medical office and specialty medical uses within the existing primary office structure. In addition, the applicant envisions converting a 2,300 square foot portion of the flex/facility building with a compounding pharmacy use that will support on-site and user networks. The compounding pharmacy will not be closed to the general

public. This adaptive reuse of existing buildings presents a meaningful opportunity to bring employment uses to the Property, including high-paying medical jobs, while providing necessary medical services within this area of Chandler.

The most recent approved PDP site plan identifies three nearly identical three-story structures, each totaling approximately 180,000 square feet of office space. A five-level parking structure was also contemplated to provide parking for approximately 1,990 vehicles. The total area of each floor plate for the parking structure was planned to be approximately 130,000 square feet for a total of 660,000 square feet. The parking structure was designed to be architecturally integrated with the larger site. It should be noted that, although future expansion is contemplated, there are no current modifications to the approved PDP plans proposed. Any future improvements that substantially conform to the approved PDP may be reviewed via an administrative design review application.

The approved PDP envisioned development of four buildings located around a central courtyard which includes various pockets of uncovered surface parking. All of the proposed structures were planned to allow convenient visual and physical access to outdoor landscaped spaces for recreation, relaxation and relief from the "everyday grind". All buildings were designed with a deep landscape setting that was designed to become an extension of the open space system as an integral component for achieving a campus feel. That said, the overall PAD area has been divided and sold to various ownership groups, which has reduced the PAD's land area to two (2) developable parcels, one of which is the subject of this request. This has effectively resulted in a smaller developable area than the PAD and subsequent PDP contemplated, and limits the ability of the Property to develop as the envisioned campus. Accordingly, the extent of open space areas may be reduced to be commensurate with the overall site area, and existing and any new structures.

The main access to the Property is via a tree-lined and signalized drive at the intersection of Frye Road where Benson Lane terminates to the south. At the main access drive, alternative pavement is provided at the project entry and further into the site to provide a sense of arrival into the project. Secondary access is provided at the southwest corner of the Property via Frye Road.

C. Architectural Design and Theme

The existing structures have been built with decorative concrete tilt panels. Glazed openings are provided with tinted glazing for both aesthetics and solar control. Building massing is reduced with the use of decorative score lines and accent color bands. The existing architectural style, themes, materials, colors and character of the project is consistent with the Bank of America campus to the north. See **Tab F** for the approved elevations and floor plans. Any future development will conform to the existing design theme for the Property.

Existing improvements to the site include a flex/facility building which provides all of the mechanical and electrical systems necessary to support the remaining Property. The massing and the impact of the front elevation of that building is reduced by stepping both the facades and building footprints and the

heights of the parapets. The building features aspects of the office building materials and colors with some additional visual interest.

D. Landscaping

The existing Project frontage features complementary earth mounding and existing mature landscaping with double rows of trees along portions of the street frontage. Additional landscaping will be installed along the street frontage, consistent with the intent of the approved landscape plan, where feasible. Where utility or other conflicts exist, the applicant will work with the City to determine locations for replanting. The main entry access via Frye Road is lined with date palms and mature palo verde trees. Indigenous plant materials expressive of the Sonoran Desert environment are provided throughout the Property to articulate spaces, create pedestrian friendly enclaves and to help in solar control and shading. Some open space areas have been dedicated for on-site retention.

Additional consideration has been given to the screening of all mechanical and electrical equipment either with decorative masonry screen walls or in the case of the roof top equipment some type of a decorative metal screening may be utilized. A copy of the approved landscaping plan is included at **Tab E**.

E. Parking

The Property currently features 1,105 surface parking spaces, including 1,081 regular parking spaces and 24 ADA stalls. As a 184,228 square foot office development, the Property is over-parked today for current uses. As described herein, the applicant seeks to transition the existing development to a medical office and specialty medical use. In addition, the flex/facility building at the northwest corner of the site is anticipated to be partially converted to accommodate a 2,300 square foot compounding pharmacy including a 250 square foot accessory office space. Enclosed at **Tab G** is the existing floor plan for this building; minor modifications are anticipated to convert Areas B33 and B34 as described herein. The balance of the flex/facility building will remain as dedicated area for mechanical and electrical functions for the project.

The City of Chandler's zoning code requires 1 parking space per 150 square feet of building area for medical office uses. If the Project was parked at this ratio, it would be under-parked per the Zoning Code requirements. However, pursuant to Zoning Code Section 35-1808, the applicant will install a passenger loading zone at the front of the existing office building to meet the demand for passenger drop-off and pick-up areas generated by ride sharing and/or autonomous vehicles, which in turn provides a mechanism for relief from the Zoning Code's parking requirements. Specifically, one (1) passenger loading zone will be provided, which qualifies the Project for a ten percent reduction parking reduction, which equates to 1,106 required parking spaces for the primary building. Refer to **Exhibit H** which depicts the proposed passenger loading area. An additional three (3) parking spaces is required by the Zoning Code to support the 2,300 square foot compounding pharmacy including a 250 square foot accessory office, for an overall total of 1,109 required parking spaces. Given that the existing site contains, 1,105 parking spaces, this PAD requests a minor four (4) space deviation. It should be noted that this formula is based entirely on general medical office parking standards even though the majority of the development will be specialty medical uses.

That said, a parking analysis has been provided (**Tab I**) to support a reduction in parking for the envisioned Project based upon two (2) methodologies: (i) a parking ratio comparison for medical office uses across the Phoenix Metropolitan Area; and, (ii) the ITE Parking Generation Manual, 6th Edition, published by the Institute of Transportation Engineers (ITE).

(i) Parking Ratio Comparison

The parking ratio comparison provided in the performed parking analysis demonstrates that five out of six other local jurisdictions have parking ratios at a rate of 1 space per 200 square feet or greater for medical office uses. With this standard Valley ratio, the site would support parking needs for medical office uses, as proposed, based on the requirements of comparable local jurisdictional requirements. Using a ratio of 1 space per 200 square feet equates to 924 required parking spaces.

(ii) ITE Parking Generation Manual

The parking analysis confirms that the ITE Parking Generation Manual supports a reduction of parking based upon observed parking demand of similar medical office developments. Specifically, according to the ITE Parking Generation Manual, medical office uses of a similar scale have observed demand levels in the 85th percentile. This means that 85% of similarly sized medical office developments would require 796 or fewer spaces during their peak occupancy. The 85th percentile is used in parking facilities to accommodate most users without excessive overbuilding.

Based on the findings from the parking analysis, the table below presents the forecasted parking demand for the proposed development by various methodologies.

Parking Demand for the Medical Office

Source	Parking Stall Requirements
City of Chandler	1,231
Comparable Cities	924
ITE Parking Generation (85 th Percentile)	796

In addition, a parking contingency plan is provided at **Tab J**, which illustrates how an additional seven (7) parking spaces could be created on-site by converting motorcycle parking spaces to standard auto spaces; and, by converting five (5) existing landscape islands at the northeast corner of the site to parking spaces. Should these spaces be converted, a deviation from the parking lot landscape island requirements of the Zoning Code is requested. This deviation, if necessary, is limited to the five (5) landscape islands as depicted at **Tab J**. This deviation is considerable due to the surplus of on-site landscaping, particularly within the northeast area of the site, and presence of existing shade structures which provide shade relief within this area of the site. To summarize, using comparable local and national parking data, the above table shows that the available supply of 1,105 existing parking stalls is sufficient to meet the needs of the proposed medical office with 2,300 square feet of compounding pharmacy and a 250 square foot accessory office within the facility/flex building. Using the same industry standard parking ratio of 1 stall per 200 square feet of medical office, an expansion of uses could be supported on-site. Ultimately, any future use of the site for medical office or specialty medical uses beyond that described herein may be considered administratively, so long as there is a parking solution that addresses parking demand, as reviewed and approved by the Planning Administrator.

III. Summary

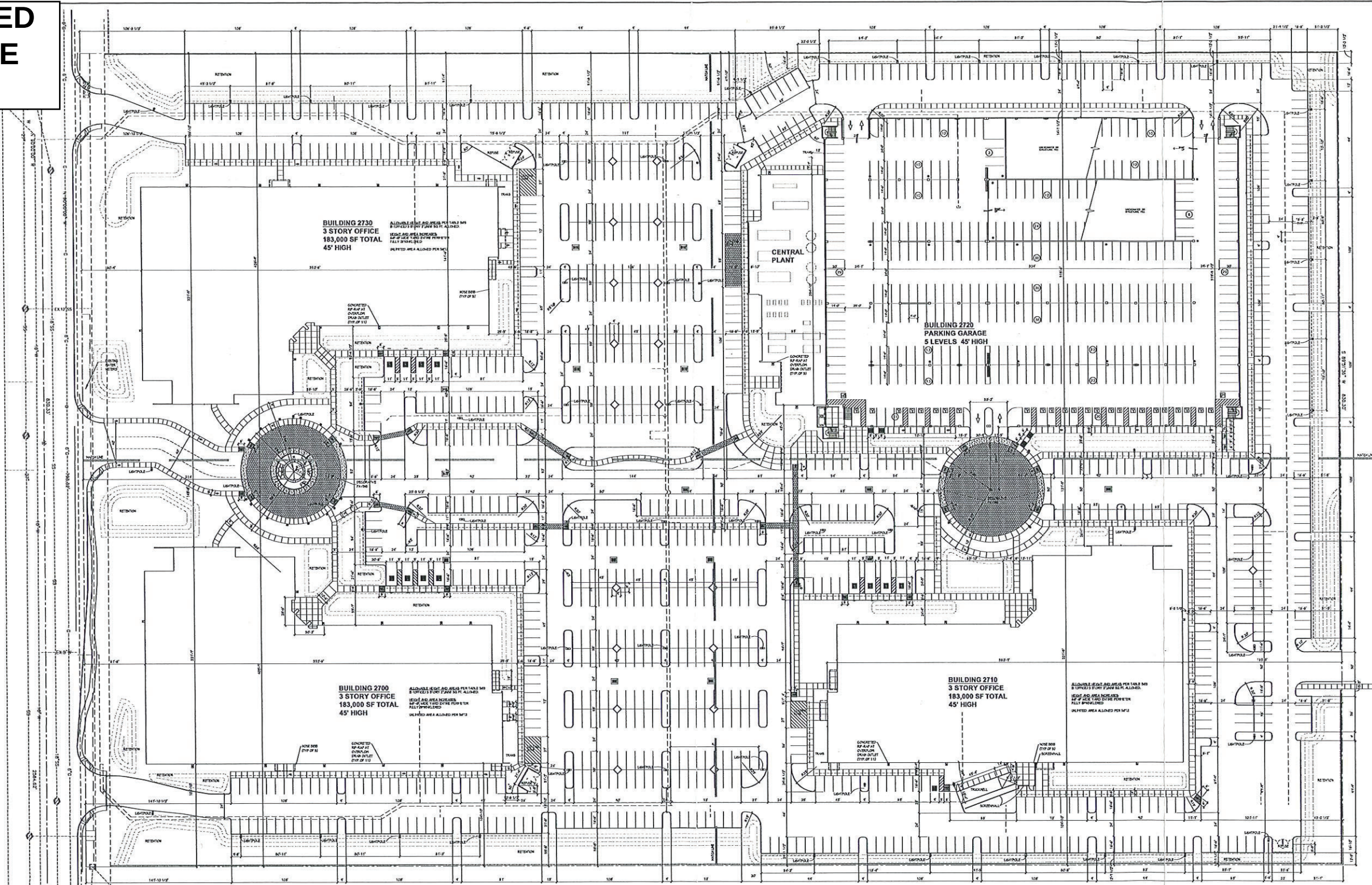
The proposed major PAD amendment provides a framework for re-use of existing structures, as well as expansion of the Property for medical office uses, which are anticipated to bring forward quality and high-paying employment opportunities, and provide needed medical services to area residents. This proposed PAD amendment conforms to the City's established policy goals and will be a compatible and complementary land use for the area.

WITHEY
MORRIS
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TAB B

PDP APPROVED SITE PLAN

APPROVED PDP SITE PLAN



PROJECT DATA BUILDING & SITE DATA

BUILDING AREAS		AREA FOOTPRINT	# OF FLOORS	TOTAL AREA
BUILDING 2700		61,000 S.F.	3	183,000 S.F.
BUILDING 2710		61,000 S.F.	3	183,000 S.F.
BUILDING 2720		61,000 S.F.	5	183,000 S.F.
BUILDING 2730 (GARAGE)		131,161 S.F.	5	655,805 S.F.
BUILDING 2730 (CENTRAL PLANT)		12,000 S.F.	1	12,000 S.F.
		326,161 S.F.		1,216,105 S.F.

