

PLH25-0011

CRMC Medical Office Building

Preliminary Development Plan

Development Booklet

Location: Southeast Corner of Frye Road
and Dobson Road

July 24, 2025

Chandler Regional Medical Center.
Building Expansion for a 4-Story Medical Office Building II.
Preliminary Development Plan Narrative. Case: PLH25-0011.

CommonSpirit Health's Chandler Regional Medical Center ("CRMC") located at the southeast corner of Frye Road and Dobson Road needs to add additional/updated medical offices to their existing campus to continue to serve the growing needs of the region and the City of Chandler residents. Thus, the purpose of this Preliminary Development Plan ("PDP") is for the city to review/approve a proposed medical office building expansion. CRMC is proposing to build a 4-story, 100,249 square foot state-of-the-art Medical Office Building ("MOB II") on approximately 2.7 acres of the campus fronting Fairview Street.

MOB II is part of the larger CRMC campus and is designed to provide services and support for Chandler Regional Hospital. The proposed MOB II will provide hospital outpatient rehabilitation services and specialty medical practices (e.g., orthopedics, trauma, GI, brain and spine and thoracic). In addition to medical services, there may be some employee training space related to hospital service and care. It is important to note that the uses will evolve and be added over time to provide the best quality patient care/services possible within the CRMC campus.

The existing hospital/medical office buildings on the campus are located towards Frye Road and Dobson Road. The hospital/medical complex offers many services, including surgical, orthopedics, and emergency room/services. Most of CRMC's "developable" land (i.e., surface parking) is located towards the rear of the campus abutting Fairview Street with medical type uses also located across the street. Thus, making this an ideal location for a medical office building (i.e., destination uses) that does not need immediate major street frontage/intersection visibility like a hospital with an emergency room. As a part of this PDP we are seeking a parking ratio modification in line with the typical medical office uses and changing dynamics in the Valley with both ride-share/transporting options along with autonomous vehicles to assist patients to/from their appointments, and since the proposed MOB II is within a medical campus with shared/cross parking availability makes this an ideal/reasonable use for a parking ratio modification.

Finally, as discussed further, the proposed MOB II at CRMC will blend with and adhere to as much as possible with the existing medical campus as well as the abutting development but be specific the needs of the end-users and design vernacular.

ARCHITECTURE AND BUILDING DESIGN

The proposed MOB II is designed to serve primarily as a Group B occupancy and will accommodate a variety of outpatient healthcare-related tenants. The scope of work includes a fully finished core and public circulation area, with mechanical, plumbing, electrical, structural, civil, and landscape design packages integrated into the submission.

The 4-story structure will feature modern architectural styling consistent with the existing medical campus, incorporating high-quality materials and finishes that reflect the professional and clinical nature of the use. Key architectural features include a combination of glass curtain wall systems and high-performance exterior cladding to provide visual interest, solar performance, and continuity with adjacent buildings.

Ceiling heights are planned at 10'-0" on Level 1, with 9'-0" clear heights in lobby areas on Levels 2 and 4. Level 3 will be delivered as warm shell space to accommodate future tenant improvement. Level 4 has been strategically designed to support a future 10,000 SF ambulatory surgery center ("ASC"), including infrastructure capacity for dedicated rooftop HVAC systems, to be provided by the future ASC user.

Vertical circulation is served by two (2) public elevators, one (1) service elevator, and three (3) enclosed stairwells, providing full access to all levels in accordance with accessibility and fire life safety requirements.

SITE DESIGN AND LANDSCAPING

The project includes limited site demolition and rework to prepare for new construction. Site improvements include revised hardscape, new pedestrian pathways, accessible routes, and a new two-bin trash enclosure. Landscaping will be designed to complement the existing campus environment while prioritizing low water usage and native or drought-tolerant plant species. The overall landscape theme focuses on creating a clean, professional setting that enhances both the user experience and long-term sustainability.

PARKING AND ZONING COMPLIANCE

As previously stated, this PDP submission is seeking a modification to the current parking ratio for medical office buildings on the CRMC campus. CRMC is proposing a ratio from 1 space per 150 SF to 1 space per 200 SF. This parking ratio request is supported by comparative standards from nearby municipalities such as Phoenix, Mesa, and Surprise, which already apply a 1:200 ratio for similar medical office uses. Many cities/towns have found that such ratios help reduce excessive, underutilized parking, and promote more efficient site planning.

CRMC currently offers 2,272 parking spaces across both surface and structured lots, supporting the hospital, central plant, and existing MOB. The proposed MOB II will provide approximately 100,249 SF of new medical office space. However, this new building will coincide with the planned demolition of the Morrison Building northeast of the proposed

MOB II, which currently provides 65,653 SF of medical office space and houses approximately 140 employees.

As stated, although the proposed MOB II will be in an existing parking lot, improvements to the site will replace most of the parking spaces that will be lost (i.e., 131 spaces with the parking area for the MOB II and 96 spaces installed back by the MOB II) the net change in total parking is a loss of 35 spaces.

The total number of parking spaces on this campus is 2,237 spaces. As shown in Table 2 below, the total number of parking spaces required with the new MOB is 2155. Therefore, even with the loss of 35 parking spaces on the MOB II parcel, there is still enough parking spaces on the Chandler Regional campus.

As detailed in the Dibble Engineering Technical Memoranda dated July 1, 2025, which was included with the submittal package for the proposed MOB II, the proposed parking demand for the campus will be as shown in Table 2 noted below.

Table 2

Building	Unit Demand Requirement	Existing Quantity	Spaces Required
Hospital	3 spaces per bed	475 beds	1,425
West MOB	1 space per 200 sf	45,000 sf	225
Central Plant	1 space per employee	3 employees	3
CRMC MOB II/ACC	1 space per 200 sf	100,249 sf	502
Total Proposed Required			2,155

The above table shows that the overall campus population and parking demand will not increase because of the proposed MOB II. At the proposed 1:200 parking ratio, total parking demand would be approximately 2,155 space which is well within the 2,272 currently available.

Finally, as previously noted, the Morrison Building will be taken out of service and eventually demolished. If there is a need, CommonSpirit can redevelop the Morrison Building parcel into a parking lot with 309 additional parking spaces. A Parking Contingency Plan for the Morrison Building property dated July 10, 2025, was included with the submittal package for the proposed MOB II. The Parking Contingency Plan provides an option should there be an issue with the proposed parking ratio for this MOB II and the need for more parking spaces. If there is an issue with maintaining adequate parking for the MOB II when completed and operational, discussions with the City of Chandler to determine how to manage the parking or if the Parking Contingency Plan is necessary.

Approval of this parking ratio modification will enable the campus to utilize land more efficiently, avoid unnecessary paving or construction of additional structured parking, and promote more sustainable development. It also supports CommonSpirit Health's goals to be responsible, cost-effective, and flexible in their planning.

USE, OPERATIONS, AND STAFFING

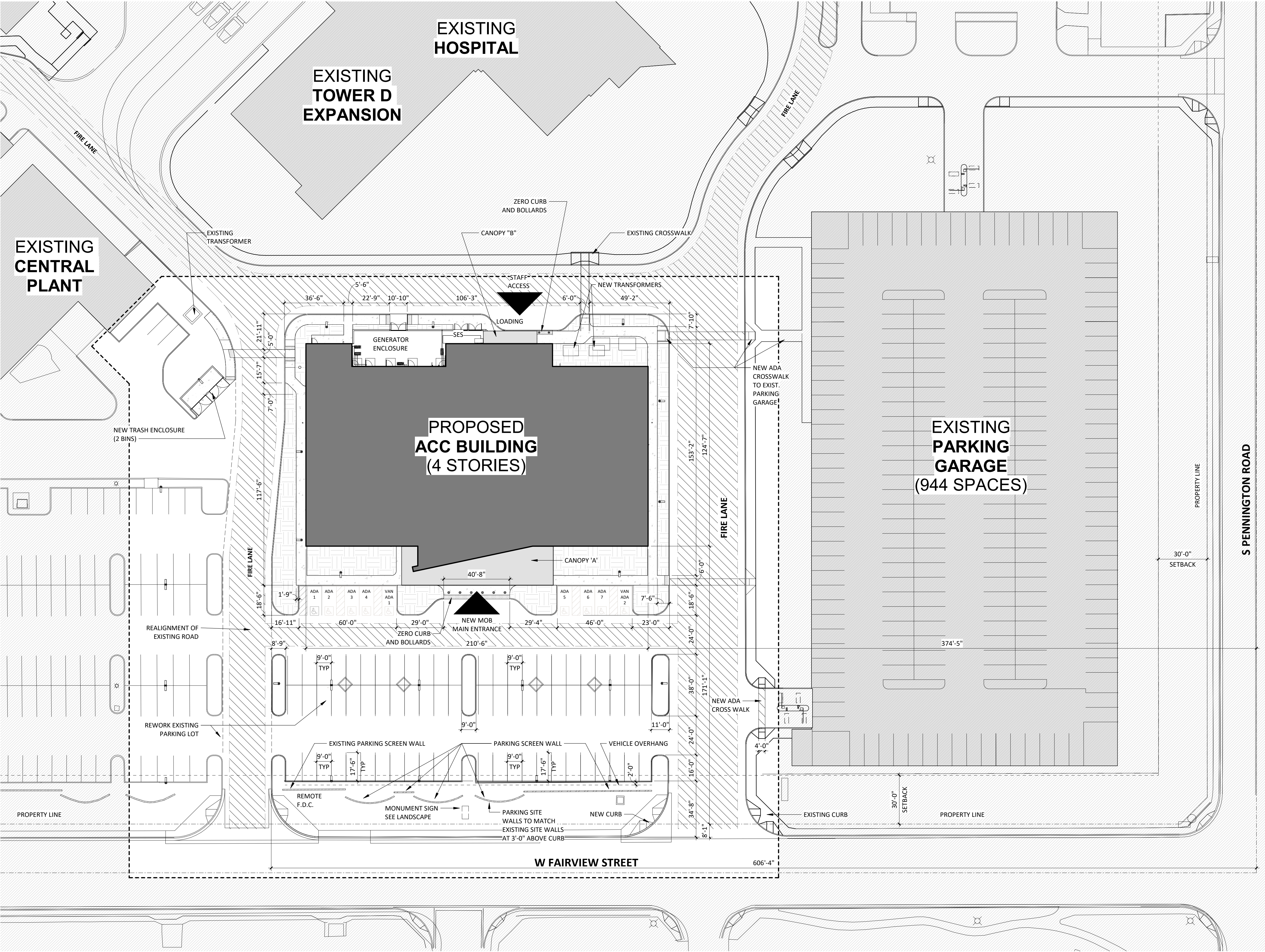
MOB II will accommodate multiple outpatient healthcare service providers, each with varying operational needs. Typical hours of operation are expected to be Monday through Friday, from 7:00 AM to 6:00 PM, with some tenants potentially operating during extended hours or on weekends. Estimated staffing will vary by tenant but is anticipated to remain consistent with current healthcare office use projections. Final staffing numbers will be provided with tenant improvement submissions.

