

Staff Summary Report



Development Review Commission Date: 08/14/12

Agenda Item Number 3

SUBJECT: Hold a public meeting for a Development Plan Review for MAIN EVENT ENTERTAINMENT, located at 8545 S. Emerald Drive.

DOCUMENT NAME: DRCr_MainEvent_081412 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for MAIN EVENT ENTERTAINMENT(PL120198) (Mike Pritchett, Emerald Holding, LL, property owner; Larry Talbott, Hunter Engineering, applicant) consisting of a new 5,800 s.f, 38-foot tall single story commercial entertainment center on approximately 6.4 net acres, located at 8545 S. Emerald Drive in the RCC Regional Commercial Center District. The request includes the following:

DPR12108 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Interim Community Development Director (480-350-8989)

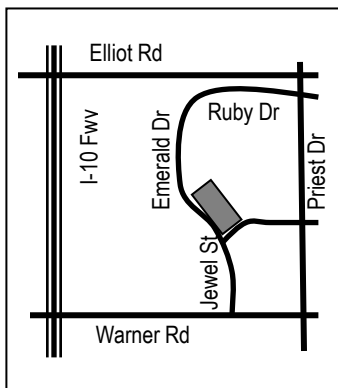
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



| | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross/Net site area | 6.4 acres |
| Total Building area | 58,000 s.f. |
| Lot Coverage | 21 % (50% maximum allowed) |
| Building Height | 55 ft to top of tower element (100 ft maximum allowed) |
| Building Setbacks | actual: 190' front, 84' street side, 51' side, 35' rear (no entitlement change, meets RCC minimum setbacks: 25' front, 25' side, 20' street side, 25' rear) |
| Landscape area | 20% (15% minimum required) |
| Vehicle Parking | 399 spaces (357 min. required, 446 max allowed) |
| Bicycle Parking | 40 spaces (39 minimum required) |

A neighborhood meeting was not required with this application.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site plan
6. Floor plan
- 7-10. Building Elevations B/W & Color
11. Building Sections
12. Landscape Plan
13. Preliminary Grading & Drainage Plan

COMMENTS:

This site is located between Elliot and Warner roads, east of the I-10 freeway and west of Priest Drive, within the Emerald Center and the Southwest Overlay District. Nearby uses are primarily retail, the lot to the north has been approved for a furniture store. This request includes a Development Plan Review for a single-story 32-foot tall building with a bowling alley, laser tag, arcade, party room, billiards, café, bar and meeting space within 58,000 s.f. of building area on 6.4 net acres. The applicant is requesting the Development Review Commission take action on the above request; no further entitlement processes are required prior to building permit application.

PUBLIC INPUT

A neighborhood meeting is not required for this request.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

Emerald Drive curves from north to south, merging with Commerce Drive to form the western and southern boundary of the lot. The applicant has worked with the existing design of the proposed Furniture Row to integrate the two parcels to function cohesively. The rectilinear parcel to the north is planned for Furniture Row retailers; the proposed Main Event Entertainment building is situated on the site to maintain street visibility and presence of the proposed building on the vacant lot to the north. The design shares driveway access and will be sharing parking. The building is oriented to present both south and west street views and has parking on all four sides. Employees and guests will benefit from shade from the structure with parking on the north and east sides of the site. Walking distance from the south side is approximately 85 feet from the sidewalk to the building corner, with separated pedestrian connections from both the street and through the main parking area and around the building. Location of the refuse container takes security of employees into consideration, with the location of the kitchen inside and the nearest available exit for trash disposal, while enhancing landscape materials around the screen wall to minimize visibility from the street. Circulation meets fire, refuse and traffic requirements on and off-site.

Building Elevations

The west elevation has the primary entrance centered on the façade, with two styles of shade awnings covering the walkways and shading the windows using angled black canvas and perpendicular projections clad in dark silver metal. The flat roof has parapets for equipment screening that varies from 32 feet to 38 feet, with a 45 foot height at the entrance lobby and a 55 foot tall metal tower element for architectural interest and variation in the roofline. The design uses a combination of Fiber Cement Board with a stacked block score pattern painted a brick red color, limestone block with random lengths and staggered grout lines, four shades of a neutral tan for accent banding, a chocolate brown is used for a darker grounded base. The tilt slab construction is similar to other buildings in the surrounding area; the deep earth-tone colors compliment the formerly approved Furniture Row building. The applicant worked with the Emerald Center Architectural Review Committee representative to assure a unified design aesthetic for Emerald Center.

Landscape Plan

The landscape plan works with existing Emerald Center street landscape which is to remain. Trees include Ghost Gum Eucalyptus, Live Oak, Mexican Fan Palm and Swan Hill Olive trees providing shade within the parking islands and a large landscape buffer along the east side. The location of trees and the building on site will maximize shade for parked cars and pedestrians. Landscape areas exceed minimums around parking areas, to assure healthy plant growth of understory plants. Shrubs and groundcover such as Red Yucca, Desert Spoon, Petite Pink Oleander, Compact Sage, Natal Plum, Bougainvillea, and purple and gold Lantana provide year round color, texture and interest and blend with other plant palettes within the area.

Section 6-306 D Approval criteria for Development Plan Review (*criteria in italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building is set back from the street front, in similar form to other buildings within Emerald Center, providing visibility to the planned building to the north, creating a more cohesive center that does not compete architecturally between structures.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; building and landscape location provides shade for pedestrians and vehicles on site.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the materials and colors are compatible to what is already built and approved to be built within the area.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building height envelope for the site is 100 feet, however this structure is between 32 to 38 feet tall, with a taller entryway at 45 feet and a 55-foot tower element for architectural interest, well within allowed height and in keeping with the scale of surrounding structures.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the use of color and material creates patterns of rhythm along the faces of the building, articulating the tilt-slab construction and breaking it down into smaller more human scaled sections, defined by a strong dark base, lighter vertical patterns. The west and south street facing elevations integrate stone, metal and canvas elements for added interest. Modifications were made to enhance the north elevation to add visual interest with clerestory windows, awnings, a stone wrap at the west end corner and variations in paint. The east elevation faces an existing parking structure, and has a rhythmic pattern with paint broken by ¾" deep by 2" wide recesses within the tilt slab concrete construction.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the west and south elevations have windows at the entry and the meeting space area, windows are shaded by overhead canopies and walkways are covered to reduce the scale of the building to a more human proportion and comfort level.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is located near the freeway in a large regional commercial area, predominantly designed for vehicular destination traffic, however there are 40 bike parking spaces planned near the main entry, shaded vehicle parking with walkways surrounding the building and a sidewalk connecting to the street, leading to the nearest transit stop.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation; the site plan has a raised pedestrian walkway from the main parking area, to provide safe passage to the entrance. A second pedestrian connection is provided for the approximately 85 feet from building to street front sidewalk. A wide sidewalk encircles the building, allowing employees and guests a safe walkway to the entrance from parking on all four sides. A condition of approval is included to require a speed table at the entrance to the building, elevating pedestrians as they cross the drive to the main doors.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design plans for heavy family use, taking extra precaution to assure the safety of employees and guests at all times including lighting and windows on the main parking areas. A security plan will also be provided for the site.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape blends with Emerald Center, pockets of landscape throughout the site break up the parking area, and provide shade to more vehicles through the design. The eastern side is heavily landscaped.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use.
2. The project meets the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Provide a shared parking model and recorded agreement between this property and the property to the north (future Furniture Row site).

