

Taylor Manemann

From: Taylor Manemann
Sent: Tuesday, September 16, 2025 8:43 AM
To: Taylor Manemann
Subject: FW: Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, located on the Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road

From: cablack@cox.net <cablack@cox.net>
Sent: Monday, September 15, 2025 10:37 AM
Subject: RE: Preliminary Development Plan, PLH25-0011 CRMC Medical Office Building, located on the Chandler Regional Medical Center campus, at the southeast corner of Frye Road and Dobson Road

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I have read the preliminary development plan for the addition of a medical office building on the Chandler Regional Medical Center Campus.

Within this proposal is a request to reduce the required number of parking spots for the hospital and ancillary buildings.

I am totally against approving this parking reduction.

I have visited this hospital frequently, most recently a few days ago when my husband had to go to the ER. Each time I visit this hospital or the doctor's offices in one of the ancillary buildings, there is NO convenient parking available for patients, even in the parking garage!

This is especially true for the Emergency Room. There is a driveway to "drop off" a patient for the ER, but then the driver must try to find parking in the parking garage, then walk quite a distance back to the ER.

If the patient for the ER needs assistance checking in, there is quite a wait while their driver arrives from the parking garage, this could be a serious threat to the health and life of the ER patient.

There are multiple signs at the ER entrance that parking is not permitted and vehicles will be towed.

Additionally, the hospital suggests that it could create additional parking by tearing down the Morrison building. I highly doubt this will happen.

The Morrison building contains the Wound Healing Hyperbaric facility, of which I was the project manager for the construction of this unique treatment facility which uses oxygen hyperbaric units to treat serious wounds. The hospital spent multi millions of dollars building this facility and it is not possible to easily relocate it due to the underground pipeline to provide the high volume of oxygen needed for the hyperbaric units.

Chandler Regional Hospital should NOT be permitted to construct any additional patient or administration buildings until they provide a reasonable plan to provide additional parking to support an increase in the number of people visiting this campus!

I am sure if you poll other visitors to the hospital and its ancillary buildings you will find that they too feel that there is already inadequate parking for the hospital campus.

Not to mention there will be an increase in the staffing if an additional medical building is constructed.

The City of Chandler needs to obtain a count from the hospital as to how many people they have on staff for all the facilities.

Also, to be included is the number of doctors , physical therapists and staff in the Morrison building and the medical facility at 495 S. Dobson which is on the Chandler hospital campus.

This will show the parking needs for just the employees.

Now add the number of beds, and the average number of patients treated at the ER each day plus 1 with an assumption that a person doesn't normally drive themselves to an ER.

Basing the parking requirements on a "square footage" is not adequate for hospitals. Many hospital rooms are smaller than the 450 sq feet plus many hospital rooms have two patients per room, plus their family members and/or visitors.

Doctors' offices have administrative staff to be considered plus their daily patient count.

Nursing stations have multiple employees including nurses, nursing assistants and support staff.

The American Institute of Architects (AIA) provides guidelines for car parking space requirements in hospital planning. The following are the key considerations for calculating car parking space requirements in hospitals according to the AIA:

- 1. Determine the Total Parking Demand: The first step in calculating the parking space requirements for a hospital is to determine the total number of spaces that will be needed. This can be done by estimating the number of employees, patients, and visitors that will be using the hospital on a daily basis.*
- 2. Consider Patient and Visitor Parking Needs: The next step is to determine the number of spaces that will be required for patients and visitors. This can be done by estimating the average length of a hospital stay and considering the number of visits that are expected each day*

I worked in the construction project office for this hospital for many many years and I am very familiar with the parking shortage on this campus.

This campus has mixed use – and the parking needs to be calculated on each type of usage, i.e. office for the doctor's offices in the Morrison Building, and the Medical Office facility, plus a parking determination per bed for the hospital and ER.

The hospital needs to construct another multi tier parking garage to meet the current parking needs before any additional new facilities are approved!

I have also worked as a Planning and Zoning Administrator for a municipality and I am very familiar with calculating parking space requirements for commercial facilities.

Respectfully,

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