SITE AREA		GROSS SITE AREA	NET SITE AREA
		S.F.	S.F.
		ACRES	ACRES
TOTAL		1,046,365	1,065,016
		23.164	24.404

LOT COVERAGE		ALLOWABLE	PROVIDED
(CONSTRUCTION AREA / NET SITE AREA)		55%	24.7%
TOTAL BUILDINGS / TOTAL SITE			

EXISTING ZONING:	PAD
PROPOSED USE:	OFFICE / CAFETERIA
OCCUPANCY:	B - (OFFICE) AND S-2 (CENTRAL PLANT & GARAGE)
CONSTRUCTION:	B-B, FULLY SPRINKLERED PER NFPA-13, 2002
BUILDING ALLOWABLE AREA:	UNLIMITED AREA PER IBC SEC. 501.2

REQUIRED PARKING BASED ON GROSS SF

541,000 S.F. / 200 = 2,705 SPACES REQUIRED

PROVIDED PARKING SPACES

LEVEL	STANDARD SPACE	TOTAL
1	341	27
2	422	2
3	422	2
4	424	—
5	387	—
TOTAL	1,996	31

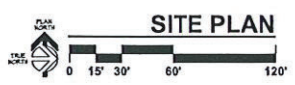
2031 TOTAL GARAGE SPACES
1001 TOTAL SURFACE PARKING SPACES
3034 GRAND TOTAL PARKING

SITE ACCESSIBILITY NOTES

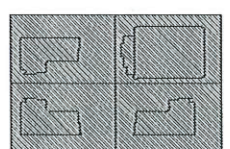
ACCESSIBLE ROUTE/PATH OF TRAVEL RUNNING SLOPE 1:20/5%
CROSS SLOPE 1:50/2% MINIMUM WIDTH 36" PROVIDE A FIRM STABLE-SLIP RESISTANT SURFACE WITH NO CHANGES IN LEVEL UNLESS A RAMP IS INDICATED.

ASSESSOR PARCEL # 303-24-019-E

BUILDING CODES
2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL PLUMBING CODE
2002 NATIONAL ELECTRIC CODE
2003 INTERNATIONAL FIRE CODE
ARIZONA'S NTH DISABILITIES ACT (ADA) ARS-41-1441.31



SITE PLAN



SITE KEY PLAN



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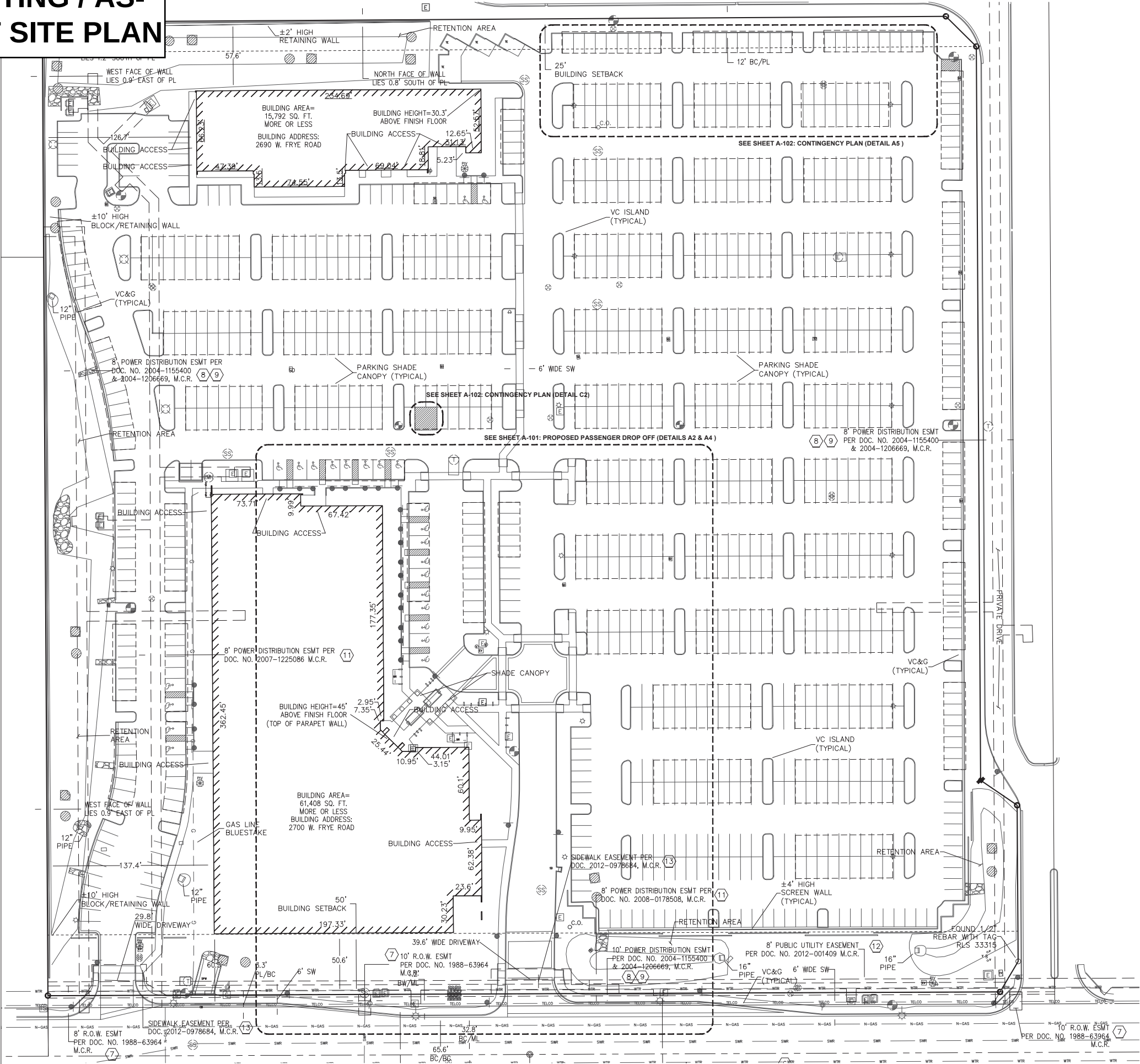
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NO.	REVISIONS	DATE
PROJECT NO.:		
DATE:		
DESIGNED BY:		
DRAWN BY:	DB	
APPROVED BY:		
SHEET TITLE:	OVERALL SITE PLAN	
SHEET NO.:	GA1.0	

TAB C

EXISTING / AS-BUILT SITE PLAN

EXISTING / AS-BUILT SITE PLAN



SITE DATA:

SITE LOCATION:	WEST OF THE NWC FRYE RD & ELLIS ST
APN:	303-63-309a
ZONING:	PAD
PROPOSED USE:	SPECIALITY MEDICAL USES / GENERAL MEDICAL OFFICE / UNDERLYING OFFICE AND I-1 USES
TOTAL SITE AREA:	14.3167 ACRES
TOTAL BUILDING AREA:	184,228 SF (MAIN BUILDING) 15,792 SF (FLEX / FACILITY BUILDING)
EXISTING LOT COVERAGE:	32.1%
EXISTING BUILDING HEIGHT:	45'

PARKING CALCULATION:

PARKING CALCULATION
REQUIRED:
-- MEDICAL OFFICE:
-- 1 SPACE/150 SQFT = 184,228 SQFT/150 SQFT = 1,228.187 SPACES
-- COMPOUND PHARMACY/MANUFACTURING:
-- 1 SPACE/1,000 SQFT = 2,050 SQFT/1,000 SQFT = 2.05 SPACES
-- OFFICE:
-- 1 SPACE/250 SQFT = 250 SQFT/250 SQFT = 1 SPACE
TOTAL REQUIRED: 1,231.237 = 1,232 SPACES REQUIRED
TOTAL REQUIRED WITH 10% REDUCTION: 1,109 SPACES REQUIRED
PROVIDED: 1,105**
THE NUMBER OF REQUIRED PARKING SPACES THROUGH THE ADDITION OF ONE (1)
**SEE SHEET A-102 FOR A PARKING CONTINGENCY PLAN THAT WOULD ALLOW THE SITE TO BE PARKED TO CODE BY PROVIDING 5 ADDITIONAL PARKING SPACES ON THE NORTHEAST SIDE OF THE PARKING LOT AND RECLAIMING 2 MOTORCYCLE PARKING SPACES.

CITY APPROVAL STAMP



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REGISTRATION



REVISIONS

-	-	-
-	-	-
-	-	-
-	-	-
MARK	DATE	DESCRIPTION

PROJECT NUMBER
179.2700

SHEET IDENTIFICATION

EXISTING SITE PLAN

A-100

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A5 EXISTING SITE PLAN

SCALE: 1" = 40'-0"

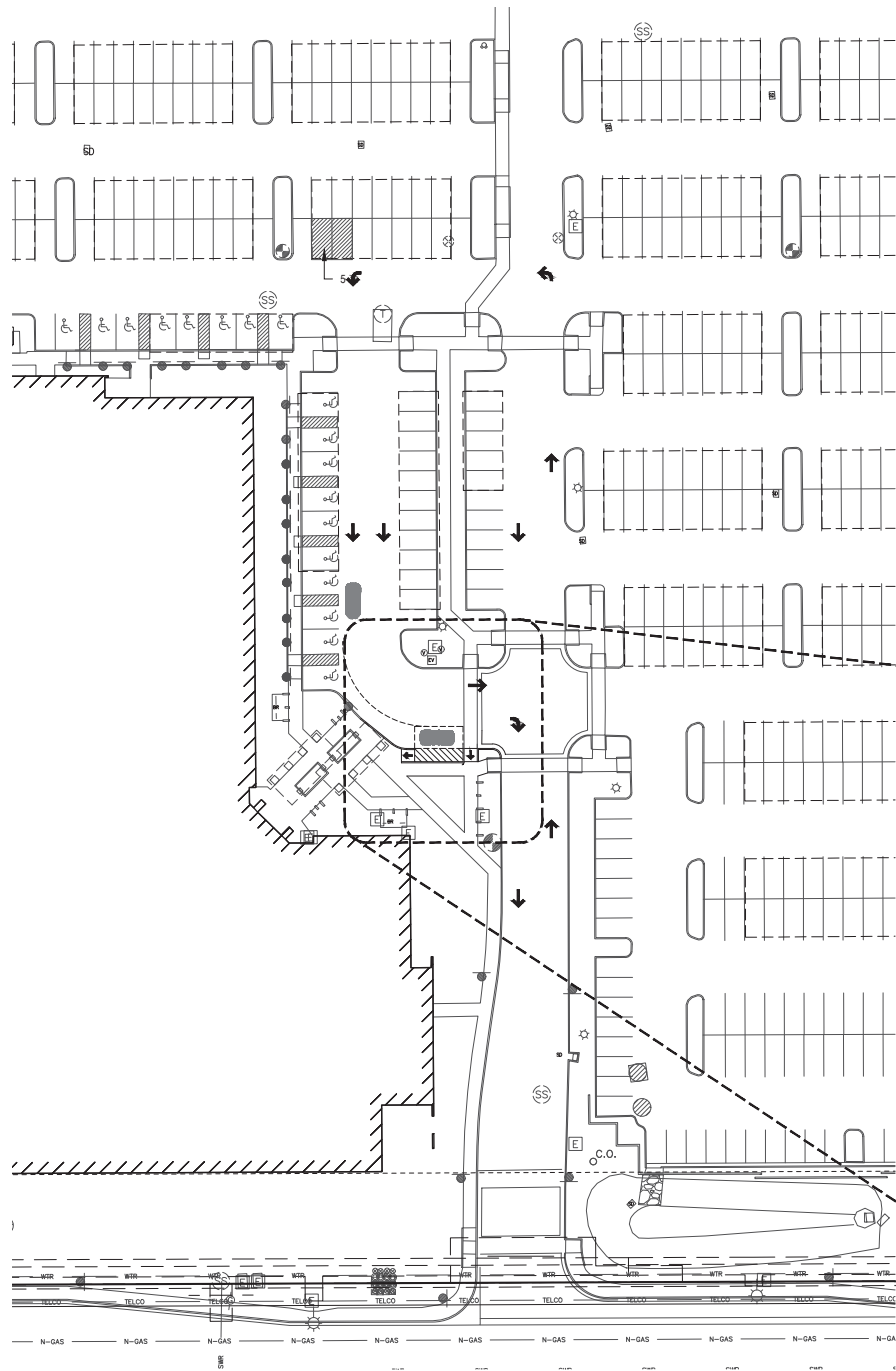
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KEY NOTES:

1. NEW 6" CONCRETE CURB.
2. 6' x 22" PASSENGER LOADING AREA.
3. NEW CONCRETE SIDEWALK.
4. NEW PEDESTRIAN RAMP.
5. HATCHED AREA IS CURRENT MOTORCYCLE PARKING.

