

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/14/2014
Agenda Item: 2**

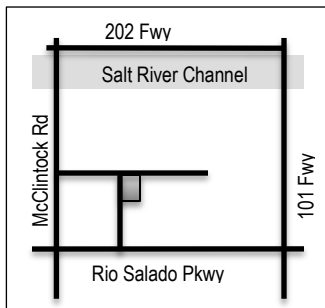
ACTION: Request for a Development Plan Review consisting of a new retail building for SHOPS N AT TEMPE MARKETPLACE, located at 2020 East Rio Salado Pkwy. The applicant is John MocarSKI, Butler Design Group.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: SHOPS N AT TEMPE MARKETPLACE (PL140297) is a proposed new retail pad building, for two tenants in a single story building located south of the district, in the parking area south east of Barnes & Nobel Books. The request includes the following:

DPR14185 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Byron Oberg, Vestar RW Tempe Opportunity LLC
Applicant	John MocarSKI, Butler Design Group
Current Zoning District	RCC, Regional Commercial Center
Gross/Net site area	.49 acres (21,707 s.f.)
Total Building area	8,143 s.f.
Lot Coverage	37 % (50% maximum allowed)
Building Height	27 ft (75 feet in RCC)
Building Setbacks	North side 12' to back of curb, West side 45' to back of curb, South side 23' to back of curb, East side 14' to back of curb (25' side, 60' rear and front)
Landscape area	31% (6,780 s.f.)
Vehicle Parking	27 spaces provided within the shared parking model of Tempe Marketplace
Bicycle Parking	2 spaces 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:

This site is located between the Salt River to the north, Rio Salado Parkway to the south, McClintock Drive to the west and the 101 Freeway to the east, and is within the Tempe Marketplace Development. A Planned Area Development for the entire Tempe Marketplace was approved in 2004, and has had subsequent amendments over the past decade. This site has remained vacant and is now being proposed for a two-tenant retail store. This request includes a Development Plan Review for a single story 8,143 square foot retail building on .49 net acres. The applicant is requesting the Development Review Commission take action on the requested site plan, landscape plan and elevations materials and colors. .

PUBLIC INPUT

- Neighborhood meeting is not required
- At the writing of this report, no public input had been received

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is located south of the Tempe Marketplace District, with no other pad buildings adjacent to the site. It has the access road through Marketplace on the north, with the entrance drive on the west, and parking to the south and east. The parking is shared within the larger Marketplace parking model. Access to the entrance is on the east side, where the primary parking is provided. Sidewalks connect to the refuse on the west side, from the employee service doors. A separate public sidewalk, shaded by existing and new trees, is located along the drive entry at the west side, connecting to the larger parking area and bus stop.

Building Elevations

The building elevations are similar to the Pad H Verizon Wireless building approved earlier this year. The 8,143 s.f. building is contemporary in design, providing a similar design aesthetic to other retail buildings within Tempe Marketplace. A metal awning wraps three sides of the building, shading windows and the entryway to the two suites. The proposed building sign band above the awning is in a medium toned brick paint color, backed by a lighter peach tone. The main body color is a medium sand or tan color. The building is proposed to be concrete masonry units (CMU) with smooth stucco finish painted in three colors. The building height varies by four feet to provide a sloped parapet to the roofline of the building. Metal trellises planted with vines provide shade to the building and visual interest in changes to color or texture.

Landscape Plan

The site is heavily landscaped with Desert Museum and Chitalpa trees, and a wide variety of shrubs and accents as listed on the planting plan. The combined Yellow Bird of Paradise, Valentine Bush, Bougainvillea, Red Yucca, Bull Grass, Ruellia, Lantana, Yucca and Agave are massed in groupings to create a pattern of color and texture surrounding the building. All plants are low-water use and compatible with existing landscape standards within Tempe Marketplace.

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 freestanding single-story building is on a pad with parking on three sides and Tempe Marketplace south drive to the north. The placement of the building provides easy access from the primary parking field to the east and south. The building massing is similar to other buildings within Tempe Marketplace; the simple design relies on color changes and metal canopy accents to provide variation in elevations.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building is oriented with the entrance on the south side, and a shade canopy provided over windows on three sides. The back of house faces the drive in from Tempe Marketplace Drive on the west, and is set back with existing and new landscape to shade the pedestrian path and west elevation.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the building is concrete masonry with stucco finish, and conforms to the Tempe Marketplace color palette and material details.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the single-story building varies in height from 22'8" to 26'8" to provide an angled roofline highlighted with a change in building color, the building massing is broken up by a change in color at the entrance and another color at the sign band above the canopy. Green screens are used for shade on the building as well as color and texture. The west side is heavily landscaped and appropriately scaled for the building and surroundings.*
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 is relatively small, each elevation is different, but unified by material and color. Use of doors, windows, green screens and lighting create rhythm within the façade.*
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; climactic response is handled by placing energy efficient glazing on the north, east and south sides only, reducing sun penetration on the western elevation. All windows are shaded by a deep hanging canopy. The western side is shaded by green screens and trees to reduce heat gain on the masonry surface. The addition of trees to this site will provide a cooling effect both visually and environmentally to the immediate area.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site provides pedestrian access to the main bus stop within Tempe Marketplace, with access to the neighborhood Orbit.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation; the pedestrian paths connect to the parking areas, separated by landscape from the driveways.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the location of windows provides surveillance to the parking areas and the landscape will meet height requirements.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape material is part of the existing palette within Tempe Marketplace, providing shade to the building, parking and pathways with trees and a variety of flowering plants for year round color and texture.*
11. *Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects. Lighting will meet the required standards for Tempe Marketplace, CPTED and dark sky standards.*

