

Taylor Manemann

From: Manjula M. Vaz <mvaz@gbllaw.com>
Sent: Tuesday, September 16, 2025 4:04 PM
To: Taylor Manemann; Kevin Mayo
Cc: Dennis M. Newcombe; Manjula M. Vaz; Joshua Mulhall -AZ; Joe Viola AZ-Phoenix; Julie Graham AZ-PHOENIX
Subject: Dignity Chandler Medical Office building response

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Hi Taylor,

Thank you for forwarding the opposition letter and for the opportunity to respond to her concerns.

In response to her concerns about the parking request, as you know, we have been working closely with the city related to the parking request. The parking calculations/analysis for the planned medical office building were completed by a professional certified engineer in alignment with the City of Chandler's requirements. As we have discussed, the Morrison building will be taken out of service and demolished after the planned medical office building is completed, occupied and the current occupants of the Morrison Building have been relocated. The cost to demo the Morrison Building is part of the overall project approval. Demo will also have to happen to be compliant with the parking counts presented in the PDP amendment.

If there is a need for more parking in the future then the vacant parcel (i.e., the Morrison building area) will be converted into a parking lot to accommodate up to 309 additional parking spaces. A Parking Contingency Plan for the Morrison Building parcel dated July 10, 2025, has been included with the submittal package. The City of Chandler Planning Department has stipulated in their Staff Report (i.e., stipulation 2), noted below, that there may be a need to provide more parking should there be a problem, which the Parking Contingency Plan can then be utilized.

Staff Report Stipulation 2. Prior to any future building expansion or new addition that increases the occupant load on the Chandler Regional Medical Center campus, a parking analysis demonstrating that at least the minimum required amount of parking for said expansion or new addition will be constructed shall be submitted to the City for approval. Additionally, if a parking reduction continues to persist on the site with a future expansion or addition, a revised parking contingency plan shall be submitted to the City for approval to demonstrate how code required parking will be provided for all uses on-site in the event that the realized demand exceeds the provided parking.

We certainly appreciate the community concerns related to the parking request. Dignity is also very sensitive to the operation of its hospital campus and the safety of its patients and employees. Dignity believes we have a good parking plan with an appropriate contingency in place.

Thank you for your assistance. We look forward to seeing you tomorrow at the Commission meeting.

Manjula

Manjula M. Vaz

602.256.4461 Direct | 602.332.0706 Mobile
mvaz@gblaw.com | www.gblaw.com | [Profile](#)

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40 North Central Ave., 20th Floor | Phoenix, AZ 85004

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