CONCLUSION

This request is appropriate and reasonable due to the current uses onsite and offsite along with many design elements utilized to maintain quality/consistency of development in the area creating the appearance of an overall cohesive development. The proposed MOB II will adjust to the market demand for healthcare, existing/planned developments occurring within this area of the city, and the need for services. When completed, the final buildout will fit seamlessly within the current and future context of the area and provide a solid/sustainable employment hub.

In summation the proposed MOB II represents a significant and strategic investment in the future of the Chandler Regional Medical Center campus. The development aligns with the City of Chandler's planning and zoning objectives, enhances regional access to healthcare, and integrates seamlessly into the existing built environment. The proposed parking ratio modification further reflects a thoughtful, data-driven approach to campus planning, consistent with industry best practices and municipal precedents.

SITE PLAN



Total site area:	141,040 S.F.	3.24 Ac.
Total building area:	25,137 S.F.	17.82% of total site area
Total landscape area:	17,230 S.F.	12.22% of total site area
Total parking spaces required:	2,155 (PER PROPOSED 1 PER 200 SF)	
Regular parking spaces provided:	502	
Handicap spaces provided:	9 (# Car 7 / # Van 2)	
Total of all parking spaces provided:	2,237 (PER PROPOSED 1 PER 200 SF)	
Building height:	T.O. PARAPET A - 60'-6"	
	T.O. SCREEN WALL 2 - 69'-0"	
	(PLEASE REFER TO BUILDING ELEVATIONS)	

PARKING CALCULATION TABLES

EXISTING CONDITIONS - TABLE 1			
BUILDING	UNIT DEMAND REQ.	EXIST. QUANTITY	SPACE REQ.
HOSPITAL	3 SPACES PER BED	475 BEDS	1,425
MORRISON BLDG		65,653 SF	
GENERAL OFFICE	1 SPACE PER 200 SF	39,829 SF	200
MEDICAL OFFICE	1 SPACE PER 150 SF	25,825 SF	173
WEST MOB	1 SPACE PER 150 SF	45,000 SF	300
CENTRAL PLANT	1 SPACE PER EMPLOYEE	3 EMPLOYEES	3
TOTAL EXIST. REQ.			2,101

PROPOSED CONDITIONS - TABLE 2			
BUILDING	UNIT DEMAND REQ.	EXIST. QUANTITY	SPACE REQ.
HOSPITAL	3 SPACES PER BED	475 BEDS	1,425
WEST MOB	1 SPACE PER 200 SF	45,000 SF	225
CENTRAL PLANT	1 SPACE PER EMPLOYEE	3 EMPLOYEES	3
CRMC MOB II/ ACC	1 SPACE PER 200 SF	100,249 SF	502
TOTAL PROPOSED REQ.			2,155

NOTE: PARKING CALCULATIONS SHOWN ARE A SUMMARY. FOR A DETAILED BREAKDOWN, REFER TO THE PARKING MEMO INCLUDED WITH THIS SUBMITTAL.

CRMC ACC BUILDING - PDP - ARCHITECTURAL SITE PLAN

1" = 30'-0"

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

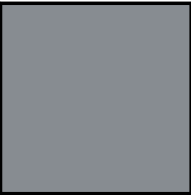
CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



BUILDING ELEVATIONS



GL -01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38



GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING



GL-03
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING



EIFS-01
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')



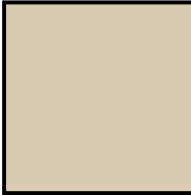
EIFS-02
EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
ARROW WOOD (MATCH TOWER 'D')



MTL-01
CLEAR ANDODIZED ALUMINUM
EXTERIOR ALUMINUM DOORS & FRAMES,
PARAPET CAP, CURTAIN WALL & RIBBON
WINDOWS



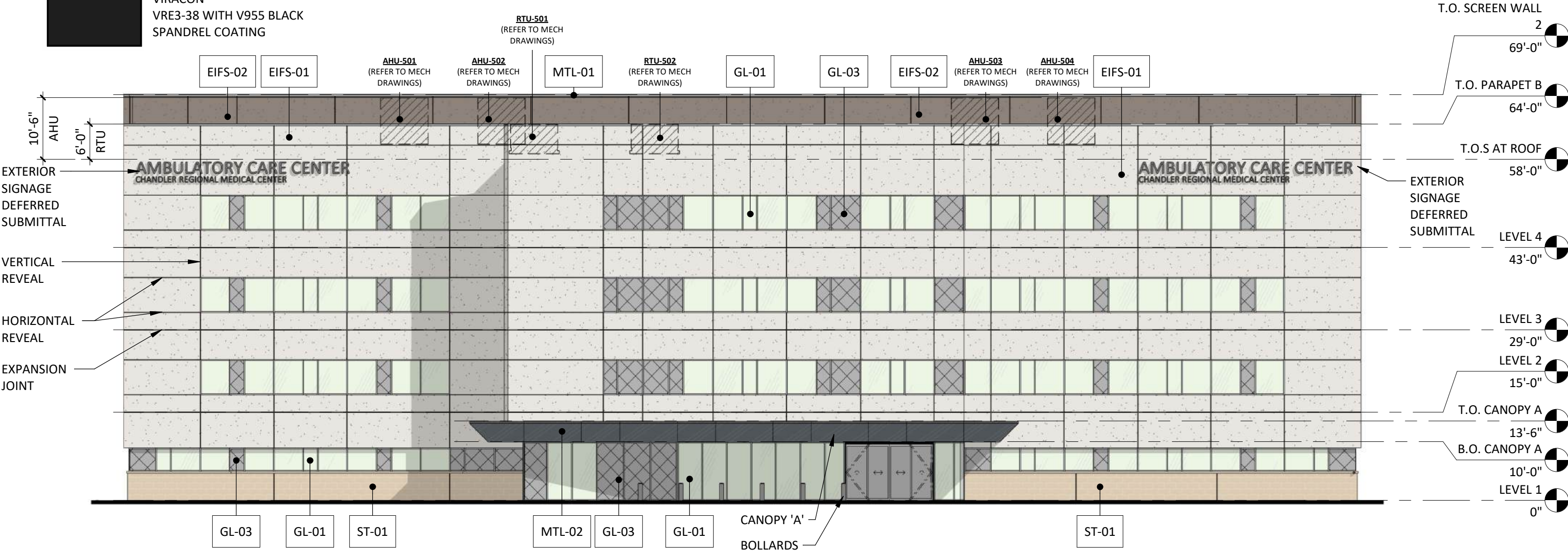
MTL-02
ALUMINUM COMPOSITE METAL PANEL
REYNOBOND
PEWTER (TO MATCH EXISTING TOWER 'D')
CANOPY 'A' & 'B'



ST-01
STONE TILE - CREMA VOSSCIONE - 6x24 & 12x24
ARIZONA TILE & CUSTOM BUILDING PRODUCT
GROUT 1/16" - SNOW WHITE (TO MATCH
EXISTING TOWER 'D')



EPT-01 / EPT-02
EXTERIOR PAINT COLOR
DUNN EDWARDS
MATCH EIFS-01 "WOODWIND"
EPT-01 - EXT. HOLLOW METAL DOORS AND FRAMES
EPT-02 - EXT. SERVICE GATES & ROOFTOP HANDRAIL



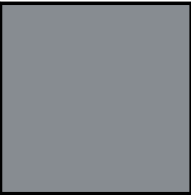
CRMC ACC BUILDING - PDP - SOUTH ELEVATION

1/16" = 1'-0"





GL -01
VISION 1" INSULATED GLAZING UNIT
VIRACON
VRE-38



GL-02
SPANDREL 1" INSULATED GLAZING UNIT
VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING



GL-03
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VRE3-38 WITH V955 BLACK
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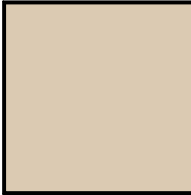
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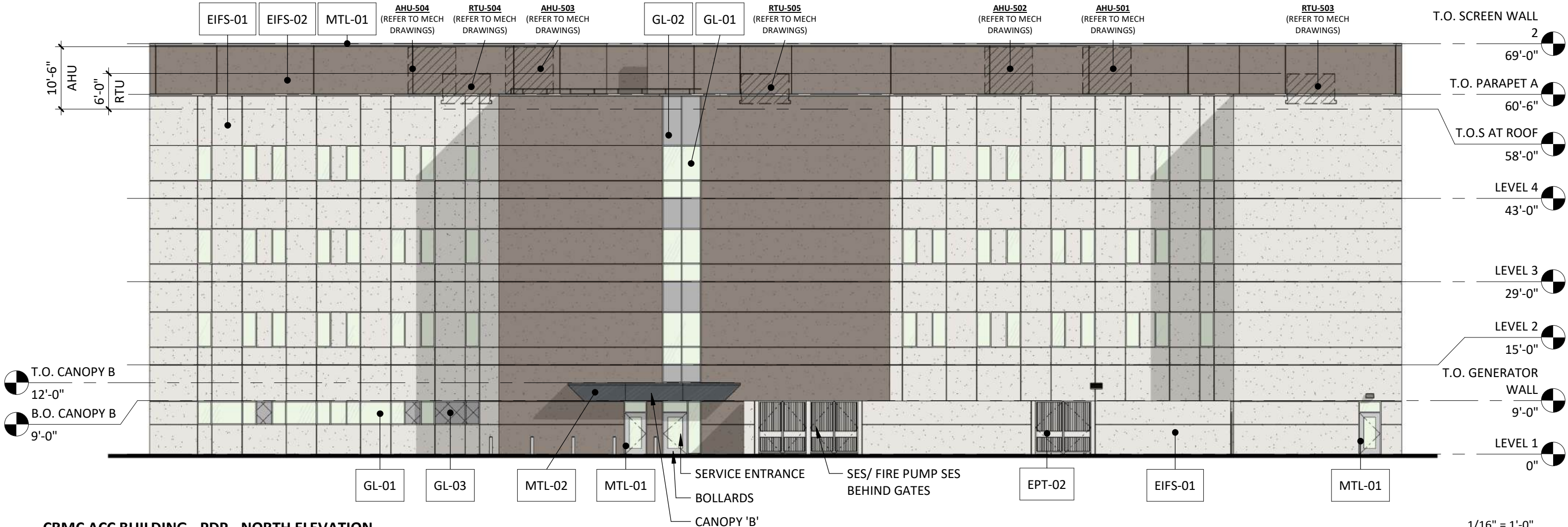
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CRMC ACC BUILDING - PDP - NORTH ELEVATION

1/16" = 1'-0"

GL -01
VISION 1" INSULATED GLAZING UNIT
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GL-02
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SPANDREL COATING

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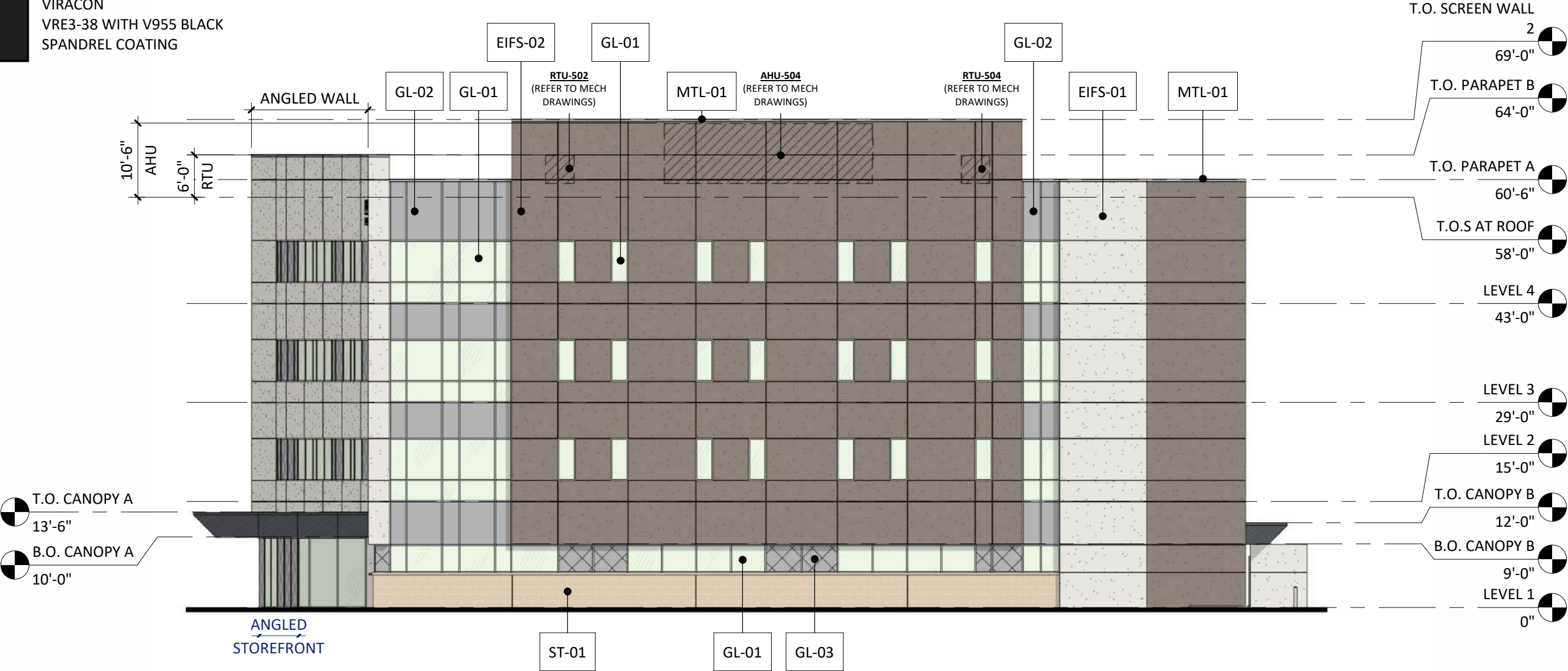
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CRMC ACC BUILDING - PDP - EAST ELEVATION

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VIRACON
VRE3-38 WITH V952 WARM GRAY
SPANDREL COATING

GL-03
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VIRACON
VRE3-38 WITH V955 BLACK
SPANDREL COATING

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EXTERIOR INSULATION FINISH SYSTEM
DRYVIT
WOODWIND (MATCH TOWER 'D')

