

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/09/2014
Agenda Item: 3**

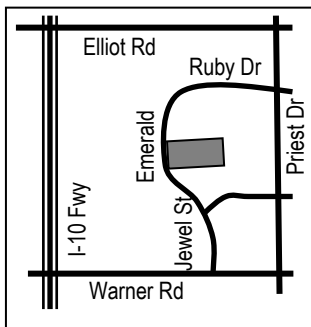
ACTION: Request for a Development Plan Review consisting of a new furniture store for ASHLEY FURNITURE HOMESTORE, located at 8515 S. Emerald Drive. The applicant is Michael Scarbrough, 3K1 Consulting Services.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: ASHLEY FURNITURE HOMESTORE PL140130 is located mid-block between Elliot and Warner roads, within the Emerald Center Business Park. The property is separately owned and not a part of the Planned Area Development of Emerald Center. The site is zoned RCC, Regional Commercial Center, which allows retail uses within the development and is within the Southwest Overlay District, which allows the proposed building height. The request is for the design of the proposed furniture retailer development and includes the following:

DPR14157 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Southwestern Furniture of Wisconsin
Applicant	Michael Scarbrough, 3K1 Consulting Services
Current Zoning District	Regional Commercial Center / Southwest Tempe Overlay District
Gross/Net site area	2.84 acres
Total Building area	52,472 s.f.
Lot Coverage	42% (50% maximum allowed)
Building Height	56 ft. (60 ft. maximum allowed)
Building Setbacks	+80' front, +40' side, +40' rear (25, 25, 25 min.)
Landscape area	20% (15% minimum required)
Vehicle Parking	82 spaces (shared parking with future use and Main Event) (29 min. required for this use, 36 max allowed)
Bicycle Parking	10 spaces (10 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

The site is located mid-block between Elliot and Warner roads, along Emerald Drive east of the I-10 Freeway and west of Priest Drive, within the Emerald Center Business Park. The property is separately owned and not a part of the Planned Area Development of Emerald Center. The site is zoned RCC, Regional Commercial Center, within the Southwest Overlay District which allows the furniture retailing use. The request is for the design of the proposed development and includes a Development Plan Review for a 58,000 s.f. retail building elevations, landscape design, and site plan on 2.85 net acres. The applicant is requesting the Development Review Commission approve the requested Development Plan Review.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- Review of design by Emerald Center Architectural Review Committee was approved prior to submittal.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The site is part of the Emerald Center Business Park, but not a part of the Planned Area Development. As part of the analysis of the design criteria for the proposed development, images of the existing surrounding buildings are provided within the attachments for contextual reference. The color scheme and materials are designed to blend with what was approved from Main Event building to the south and the retail buildings to the north. Building colors range from a dark brown to a beige in color. The store will have metal awnings an aluminum store front and stone wrapped architectural pop outs.

Site Plan

The net area of the site is 123,905 s.f., with the proposed 50,000 s.f. building entrance being located on the west side, approximately 75 feet from the western property line. The majority of customer parking is on the west side of the building; additional spaces are located on the south and east side of the building. There is a shared parking agreement between this site and Main Event to the south east. Nineteen parking spaces are needed for furniture retailing; however the site is planned for a second use to the east, which may require additional parking. A 60' no build easement is recorded on the south side of the building. The loading dock is located on the east end building with access to the bay door from the north. The building height will create shade for customers parking east of the building in late afternoon. The building is adjacent to a vacant lot on the east side, which will be platted to create another lot.

Building Elevations

The building height allowed within the RCC district, is 75 feet with an additional 25 feet in the Southwest Overlay District. The proposed building is one story and has a 33 foot height with mezzanine space. The tallest point of the building is a canopy tower at 56 feet on the west elevation at the center of the building's façade. The building elevations are a combination of three exposed aggregate concrete masonry units with integral color, four shades of exterior insulation stucco finishing system, aluminum storefront, painted metal wall panels and decorative awnings and metal fins. The colors pick up the neutral tones of nearby existing buildings, with darker and brighter tones as accents. The west elevation of the building has a tower at each end and a canopy tower in the center where the main door is located.

