

Project Narrative – Abrazo Litchfield Medical Building

The Abrazo Litchfield Medical Building development involves an +/-45,000gsf, 2-story mixed used medical facility on approximately 2.75 acres of a 7.37 acres parcel located at 1375 N Litchfield Rd, Goodyear, AZ 85395. APN # 500-03-446-E. The project will be located on the southeast portion of the parcel and be connected to the Abrazo West Valley Hospital Campus via an existing pedestrian footpath and a proposed pedestrian footpath to match the existing one. The medical facility will house a 24-bed Inpatient Rehabilitation Facility on the second floor along with Imaging and Medical Office uses on the first floor.

The use permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and the proposed use is reasonably compatible with uses permitted in the surrounding area. The inpatient portion of this facility will support services critical to Abrazo West Valley Hospital's strategic initiative to provide the proper care location for Patients whom need medical services that cannot be provided in a home setting, but do not need the high acute services provided at the Abrazo West Valley Hospital's main campus. The selected location allows Abrazo West Valley Hospital to service the facility using hospital resources such as dietary, physician rounding, and interchangeable staff.

The Abrazo Litchfield Medical Building Project will have a minor impact on the existing parking lot by reconfiguring the parking. The project will still provide the necessary parking area per the City of Goodyear parking requirements. Impact to the circulation system of the adjacent neighborhood will be minimal and will utilize existing pathways through the shopping center to access the facility. This building will utilize the existing unused pad that was originally planned for the Palm Valley Pavilions shopping center.

This two-story mixed-use building will house an Inpatient Rehabilitation Facility located on the second floor of the building, including 24 Patient rooms and indoor gym/therapy area. The first floor anticipates Outpatient Imaging and general clinic spaces. The building will have two entrances, one dedicated to the second-floor inpatient and another dedicated to the first-floor outpatient space. A vehicular loading dock will be located on the north side of the building for delivery of goods, the loading area is shared with the other retail providers. A patient loading zone will be provided on the west side of the building for unloading patients close to the main entry and will integrate harmoniously with the existing site parking and vehicular flow.

Noise, lighting, and odors will be minimal and similar to the existing medical office building located adjacent to this property. The second-floor inpatient space is a 24-hour / 7 day a week operation. There will be an emergency generator provided as required per code that will be located at the back of the building near the vehicular loading dock zone. Since this space is separated and shielded away from shopping center users, the impact will be minimal if the generator is utilized at all. The building will follow the Palm Valley Pavilions PAD height of 35'-0" maximum building height, mechanical screening will be 12'-0" height above building height.

Hours of operation:

- First floor is 7am-7pm (Imaging and Clinic space)
- Second floor 24-hour operation, with visiting hours expected between 7am-7pm.

Number of employees:

- +/-65 total staff/personnel for the facility (we estimate roughly 40 staff for the first floor and 25 staff members for the second floor).

The proposed use is in conformance with the adopted General Plan and any adopted Area Plans. The population in Goodyear and surrounding areas continue to explode and the acuity in Patients keeps growing. This project is designed to capture the continuum of care, which currently is an area that is lacking in the community is the Inpatient Rehab (currently Patients are having to travel 50min to another clinic to have rehab). The community needs imaging and outpatient clinic space that is adjacent to the hospital. The goal of the Abrazo Litchfield Medical Building is to keep patients happy and keep them local to the City of Goodyear.

Project Team

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TBD