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 for RCC zoning.
3. The PAD overlay process allows greater flexibility within unique development sites.
4. The proposed project meets the approval criteria for a Development Plan Review.

DPR14185 CONDITIONS OF APPROVAL

Site Plan

1. 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.
2. 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.
3. 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.
4. 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

5. The materials and colors are approved as presented:
 - Roof – flat with parapet
 - Main Building – Stucco on CMU painted Sherwin Williams Prairie Sand SW2194 (dark tan color)
 - Entrance Corner on East and South Sides – Stucco on CMU painted Sherwin Williams Golden Bluff SW2331 (peach color)
 - Accent band above entrance – Stucco on CMU painted Sherwin Williams Sedona Clay SW2313 (medium brick color)
 - Canopy on north, south and east elevations – Metallic silver to match existing center
 - Anodized aluminum frame storefront

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.

6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. Conceal roof drainage system within the interior of the building.
8. 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.
9. Locate the electrical service entrance section (S.E.S.) inside a secure yard that is concealed from view.
10. 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

11. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
12. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

13. 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.
14. 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. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
15. 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.
 16. 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.
 17. 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.
 18. 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

19. Provide address signs on all four sides of the building elevations.
 - 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.
- 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 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.
- ENGINEERING:
 - 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.
 - 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:
 - Correctly indicate clear vision triangles at 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.
- **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:

June 23, 2004 City Council approved the request by Tempe Marketplace for a zoning change from AG Agricultural, I-2 General Industrial, and I-3 Heavy Industrial to RCC Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. on 128.2 net acres.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



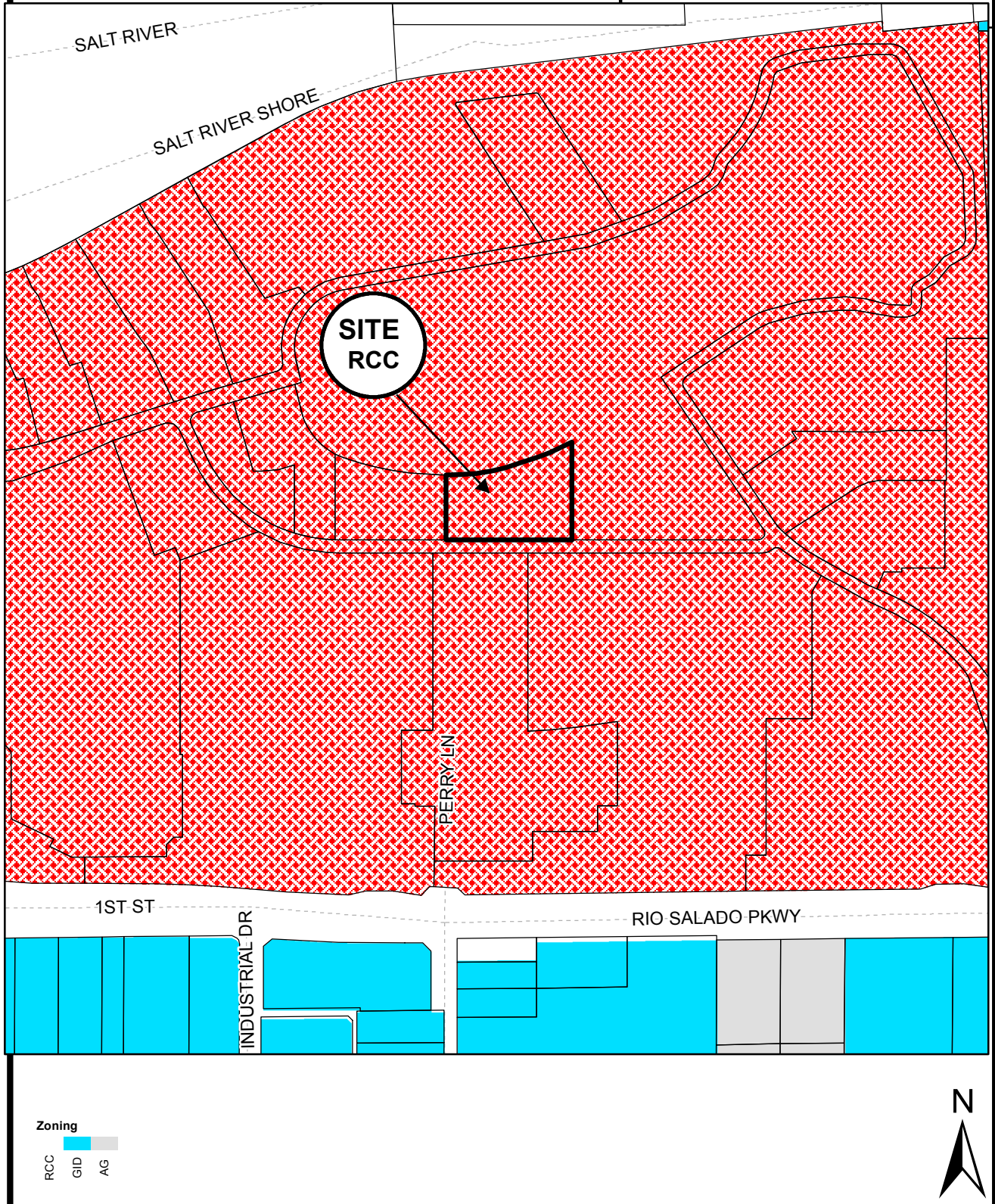
DEVELOPMENT PROJECT FILE
for
SHOPS N AT TEMPE MARKETPLACE