Landscape

The site design incorporates required Emerald Center landscape features at the street front including turf, olive and gum trees. The remainder of the site provides required trees in landscape islands and accent vegetation at the base of the building perimeter. The combination of trees, shrubs and ground cover provide variation in height, texture and color and have a Mediterranean look with olives, palms, mountain laurels, yuccas, natal plum, lantana and bougainvillea.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The Ashley Furniture store building is located north west of the Main Event building and aligns with the building setback of the multi-tenant building to the north. The building elevations have variation in massing and roofline, to provide variety.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the height of the building and use of trees will provide shade for the pedestrian access from the parking lot.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials and colors and material for this project were chosen to blend in with the design and colors of the surrounding buildings. Neutral colors will be used for the building's façade and metal awnings are compatible to existing conditions on adjacent developments.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building is 33 feet high, with a taller 56 foot architectural feature. The building is appropriately scaled relative to the surrounding Emerald Center structures and setbacks. The landscape conforms to the requirements of the Emerald Center street front palette, and integrates other plants found in surrounding landscape context.
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 building uses light and dark neutral colors to break up the massing of the building, natural stone at the base provides texture at the pedestrian level, blocks of windows create a pattern along the façade on all sides of the building.
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 building has three metal canopy towers on the west elevation. With two towers at the end of the building and one tower in the middle to signify the entrance of the building. Curved metal canopies mimic the barrel vault roofline over the main entrance, providing variation to the rectilinear form of the structure.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the building breaks up a large area of parking, and provides pedestrian access from the both the parking area and the street front, where bus transit is available. Bike parking will be provided near the building entrance. The site plan is more pedestrian friendly with proximity to parking and availability of shade, compared to other developments in the area, which require long distances to walk from unshaded parking or walkways to the businesses
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the site uses existing driveways and is designed to minimize vehicle/pedestrian conflicts. Fire and refuse have reviewed the plans to assure access for services, which also double for delivery and trucks visiting the site for access to the east end of the building.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the plans provide activity support on all four sides of the building, providing parking and circulation on all sides. The elevations have windows facing all four directions; however, based on the floorplan, these will most likely be spandrel glass or some other form of view obscured glazing without clear views into or out of the space.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the landscape ties in street front requirements with surrounding vegetation, with plant massing to draw attention to entry points to the building and plants along the base to soften the building edge. Plants proposed are appropriate for the area and will enhance the area.

11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Elevations do not show lighting design solutions however photometric were provided and coordinated with landscape to prevent conflict. Adding lighting to this area will provide greater safety to existing businesses

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 for this site.
2. The project will meet the development standards required under the Zoning and Development Code and Southwest Overlay District.
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.

Site Plan

1. Submit Art in Private Development Proposal to the Tempe Municipal Arts Commission prior to submittal of Building Permits
2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. Provide service yard and mechanical 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. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
4. Provide gates of 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.
5. 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.
6. 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.
7. 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.

Building Elevations

8. The materials and colors are approved as presented:
 - Stone- Arizona Tile Santa Fe Rustic Gold
 - Metal Awning- Berridge Preweathered Galvalume
 - Aluminum Storefront- Clear Anodized Finish
 - Benjamin Moore Classic Colors- Lighthouse Landing #1044 (cream)
 - Primary building color - Benjamin Moore Classic Colors- Stone House #1039 (tan)
 - Benjamin Moore Classic Colors- Great Plains Gold #1077 (medium tan)
 - Accent building bands at top - Benjamin Moore Classic Colors- Cocoa Pecan #418-6 (light brown)
 - Secondary building color - Benjamin Moore Classic Colors- Terra Mauve #105 (rust)
 - Accent building band at base - Benjamin Moore Classic Colors- Coconut Grove #1209 (medium brown)

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.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.
11. 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.
12. 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

13. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. 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.
16. 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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". 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. Provide temporary irrigation for the turf area. Dismantle this irrigation system when germination of hydro-seed is seen.
 - g. Repair existing irrigation system on site or on the adjacent street frontage where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so is irrigated as part of the reconfigured system at the conclusion of this construction.
17. 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.

18. 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.
19. 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.
20. 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

21. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - 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.

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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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 height 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 entrance(s) 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. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - 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.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- 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 and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - 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. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

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, located on Lot 2. This site design expired on June 2, 2007.
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. This request did not include a PAD overlay for the site plan.
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 from Lot 2.
December 1, 2006	A covenant and agreement regarding maintenance of yards for an adjacent oversized building was recorded on the north side of the new Lot 1.
June 8, 2010	Development Review Commission approved request for Development Plan Review for a site plan for Furniture Row on the new Lot 1.
June 24, 2010	City Council approved a Subdivision Plat of Lot 2 into two new lots, Lot 1 5.328 acres and Lot 2 6.390 acres located at 8515 S Emerald Drive in the RCC Zoning District. This took the bottom half of the original Lot 2, and subdivided that into 2 new lots.
July 22, 2010	Emerald Phase III LLC sold Lot 1 to Furniture Row.
May 9, 2011	Staff granted an extension for the site plan approved until May 10, 2013, at which time, this plan would expire.
August 14, 2012	Development Review Commission approved a request for Development Plan Review for a site plan for Main Event on the south quarter of the site, this site plan was designed around the Furniture Row site layout and included cross access and shared parking agreements.
December 27, 2012	Emerald Holding LLC sold Lot 2 to Main Event.

ZONING AND DEVELOPMENT CODE REFERENCE:

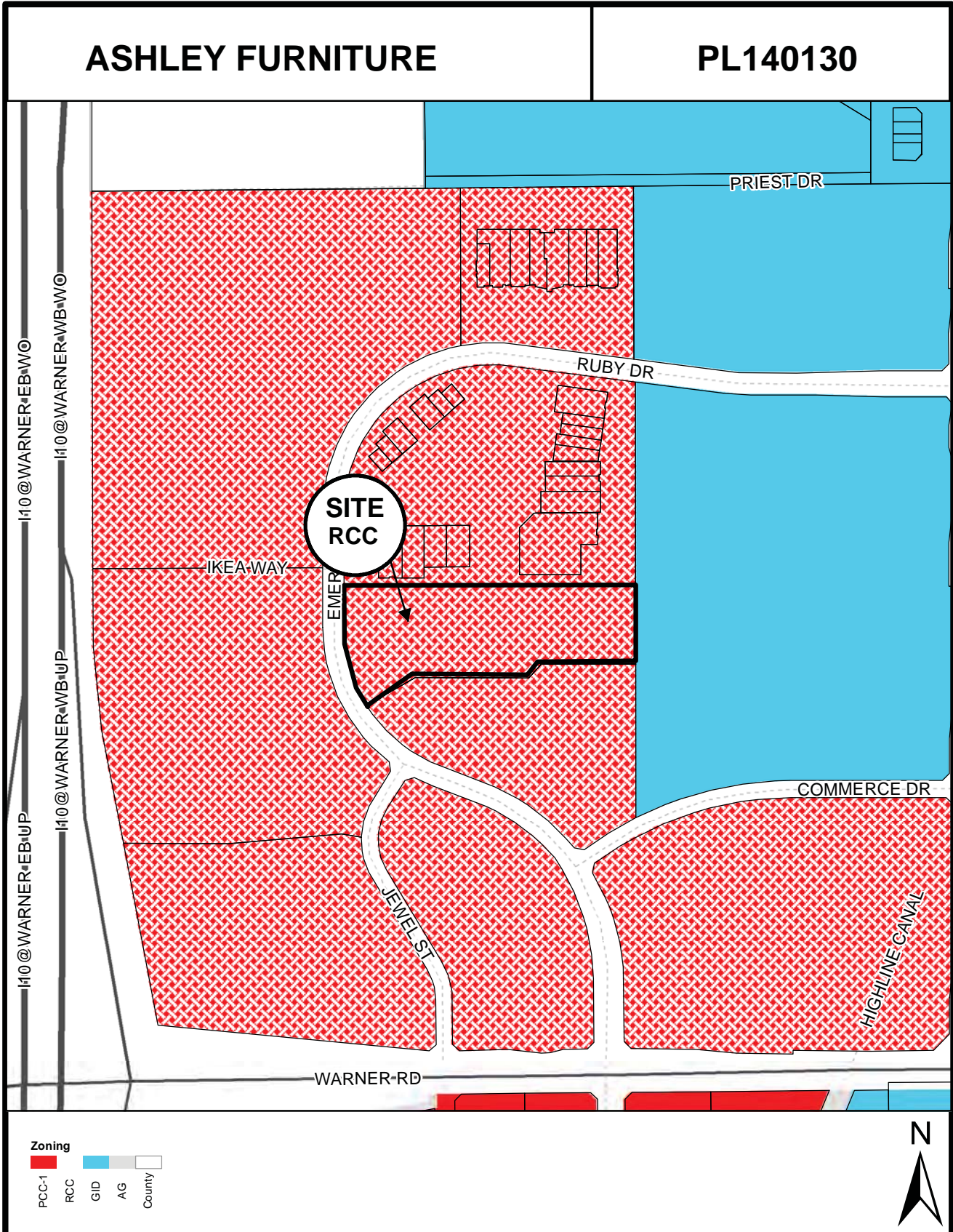
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
ASHLEY FURNITURE

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan Sheet SP
7. Landscape Plan Sheet La01
8. Floor Plan Sheet AF
9. Mezzanine Plan Sheet AF-MEZ
10. West and South Building Elevations Sheet ELEV
11. North and East Building Elevations Sheet ELEV
12. Sections Sheet BLDG SECT
- 13-14. Material Sample Board
- 15-16. Color Elevations
17. Photos



Location Map

ASHLEY FURNITURE

PL140130



Aerial Map

July 21, 2014

Development Review Commission
City of Tempe
31 East 5th Street
Tempe, Arizona 85280-5002

RE: Letter of Explanation
Proposed Ashley Furniture Home Store
8515 S. Emerald Drive
Tempe, Arizona

To the Commissioners:

Pursuant to the requirements for Development Plan Review approval, I am forwarding this Letter of Explanation for the referenced project.

The proposed development includes the construction of a new freestanding Ashley Furniture Home Store on a lot in Emerald Center. The proposed development will include the construction of approximately a 50,000 s.f. retail building. The site development plans include generous landscaping and significant architectural features on the building.

Development Plan Review Criteria:

1. Building Placement & Design:
 - a. Shade – The proposed site plan features an approximately 33 foot tall building constructed of masonry, stone and stucco finishes. This structure is designed not only to architecturally enhance the facility but to provide significant shade to the customers.
 - b. Materials – The design and exterior colors of the building are designed to blend with those colors previously approved by the Development Review Commission for the Main Event building to the south as well as the retail buildings to the north.
 - c. Building Scale – The scale of the building has been designed to accommodate the necessary size to provide a wide variety of goods and services to the customers while still maintaining a pleasant retail presence so as to fit within the context of the site and surrounding area.
 - d. Building Masses – The buildings mass along the exterior walls has been lessened by dividing it into smaller components, utilizing several different colors as well as the placement of stone. Additionally, a barrel vault entrance feature has been placed over the front of the building to add vertical and horizontal relief to the structure as well as fit within the context with the other retail buildings within the area.