Site Plan

2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. If service yards are needed, provide yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater.
4. Verify height of ground and roof mounted equipment and mounting bases to ensure that wall or parapet heights are adequate to fully screen the equipment on all four sides. Locate electrical service entrance sections (SES) inside the building or inside a service yard.
5. Refuse gates shall be steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
9. Provide 16' deep parking stalls with 2' of overhang within the landscape area, increasing the size of the parking lot islands to accommodate this overhang and reduce paving area, without conflict between vehicle bumpers.
10. Do not use parking tire stops in parking spaces; where raised walkway is provided in center parking row, utilize 16' deep stalls with 2' of overhang, creating a 10' wide concrete path in the center.
11. Provide raised speed table in front entrance drive from the center parking row to main entrance where sidewalk has been provided.

Floor Plans

12. Provide visual surveillance at exits by means of fire-rated glazing assemblies from building into adjacent circulation spaces.
13. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

14. The materials and colors are approved as presented:

Paint:

Benjamin Moore Classic Colors 1044 Lighthouse Landing (light tan)

Benjamin Moore Classic Colors 1039 Stone House (tan)

Benjamin Moore Classic Colors 1077 Great Plains Gold (dark tan)

Pittsburgh Paints 418-6 Cocoa Pecan (light brown)

Benjamin Moore Classic Colors 105 Terra Mauve (brick red)

Benjamin Moore Classic Colors 1029 Coconut Grove (chocolate brown)

Benjamin Moore Color Preview 2121-20 Steel Wool, color to coordinate w/ metal materials (medium cool grey)

Stone Accents - ST-1 Limestone

Metal Coping - Berridge Mfg. CDo Pre-weathered Galvalume

Storefront - Clear Anodized aluminum frame

Nichiha Fiber Cement (or equivalent) Illumination Series, Matt Finish

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

15. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

16. Conceal roof drainage system within the interior of the building.

17. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

a. All luminaries used for security shall be vandal and tamper resistant and designed to resist rain, dust and insect contamination.

b. Outdoor light fixtures shall be full cutoff and compliant with dark sky requirements.

c. Parking aisles shall be illuminated with one (1) foot-candle, parking spaces with two (2) foot-candles.

d. Building entrances and exits shall be illuminated from dusk to dawn with five (5) foot-candles at the entrance, and two (2) foot-candles within a fifteen (15) foot radius from the center point of the entrance.

e. Exterior pedestrian pathways and landscape areas within twenty (20) feet of a pathway shall be illuminated from dusk to dawn with a minimum of one-half (0.5) foot-candles of light at the finished grade. Refuse gate shall be illuminated with five (5) foot-candles at the gate and two (2) foot-candles within fifteen (15) feet of the gate.

Landscape

20. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

21. Irrigation notes:

a. Provide dedicated landscape water meter.

b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.

c. Locate valve controller in a vandal resistant housing.

d. Hardwire power source to controller (a receptacle connection is not allowed).

e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

- f. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
 - g. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.
 - h. Repair existing irrigation system where damaged by work of this project. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
22. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
23. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
24. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

25. Provide address numbers on all four sides of the building.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building elements in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. Reference the CPTED principal listed under A-II Building Design Guidelines (C) regarding pedestrian environments and places of concealment.

- The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

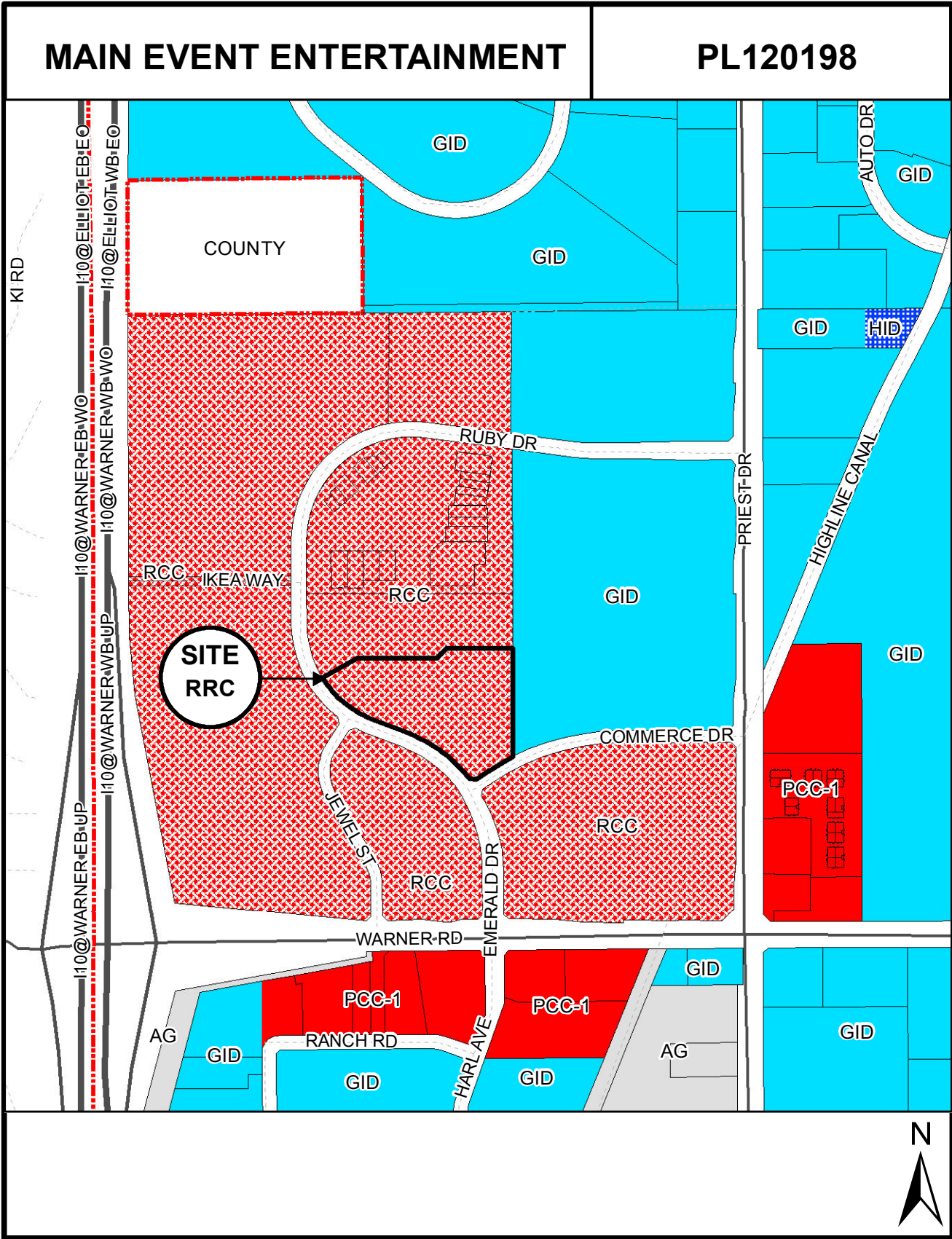
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