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Building Elevations
6. Building Elevations (color)
7. Floor Plan
8. Landscape Plan
9. Materials Sample Board
10. Site Context Photos

SHOPS N AT TEMPE MARKETPLACE

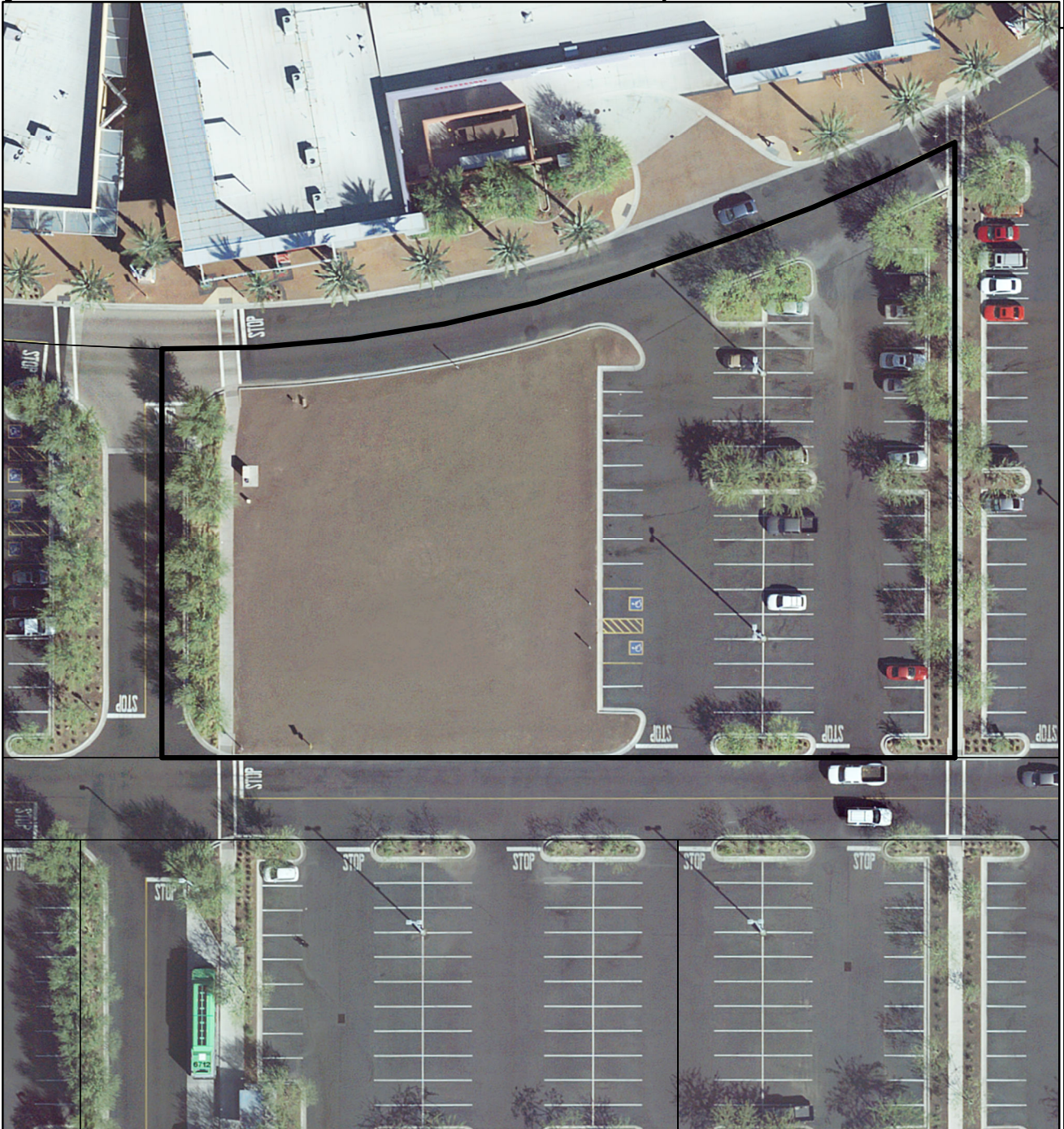
PL140297



Location Map

SHOPS N AT TEMPE MARKETPLACE

PL140297



Aerial Map

August 25, 2014

TO: Diana Kaminski - City of Tempe
Tempe City Hall, Garden Level East
31 East Fifth Street
Tempe, AZ 85250

FROM: John MocarSKI, Butler Design Group

RE: TEMPE MARKETPLACE – PAD J (Shops N)

Tempe Market Place – Pad J Retail Building – Shops N (14100.101)

The Property owner, Vestar, is proposing a multi-tenant retail building located with the Tempe Marketplace Retail Center.