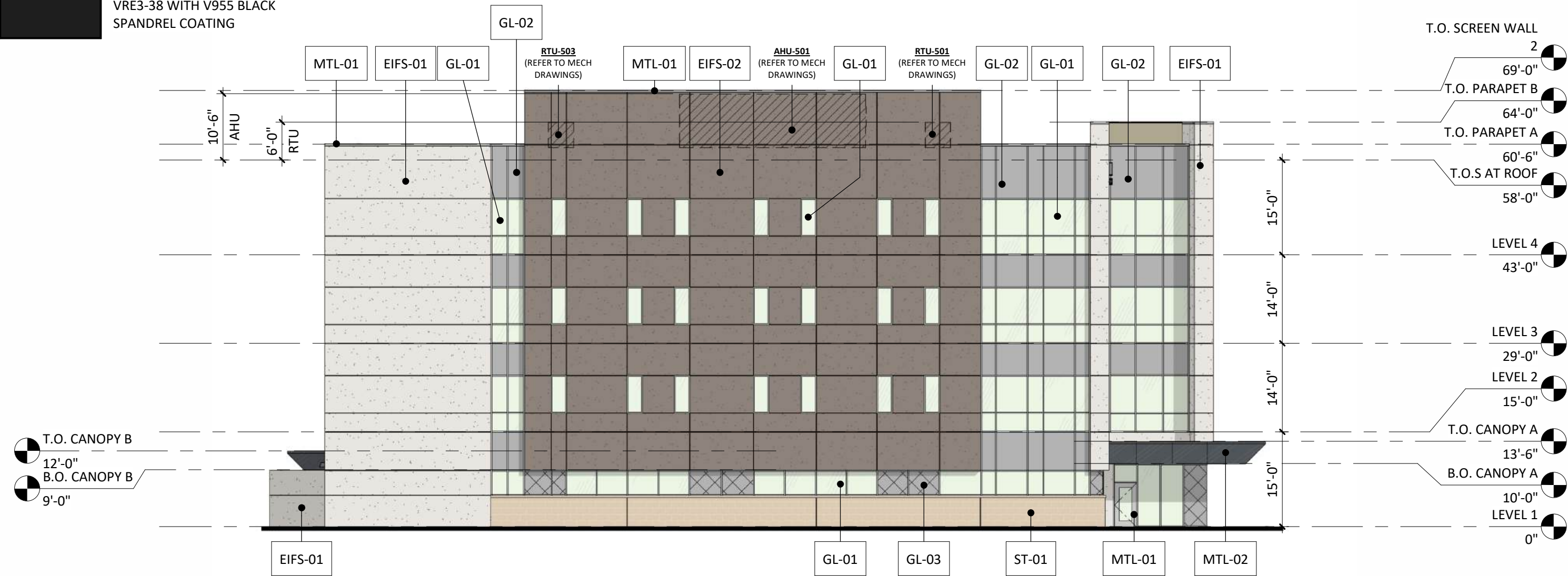
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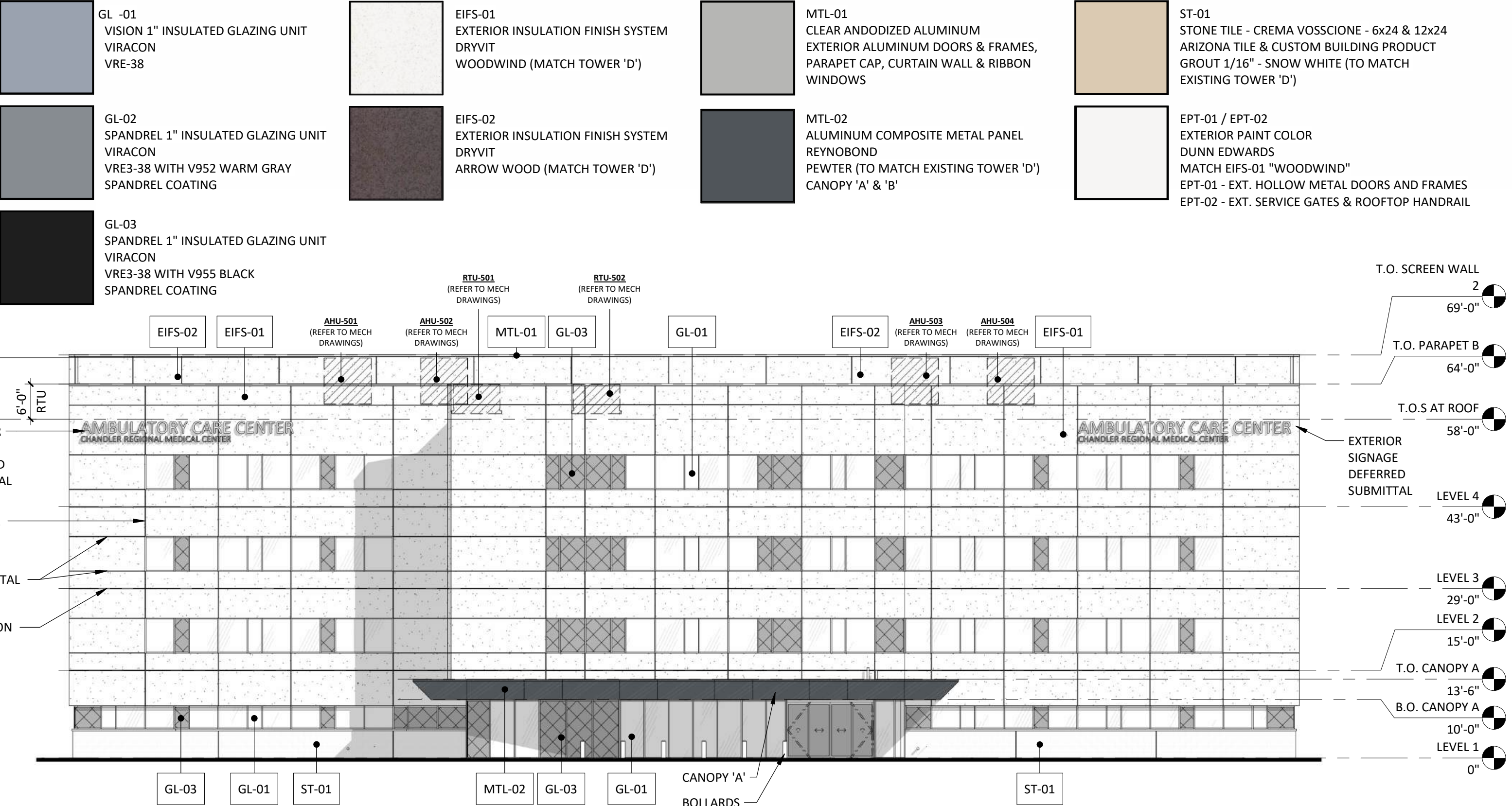
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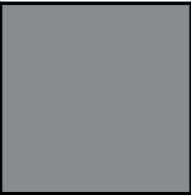
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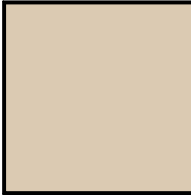
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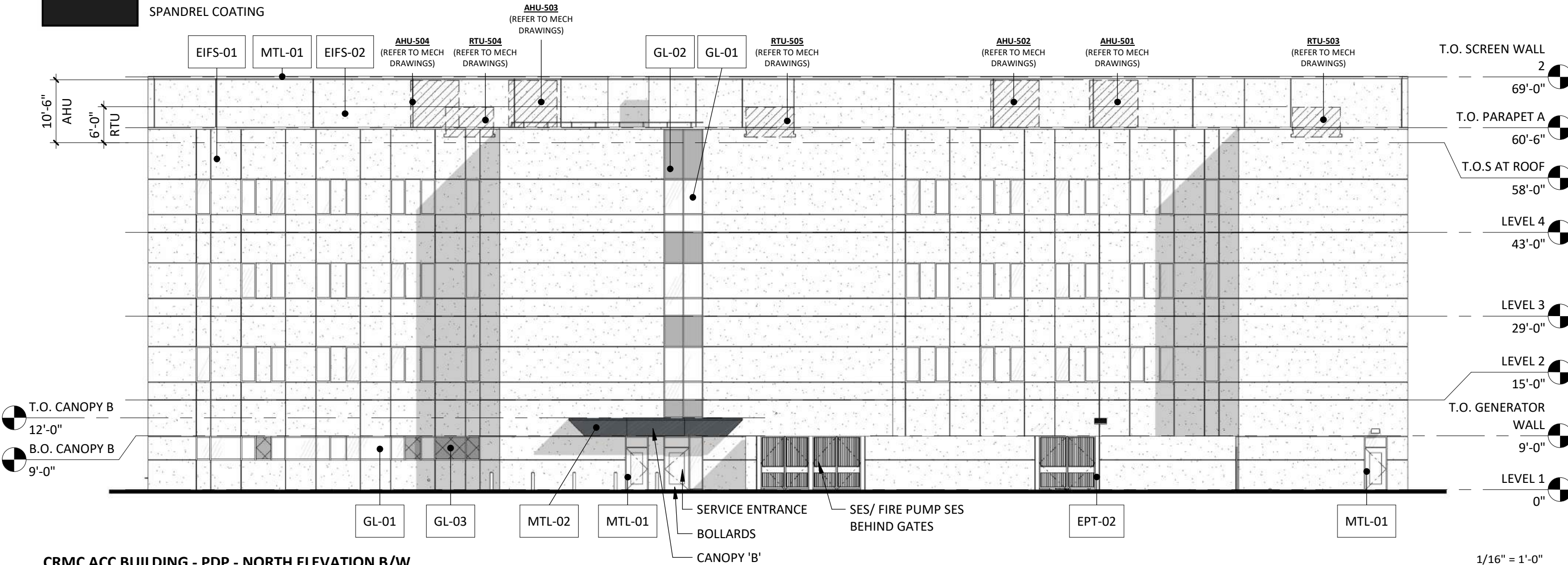
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CRMC ACC BUILDING - PDP - NORTH ELEVATION B/W

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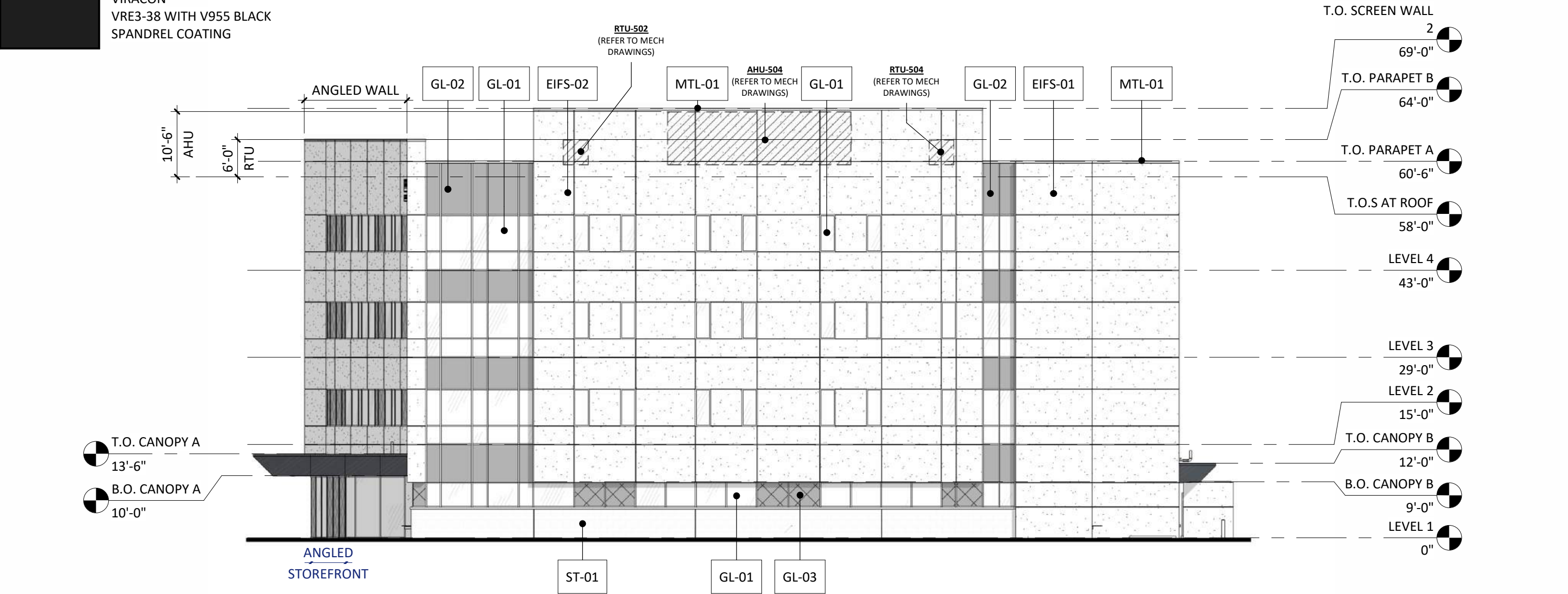
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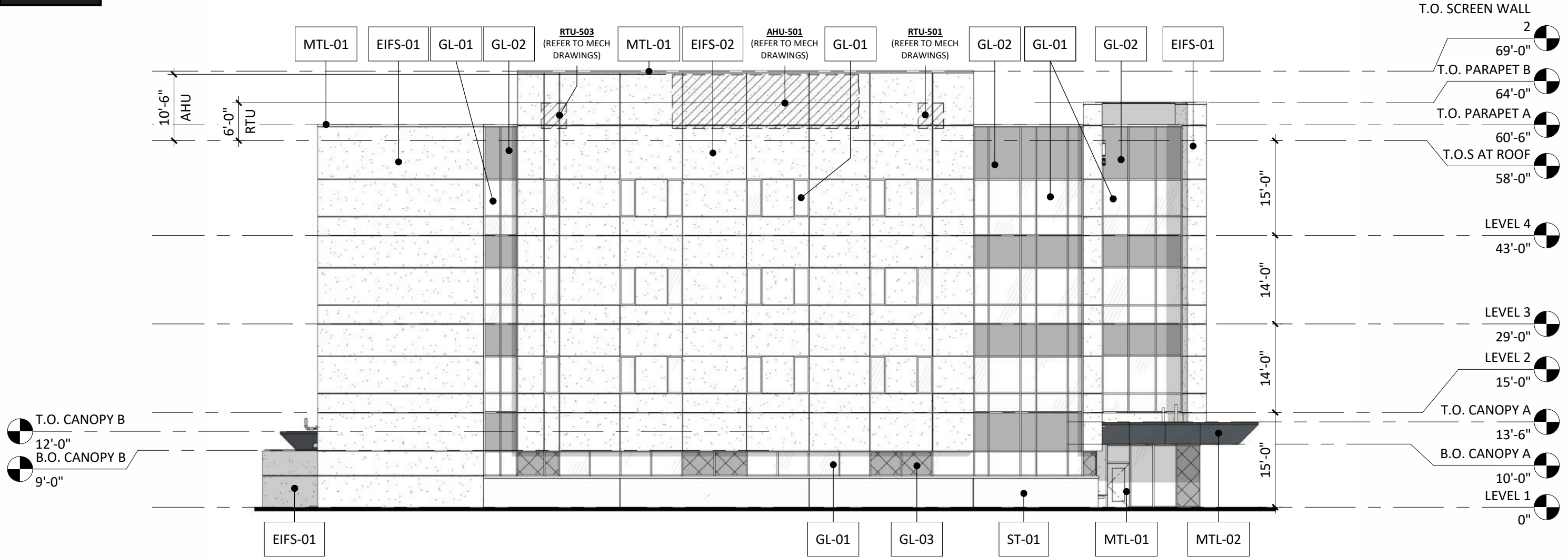
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CRMC ACC BUILDING - PDP - WEST ELEVATION B/W