CITY APPROVAL STAMP

REGISTRATION



REVISIONS

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MARK	DATE	DESCRIPTION

PROJECT NUMBER

179.2700

SHEET IDENTIFICATION

SITE PLAN & EXHIBIT

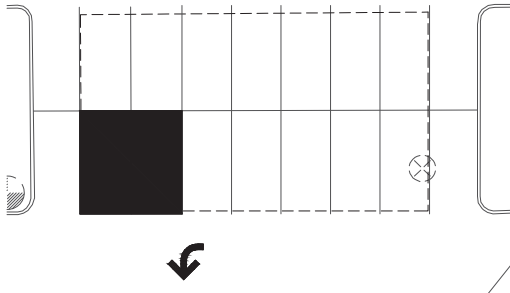
CLIENT & PROJECT

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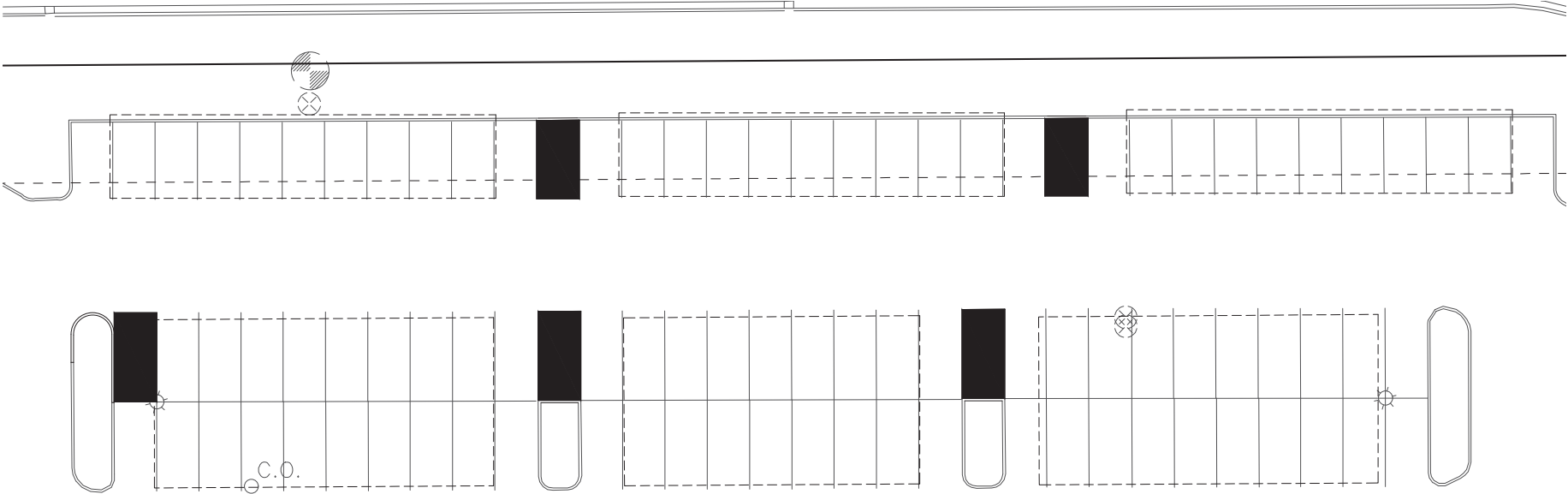
DESIGNER

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C2 | CONTINGENCY PARKING

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



A5 | CONTINGENCY PARKING

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

LEGEND:

 = ADDITIONAL PARKING SPACES TO BE PICKED UP.

CITY APPROVAL STAMP

REGISTRATION



REVISIONS

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MARK	DATE	DESCRIPTION

PROJECT NUMBER

179.2700

SHEET IDENTIFICATION

CONTINGENCY PARKING

A-102







FRYE ROAD ENTRY LOOKING NORTHEAST



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PDP APPLICATION



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APPROVED BY: [Signature]
SHEET TITLE:

SHEET NO.:



VIEW FROM FRYE ROAD LOOKING NORTHWEST



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VIEW FROM SITE LOOKING SOUTHWEST TO FRYE ROAD



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MAIN ENTRANCE



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PDP APPLICATION



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DRAWN BY: [signature]
APPROVED BY: [signature]
SHEET TITLE:

SHEET NO.:



CENTRAL PLANT & GARAGE LOOKING NORTHWEST



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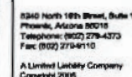
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 FRYE ROAD CAMPUS
 PDP APPLICATION



NO.	REVISIONS	DATE

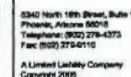
PROJECT NO.: 0906
 DATE: 08-08-08
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]
 SHEET TITLE:

SHEET NO.:



PARKING STRUCTURE LOOKING NORTH

NO.	REVISIONS	
PROJECT NO.:	0808	
DATE:	06-08-08	
DESIGNED BY:		
DRAWN BY:	SSW	
APPROVED BY:		
SHEET TITLE:		
TABULARY NO.:		



VIEW OF GARAGE LOOKING SOUTHWEST

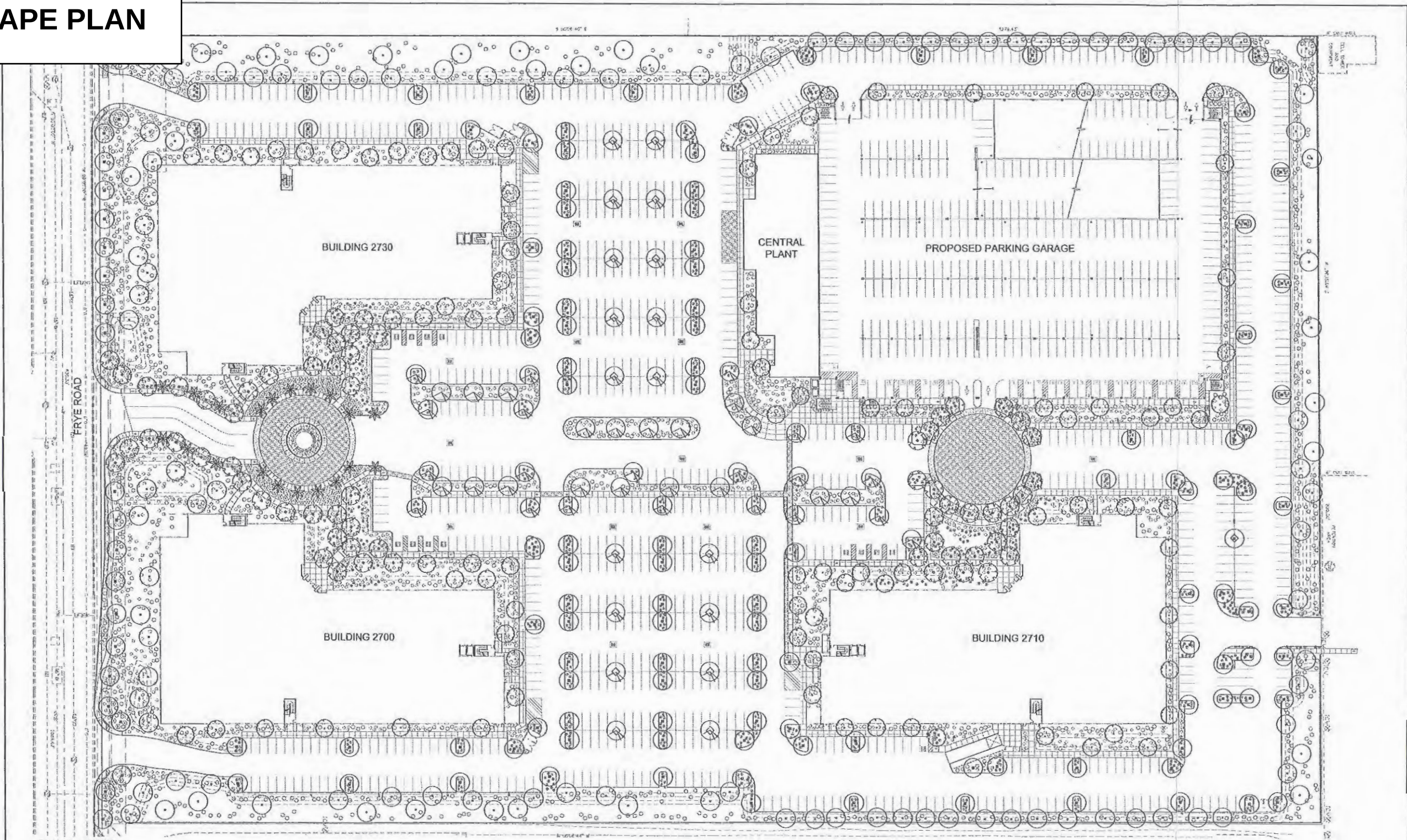
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TAB E

PDP APPROVED LANDSCAPE PLAN

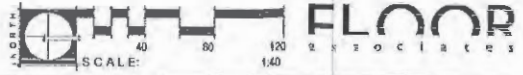
PDP APPROVED
LANDSCAPE PLAN



PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. HT x W x CAL	QTY.	SYM.	BOTANICAL NAME COMMON NAME	SIZE	SYM.	BOTANICAL NAME COMMON NAME	SIZE
TREES					SHRUBS CONT.			ACCENTS		
●	CHILOPSIS LINEARIS "AZT DESERT AMETHYST" WILLOW	15 GAL MT	5' x 3' x 0.75"	88	●	EREMOPHILLA MACULATA VALENTINE BUSH	5 GAL	●	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
●	CERCIDIVY DESERT MUSEUM DESERT MUSEUM PALO VERDE	24" BOX MT 48" BOX MT	7' x 4' x 1.00" 14' x 11' x 3.00"	61 4	●	LEUCOPHYLLUM LANGMANIAE TWO BRAVO SAGE	5 GAL	●	MUHLBERGIA CAPILLARIS REGAL VIST	1 GAL
●	DALBERGIA SISSOO SISSOO TREE	15 GAL 24" BOX	7' x 3' x 0.75" 10' x 4' x 1.25"	12 45	●	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" SAGE	5 GAL	●	MUHLBERGIA RIGENS DEER GRASS	5 GAL
●	PHOENIX DACTYLIFERA DATE PALM	20' HT		20	●	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	GROUNDCOVERS		
●	PROSOPIS JULIFLORA NATIVE MESQUITE	15 GAL MT 24" BOX MT	5.5' x 3' x 0.50" 7' x 4' x 1.00"	70 49	●	SALVIA GREGGII AUTUMN SAGE	5 GAL	●	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL
●	PROSOPIS "PHOEVUS" THORNLESS MESQUITE	15 GAL MT 24" BOX MT 36" BOX MT 48" BOX MT	5.5' x 3' x 0.50" 7' x 4' x 1.00" 10' x 8' x 2.00" 14' x 12' x 3.00"	42 30 8 4	ACCENTS			●	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL
SHRUBS					●	TECOWA STANS VAR STANS AR ZONA YELLOW BELLS	5 GAL	●	LANTANA "NEW GOLD" YELLOW MOUNDING LANTANA	1 GAL
●	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL			●	AGAVE AMERICAN CENTURY AGAVE	5 GAL	●	WEDELIA TRILOBATA YELLOW DOTS	1 GAL
●	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL			●	AGAVE DESMETTIANA SMOOTH EDGE AGAVE	5 GAL	TOPDRESS		
●	ENCELIA FARINOSA	1 GAL			●	HESPERALOE FUNIFERA GIANT HESPERALOE	1 GAL	1/2" MINUS DECOMPOSED GRANITE - GRANITE EXPRESS 480 354.6809 2" MIN. DEPTH IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED. COLOR TBD.		