The new building will be located on an existing, pre-engineered, vacant, pad located south of existing Building I.

The building will be approximately, (+) 8, 142 square feet. The construction will consist of the masonry exterior walls and steel roof structure with steel deck. The use of metal accents will also be utilized, matching the existing metal used throughout the center. The colors and materials of the building selected will match the approved color palette and consistent with the Tempe Marketplace design vocabulary.

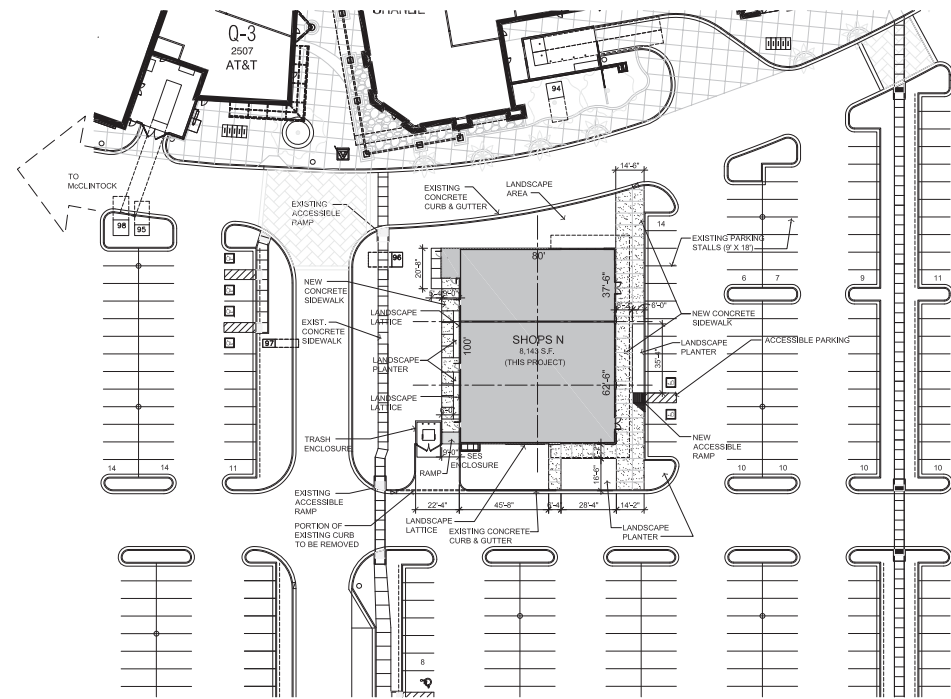
There is an existing parking field directly East of the front entrance to the new building with Two (2) Accessible Parking Spaces which will remain.

The site will also provide new hardscape and landscape on all sides of the building in the character of the retail center.