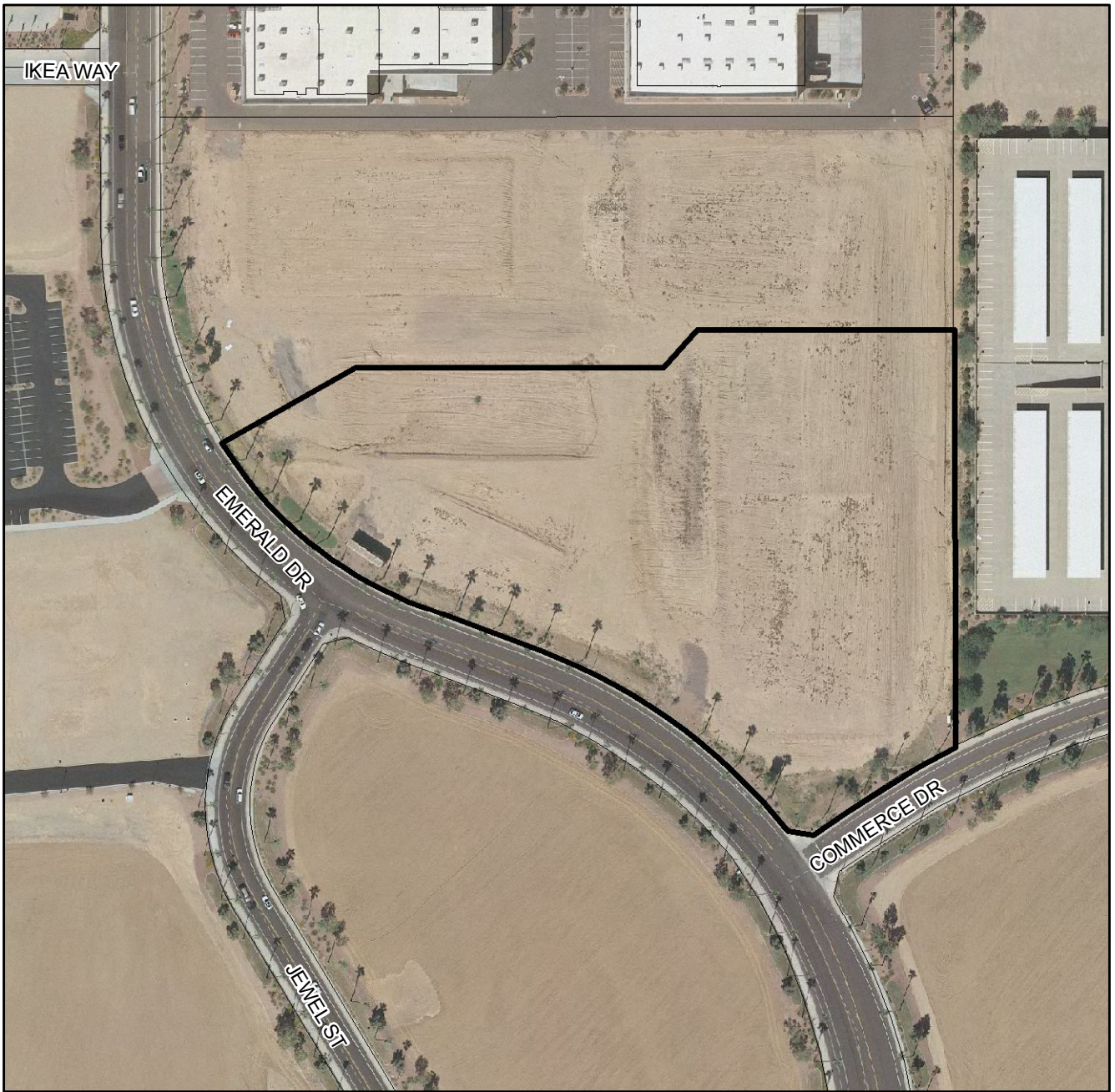
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| November 30, 1978 | City Council approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts on 154.3 acres. |
| July 17, 2003 | City Council approved a Development Agreement with Tait Development Inc. for Emerald Center. |
| September 11, 2003 | City Council approved a General Plan Land Use Map Amendment and Zoning Map Amendment, a Preliminary Planned area Development and three variances for Lots 1, 4 and 5. Lot 2 was excluded from this PAD. |
| October 5, 2005 | The Design Review Board approved the building elevations, site plan and landscape plan for EMERALD DESIGN CENTER-PHASES II & III located at 8475 South Emerald Drive |
| October 20, 2005 | City Council approved a General Plan 2030 Land Use Map Amendment from Industrial to Commercial and a Zoning Map Amendment from GID General Industrial District to RCC Regional Commercial Center for 23.7 acres on Lot 2 of Emerald Center. |
| July 20, 2006 | City Council approved a subdivision plat for Emerald Phase II and III located on the east side of Emerald Drive, south of Ruby and north of Commerce drives, creating Lots 1 and 2. |
| June 8, 2010 | Development Review Commission approved a Development Plan Review for Furniture Row on the lot to the north. The request consisted of a one-story building with four retail furniture tenants in approximately 73,588 s.f., on +/- 5.09 net acres, located at 8515 S. Emerald Drive, zoned RCC Regional Commercial Center in the Southwest Overlay District. DPR10058 – Development Plan Review including site plan, building elevations, and landscape plan. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



MAIN EVENT ENTERTAINMENT (PL120198)



Letter of Explanation

The proposed 58,000 square foot Tempe, AZ Main Event Entertainment location will be a premier “Eat, Bowl, Play” experience for its residents and surrounding areas. The large-scale family entertainment facility will have entertainment options for all ages, featuring state-of-the-art bowling, billiards, laser tag, and more than 100 virtual and interactive games, meeting rooms, as well as attractive dining options and a full service bar. Main Event Entertainment is a Plano, TX based family entertainment company with 10 existing locations. Main Event Entertainment, LP operates as a subsidiary within Ardent Leisure Group of Australia. Currently this project has an address of 8545 S Emerald Drive, Tempe, AZ 85284. Main Event Entertainment has consulted with Tait Development and the City of Tempe to ensure that Main Event’s plans conform to the requirements of the Emerald Design Center and City Ordinances. Main Event’s building and landscaping elements have proper scale with the site and its surroundings. The Site Plan and the materials used for the building are of are compatible with the surrounding development. On-site utilities will be installed underground per Tempe requirements and the Site Plan meets the accessibility requirements per the Americans with Disabilities Act (ADA).