- e. Building Form – The building is designed to provide a definitive break between the basic form of the structure at its entrance and to focus the attention upon the main entry of the building. The roof lines have been designed with architectural enhancement to provide an attractive visual perception.
- f. Building Facades – The façade of the building has been designed to incorporate a number of architectural elements to provide both vertical and horizontal relief.
- g. Special Treatment – The building includes a number of special features, both in terms of smooth material and soft colors to provide a very aesthetically pleasing facility from the streetscape. Some of these features include desert colors to match the color palette of the existing retail buildings and are accented by stone to provide relief across the expanse of the exterior walls.
- h. Utilities – All utility lines serving the new store either are or will be placed underground as part of the development.
- i. Lighting – The development will contain ample lighting to provide safety and security to store personnel and customers in accordance with CPTED guidelines.
- j. Accessibility – The proposed facility is fully compliant with current ADA requirements and provides accessible parking spaces immediately in front of the main building entrance.
- k. Transit – The facility provides two (2) access drives to allow convenient and safe turning movements for vehicular traffic, as well as cross access through common inter-parcel drives with other portions of Emerald Center.
- l. Vehicular Circulation – The parking area is designed with sufficient surface area and ample parking spaces to provide each and every customer with sufficient paved area to maneuver their vehicles as well as provide easy access to the store from the public roadway for those pedestrians.
- m. Bicycle Circulation – The facility is designed to provide bicycle parking along the front of the building thus allowing those customers on bicycles to safely access the store without being in direct conflict with any motor vehicles.
- n. Crime Prevention – The facility has been designed in accordance with Tempe's crime prevention policies. Additionally, several security cameras are located around the facility to provide additional monitoring of store activities.

- o. Landscaping – The site design incorporates significant landscape features including ample trees and shrubs, both in large landscaped areas around the perimeter of the store as well as within landscape islands in the parking area.
- p. Lighting Compatibility – the proposed facility will utilize perimeter lights ensuring the light source is directed toward the interior portions of the site and away from adjoining properties.

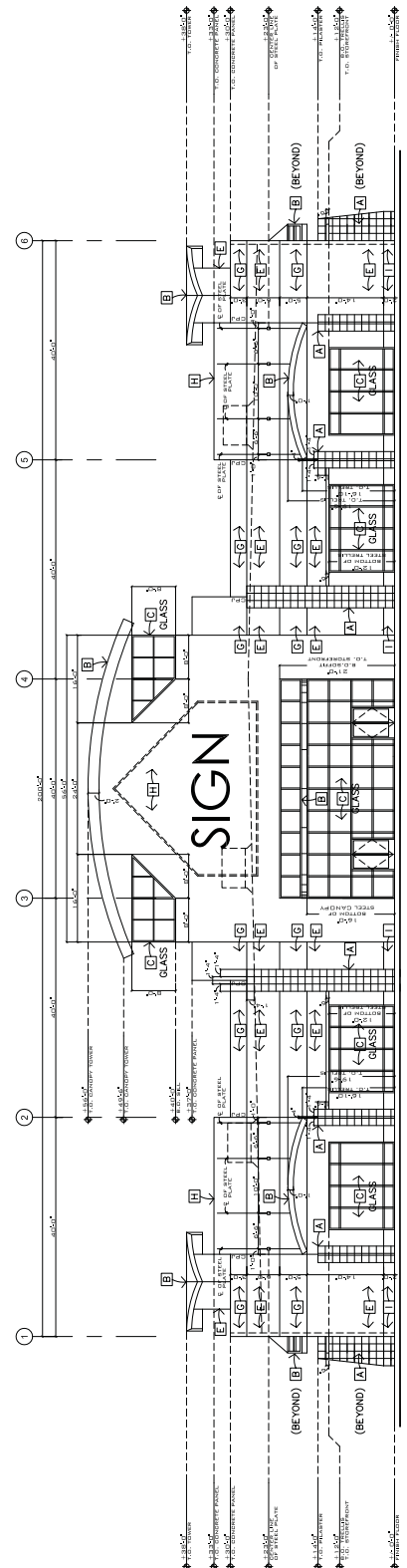
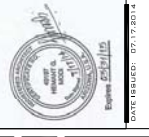
2. Signs:

Although signage for the facility will be reviewed and approved under a separate permit application, it is the intention of the developer that all signage will conform to the requirements of the City of Tempe and any sign criteria for Emerald Center. The sign on the building has been designed to be proportionally in size to the façade of the structure while still providing ample contrast and visibility for the customer.