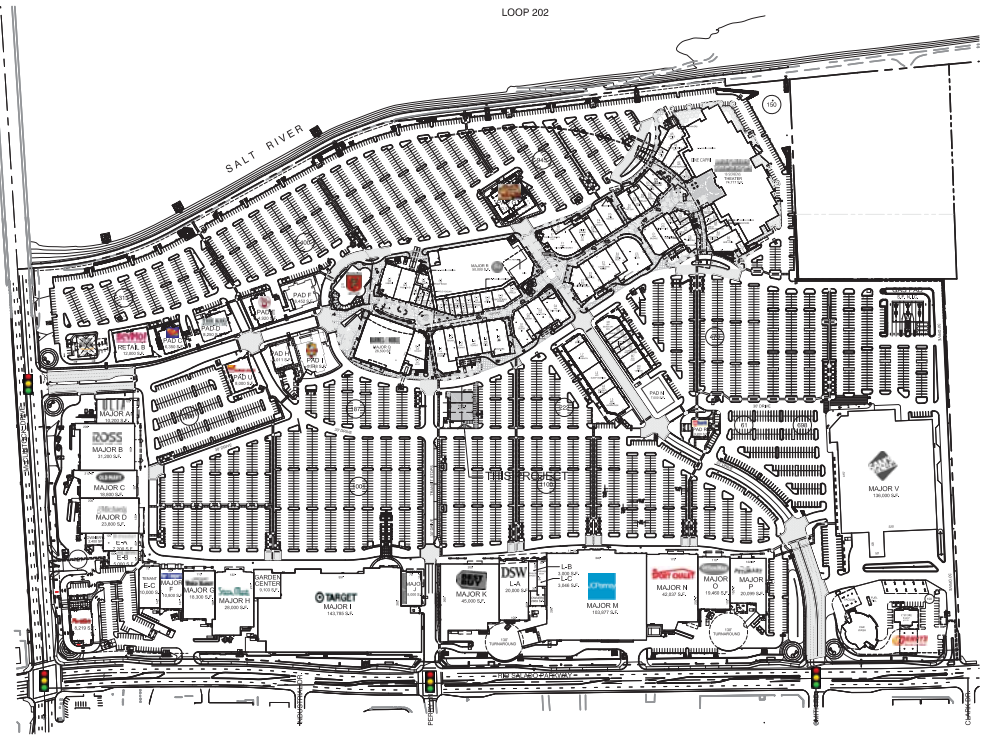
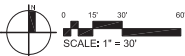
Sincerely



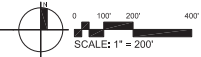
John MocarSKI, RA, NCARB
Butler Design Group, Inc
5017 East Washington Street, Suite 107
Phoenix, Arizona 85024
Office: 602-957-1800 (ext 217)
Fax: 602-957-7722
jmocarSKI@butlerdesigngroup.com



2 ENLARGED SITE PLAN
SCALE: 1" = 30'-0"



1 OVERALL SITE PLAN
SCALE: 1" = 300'-0"



PROJECT TEAM

OWNER: VESTAR
2425 E. CAMELBACK, SUITE 750
PHOENIX, AZ 85016
PHONE: 602-453-2822
FAX: 602-456-0721
CONTACT: JACK VAN KLEUNEN

APPLICANT: BUTLER DESIGN GROUP
507 E. WASHINGTON ST
PHOENIX, AZ 85035
PHONE: 602-957-1800
FAX: 602-957-7722
CONTACT: JOHN MOCARSKI



SITE DATA

OVERALL SITE DATA INFORMATION

SITE ADDRESS: : SWC LOOP 202 & LOOP 101
GROSS SITE AREA : 5,400,711 S.F. (123.88 Ac.)
NET SITE AREA : 5,114,772 S.F. (117.42 Ac.)
SITE ZONING : RRC
GROSS BUILDING AREA : 1,063,809 S.F.
% COVERAGE : 20.8 %

AREA & HEIGHT CALCULATIONS

SHOPS 'N' (BUILDING) : 8,143 S.F.
OCCUPANCY : 1.0
CONSTRUCTION TYPE : VB
TOTAL ALLOWABLE AREA : UNLIMITED
BUILDING HEIGHT ALLOWED : 2 STORIES

MASTER PARKING CALCULATIONS

PARKING REQUIRED : 5,907 PARKING STALLS (1/250)
ACCESSIBLE PARKING REQUIRED : 797 PARKING STALLS
VAN DESIGNATED PARKING PROVIDED : 1 VAN FOR EVERY 8 ACCESSIBLE
BICYCLE PARKING REQUIRED : 300 (AS APPROVED BY WPC)
PARKING PROVIDED : 5987 PARKING STALLS
ACCESSIBLE PARKING PROVIDED : 141 PARKING STALLS
VAN DESIGNATED PARKING PROVIDED : 164 PARKING STALLS
BICYCLE PARKING PROVIDED : 300 BICYCLE SPACES

PAD SITE DATA INFORMATION

PARCEL NUMBER: : 1325-35-975
PAD J SITE AREA : 21,707 S.F. (0.49 ACRES)
LEGAL DESCRIPTION : BEING A PORTION OF THE NORTH HALF OF SECTION 13 TOWNSHIP 1 NORTH RANGE 4 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

LOT 10 OF AMENDED TEMPE MARKETPLACE AS SHOWN IN BOOK 889, PAGE 20 OF MARICOPA COUNTY RECORDS.