Architecture

Main Event’s building elements are designed to have proper scale with the site and to perform in congenial combination with its surroundings. The materials selected are of superior quality and compatible with the neighboring areas.

West and south façades are faced with stone veneer, aluminum storefronts, texture-painted concrete wall panels, and sleek lines of fiber cement panels. This will ensure a pleasant approach to Emerald Drive and Commerce Drive. Rough surface and rich color of stone cladding accompanied with bold, dramatic appearance of fiber cement illumination series, which contain 25% recycled content, set a visual contrast and sophistication. Horizontal metal awnings mixed with sloped canvas shades are introduced to provide protections from sun for all the openings. They not only serve as functional elements, but also as artistic tools to enhance building articulations.

North and east facades are carefully put together to flow with the west and south elevation design, even though they are not highly visible from the streets and the layout of the floor plan restricts window placements. Splash of colors and repetition of patterns with reveals are assigned on these façades to make them more interesting in an affordable way. In addition, high window with horizontal metal awning is added on the north side to allow natural light into the game area.

Energy Star rated roofing materials are applied throughout this project to endow energy saving. Interior lighting will primarily incorporate LED energy saving bulbs and the roof top HVAC units will be high efficiency rated.

A lighting plan is currently under design for this project and it will comply with Tempe's Dark Sky Ordinance, which requires full cut-off fixtures. The lighting plan will contain elements that are compatible with Main Event's building as well. Main Event Entertainment also is in the process of determining which path it will choose concerning the Art In Development submittal.

Landscape

The Landscape Architectural Design will follow the Emerald Center Design Guidelines. This will insure maintaining a common landscape theme throughout the development. The existing frontage landscape along Emerald Drive will be protected and revised to match where new construction will disturb existing areas. The east side landscape buffer has heavy landscaping that will combine with the existing landscape on the adjacent parcel to create an effective screen.

The landscape pallet on site will be low water plant materials and irrigated with a drip irrigation system. Parking lot islands are planted with shade trees which will provide shade and reduce heat gain in the parking areas. The selected landscaping is intended to provide adequate screening, shade and to allow for a colorful variety of plant species which add in the creation of a sense of arrival and create a sense of place in the development.

Contact Information

If any additional information is needed or if there are any questions concerning Main Event please free to contact Jeff Hunter (civil engineer) - (480) 991-3985, Steve Mattson (architect) - (972) 387-1000, Sterling Hillman (consultant) - (214) 561-6518 or Walt Lovell (Main Event) - (972) 406-2600.

CONCEPTUAL SITE PLAN FOR MAIN EVENT ENTERTAINMENT

8545 S. EMERALD DRIVE
TEMPE, ARIZONA

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

DESIGN BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

HUNTER ENGINEERING
10450 NORTH 74TH STREET,
SCOTTSDALE, AZ 85258
TEL: (480) 991-9985
F: (480) 991-9986

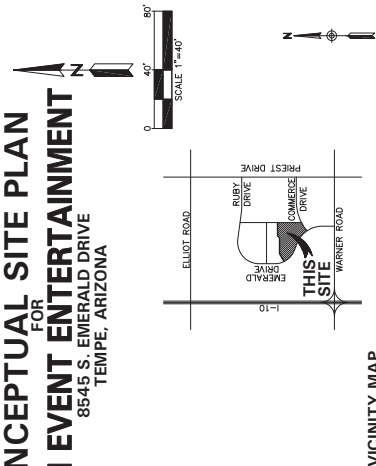
CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
TEL: (480) 991-9985
FAX: (480) 991-9986
CONTACT: JEFF HUNTER



CONCEPTUAL SITE PLAN FOR MAIN EVENT ENTERTAINMENT
8545 S. EMERALD DRIVE
TEMPE, ARIZONA

THESE PLANS ARE FOR CONSTRUCTION WITHOUT AN APPROVED PERMIT FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: MAIN001
SCALE: 1"=40'
SHEET: C1



DEVELOPER
MAIN EVENT ENTERTAINMENT
6652 PINCKNEY DRIVE, SUITE 100
PLANO, TEXAS 75024
TEL: (972) 406-2650
FAX: (972) 406-2650
CONTACT: WALTER LOVELL

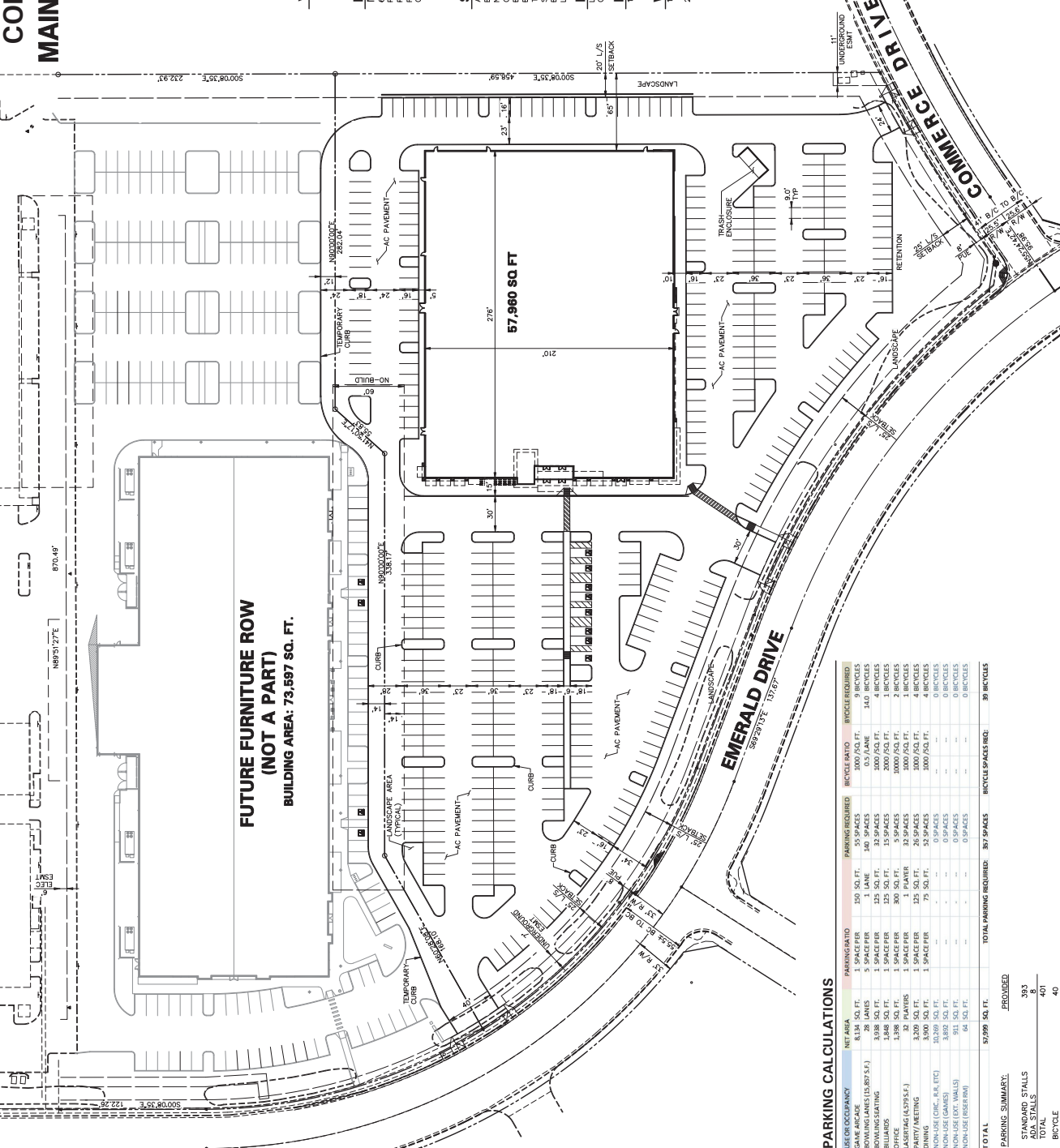
CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
TEL: (480) 991-9985
FAX: (480) 991-9986
CONTACT: JEFF HUNTER