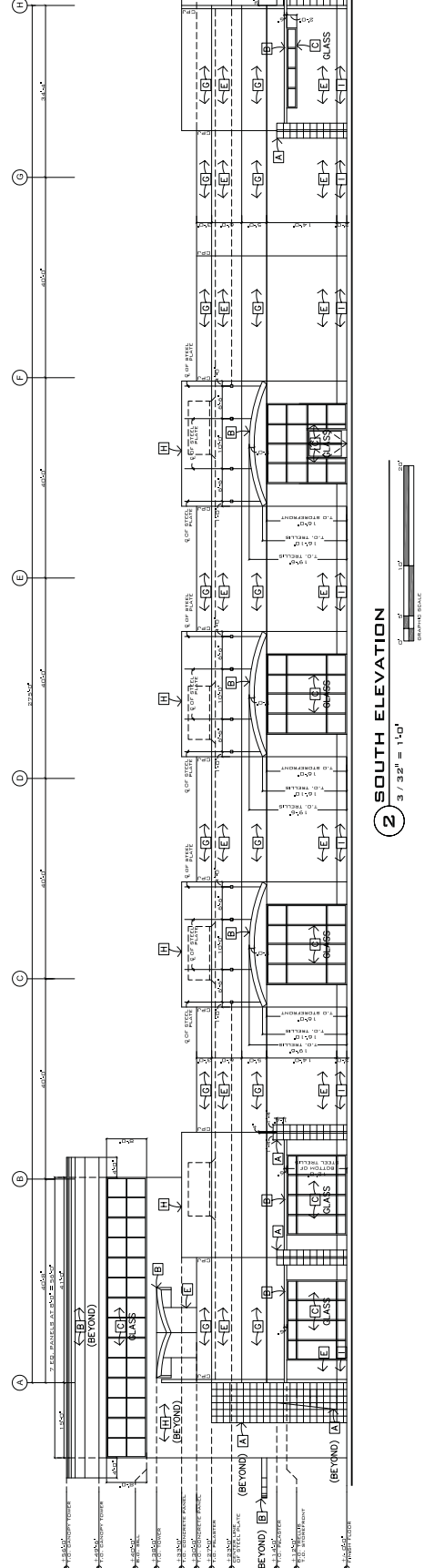
The above narrative is provided to offer a thorough understanding of the new facility in terms of site design, architecture and the operational characteristics of the store.

Sincerely,

Michael Scarbrough

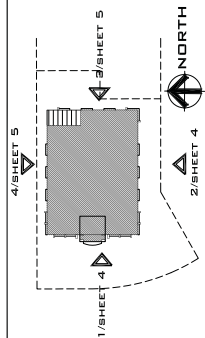


1 WEST ELEVATION
3 / 32" = 1'-0"
GRAPHIC SCALE



2 SOUTH ELEVATION
3 / 32" = 1'-0"
GRAPHIC SCALE

KEY PLAN



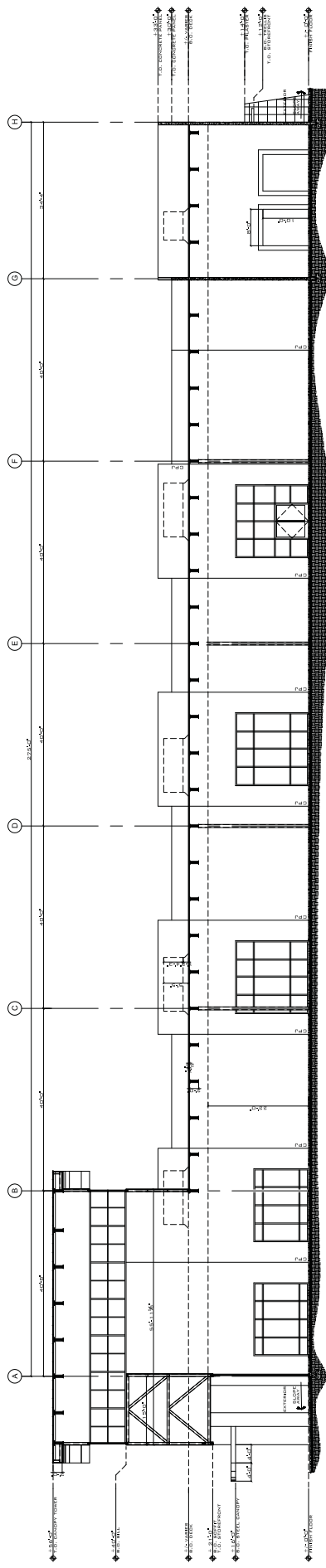
SYMBOL SCHEDULE

CPJ	CONTROL PANEL JOINT
T.O.	TOP OF
B.O.	BOTTOM OF
CL	CENTER LINE
◆	ELEVATION MARK REFERENCE
⊗	BUILDING COLUMN GRID
⊠	COLOR KEYED NOTE