THE ABOVE DESCRIBED PARCEL CONTAINS 50,427 SQUARE FEET OR 1.16 ACRES MORE OR LESS.

09-25-14
14110,101



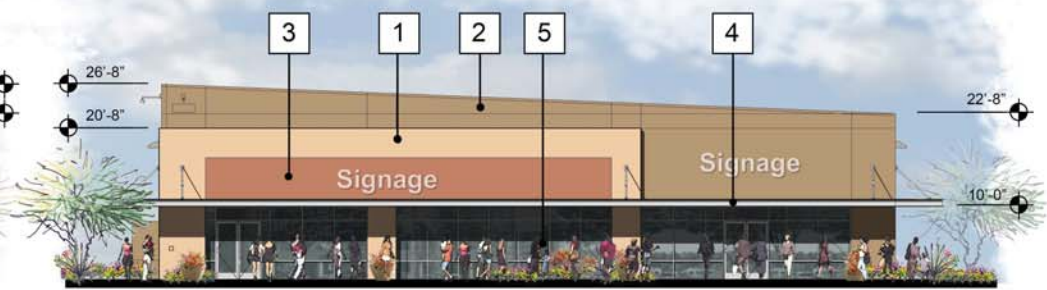
Shops 'N'
Loop 101 & Loop 202
Tempe Arizona



North Elevation



West Elevation



East Elevation



South Elevation



1	SHERWIN WILLIAMS SW2331 GOLDEN BLUFF
2	SHERWIN WILLIAMS SW2194 PRAIRIE SAND
3	SHERWIN WILLIAMS SW2313 SEDONA CLAY
4	METALLIC SILVER TO MATCH EXISTING CENTER
5	CLEAR ANODIZED ALUMINUM STOREFRONT