SITE DATA
APN: 301-54-060
EXISTING ZONING: BCC
PROPOSED ZONING: BCC
NET AREA: 6,396 ACRES (278,337 SF)
TOTAL PROJECT AREA: 6,396 ACRES (278,337 SF)
BUILDING: 58,000 SQ. FT.
BUILDING HEIGHT: 32'-0"
TOP OF ARCH: 44'-0"
LANDSCAPE COVERAGE: 21%
LANDSCAPE COVERAGE: 20%

LEGAL DESCRIPTION
LOT 2, EMERALD PHASE 3, AS RECORDED IN BOOK 1058 OF MAPS, PAGE 37, MARICOPA COUNTY, ARIZONA.

RETENTION
1. UNDERGROUND RETENTION WILL BE PROVIDED WITH DRYWELLS FOR THE 100-YEAR 2HR STORM EVENT.

WATER & SEWER
1. A PUBLIC WATER LOSS WILL BE PROVIDED TO SERVICE THIS SITE AND WILL BE STUBBED TO THE NORTH TO COORDINATE WITH THE FUTURE FURNITURE ROW LINE EXTENSION.
2. SEWER SERVICE WILL EXTEND TO EXISTING STUB IN EMERALD DRIVE.



PARKING CALCULATIONS

| USE/OCCUPANCY | NET AREA | PARKING RATIO | PARKING REQUIRED | BICYCLE RATIO | BICYCLE REQUIRED |
|---------------------------|---------------|--------------------------|------------------|---------------|------------------|
| SALE AREAS (15,807 S.F.) | 8,138 | 5 SPACES PER 1,000 S.F. | 50 | 1000/50 S.F. | 30 BICYCLES |
| RETAIL (15,807 S.F.) | 8,138 | 10 SPACES PER 1,000 S.F. | 100 | 1000/100 S.F. | 60 BICYCLES |
| BOWLING SEATING | 3,938 | 1 SPACE PER 125 S.F. | 32 | 1000/50 S.F. | 4 BICYCLES |
| BUILDINGS | 1,848 | 1 SPACE PER 300 S.F. | 6 | 1000/50 S.F. | 2 BICYCLES |
| OFFICE | 1,398 | 1 SPACE PER 300 S.F. | 5 | 1000/50 S.F. | 2 BICYCLES |
| PARTY/MEETING | 3,200 | 1 SPACE PER 125 S.F. | 26 | 1000/50 S.F. | 4 BICYCLES |
| DINING | 3,900 | 1 SPACE PER 75 S.F. | 52 | 1000/50 S.F. | 4 BICYCLES |
| NON-USE (DRG., A/R, ETC.) | 10,200 | 0 SPACES | 0 | 0 SPACES | 0 BICYCLES |
| NON-USE (EXT. WALLS) | 911 | 0 SPACES | 0 | 0 SPACES | 0 BICYCLES |
| NON-USE (RESER. RM) | 64 | 0 SPACES | 0 | 0 SPACES | 0 BICYCLES |
| TOTAL | 57,999 | | 367 | | 39 |

TOTAL PARKING REQUIRED: 367 SPACES **BICYCLE SPACES REQ: 39 BICYCLES**

| PARKING SUMMARY: | PROVIDED |
|------------------|------------|
| STANDARD STALLS | 393 |
| ADA STALLS | 8 |
| TOTAL | 401 |
| BICYCLE | 40 |

STONE

ST-1: Limestone

Type: Saw course height @ 8", 10", 12", 16" random chopped length (16"-30")
Color: Buff 100% roughback

METAL COPING

MC-1: Berridge Mfg. Co. / Color: Lead-cole

METAL AWNING/ROOFING

MA-1: Berridge Mfg. Co. / Color: Pre-anodized Galvalume

ALUMINUM STOREFRONT

AS-1: Clear Anodized Aluminum Storefront

NICHIA FIBER CEMENT (OR EQUIVALENT)

FC-1: Illumination Series, Matte Finish

FAMILY ELFS

P-1E-1: Benjamin Moore Classic Colors

1044, Lighthouse Landing

P-2E-2: Benjamin Moore Classic Colors

1039, Stone House

P-3E-3: Benjamin Moore Classic Colors

1077, Great Plains Gold

P-4E-4: Pittsburgh Paints

4194, Cocoa Pecan

P-5E-5: Benjamin Moore Classic Colors

1051, Terra Marlowe

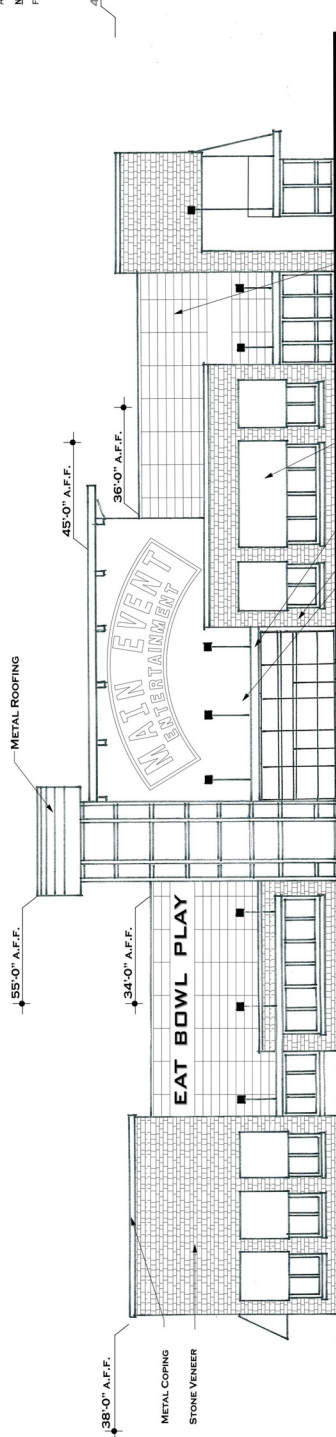
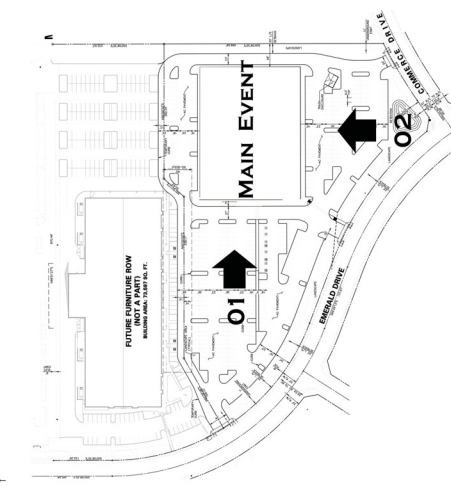
P-6E-6: Benjamin Moore Classic Colors