PERSPECTIVE VIEWS



CRMC MOB - PDP - SOUTHEAST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



CRMC MOB - PDP - SOUTHWEST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



CRMC MOB - PDP - NORTHEAST CORNER

CHANDLER REGIONAL MEDICAL CENTER

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CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



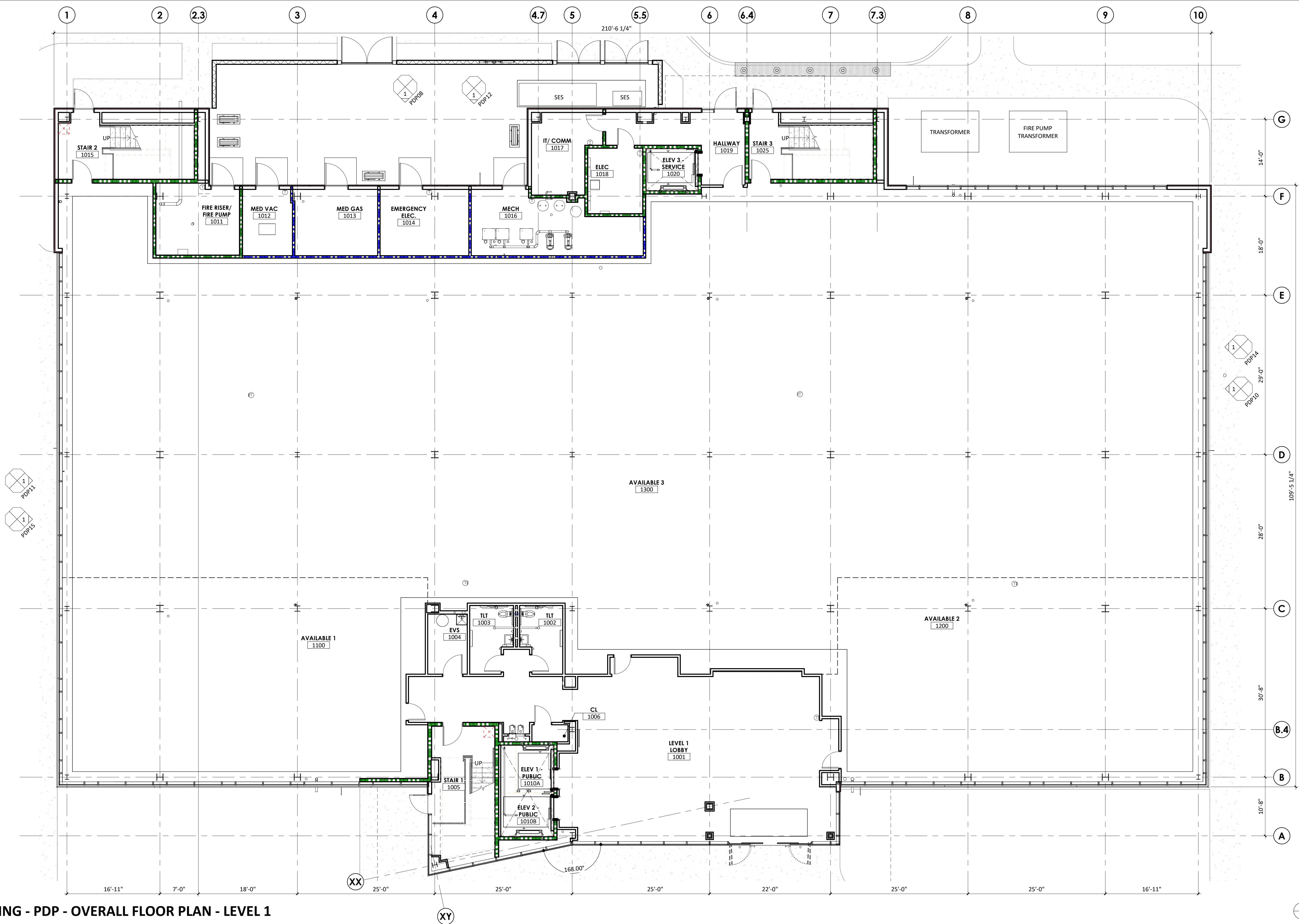
CRMC MOB - PDP - NORTHEAST CORNER

CHANDLER REGIONAL MEDICAL CENTER

CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE

FLOOR PLAN



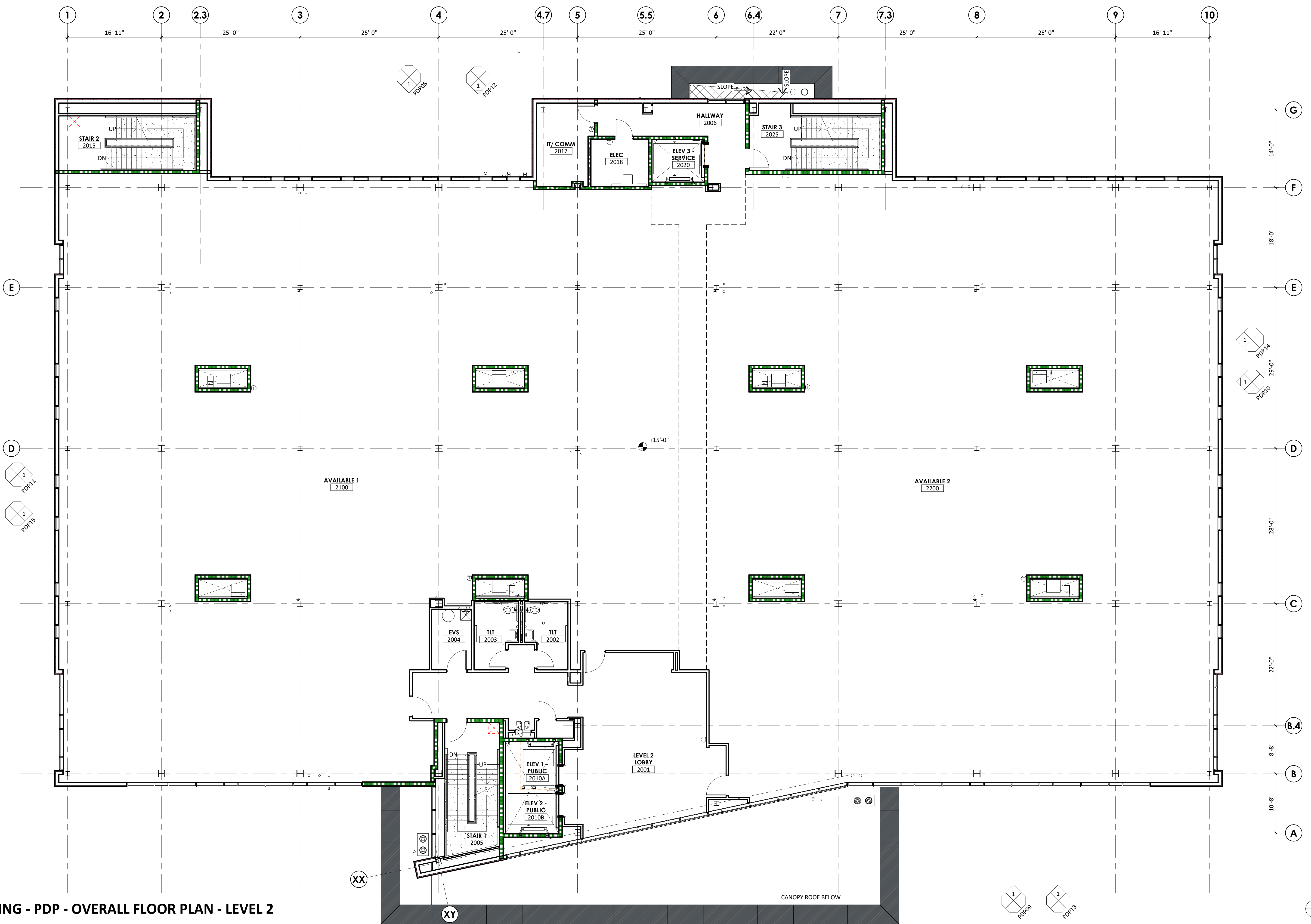
CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE





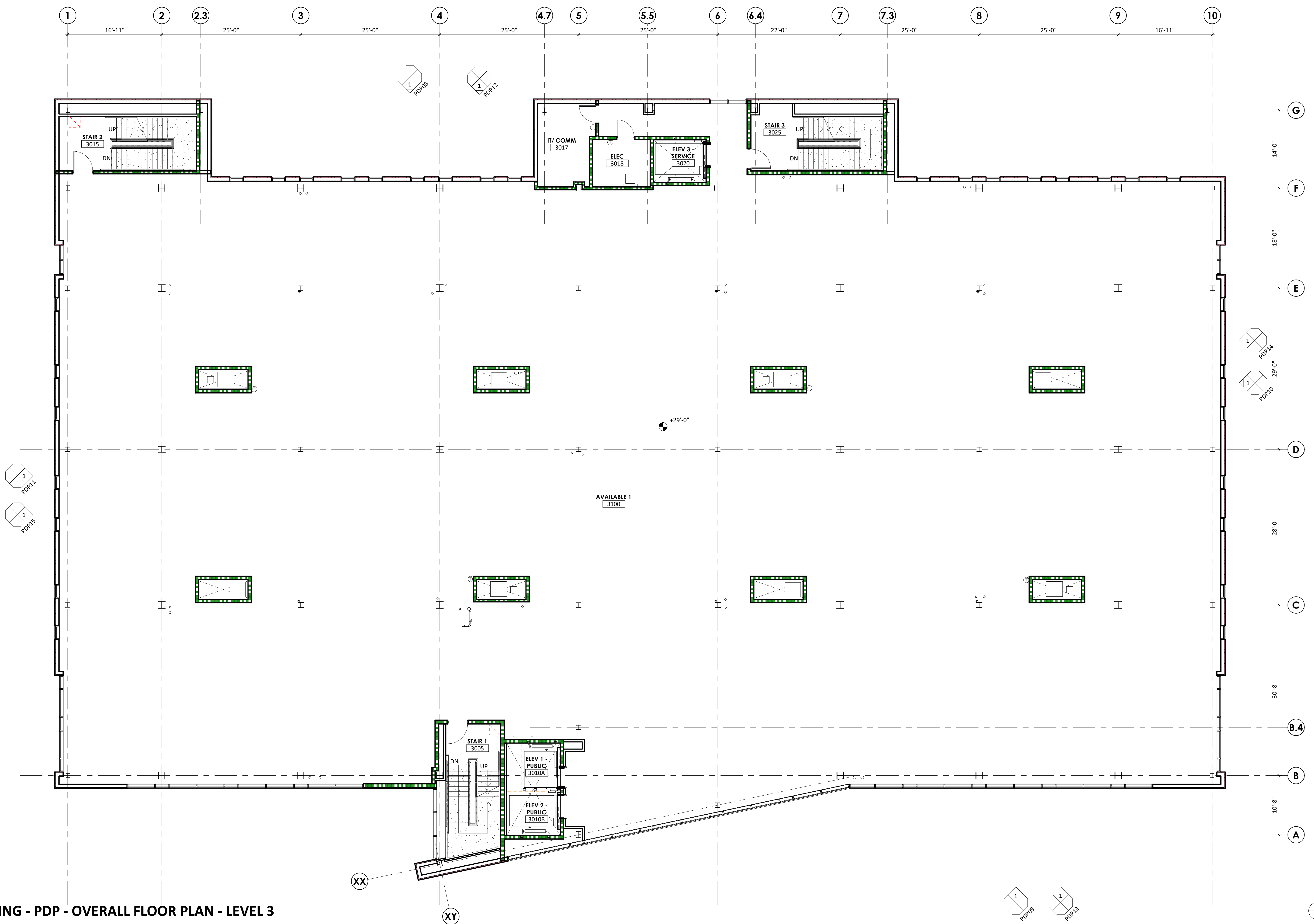
CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 2

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CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE

1/8" = 1'-0"