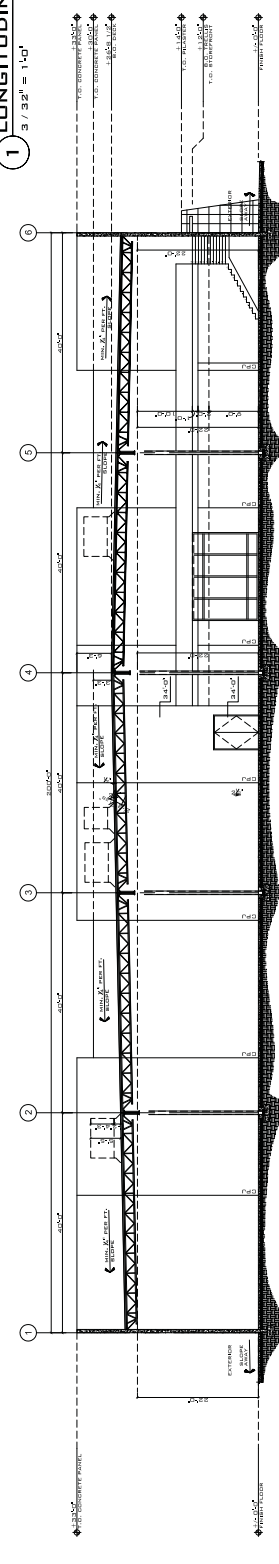
COLOR / MATERIALS LEGEND

STONE	PAINT / EIFS
A ARIZONA TILE MFG. / STYLE: SANTA FE COLOR: RUSTIC GOLD / SIZE: 16" X 16"	D BENJAMIN MOORE CLASSIC COLORS / 1044 LIGHTHOUSE LANDINGS
METAL AWNING	E BENJAMIN MOORE CLASSIC COLORS / 1039 STONEHOUSE
B BERTRIDGE MFG. CO. / COLOR: PRE-WEATHERED GALVALUME	F BENJAMIN MOORE CLASSIC COLORS / 1077 GREAT PLAINS GOLD
ALUMINUM STOREFRONT	G PITTSBURGH PAINTS / 418-6 COCCA PECAN
C CLEAR ANODIZED ALUMINUM STOREFRONT	H BENJAMIN MOORE CLASSIC COLORS / 105 TERRA MALVE
	I BENJAMIN MOORE CLASSIC COLORS / 1029 COCONUT GROVE

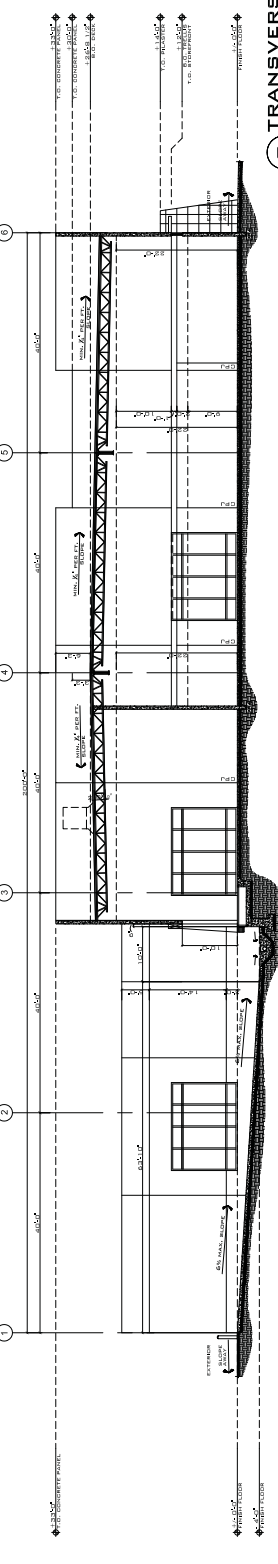
REVISIONS



1 LONGITUDINAL SECTION
1/32" = 1'-0"

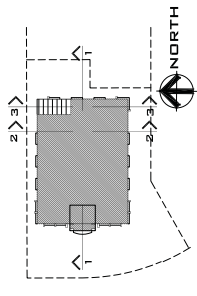


2 TRANSVERSAL SECTION
1/32" = 1'-0"



3 TRANSVERSAL SECTION
1/32" = 1'-0"

KEY PLAN



SYMBOL SCHEDULE

CPJ	CONTROL PANEL JOINT
T.O.	TOP OF
B.O.	BOTTOM OF
CL	CENTER LINE
◆	ELEVATION MARK REFERENCE
⊗	BUILDING COLUMN GRID
⊠	COLOR KEYED NOTE



D

BENJAMIN MOORE
CLASSIC COLORS
1044
LIGHTHOUSE LANDING



E

BENJAMIN MOORE
CLASSIC COLORS
1039
STONE HOUSE



F

BENJAMIN MOORE
CLASSIC COLORS
1077
GREAT PLAINS GOLD



G

PITTSBURG PAINTS
418 - 6
COCOA PECAN



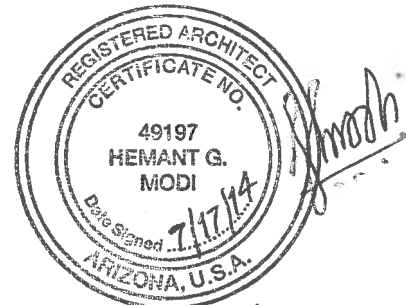
H

BENJAMIN MOORE
CLASSIC COLORS
105
TERRA MAUVE



I

BENJAMIN MOORE
MOOR-O-MATIC
1029
COCONUT GROVE



Expires 03/30/15

COLOR BOARD

PROJECT INFORMATION:

ASHLEY FURNITURE HOMESTORE
8515 S. EMERALD DRIVE
TEMPE, ARIZONA 85284

MODI
ARCHITECTS

1334 E. CHANDLER BLVD.
SUITE # 5 - A22
PHOENIX, ARIZONA 85048
O: 480.310.7043
www.modiarchitects.com
hmodi@modiarchitects.com