1026, Coconut Grove

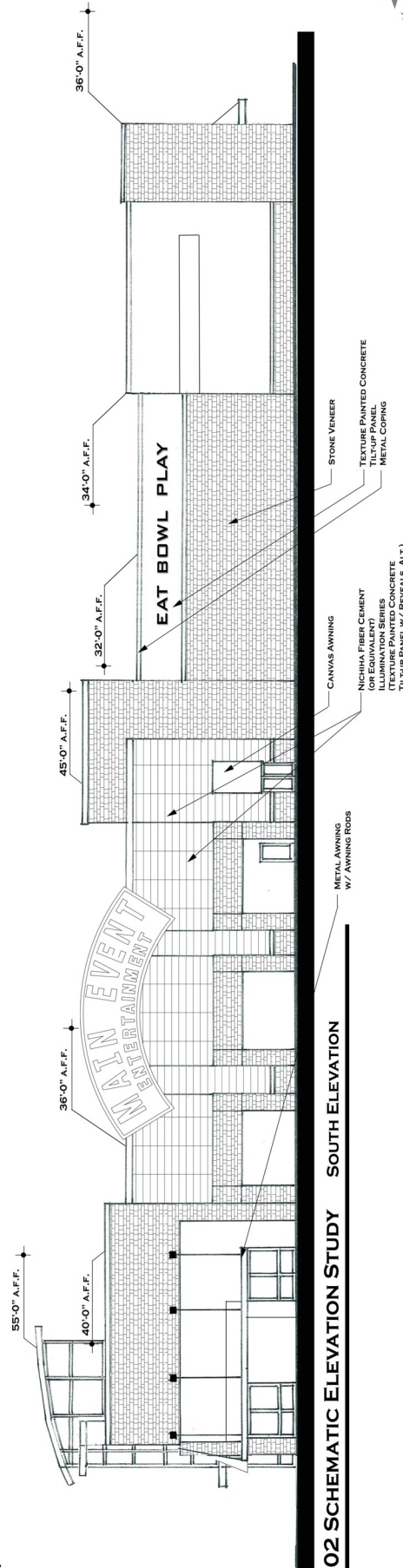
P-7: Benjamin Moore Color Preview

2121-20, Steel Wool, color to co-ordinate w/ metal colors

40'-0" A.F.F.



01 SCHEMATIC ELEVATION STUDY WEST ELEVATION



02 SCHEMATIC ELEVATION STUDY SOUTH ELEVATION



ELEVATION SHEET 1, 12029 07/27/2012, YZ

08/02/2012

MAIN EVENT TEMPE, ARIZONA



STONE

ST-1: Limestone

Type: Sawn course height @ 8", 10", 12", 16", random chopped length (16" x 30")
Color: Buff 100% roughback

METAL CORNER

MC-1: Berridge Mfg. Co. / Color: Lead-oxide

METAL AWNING / ROOFING

MA-1: Berridge Mfg. Co. / Color: Pre-weathered Galvalume

ALUMINUM STOREFRONT

AS-1: Clear Anodized Aluminum Storefront

NICHIA FIBER CEMENT LOR (Equivalent)

FC-1: Illumination Series, Matte finish

PAINT / E.L.F.S.

P-1E-1: Benjamin Moore Classic Colors

1944, Lighthouse Landing

P-2E-2: Benjamin Moore Classic Colors

1039, Stone House

P-3E-3: Benjamin Moore Classic Colors

1077, Great Plains Gold

P-4E-4: Pittsburgh Pearls

418-K, Cocoa Pecan

P-5E-5: Benjamin Moore Classic Colors

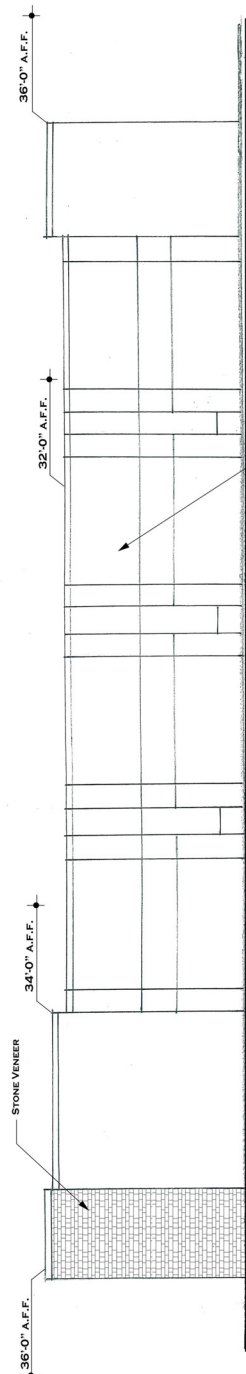
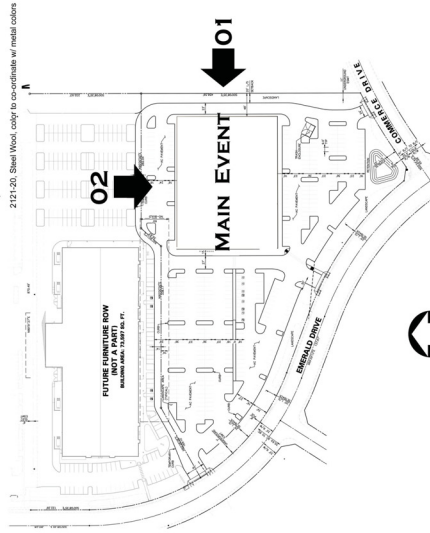
105, Terra Maya