- NOTES:
1. ALL PLANTING AREAS TO BE WATERED WITH AUTOMAT C IRRIGATION SYSTEM.
 2. SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
 3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
 4. ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY CITY.
 5. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF PLANT MATERIAL QUANTITIES.



5249 North 10th Street Suite 101
Phoenix, Arizona 85010
Telephone: (602) 279-4373
Fax: (602) 279-8110
A Limited Liability Company
Copyright 2008

PRELIMINARY
NOT FOR CONSTRUCTION

Countrywide®
FRYE ROAD CAMPUS
PDP APPLICATION

NO.	REVISIONS	DATE

PROJECT NO.: 0000
DATE: 06.30.08
DESIGNED BY: NL
DRAWN BY: NL
APPROVED BY: KF

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L-100

1425 N. 1st Street
Second Floor
Phoenix, AZ 85004
602.457.1425 P
602.457.1427 F
1000@redline.com

TAB F

PDP APPROVED FLOOR PLANS AND ELEVATIONS

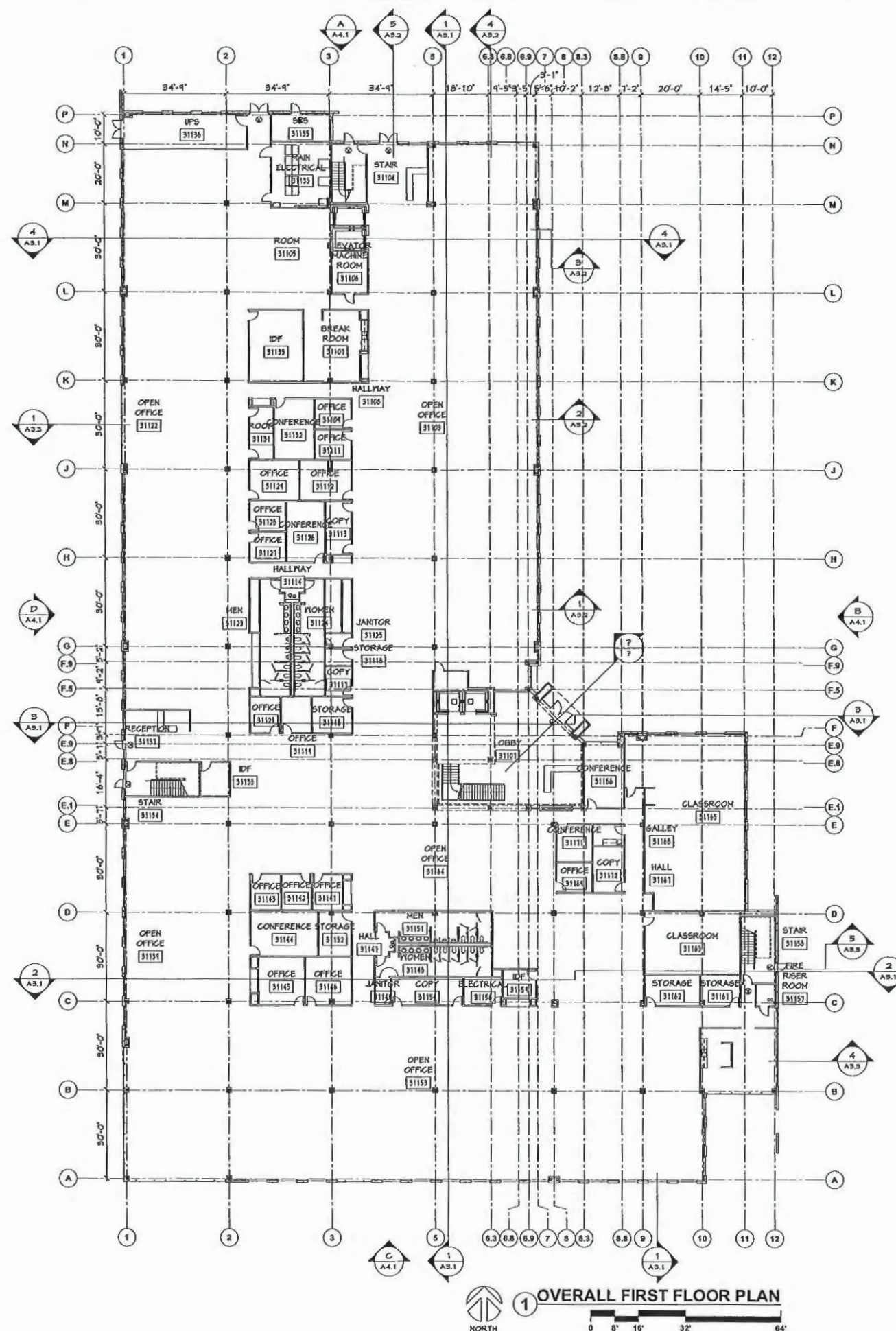


PROJECT NO.:	0609
DATE:	6/11/06
DESIGNED BY:	PFS
DRAWN BY:	ORL
APPROVED BY:	MRC

SHEET TITLE:
ARCHITECTURAL
2730
OVERALL FIRST FLOOR
PLAN

SHEET NO.:

A2.1



Countrywide®
NEW FRYE ROAD CAMPUS
2730 WEST FRYE ROAD - CHANDLER, AZ

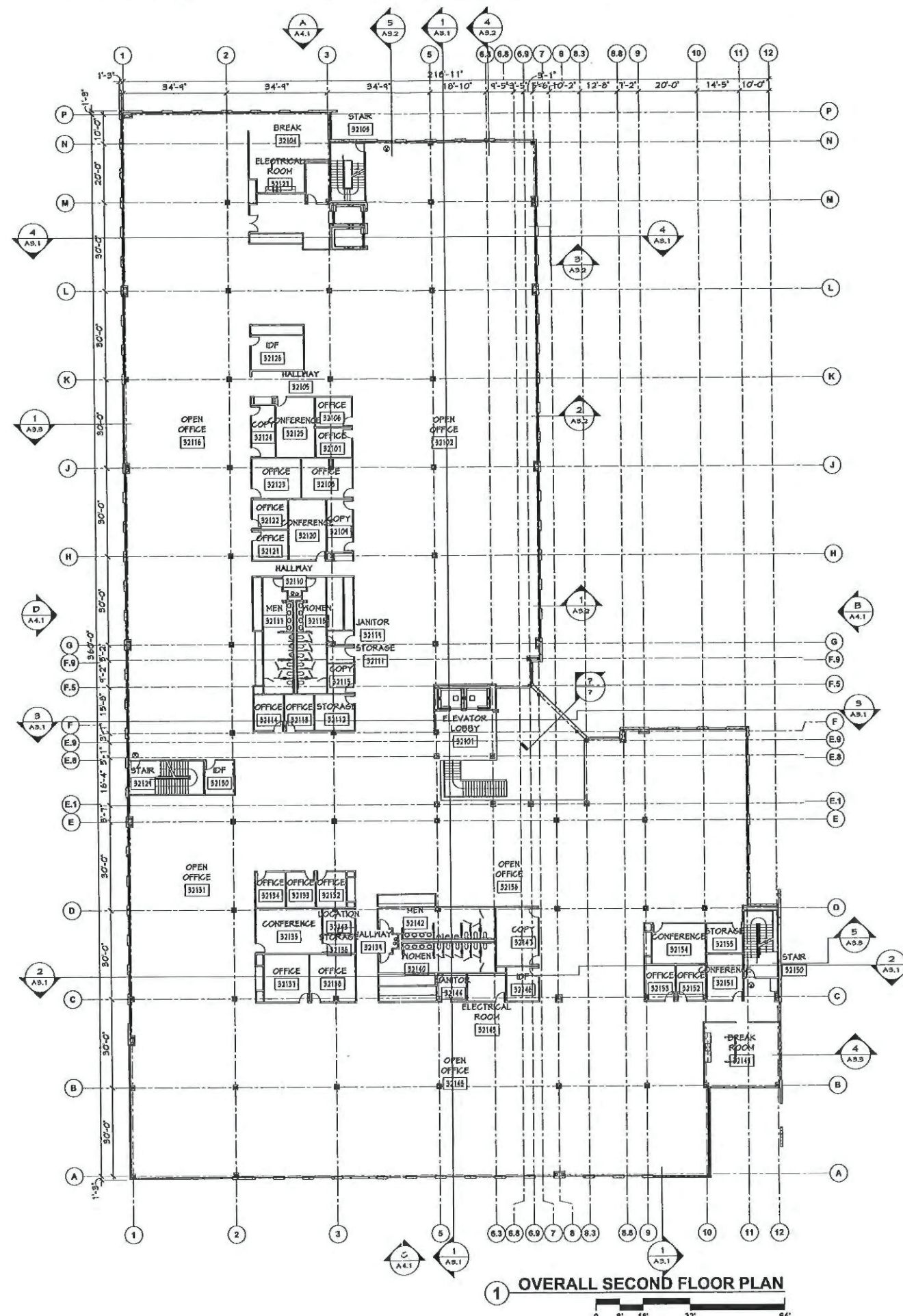


KEY PLAN

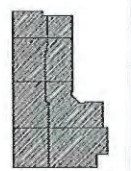
NO.	REVISIONS	DATE

PROJECT NO.: 0606
DATE: 6/11/06
DESIGNED BY: PFS
DRAWN BY: CR
APPROVED BY: MRC
SHEET TITLE:
ARCHITECTURAL
2730
OVERALL SECOND
FLOOR PLAN
SHEET NO.:

A2.2



Countrywide®
NEW FRYE ROAD CAMPUS
2730 WEST FRYE ROAD - CHANDLER, AZ



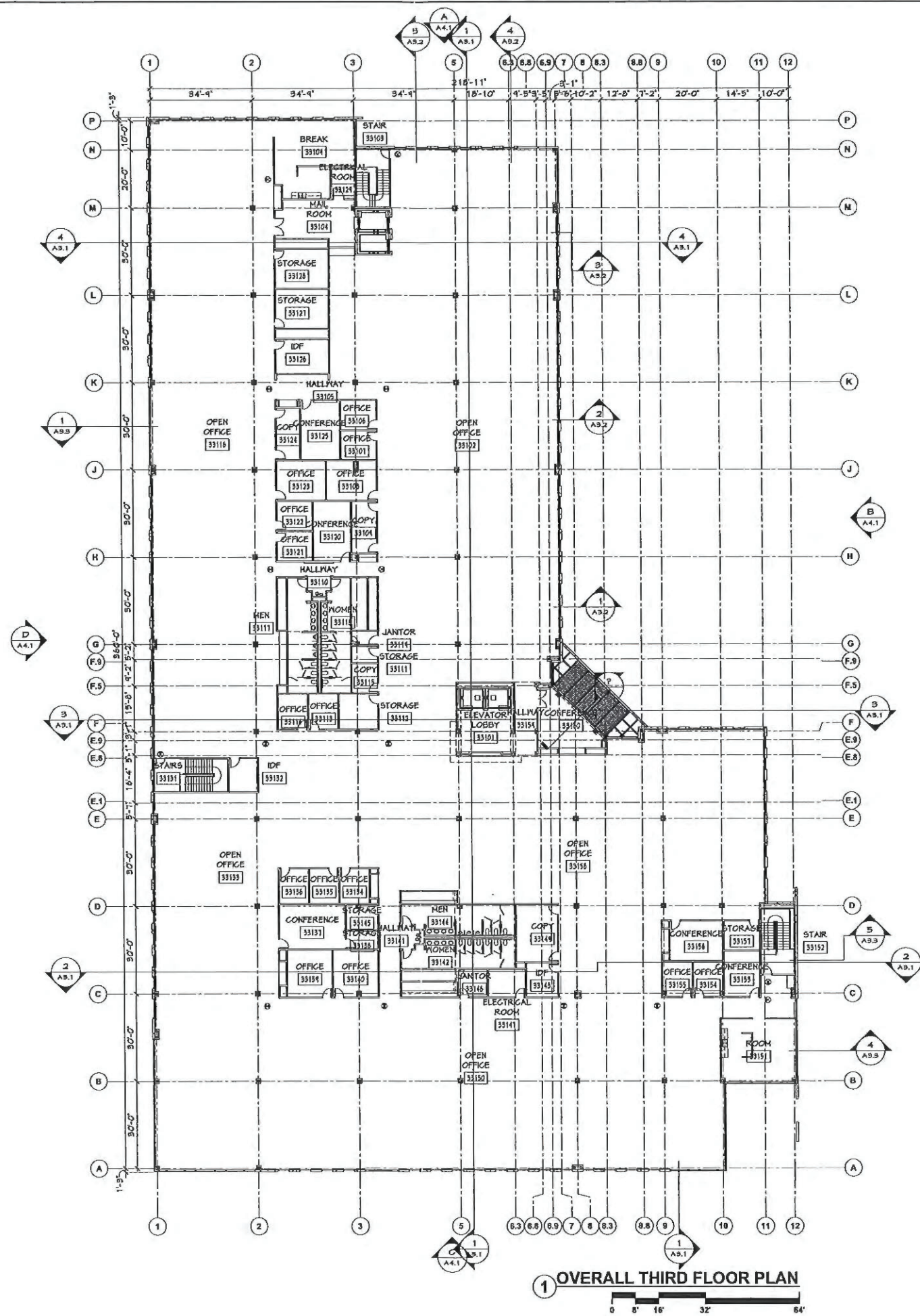
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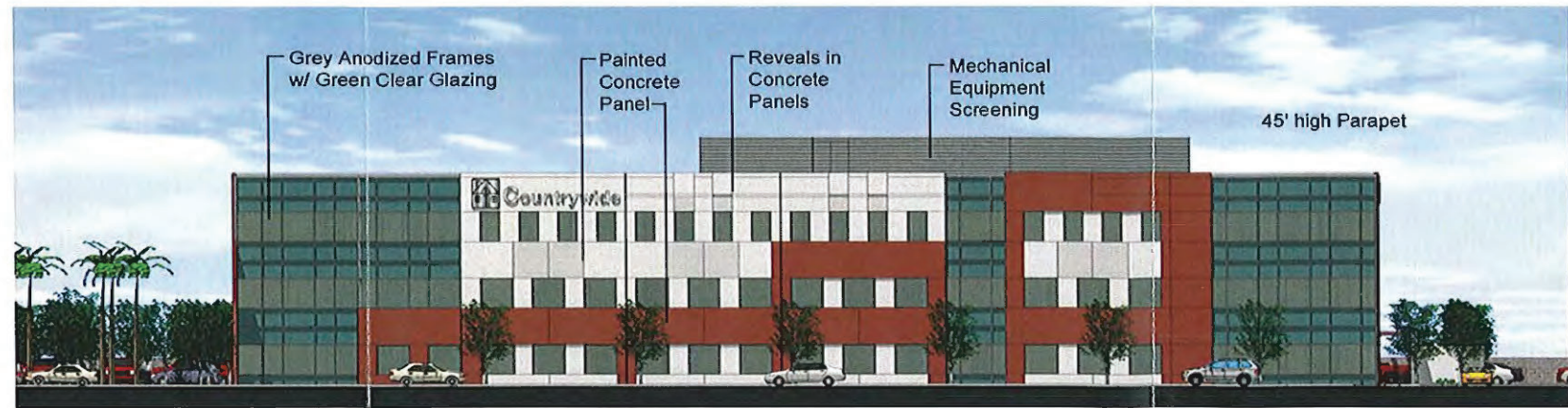
NO.	REVISIONS	DATE

PROJECT NO.: 0608
DATE: 8/1/06
DESIGNED BY: PFS
DRAWN BY: GAB
APPROVED BY: MRC
SHEET TITLE:
ARCHITECTURAL
2730
OVERALL THIRD FLOOR PLAN

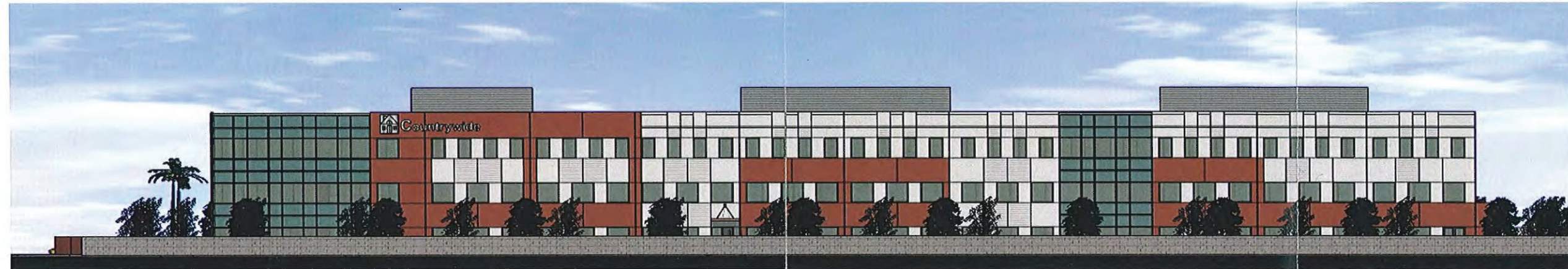
SHEET NO.:

A2.3





Front Elevation



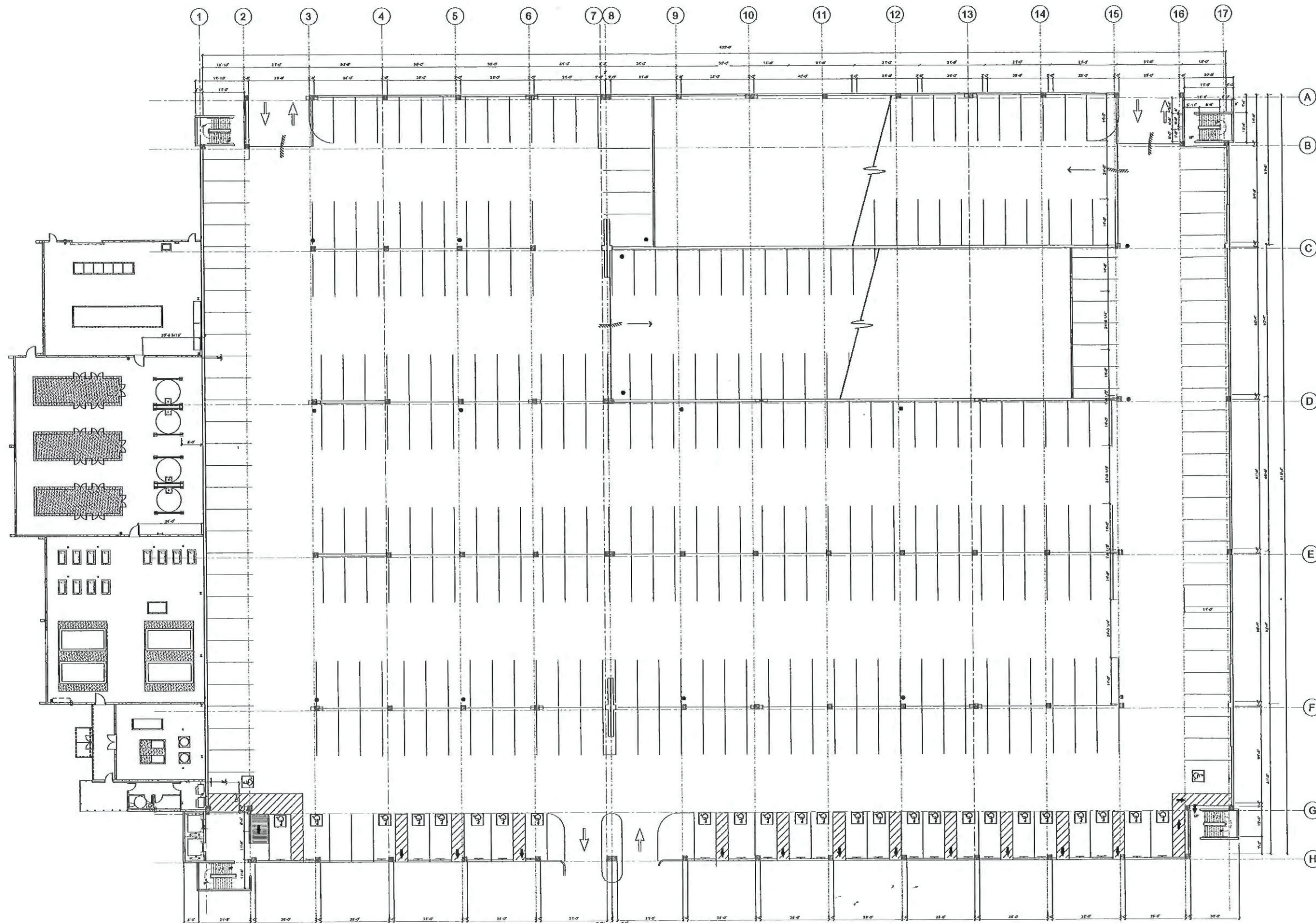
west Right Elevation



Nov 11 Rear Elevation



Left Elevation



GARAGE FIRST FLOOR PLAN
1/16"=1'-0"



NO.	REVISIONS	DATE

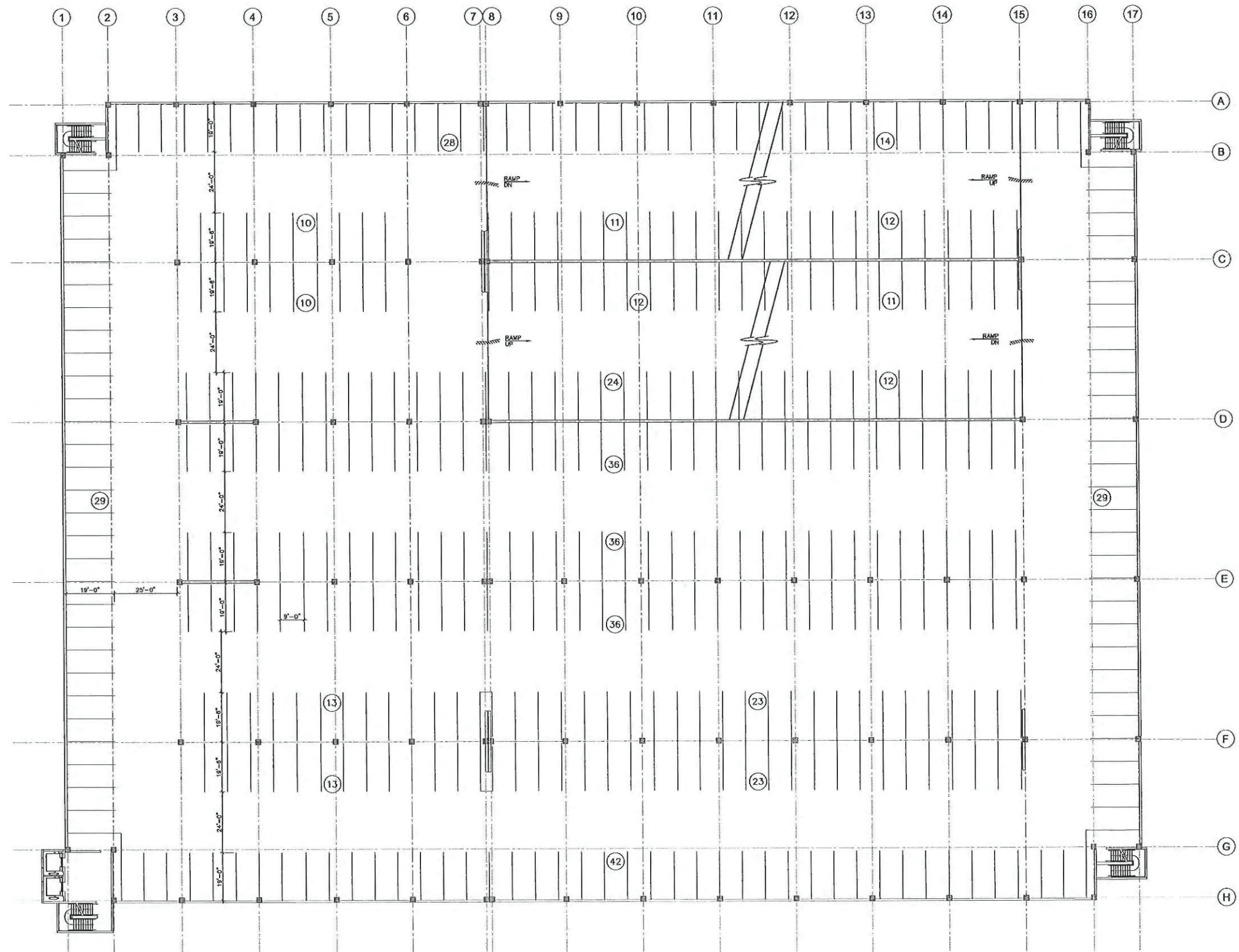
PROJECT NO.: 0608
DATE: _____
DESIGNED BY: _____
DRAWN BY: DB _____
APPROVED BY: _____