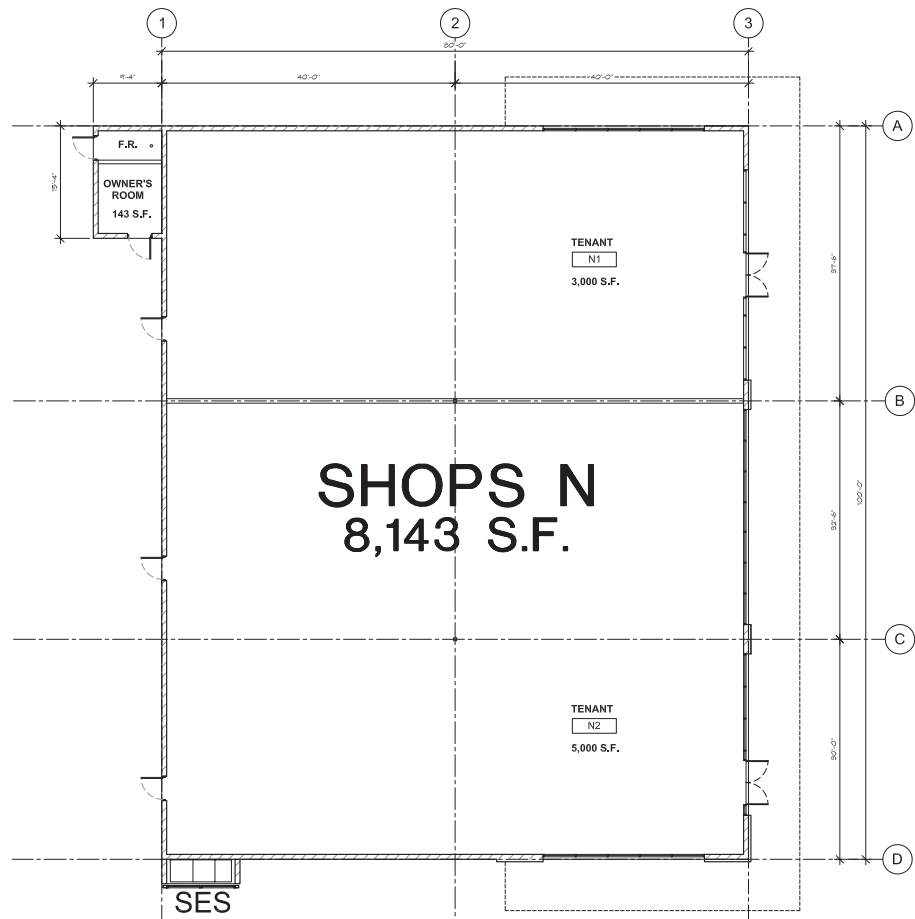
Loop 101 & Loop 202
Tempe Arizona

SHOPS N



Butler Design Group, Inc
architects & planners

14110.101
09.25.14

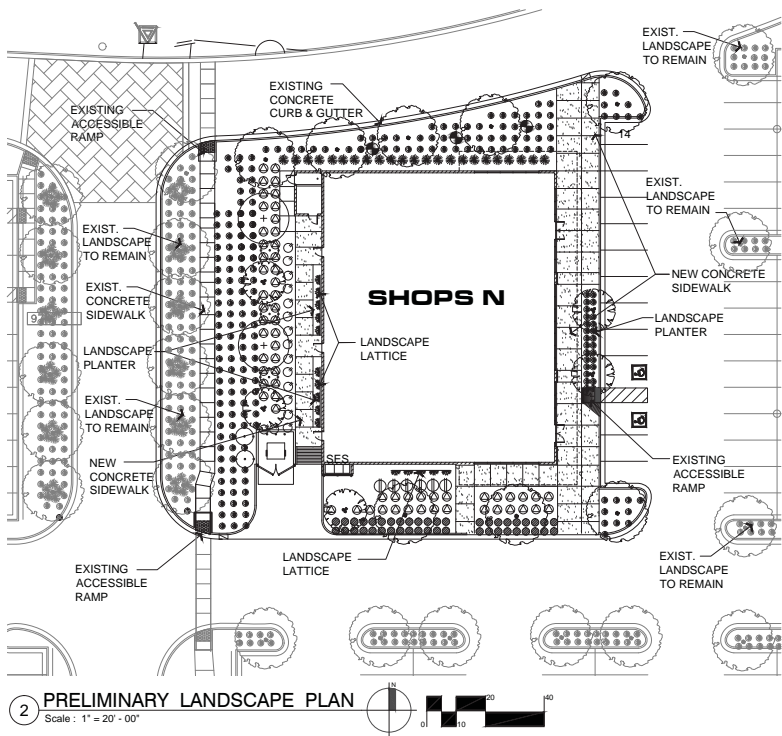


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



Shops 'N'
Loop 101 & Loop 202
Tempe Arizona





2 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 20' - 00"

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.D.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE
Cercidium 'Hybrid' Desert Museum Desert Museum	36" box multi 2" Caliper
Chitalpa fashkertensis 'Pink Dawn' Chitalpa 'Pink Dawn'	24" box 1" Caliper
Quercus fusiformis 'Heritage' Oak	24" box 1.5" Caliper

SHRUBS/ ACCENTS	SIZE
Caesalpinia gillesii Yellow Bird of Paradise	5 Gallon
Eremophylla valentine Valentine Bush	5 Gallon
Hesperaloe parviflora Red Yucca	5 Gallon
Muhlenbergia emersleyi 'El Toro' Bull Grass	5 Gallon
Ruellia brittoniana British Ruellia	5 Gallon
Ruellia brittoniana 'Rosa' Little Katie 'Rosa'	1 Gallon
Lantana purple trailing Purple Lantana	1 Gallon
Yucca rostrata Beaked Yucca	15 gallon
Bougainvillea 'Barbara Karst' Bougainvillea - espalier to trellis	5 Gallon
Agave Desmetiana Jacobs Agave	5 Gallon
Decomposed Granite: 1/2" select Table Mesa Brown 2" min. thickness in all landscape areas	

BLDG. FOUNDATION PLANTING & IRRIGATION NOTE:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
- Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
- ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
- NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.

CITY OF TEMPE NOTES

NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE

NOTE: NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE PLANNING DEPARTMENT

THERE ARE NO EXISTING OVERHEAD LINES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL. RENTALS.

SIGHT DISTANCE TRIANGLE AREAS ARE TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.

PRELIMINARY LANDSCAPE PLAN NOTES

The entire site will be maintained in accordance with City of Tempe Standards.

50% of all trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

1/2" Select Table Mesa Brown, 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas. Match Existing

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 2'.

All final landscape plans to meet City of Tempe minimum standards for quantity and type.

*SEPTED NOTES

All shrubs and groundcovers used in the following locations will not exceed 24" in height when mature.

Parking - Landscape Islands

Parking - Borders From 0' to 6'

Walks - From 0' to 6'

Entry - 15 Radius

Sight Triangles

All shrubs and groundcovers used in parking islands shall be a min. size of 5 gallon.