P-6E-6: Benjamin Moore Classic Colors

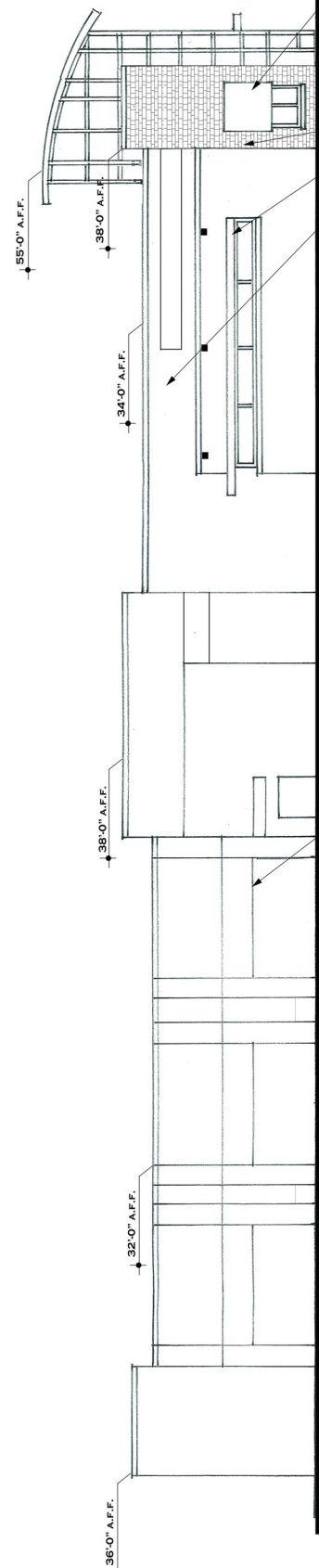
1029, Coconut Grove

P-7: Benjamin Moore Color Preview

2121-20, Steel Wood, color to coordinate w/ metal colors



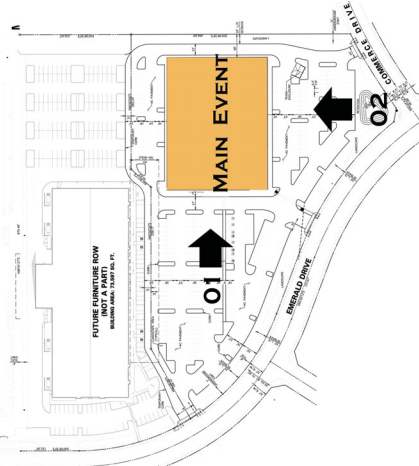
01 SCHEMATIC ELEVATION STUDY EAST ELEVATION



02 SCHEMATIC ELEVATION STUDY NORTH ELEVATION



- STONE**
 ST-1: Limestone
 Type: Saw course height @ 8", 12", 18", random chopped length (16"-30")
 Color: Buff 100% roughback
- METAL COPING**
 MC-1: Berridge Mfg. Co. / Color: Lead-cole
- METAL AWNING / ROOFING**
 MA-1: Berridge Mfg. Co. / Color: Pre-anodized Galvalume
- ALUMINUM STOREFRONT**
 AS-1: Clear Anodized Aluminum Storefront
- NICHHA FIBER CEMENT (OR EQUIVALENT)**
 FC-1: Illumination Series, Matte Finish
- FAMILY ELFS**
 P-1E-1: Benjamin Moore Classic Colors
 1044, Lighthouse Landing
 P-2E-2: Benjamin Moore Classic Colors
 1039, Stone House
 P-3E-3: Benjamin Moore Classic Colors
 1077, Great Plum Gold
 P-4E-4: Pittsburgh Paints
 4194, Cocoa Pecan
 P-5E-5: Benjamin Moore Classic Colors
 1051, Terra Mellow
 P-6E-6: Benjamin Moore Classic Colors
 1026, Coconut Grove
 P-7: Benjamin Moore Color Preview
 2121-20, Steel Wool, color to co-ordinate w/ metal colors



01 SCHEMATIC ELEVATION STUDY WEST ELEVATION



02 SCHEMATIC ELEVATION STUDY SOUTH ELEVATION



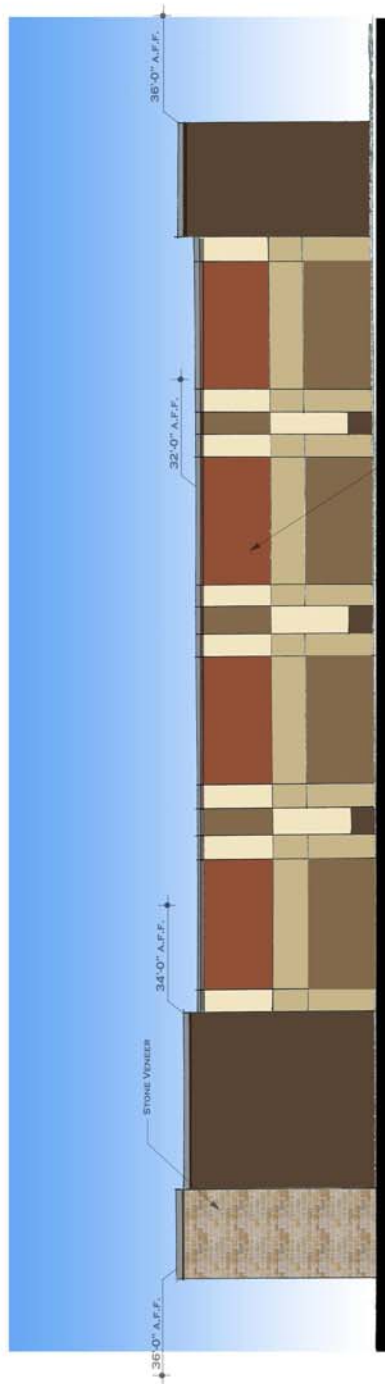
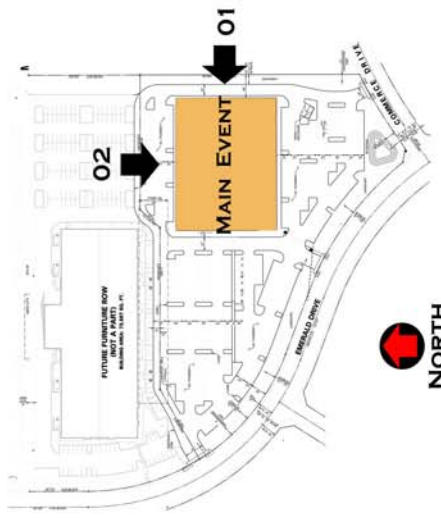
ELEVATION SHEET 1, 12029 07/12/2012, YZ

07/30/2012
 08/02/2012

MAIN EVENT TEMPE, ARIZONA



- STONE**
 ST-1: Limestone
 Type: Sawn course height @ 8", 10", 12", 16", section chopped length (16" x 36")
 Color: Buff 100% roughback
- METAL CORNER**
 MC-1: Bemispa Mfg. Co. Color: Lead-oxide
- METAL AWNING / DOORING**
 MA-1: Bemispa Mfg. Co. Color: Pre-weathered Galvalume
- ALUMINUM STOREFRONT**
 AS-1: Clear Anodized Aluminum Storefront
- NICHIAI BEE'S CEMENT (LORE EQUIPMENT)**
 FC-1: Illumination Series, Matte finish
- PAINT / ELS**
 P-1E-1: Benjamin Moore Classic Colors
 1044, Lighthouse Landing
 P-2E-2: Benjamin Moore Classic Colors
 1028, Stone House
 P-3E-3: Benjamin Moore Classic Colors
 1077, Great Plains Gold
 P-4E-4: Pittsburgh Paints
 418-K, Cruise Pleasure
 P-5E-5: Benjamin Moore Classic Colors
 105, Terra Mare
 P-6E-6: Benjamin Moore Classic Colors
 1029, Colonial Grove
 P-7: Benjamin Moore Color Phrases
 2121-20, Steel Work, color to coordinate w/ metal colors