SHEET TITLE:

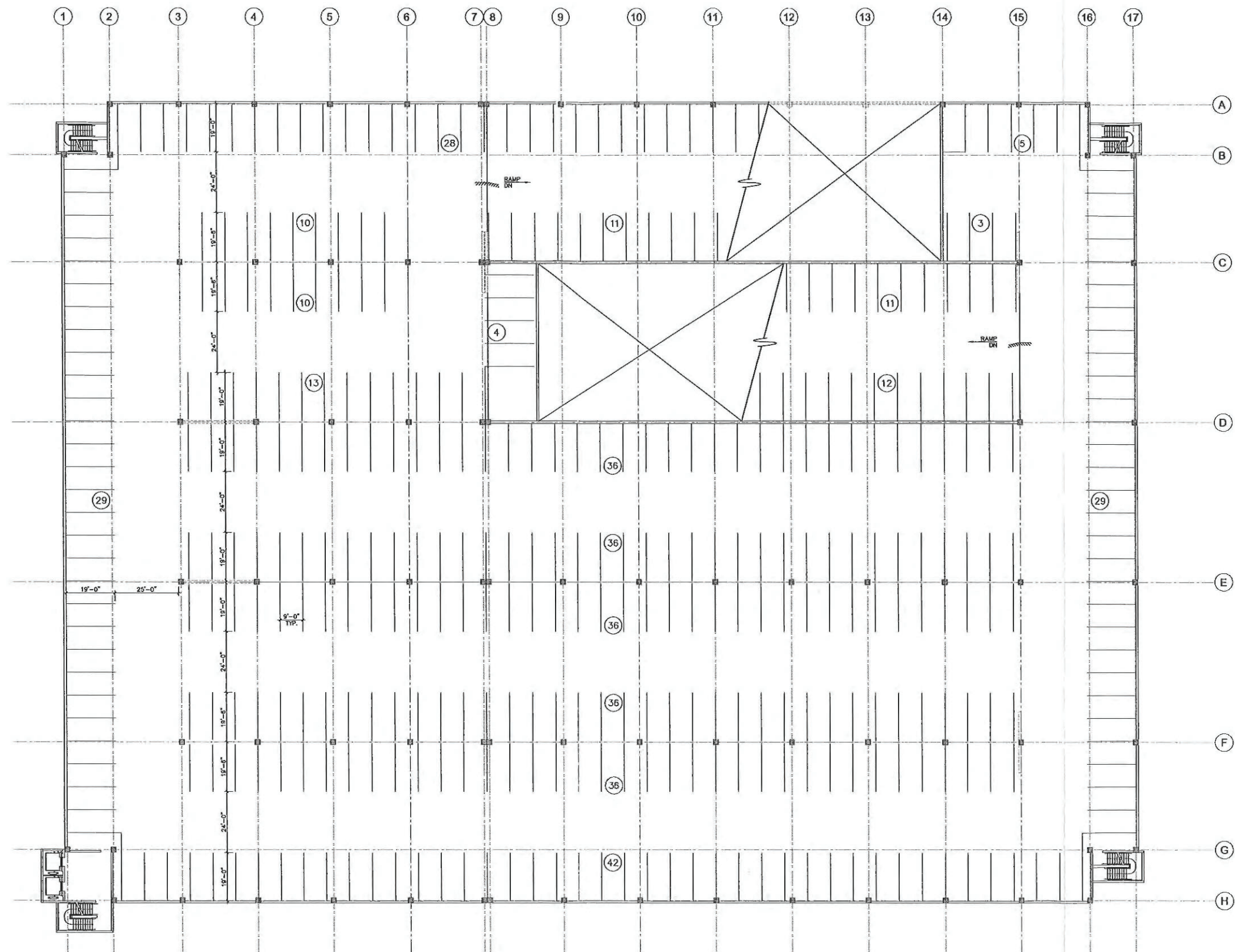
BUILDING
GARAGE - SECOND
FLOOR PLAN

SHEET NO.: _____

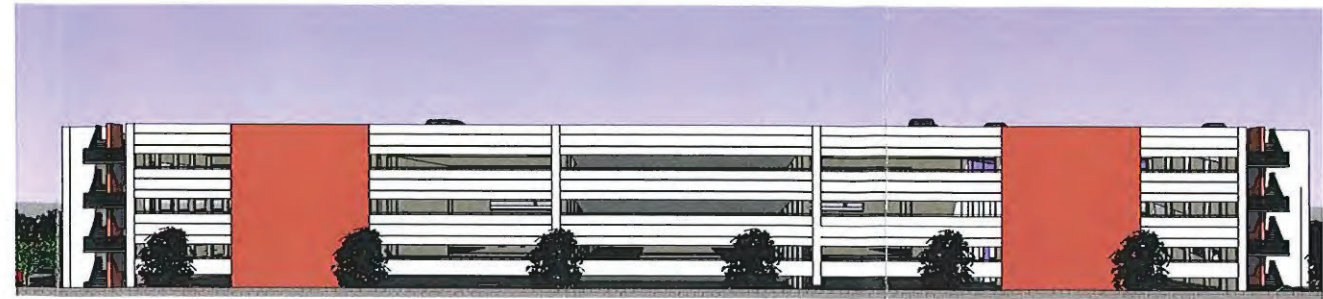
20-A2.1



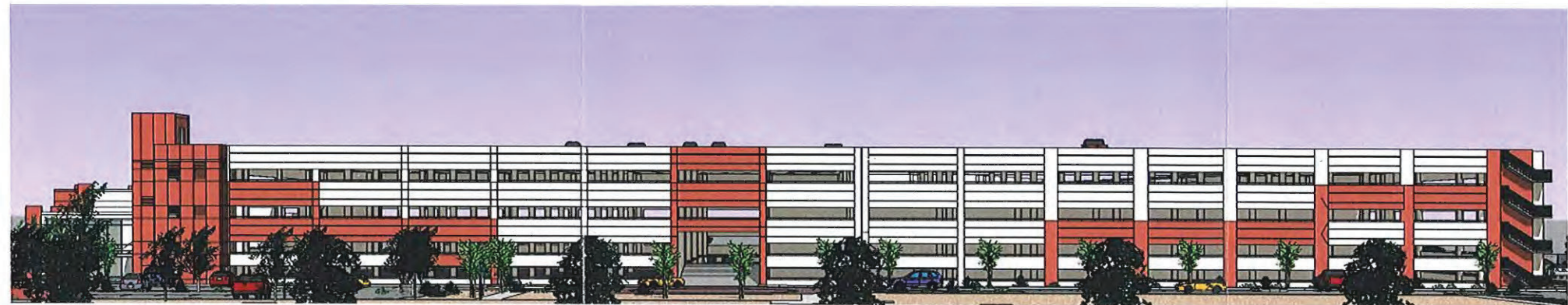
GARAGE SECOND FLOOR PLAN
1/16" = 1'-0"



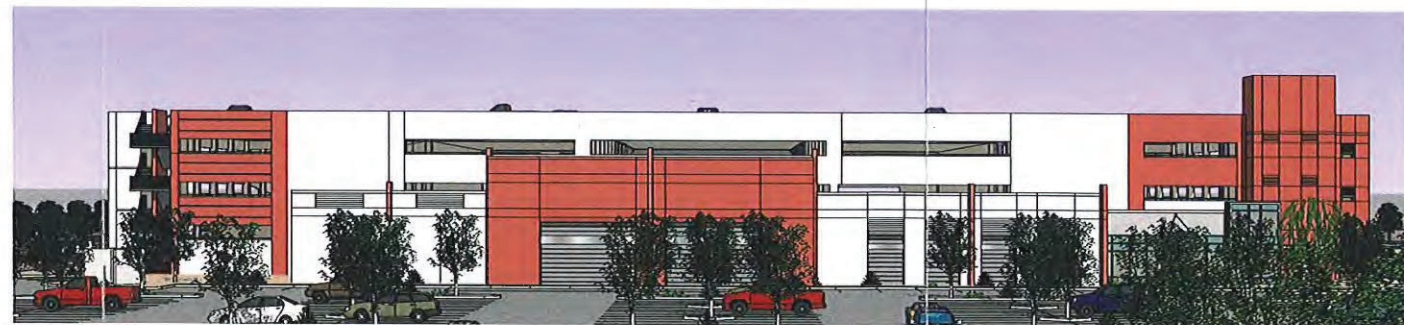
GARAGE FIFTH FLOOR PLAN
1/16"=1'-0"



North Elevation



East Elevation



South Elevation

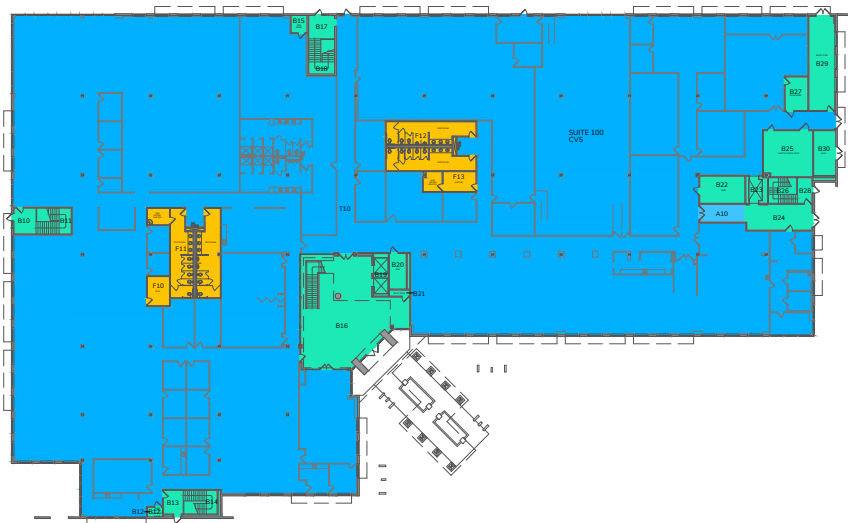


West Elevation

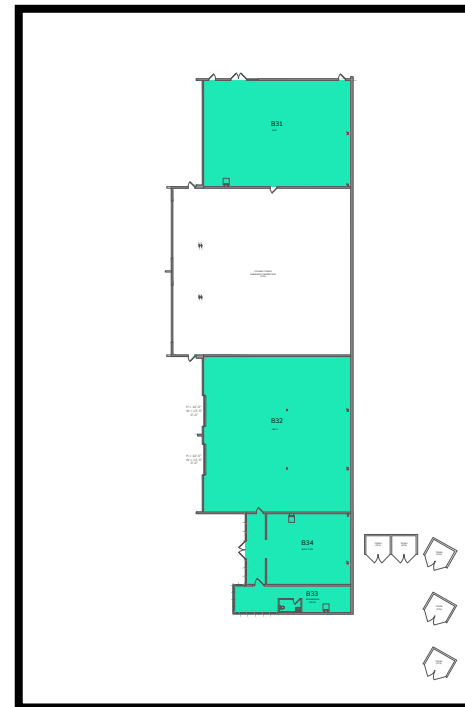


EXISTING FACILITY/FLEX BUILDING FLOOR PLAN

Main Building: 1st Floor



Flex/Facility Floor Plan:



Areas B33 and B34 will be reconfigured, with approval under separate cover, to convert some existing office square footage with area to support the compounding pharmacy.