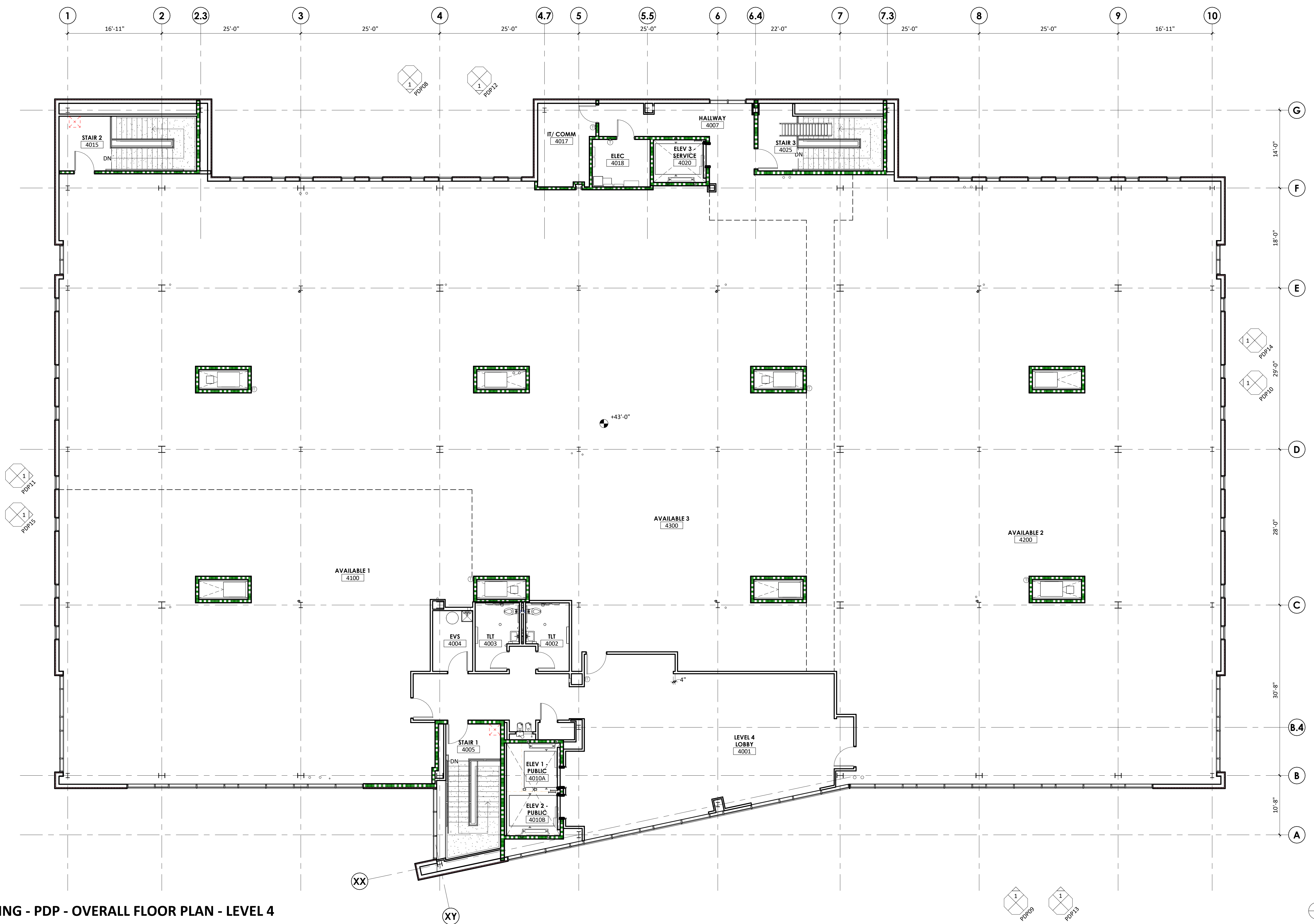


CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 3

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE





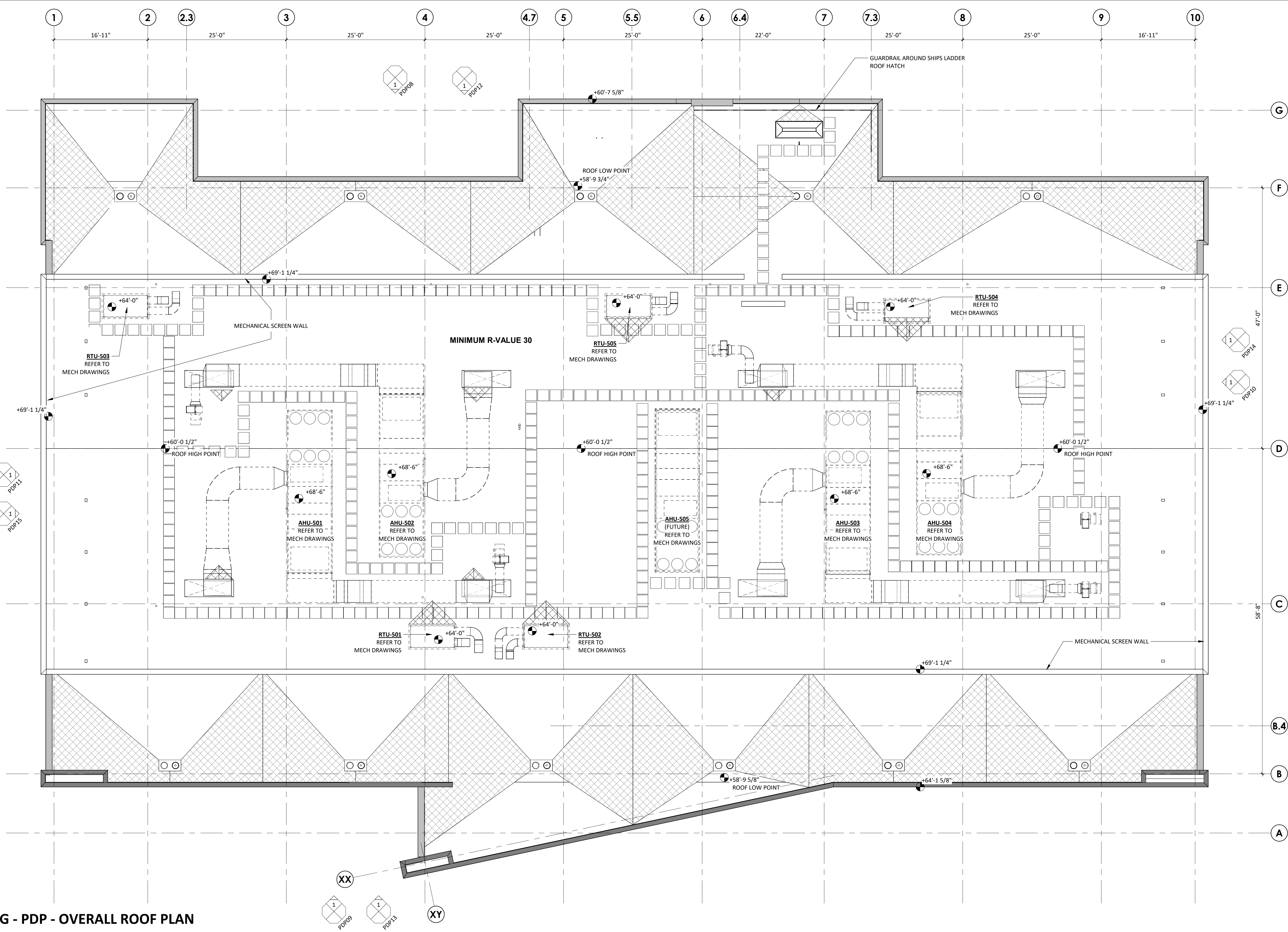
CRMC ACC BUILDING - PDP - OVERALL FLOOR PLAN - LEVEL 4

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



ROOF PLAN



CRMC ACC BUILDING - PDP - OVERALL ROOF PLAN

1/8" = 1'-0"

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
06/11/2025

CRMC ACC BUILDING/ MOB II - EARLY SITE PACKAGE



LANDSCAPE PLAN



PLANT LEGEND

TREES		
SPECIES	QTY/SIZE	
CERCIDIUM PRAECOX	11/24" BOX	
PALO BREA		
CHITALPA TASHKINENSIS	11/24" BOX	
CHITALPA		
PHOENIX DACTYLIFERA	2/18' BTH	
DATE PALM		
PROSOPIS CHILENSIS	17/24" BOX	
THORNLESS MESQUITE		
ULMUS PARVIFOLIA	6/24" BOX	
CHINESE ELM		
EXISTING TREES TO REMAIN AND PROTECT		

SHRUBS		
ALOE VERA	34/5 GAL.	
ALOE BARBADENSIS		
CAESALPINIA PULCHERRIMA	16/5 GAL.	
RED BIRD OF PARADISE		
HESPERALOE PARVIFLORA	86/5 GAL.	
RED YUCCA		
NERIUM OLEANDER "PETITE PINK"	92/5 GAL.	
DWARF OLEANDER		
PHOENIX ROEBELENII	11/5 GAL.	
PYGMY DATE PALM		
LEUCOPHYLLUM FRUTESCENS	47/5 GAL.	
'GREEN CLOUD'		

GROUNDCOVERS & VINES		
WEDELIA TRILOBATA	6/5 GAL.	
YELLOW DOT		
ROSMARINUS OFFICINALIS	73/5 GAL.	
PROSTRATUS - CREEPING ROSEMARY		
LANTANA SPECIES	65/5 GAL.	
GOLD LANTANA		
LANTANA SPECIES	61/5 GAL.	
PURPLE LANTANA		

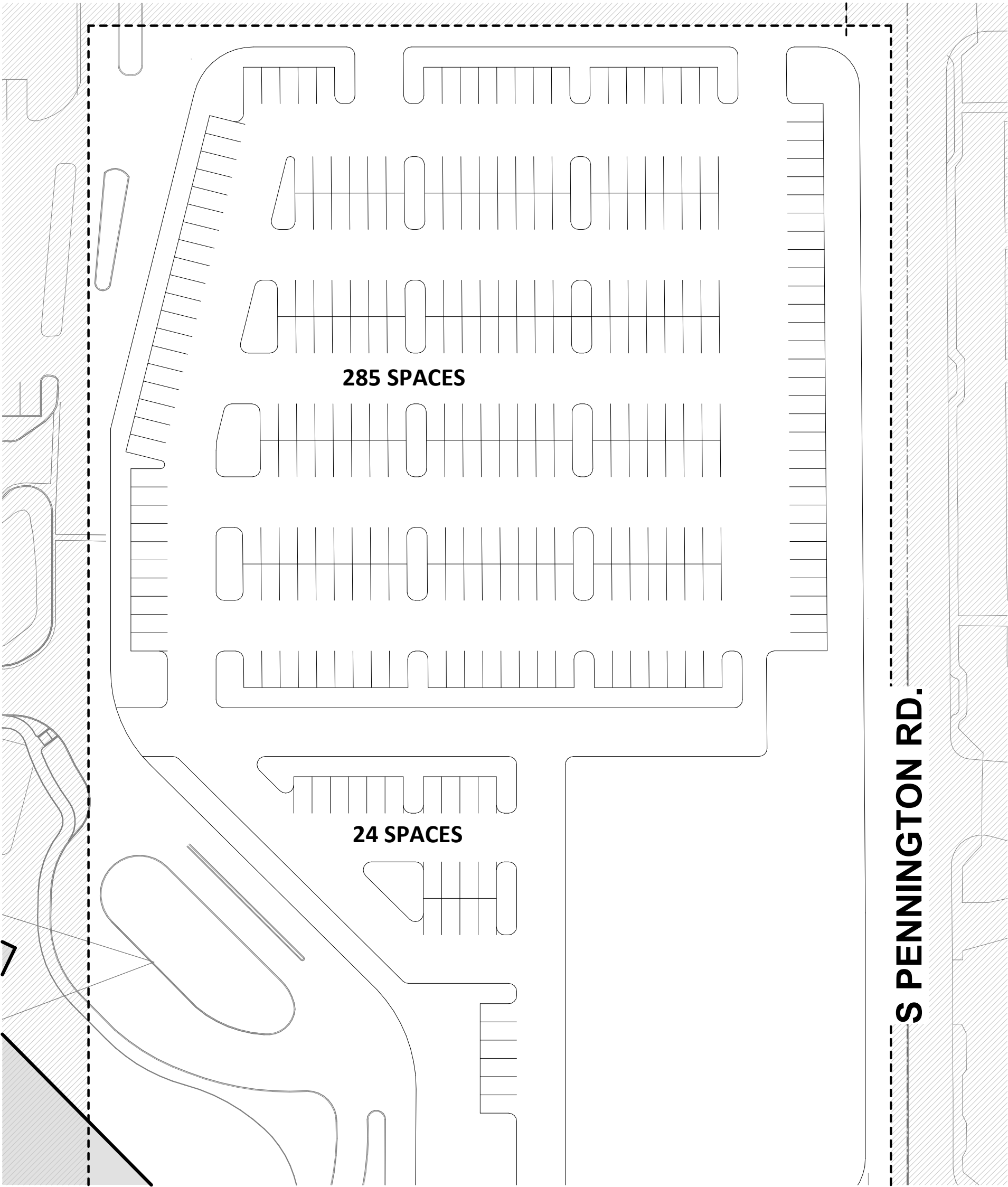
LANDSCAPE MATERIALS	
3/4" SCREENED - DESERT GOLD	
2" DEPTH, DECOMPOSED GRANITE	
IN NON-TURF AREAS	



PARKING CONTINGENCY PLAN

POSSIBLE PARKING CONTINGENCY PLAN – DEMOLITION OF MORRISON BUILDING LOT FOR FUTURE MOB II

THE FOLLOWING DRAWING BELOW REPRESENTS A POSSIBLE PARKING CONTINGENCY PLAN TO ALLOW FOR THE FUTURE MOB II BUILDING. THIS POSSIBLE PARKING CONTINGENCY PLAN IS ONLY NECESSARY IF IT IS DETERMINED THAT THERE IS A PARKING ISSUE ONCE THE FUTURE MOB II BUILDING IS COMPLETED AND OPERATING. ANY CLAIMS OF PARKING ISSUES RAISED BY THE CITY OF CHANDLER WILL REQUIRE A PARKING STUDY TO BE COMPLETED BY THE OWNER OF THE PROPERTY TO CONFIRM AND, IF NECESSARY, PROVIDE ADDITIONAL MECHANISMS TO MANAGE THE PARKING SITUATION, AS AGREED TO BY THE CITY OF CHANDLER AND THE PROPERTY OWNER. IF IT IS ULTIMATELY DETERMINED THAT THERE IS A NEED FOR MORE PARKING DUE TO THE ADDITIONAL MECHANISMS TO MANAGE PARKING IS NOT WORKING TO RESOLVE THE ISSUE THEN THIS PARKING CONTINGENCY PLAN COULD BE USED TO PROVIDE MORE PARKING. THIS IS A CONCEPT PARKING CONTINGENCY PLAN AND IS NOT TO BE USED AS FINAL DOCUMENTATION FOR DESIGN, PERMITTING, OR CONSTRUCTION. IF NECESSARY, THE NUMBER OF PARKING SPACES NEEDED AND FINAL LAYOUT WILL BE DETERMINED AT A LATER DATE.