01 SCHEMATIC ELEVATION STUDY EAST ELEVATION

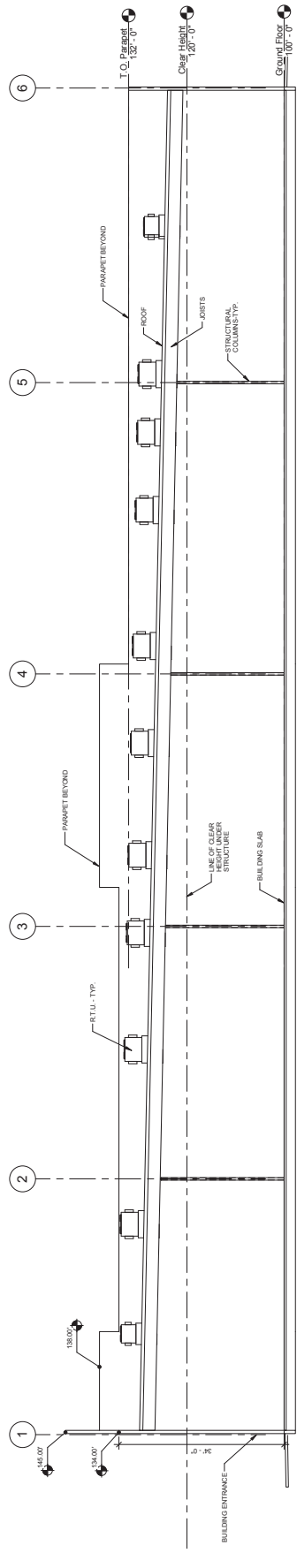


02 SCHEMATIC ELEVATION STUDY NORTH ELEVATION



ELEVATION SHEET 2, 12029 07/13/2012.YZ
 08/07/2012 08/02/2012

HODGES & ASSOCIATES
MAIN EVENT TEMPE, ARIZONA



1 Building Section
3/32" = 1'-0"

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------|
| <p>HODGKES & ASSOCIATES ARCHITECTS</p> <p>992.307.0000 395 F. Orange, Dallas, TX 75244</p> | <p>Building Section</p> <p>Date: 07.30.2012</p> | <p>WS1</p> <p>Project Number</p> |
| <p>Main Event Tempe</p> <p>### Street, City, ST #####</p> | | |
| <p><small>THIS DOCUMENT IS THE PROPERTY OF HODGKES & ASSOCIATES, ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HODGKES & ASSOCIATES, ARCHITECTS. THE USER OF THIS DOCUMENT AGREES TO HOLD HODGKES & ASSOCIATES, ARCHITECTS, HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT.</small></p> | | |

CONCEPTUAL GRADING & DRAINAGE PLAN FOR MAIN EVENT ENTERTAINMENT 8545 S. EMERALD DRIVE TEMPE, ARIZONA

DEVELOPER
MAIN EVENT ENTERTAINMENT
10450 N. 74TH STREET SUITE 100
PLANO, TEXAS 75024
PHONE: (972) 408-2600
FAX: (972) 408-2650
OWNER: WALTER DRELL

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-9888
FAX: (480) 991-9888
CONTACT: LARRY TALBOTT

| | | | |
|-----|------|----------|----|
| NO. | DATE | REVISION | BY |
| | | | |
| | | | |

DESIGN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Date]

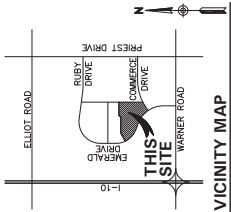
HUNTER ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
F 480 991 9888
T 480 991 9885



**CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
MAIN EVENT ENTERTAINMENT
8545 S. EMERALD DRIVE
TEMPE, ARIZONA**

THESE PLANS ARE
NOT TO BE USED FOR
CONSTRUCTION
WITHOUT AN ORDER
APPROVED FROM THE
MANUFACTURER.
HE JOB NO.: MAIN001
SCALE: 1" = 40'
SHEET: C1

1 OF 2



BASIS OF BEARING
THE QUARTER SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST, AS SHOWN ON THE FINAL PLAT OF EMERALD, AS RECORDED IN BOOK 336 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, A BEARING OF SOUTH 00°08'35" EAST WAS USED.

BENCHMARK

NOTES
ADD 1,200 TO ALL ELEVATIONS.

| EXISTING LEGEND | | PROPOSED LEGEND | |
|-----------------|------------------------|-----------------|-------------------|
| --- | CENTERLINE | --- | PROPERTY LINE |
| --- | RIGHT OF WAY | --- | CONTOUR |
| --- | PROPERTY LINE | --- | EASEMENT |
| --- | MAJOR CONTOUR | --- | STORM DRAIN |
| --- | MINOR CONTOUR | --- | DIRECTION OF FLOW |
| --- | STORM PIPE | --- | SECTION CALLOUT |
| --- | WATERLINE | --- | CATCH BASIN |
| --- | ELECTRICAL RISER | --- | GRADE BREAK |
| --- | WATER METER | --- | CONCRETE |
| --- | WATER VALVE | --- | SPOT ELEVATION |
| --- | FIRE HYDRANT | --- | FUTURE BUILDING |
| --- | STORM DRAIN MANHOLE | --- | SPOT ELEVATION |
| --- | SANITARY SEWER MANHOLE | --- | SPOT ELEVATION |
| --- | SPOT GRADE | --- | SPOT GRADE |

RETENTION CALCULATIONS

ONSITE AREA: 6.39 AC
OFFSITE AREA: 0.36 AC

RETENTION REQUIRED:
WR=CP/2PA, P=2.4 (TEMP)
ONSITE WR=(0.90)(2.4)(6.39)(43.560) = 50,803 CU FT.
OFFSITE WR=(0.90)(2.4)(0.36)(43.560) = 4,580 CU FT.
TOTAL REQUIRED = 55,083 CU FT.

RETENTION PROVIDED:
BASIN 1 U.G. RETENTION PIPE (ONSITE) = 5,800 CU FT.
940 LF 8" U.G. RETENTION PIPE (ONSITE) = 47,244 CU FT.
TOTAL PROVIDED = 53,134 CU FT.

TEMPORARY OFFSITE BASIN
OFFSITE AREA = 0.29 AC
TEMPORARY BASIN 1 U.G. RETENTION PIPE (ONSITE) = 2,400 CU FT.
TEMP BASIN 1 U.G. RETENTION PIPE (ONSITE) = 53,083 CU FT.
TOTAL EXCESS = 100 CU FT.