BOUNDARY AREA		
E10	BOUNDARY AREA	70,412.8037
TENANT AREA		
T10	TENANT AREA	53,030.4084
TENANT ANCILLARY		
A10	EXTENDED CIRC., 100	165.3750
BUILDING SERVICE		
B10	EGRESS CORRIDOR	126.4653
B11	STAIR	192.6389
B12	WATER SHUT-OFF	33.2500
B13	EGRESS CORRIDOR	110.0938
B14	STAIR	200.0104
B15	FIRE RISER	58.3854
B16	MAIN LOBBY	1,857.6397
B17	EGRESS CORRIDOR	133.2431
B18	STAIR	206.9375
B19	ELEVATORS	142.3264
B20	ELEV. MACHINE ROOM	153.3125
B21	STORAGE	28.6493
B22	ELEV. MACHINE ROOM	259.0295
B23	ELEVATOR	127.4403
B24	ELEVATOR LOBBY	348.2639
B25	SWITCH GEAR / FACP	455.2064
B26	STAIR	154.1111
B27	TELEPHONE	162.3264
B28	EGRESS CORRIDOR	83.1389
B29	STORAGE	520.5521
B30	ELECTRICAL	225.0512
B31	ELECTRICAL	3,010.0000
B32	MECHANICAL	4,407.5000
B33	ENGINEERING OFFICE	610.9414
B34	STORAGE	1,490.7014
FLOOR SERVICE		
F10	ELECTRICAL	138.3889
F11	RESTROOMS / JANITOR	920.5556
F12	RESTROOMS	840.8611
F13	JANITOR ROOMS	220.0000



TAB H

PROPOSED PASSENGER LOADING AREA

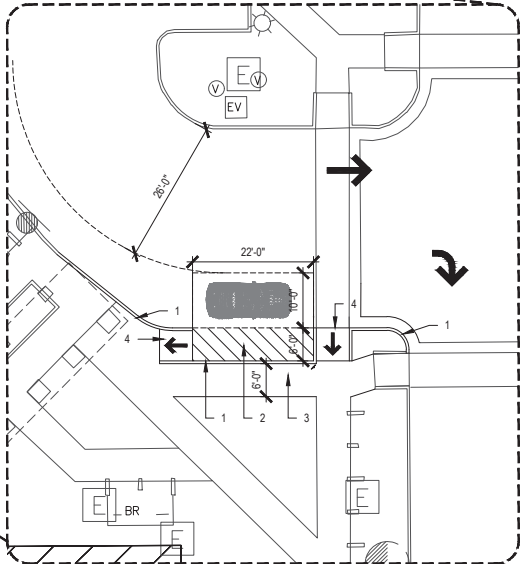
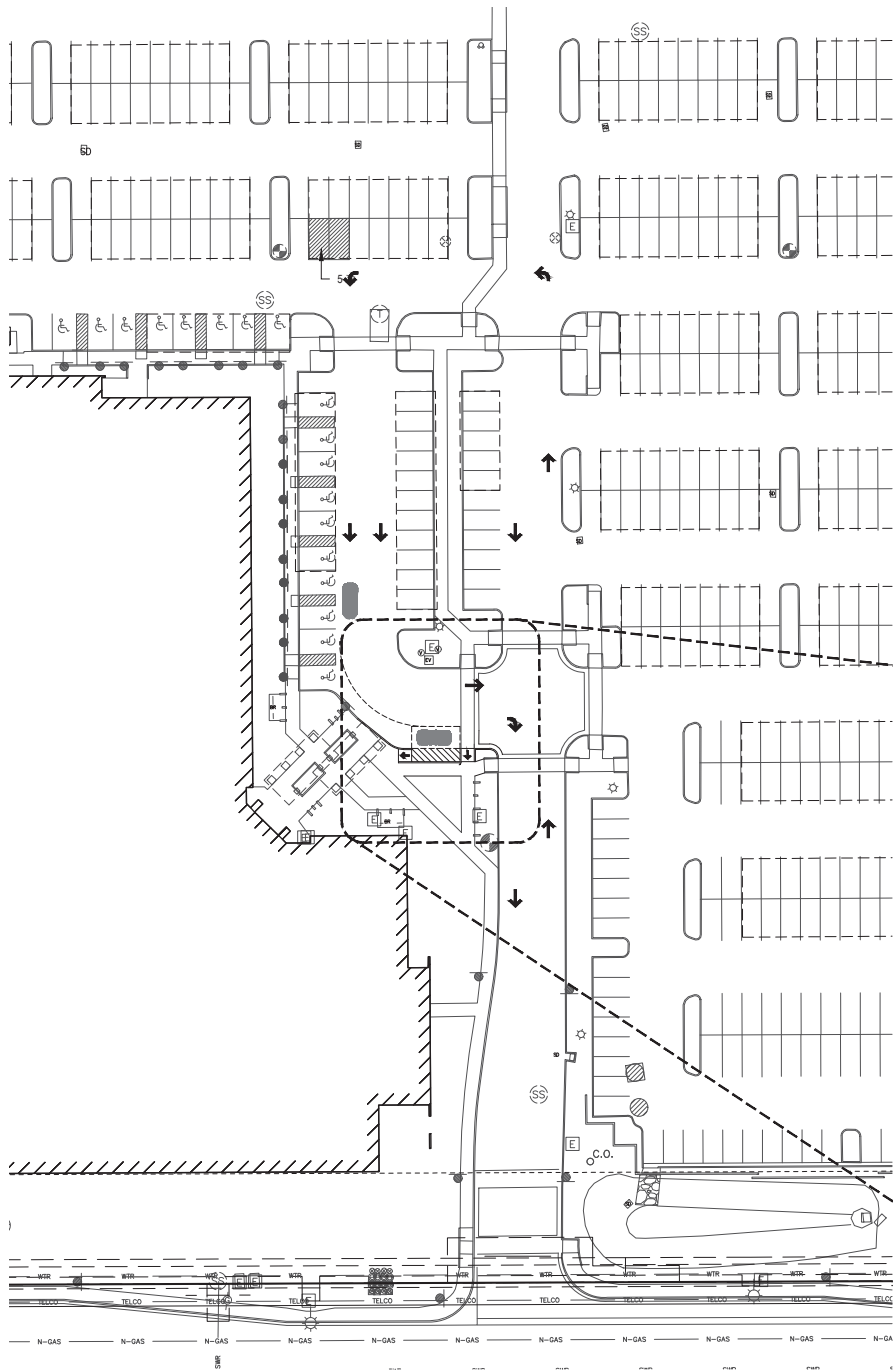
CLIENT & PROJECT

ViaWest Group
Chandler Integrative
Care Campus

2700 W Frye
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Alex Hondros
ahondros@viawestgroup.com tel: 602.957.8300
Ext 130

DESIGNER

Ajanta Design
99 East Virginia Ave, Suite 225
Phoenix, Arizona 85004
Brian Braganza, AIA tel: 480.305.1453
brian.braganza@ajantadesign.com



DIMENSIONS OF LOADING ZONE ARE PER CITY'S STANDARD DETAIL
C-261-1 FOR A SINGLE LOADING ZONE TYPE B WITH PERPENDICULAR RAMP

KEY NOTES:

1. NEW 6" CONCRETE CURB.
2. 6' x 22" PASSENGER LOADING AREA.
3. NEW CONCRETE SIDEWALK.
4. NEW PEDESTRIAN RAMP.
5. HATCHED AREA IS CURRENT MOTORCYCLE PARKING.

CITY APPROVAL STAMP

REGISTRATION



REVISIONS

-	-	-
-	-	-
-	-	-
-	-	-
MARK	DATE	DESCRIPTION

PROJECT NUMBER

179.2700

SHEET IDENTIFICATION

SITE PLAN & EXHIBIT

TABI

PARKING ANALYSIS

PARKING ANALYSIS

Medical Office Complex
2700 West Frye Road
Chandler, Arizona

PREPARED FOR
ViaWest Group
2390 East Camelback Road, Suite 305
Phoenix, Arizona 85016

PREPARED BY

United Civil Group

PARKING ANALYSIS

Medical Office Complex
2700 West Frye Road
Chandler, Arizona

February 3, 2025
Revision 1: March 13, 2025

UCG Project Number: TR25011

PREPARED FOR
ViaWest Group
2390 East Camelback Road, Suite 305
Phoenix, Arizona 85016

PREPARED BY

United Civil Group
2803 N. 7th Avenue
Phoenix, Arizona 85007
602-265-6155

CONDUCTED BY



Sarah Simpson, PhD, PE
President

INTRODUCTION

ViaWest Group retained United Civil Group to perform this Parking Analysis for an existing commercial office development that is planned for a medical office complex. The proposed medical office complex is located at 2700 West Frye Road, in Chandler, Arizona.

This Parking Analysis has been performed per the City of Chandler Engineering and Design Standards Manual for Public Works Construction, City of Chandler Code of Ordinances Chapter 35 Land Use and Zoning, locally accepted standards, and industry practice. The purpose of this analysis is to determine the required parking per the City of Chandler Zoning Ordinance, provide the parking supply for the site, compare parking ratios for other municipalities within the Phoenix Metropolitan Area and recommend the parking demand for this proposed medical office complex that meets the needs of the development.

SITE DESCRIPTION

The existing commercial office development is located on approximately 14.3-acres of land on the north side of Frye Road west of Ellis Street, specifically 2700 West Frye Road, in Chandler, Arizona. Currently, the site consists of a 184,228 square foot 3-story commercial office development which is envisioned to be converted to medical office and specialty medical uses. A flex/facility building exists on the northern boundary of the property. The flex/facility building serves the office complex back of house systems. As part of the overall conversion of uses, the flex/facility building is envisioned to provide a 2,300 square foot compounding pharmacy including 250 square feet of accessory office space, which is included within the analysis. The remainder of the building will remain as-is to support mechanical needs of the site.

Figures 1 and 2 illustrate the site's location within the context of the City of Chandler and its surroundings.

Approximately 20,000 square feet of medical office is proposed as a future expansion on site, which is also evaluated within this analysis.

PARKING SUPPLY

Currently, the site consists of 1,080 regular parking stalls and 24 ADA stalls for a total of 1,104 on-site parking stalls. **Figure 3** demonstrates the on-site parking arrangement for the development.

PARKING ANALYSIS

City of Chandler Zoning Ordinance

The City of Chandler provides minimum parking requirements within the Code of Ordinances Part VI Planning Chapter 35 Land Use and Zoning Article XVIII Parking and Loading Regulations. Per Section 35-1084 Parking Schedule, for medical, dental offices, clinics the parking ratio is one space per 150 square feet. For specialty medical uses, the parking ratio is one space per 200 square feet. For general office, the parking ratio is one space per 250 square feet. **Table 1** provides the parking demand per the City of Chandler Zoning Ordinance if the land use is medical office with an area reserved for minor compounding pharmacy use.

Table 1: Parking Demand Requirements per the City of Chandler Zoning Ordinance

Land Use	Square Footage (square feet)	Parking Ratio	Parking Stalls Required by Code
Medical Office	184,228	1/150	1,228
Compounding Pharmacy (Industrial/ Manufacturing) with 250 square feet of Accessory Office	2,300	1/1000 plus 1/250 for office	3
SUBTOTAL			1,231
10 % reduction for Passenger Loading			-123
TOTAL			1,108

A ten percent reduction in parking stalls is permitted by Zoning Code Section 35—1808 with the provision of a passenger loading zone, which this project will provide. Combined with the compounding pharmacy with 250 square feet of accessory office space the code requires 1,108 stalls. The site is deficient per Zoning Code standards by four (4) spaces. However, further analysis shows that the proposed land use can be accommodated with the provided 1,104 stalls along with possible future expansion.

Comparison of Parking Ratios for Medical Office

Providing an appropriately sized parking area is essential to optimizing the use of space and resources in a development. When parking areas are larger than necessary, it can lead to underutilized space that could otherwise be used for green areas, additional building capacity, or pedestrian-friendly designs. Excessive parking can also increase construction and maintenance costs, as well as contribute to environmental concerns, such as additional stormwater runoff and reduction in natural landscape. However, accurately determining parking needs ensures that space is used efficiently, lowering operational costs and fostering sustainable development. Therefore, a comparison of parking ratios across cities in the Phoenix metropolitan area was conducted to better understand regional trends and find a balance for

parking requirements of medical office building uses in the surrounding area. **Table 2** provides parking ratios for medical office buildings within comparable municipalities.