MORRISON LOT - CONTINGENCY PLAN - CONCEPT LAYOUT ONLY



1" = 50'-0"

CHANDLER REGIONAL MEDICAL CENTER
CHANDLER, AZ 85224
07/10/2025

CRMC ACC BUILDING/ MOB II - CORE/SHELL PACKAGE



PARKING MEMO

Technical Memorandum

To: City of Chandler **Date:** July 1, 2025
Copy: CommonSpirit Health
From: Travis G Dunn, Dibble **Dibble Project No:** 1124199
Tracking No: PRE24-0129
Subject: Chandler Regional Medical Center (CRMC) – Standard Medical Office Building Parking Ratios

INTRODUCTION

This memo has been prepared in association with the CommonSpirit CRMC Medical Office Building (MOB) – II project located at 495 South Dobson Road in Chandler, Arizona. The project is located on Maricopa County Assessor's Parcel Numbers (APN) 303-23-004J, 303-23-004K, and 303-23-004L. The project includes the construction of a new MOB with ambulatory care clinic within an existing parking lot, as well as the associated site modifications to accommodate the addition of the new building on the site. These site modifications are expected to reconfigure the existing parking provided in the project area without impacting the total parking provided, but it will also add MOB space for consideration in parking demand calculations.



EXISTING CONDITIONS

Per existing data provided, the parking demands for the existing campus have been calculated based on the Planned Area Development requirements for parking ratios, as shown in **Table 1**.

Table 1

Building	Unit Demand Requirement	Existing Quantity	Spaces Required
Hospital	3 spaces per bed	475 beds	1,425
Morrison Building		65,653 square feet (sf)	
General Office	1 space per 200 sf	39,829 sf	200
Medical Office	1 space per 150 sf	25,825 sf	173
West MOB	1 space per 150 sf	45,000 sf	300
Central Plant	1 space per employee	3 employees	3
Total Existing Required			2,101

The existing campus has parking provided in the existing parking garage near the southeast corner, as well as in surface lots throughout the campus. The existing garage has a total of 944 spaces provided and there are a total of 1,328 spaces provided in the surface lots. These provide a total of 2,272 spaces on the campus, which meets the required 2,101.

PROPOSED CONDITIONS

As previously noted, the project will include the addition of a new MOB near the southeast corner of the campus. The new MOB is expected to be a total of 100,249 square feet, which will add demand to the site. However, per direction from CommonSpirit, this new building will not be fully occupied simultaneously with the existing Morrison Building. Upon completion of this building, employees and services currently provided in the Morrison Building will be transitioned to the new MOB, and the Morrison Building will be taken out of service and eventually demolished. Though the new building will be located in an existing parking lot, improvements to the site will replace most of the parking spaces that will be lost (131 spaces impacted by demo, 96 spaces put back), and the

net change in total parking provided will be a loss of 35 spaces. Thus, the total provided parking spaces in the proposed condition will be 2,237 spaces.

As part of this project and per coordination with the Owner, it is requested that the standard parking ratio for MOB's be amended for this campus. As shown in **Table 1**, the current requirement is 1 space per 150 square feet for MOB's. However, this MOB parking requirement is higher than many of the other municipalities in the Phoenix metropolitan area. The City of Phoenix, City of Mesa, and City of Surprise require 1 space per 200 square feet, and the City of Glendale requires 1 space per 350 square feet. CommonSpirit is requesting that the required MOB parking ratio for the CRMC campus be modified to a ratio of 1 space per 200 square feet, as has proven suitable at their other facilities in the Phoenix area. Per City of Chandler requirements, modifications to parking demand estimates shall be supported by parking generation studies from the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI). Per the ITE *Parking Generation Manual*, 6th Edition, the average parking demand rate for Medical-Dental Office Building on a hospital campus in a general urban/suburban area is 3.58 spaces per 1,000 gross square feet. To account for outliers, the 85th percentile demand rate is 4.75 spaces per 1,000 gross square feet. Refer to **Attachment A** for the results from the ITE parking generation analysis. Each of these requirements is less than CommonSpirit's required modification of 1 space per 200 square feet. With this modification, the proposed parking demand for the campus will be as shown in **Table 2**.

Table 2

Building	Unit Demand Requirement	Existing Quantity	Spaces Required
Hospital	3 spaces per bed	475 beds	1,425
West MOB	1 space per 200 sf	45,000 sf	225
Central Plant	1 space per employee	3 employees	3
CRMC MOB II/ACC	1 space per 200 sf	100,249 sf	502
Total Proposed Required			2,155

Based on this calculation for proposed parking requirement, the proposed condition of 2,237 provided parking spaces is enough to satisfy the requirements for the campus, after construction of the new MOB and demolition of the existing Morrison Building.

CONCLUSIONS

The CommonSpirit CRMC campus currently provides sufficient parking to meet code requirements for the various onsite medical facilities. At the completion of the current project, an additional amount of medical office space will be provided on the campus, though the construction of the new MOB will be offset by the removal of one of the existing office buildings. Based on industry standard and experience with their other facilities in the Phoenix area, CommonSpirit is requesting a reduction in the required parking ratio for MOB's on this campus, which is supported by the ITE parking generation analysis. Given that reduced ratio, the total parking provided on the site will be sufficient to support the proposed condition for the site following construction of the new MOB and removal of the Morrison Building.

ATTACHMENT A – ITE PARKING GENERATION

Medical-Dental Office Building - Hospital Campus (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

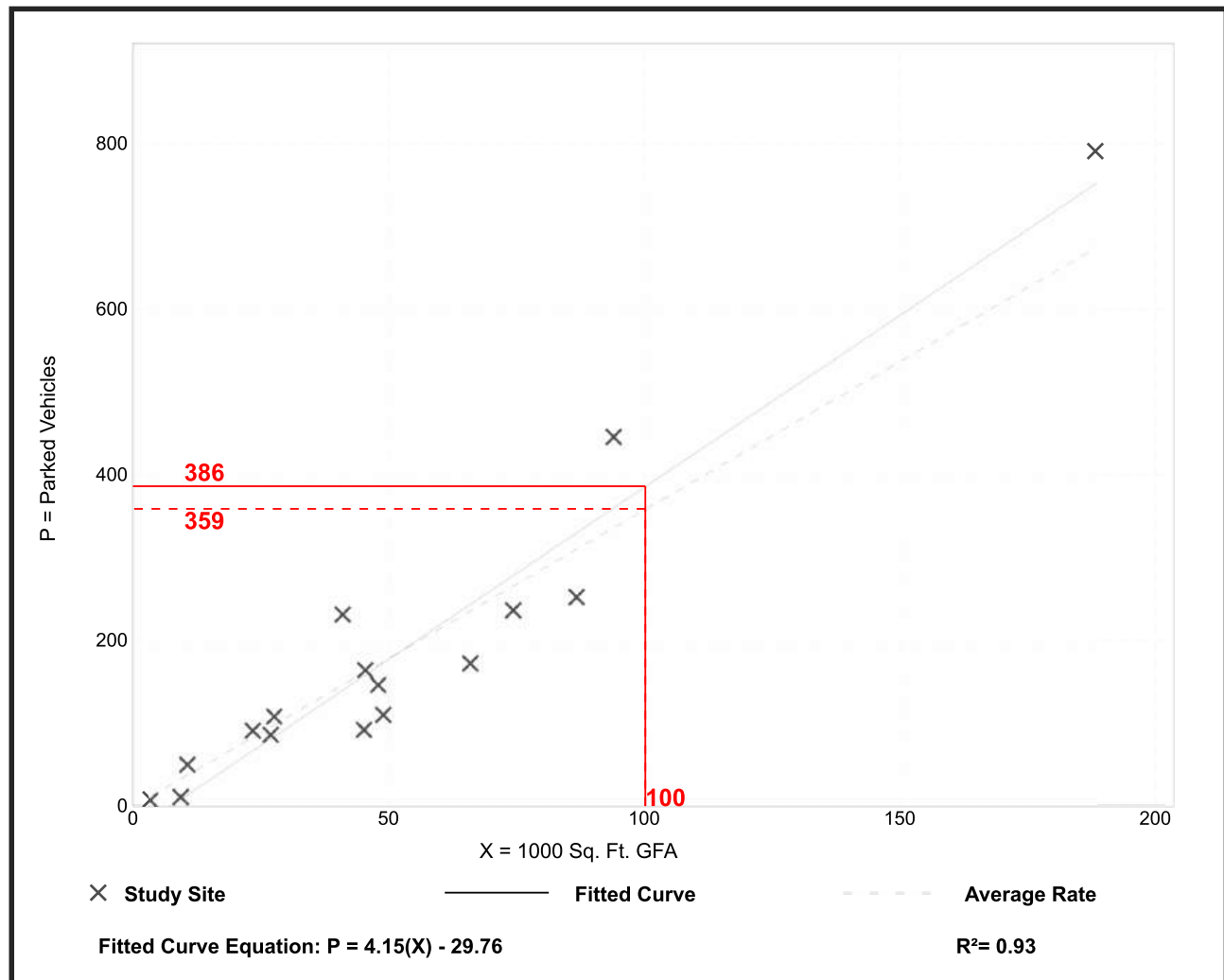
Number of Studies: 16

Avg. 1000 Sq. Ft. GFA: 53

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.58	1.27 - 5.65	2.80 / 4.75	***	0.99 (28%)

Data Plot and Equation



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