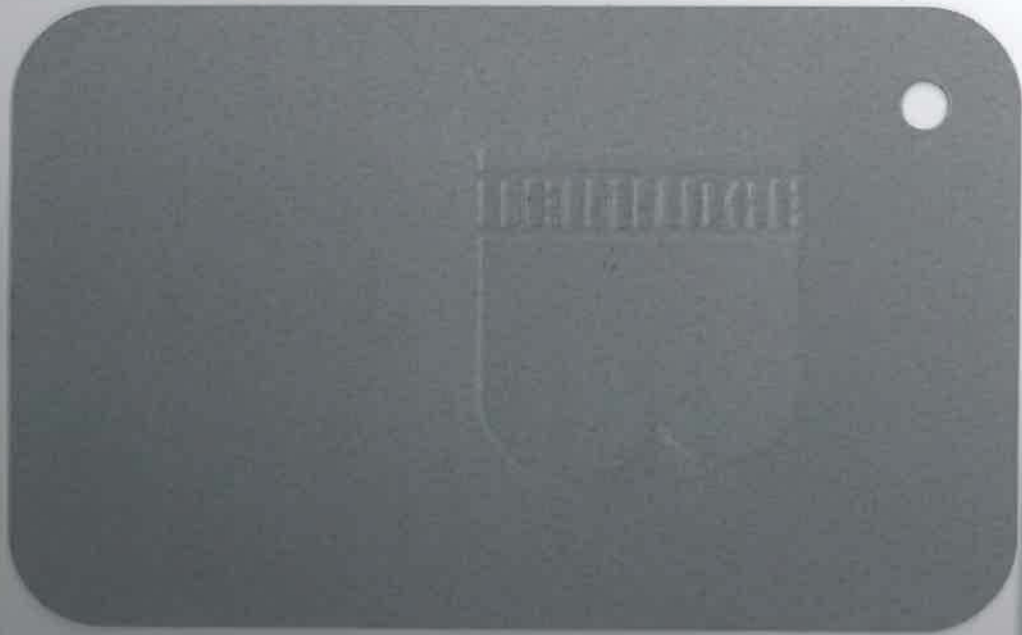
DATE: 07.17.14

ATTACHMENT 13



A

STONE
ARIZONA TILE
SANTA FE
RUSTIC GOLD



B

METAL AWNING
BERRIDGE
PREWEATHERED GALVALUME



C

ALUMINUM STOREFRONT
CLEAR ANODIZED FINISH



Expires 03/31/15

MATERIAL BOARD

PROJECT INFORMATION:

ASHLEY FURNITURE HOMESTORE
8515 S. EMERALD DRIVE
TEMPE, ARIZONA 85284

DATE: 07.17.14

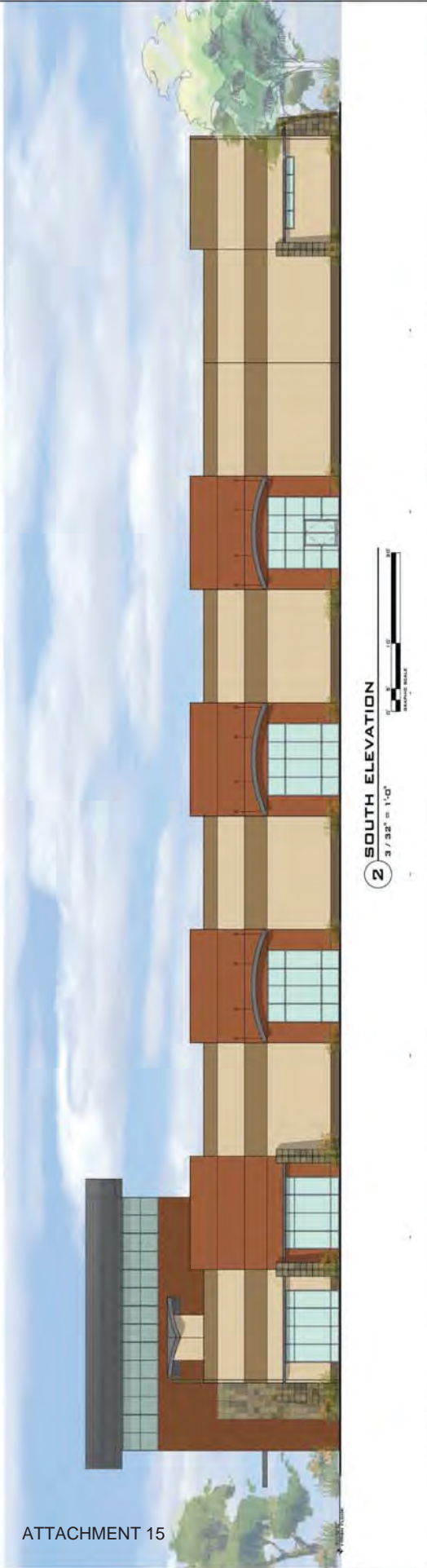
MODI
ARCHITECTS

1334 E. CHANDLER BLVD.
SUITE # 5 - A22
PHOENIX, ARIZONA 85048
O: 480.310.7043
www.modiarchitects.com
hmodi@modiarchitects.com