Per the City of Tempe Standards

PROJECT TEAM

OWNER: VESTAR
2425 E. CAMELBACK, SUITE 750
PHOENIX, AZ 85016
PHONE: 602-953-2622
FAX: 602-956-8721
CONTACT: JACK VAN KLEUEN

APPLICANT: BUTLER DESIGN GROUP
5017 E. WASHINGTON ST
PHOENIX, AZ 85035
PHONE: 602-957-1800
FAX: 602-957-7722
CONTACT: JOHN MOCARSKI

SITE DATA

OVERALL SITE DATA INFORMATION

SITE ADDRESS: : 5WC LOOP 202 & LOOP 101
GROSS SITE AREA : 5,400,711 S.F. (123.98 Ac.)
NET SITE AREA : 5,114,772 S.F. (117.42 Ac.)
SITE ZONING : IRC
GROSS BUILDING AREA : 1,000,839 S.F.
% COVERAGE : 20.8 %

AREA & HEIGHT CALCULATIONS

SHOPS N (BUILDING) : 8,143 S.F.
OCCUPANCY : B
CONSTRUCTION TYPE : NB
TOTAL ALLOWABLE AREA : UNLIMITED
BUILDING HEIGHT ALLOWED : 2 STORIES

MASTER PARKING CALCULATIONS

PARKING REQUIRED : 5,907 PARKING STALLS (1250)
ACCESSIBLE PARKING REQUIRED : 79 PARKING STALLS
VAN DESIGNATED PARKING REQUIRED : 1 VAN FOR EVERY 8 ACCESSIBLE
BICYCLE PARKING PROVIDED : 300 (AS APPROVED BY RRC)
PARKING PROVIDED : 5987 PARKING STALLS
ACCESSIBLE PARKING PROVIDED : 141 PARKING STALLS
VAN DESIGNATED PARKING PROVIDED : 64 PARKING STALLS
BICYCLE PARKING PROVIDED : 300 BICYCLE SPACES

PAD SITE DATA INFORMATION

PARCEL NUMBER: : 133-36-819
PAD J SITE AREA : 21,707 S.F. (0.49 ACRES)

LEGAL DESCRIPTION : BEING A PORTION OF THE NORTH HALF OF SECTION 13 TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

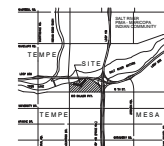
LOT 10 OF AMENDED TEMPE MARKETPLACE AS SHOWN IN BOOK 969, PAGE 20 OF MARICOPA COUNTY RECORDS.

THE ABOVE DESCRIBED PARCEL CONTAINS 50,427 SQUARE FEET OR 1.16 ACRES MORE OR LESS.

09-25-14
14110.010



Shops 'N'
Loop 101 & Loop 202
Tempe Arizona



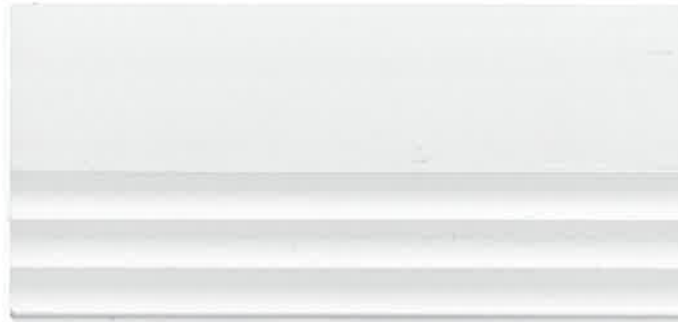
VICINITY MAP
N.T.S.



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 8502
P (602) 948-7771
F (602) 948-8621
www.laskinlscps.com



Butler Design Group, Inc.
architects & planners



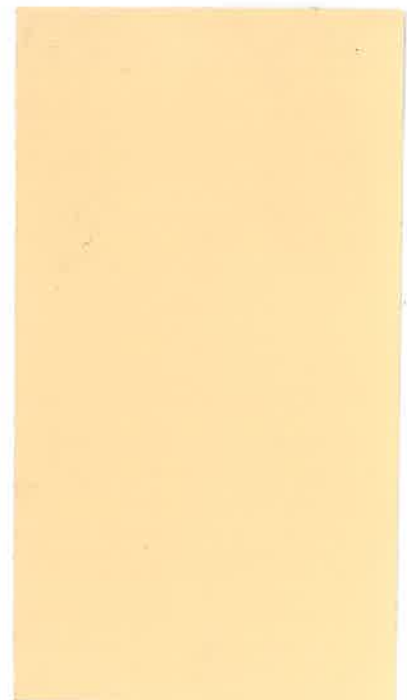
STOREFRONT
(TO MATCH EXISTING CENTER)



SW 2194
PRAIRIE SAND



SW 2313
SEDONA CLAY



SW 2331
GOLDEN BLUFF



Shops N
Loop 101 & Loop 202
Tempe, Arizona

ATTACHMENT 9

14110.101
08/26/14



Butler Design Group, Inc.
architects & planners

SHOPS N SITE CONTEXT PHOTOS



View of the existing parking to the east of the site facing north



View of the site facing north



View to the south of the site