Table 2: Parking Ratio Comparisons for Medical Office in the Phoenix Metropolitan Area

City	Source	Parking Ratio
Phoenix	City Zoning Ordinance: Chapter 7 Section 702 Off Street Parking and Loading - 12/4/2024 (Medical Offices: Doctor, Dentist, Clinics, Centers)	1 space per 200 sf gross floor area
Mesa	City Zoning Ordinance Chapter 32: On-site Parking, Loading and Circulation Table 11-32-3.A: Required Parking Spaces By Use - 12/13/24 (Medical/dental offices and outpatient clinics)	1 space per 200 sf
Gilbert	Land Development Code Section 5.3 Circulation, Parking and Loading Table 5.3.6.B Off Street Parking Requirements - 9/21/21 (Health Care Facilities: Medical Offices and Clinics)	1 space per 150 sf
Glendale	Code of Ordinances Article 4 Section 35.4.000 Off Street Parking Table 35.4.005 Required Parking Ratios - 10/25/2024 (Medical Offices and Clinics)	1 space per 350 sf gross floor area
Peoria	Peoria City Code Chapter 21 Zoning Section 21-825 Parking Requirements – 10/1/24 (Medical: Health Clinics)	1 space per 200 sf of floor area
Scottsdale	Scottsdale Code of Ordinances Article IX. Parking and Loading Requirements Section 9.103 Parking Requirements Table 9.103 A Schedule of Parking Requirements– 1/8/25 (Offices – government, medical/dental and clinics)	1 space per 250 sf of gross floor area

As shown in **Table 2**, with the exception of the Town of Gilbert, the remaining 5 cities that were reviewed have a parking ratio of 1 space per 200 sf or greater.

Table 3 provides the parking results if the parking ratio of 200 sf for the medical office development is used for this site.

Table 3: Parking Demand Requirements Using Similar City Comparisons

Land Use	Square Footage (square feet)	Parking Ratio	Parking Stalls Required
Medical Office	184,228	1/200	921
Compounding Pharmacy (Industrial/ Manufacturing) with 250 square feet of Accessory Office	2,300	1/1000 plus 1/250 for a small office	3
TOTAL			924

If a parking ratio of 1 space per 200 square feet of medical office is used, then the site demand for this proposed development is 924 spaces. This parking calculation includes the 2,300 square foot compounding pharmacy with accessory office on site within the flex/facility building.

Comparison of ITE Parking Generation

The ITE Parking Generation Manual, 6th Edition, published by the Institute of Transportation Engineers (ITE), is a comprehensive reference that provides data and methodologies for estimating parking demand across various land uses. It is used by transportation professionals to make informed decisions about parking requirements, balancing supply with actual demand to improve land use efficiency and sustainability.

For this analysis, the land use Medical-Dental Office Building (LUC 720) and Industrial Manufacturing (LUC 140) are selected. The definition for this land use according to ITE is as follows:

(LUC 720) Medical-Dental Office Building: A medical-dental office building is a facility or clinic with one or more tenants that provide diagnoses and outpatient care on a routine basis. Tenants range from individual private physicians and dentists to large medical practices. Patient visits are by appointment only.

(LUC 140) A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions.

Table 4 provides the parking generation estimates for the proposed 184,228 square foot 3-story medical office development with a 2,300 square foot compounding pharmacy with accessory office.

Table 4: ITE Parking Generation

Land Use	Square Footage (square feet)	Weekday Number of Stalls Required	
		Weekday Average	85 th Percentile
Medical Office	184,228	484	788
Compounding Pharmacy (Industrial/ Manufacturing) with 250 square feet of Accessory Office	2,300	2	8
TOTAL		486	796

According to the ITE Parking Generation Manual, the 85th percentile of 796 spaces equates to the demand level of the observed sites. Meaning that 85% of similar sites required 796 or fewer spaces during their peak occupancy. The 85th percentile is used in parking facilities to accommodate most users without excessive overbuilding.

PARKING DEMAND

Based on the findings from the parking analysis, Table 5 presents the forecasted parking demand for the proposed development by various methodologies.

Table 5 Parking Demand for the Medical Office

Source	Parking Stall Requirements
City of Chandler	1,231
Comparable Cities	924
ITE Parking Generation (85 th Percentile)	796

Using the comparable data within **Table 5** shows that the available supply of 1,104 existing parking stalls is sufficient to meet the needs of the proposed medical office and 2,300 square foot compounding pharmacy including the 250 square foot accessory office.

ADA REQUIREMENTS

According to the Americans with Disabilities Act, accessible parking spaces must be considered separately for parking lots. For this development the total number of parking spaces provided is over 1001. Therefore, the minimum number of accessible parking spaces permitted is 20 plus 1 for each 100 over 1000. Therefore, 22 ADA spaces are required for this development. Of the 22 ADA spaces, at least one in every 6 (4 stalls) are required to be van accessible.

On site, 24 ADA parking spaces are provided with at least 4 that are van accessible.

ADDITIONAL DEVELOPMENT

Additional medical office development may be proposed at this site of approximately 20,000 square feet. If the expansion is constructed, **Table 6** provides the parking required for the entire development including the additional 20,000 square foot expansion using a parking ratio of 1/200 square feet, that was determined by the comparable Cities analysis.

Land Use	Square Footage with Proposed Expansion (square feet)	Parking Ratio	Parking Stalls Required
Medical Office	204,228	1/200	1021
Compounding Pharmacy (Industrial/ Manufacturing) with 250 square feet of Accessory Office	2,300	1/1000 plus 1/250 for a small office	3
TOTAL			1,024

If the additional medical office development were expanded by 20,000 square feet, then 1,024 total parking stalls should be provided to accommodate the site.

CONCLUSIONS

This parking study was conducted to determine the minimum number of parking spaces (parking demand) that should be provided on-site to adequately accommodate the conversion of an office complex to the proposed medical office complex development. The proposed medical office complex is located at 2700 West Frye Road, in Chandler, Arizona. Currently, the site consists of a 184,228 square foot 3-story commercial office development that will be converted to a medical office and an existing flex/facility building where approximately 2,300 square feet will be converted to a compounding pharmacy including a 250 square foot accessory office. The development currently has a supply of 1,104 parking stalls on site.

The City of Chandler's zoning ordinance for medical office parking requires 1 stall per 150 square feet. Using this ratio, the parking supply for the existing building is short if the development is converted to medical office. However, Zoning Code Section 35-1808 provides 10 percent relief from the code requirements with the provision of a passenger loading area. While the site is deficient four spaces by code standards, a review of similar cities within the Phoenix metropolitan area show that this parking ratio is conservative, comparatively.

Six cities parking requirements were reviewed and with the exception of the Town of Gilbert, the remaining 5 cities have a parking ratio of 1 space per 200 sf or greater for medical office. The City of Glendale requires the least parking stalls for this medical office land use with a parking ratio of 1 space per 350 square feet.

The ITE Parking Generation was also reviewed to determine parking stall demand for a similar land use of medical office. Based on ITE the 85% percentile parking requirement is 796 stalls for a similar size and land use.

Therefore, using comparable local and national parking ratio data the available supply of 1,104 existing parking stalls is sufficient to meet the needs of the proposed medical office conversion with a 2,300 square foot compounding pharmacy that includes 250 square feet of accessory office.

Using the same parking ratio of 1 stall per 200 sqft of medical office building, an expansion of 20,000 square feet could be constructed on site. This scenario would increase the parking demand to 1,024 stalls, excluding the 10 percent relief provision noted above, which meets the existing available parking supply and providing a surplus of 80 stalls.

ADA requirements are met for this development with 24 provided ADA stalls with at least 4 van accessible stalls.

This parking assessment with proposed scenarios is based on a variety of assumptions related to the site plan and land use of the proposed development. If larger buildings or pads, alternate land uses, or changes to the local Parking Ordinances are ultimately proposed, these parking calculations and criteria evaluation may not remain valid.

LIMITATIONS

Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable transportation engineering firms practicing in this locality. No other warranty, expressed or implied, is made.

The contents of this report are intended for the sole use of the addressee and his/her designees. In completing this report, data was obtained from a variety of sources which were assumed reliable and accurate (i.e., City, County, State and Federal sources). Should deviations from this report be noted, this firm should be contacted for review of the area of concern.

A reasonable attempt was made to acquire recent traffic impact studies, traffic projections and/or data that may be helpful in more accurately projecting traffic volumes. United Civil Group is not responsible for incorporating data made available after this document has been finalized.

This report is issued with the understanding that it is the responsibility of the owner to see that its findings are carried out or brought to the attention of those concerned. If any changes to the proposed project are made, the findings of this report shall be subject to review and may require modification or addendum.

SOURCES

City of Chandler Code of Ordinances Chapter 35 Land Use and Zoning

City of Glendale Code of Ordinances Article 4 Section 35.4.000 Off Street Parking
Table 35.4.005 Required Parking Ratios, adopted October 25, 2024.

City of Peoria City Code Chapter 21 Zoning Section 21-825 Parking Requirements,
adopted October 1, 2024.

City of Phoenix Zoning Ordinance: Chapter 7 Section 702 Off Street Parking and
Loading, adopted December 4, 2024.

City of Mesa Zoning Ordinance Chapter 32: On-site Parking, Loading and Circulation
Table 11-32-3.A: Required Parking Spaces By Use, adopted December 13, 2024.

City of Scottsdale Code of Ordinances Article IX. Parking and Loading Requirements
Section 9.103 Parking Requirements Table 9.103 A Schedule of Parking
Requirements, adopted January 8, 2025.

Institute of Transportation Engineers Parking Generation Manual, 6th Edition.

Town of Gilbert Land Development Code Section 5.3 Circulation, Parking and
Loading Table 5.3.6.B Off Street Parking Requirements, adopted September 21, 2021.

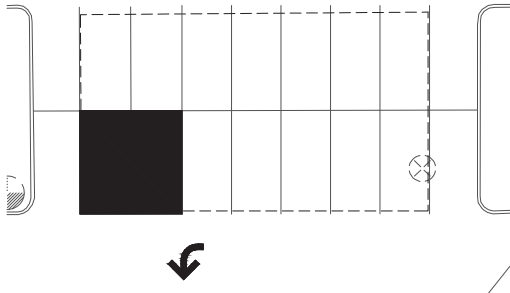
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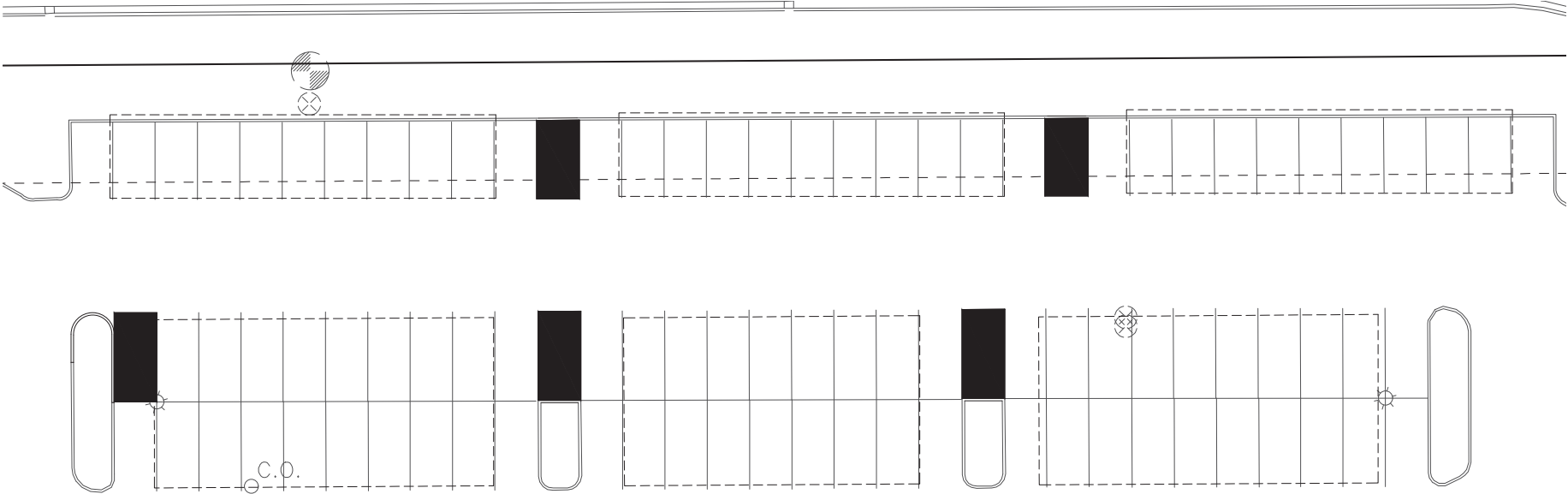
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C2 | CONTINGENCY PARKING

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



A5 | CONTINGENCY PARKING

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

LEGEND:

 = ADDITIONAL PARKING SPACES TO BE PICKED UP.

CITY APPROVAL STAMP

REGISTRATION



REVISIONS

-	-	-
-	-	-
-	-	-
-	-	-
MARK	DATE	DESCRIPTION

PROJECT NUMBER

179.2700

SHEET IDENTIFICATION

CONTINGENCY PARKING

A-102