NO.	DATE	DESCRIPTION



1 WEST ELEVATION
3 / 32" = 1'-0"



2 SOUTH ELEVATION
3 / 32" = 1'-0"



COLOR / MATERIALS LEGEND

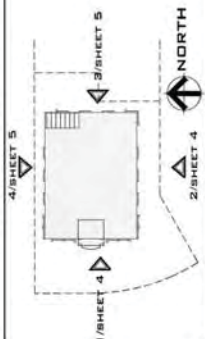
- STONE**
- [Symbol] TERRAZZO TILE MFG. / SPINLE SANDS, INC. COLOR: RUBINO GOLD / SPEC. M.A.X. 15
- METAL AWNING**
- [Symbol] BERRIDGE MFG. CO. / COLOR: PRE-WEATHERED GALVALUME
- ALUMINUM STOREFRONT**
- [Symbol] CLEAR ANODIZED ALUMINUM STOREFRONT

- PAINT / EIFS**
- [Symbol] BENJAMIN MOORE CLASSIC COLORS / 1044 LIGHTHOUSE LANDING
- [Symbol] BENJAMIN MOORE CLASSIC COLORS / 1039 STONEHOUSE
- [Symbol] BENJAMIN MOORE CLASSIC COLORS / 1077 GREAT PLAINS GOLD
- [Symbol] PITTSBURGH PAINTS / 4126 CODDA PECAN
- [Symbol] BENJAMIN MOORE CLASSIC COLORS / 105 TERRA MAUVE
- [Symbol] BENJAMIN MOORE CLASSIC COLORS / 1029 COCONUT GROVE

SYMBOL SCHEDULE

- GPU CONTROL PANEL JOINT
- T.O. TOP OF
- B.O. BOTTOM OF
- E CENTER LINE
- ELEVATION MARK REFERENCE
- BUILDING COLUMN DRIB
- COLOR KEYED NOTE

KEY PLAN

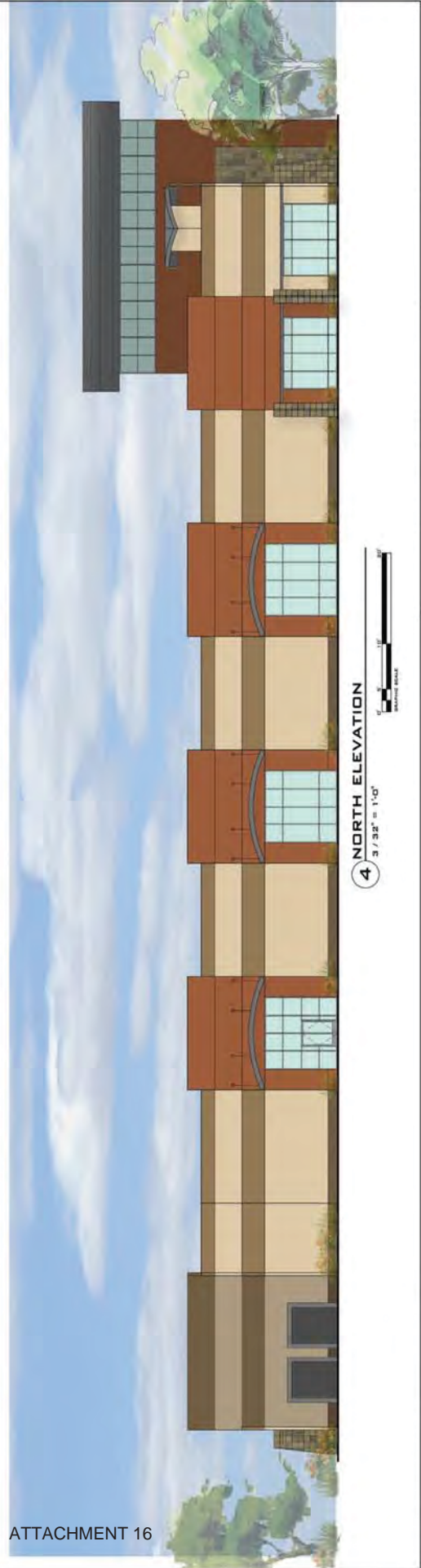




3 EAST ELEVATION
3 / 32" = 1'-0"



ATTACHMENT 16



4 NORTH ELEVATION
3 / 32" = 1'-0"



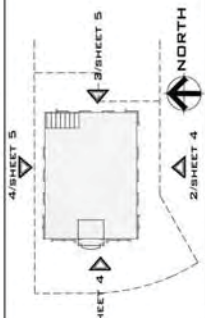
COLOR / MATERIALS LEGEND

- STONE**
- ALUMINUM STOREFRONT**
- METAL AWNING**
- PAINT / EIFS**

SYMBOL SCHEDULE

- GPU / CONTROL PANEL JOINT
- T.O. / TOP OF
- B.O. / BOTTOM OF
- E / CENTER LINE
- ↑ / ELEVATION MARK REFERENCE
- ⊕ / BUILDING COLUMN DRIB
- ⓧ / COLOR KEYED NOTE

KEY PLAN





Aveda Institute view looking east (building just north of vacant Ashely site)



View looking north east approaching drive to site



View looking north from site



View north from parking lot south of site



Architecture in commercial development to the north



Main Event south west elevation looking north



Ikea building west of the site on Emerald Drive