

THE THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT



**P.A.D.-ZONING
AMENDMENT
APRIL 4, 2008**

THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT

15249 N 59th AVENUE
GLENDAL, ARIZONA

**PLANNED AREA DEVELOPMENT (PAD)
AMENDMENT APPLICATION**

April 4, 2008

CASE # -ZON-06-08

Submitted By:
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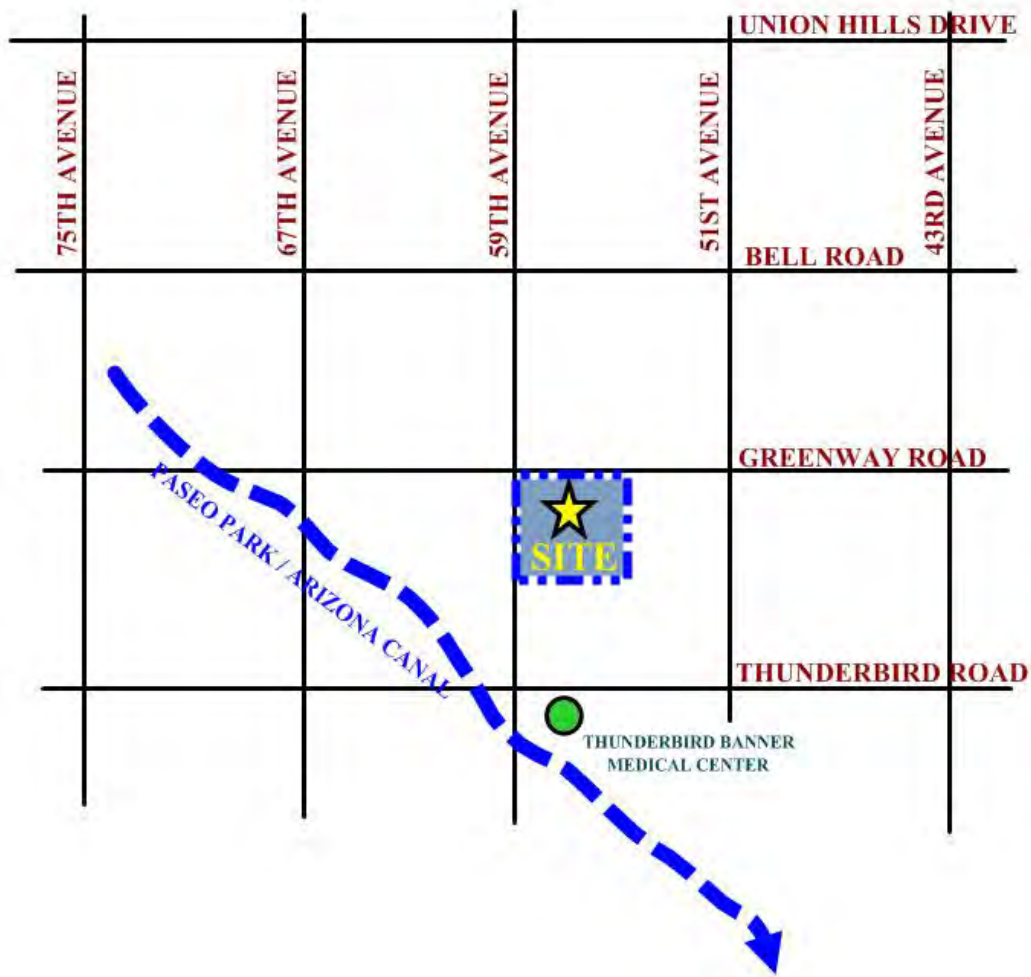
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1.0 Introduction

This application is a request to amend the existing PAD zoning designation for the Thunderbird School of Global Management (the “School”) property. The School submits this application as a component of its long-range vision to meet the diversified needs of the Campus and its student population. The zoning amendment request presents a master plan for the overall property that will permit an expanded range of allowed uses on the property. The amendment will facilitate the School’s ability to foster partnerships with new and expanding businesses, complimenting the educational resources of the business school. The proposed development plan will create a mixed-use environment that emphasizes the integration of educational, employment, residential and lifestyle uses.

2.0 Site Location

The subject property is located on approximately 157 gross acres at the southeast corner of 59th Avenue and Greenway Road.



3.0 Request

The request is to amend the existing PAD zoning (Z-89-04) for the property.

3.0.1 Purpose of Request

The previous business park designation approved by the City Council in 1989, sought to attract employment and research uses to the property to exist in partnership with or independently of the School. The limitations of the Business Park designation proved too restrictive for potential development, thus stymieing interest in the property. While a vision of joint partnership still exists today for the School, the school felt that the scope of the allowed uses must be expanded to meet, among other requirements, the breadth of mixed use development (residential, employment, educational, retail & lifestyle uses) sought by establishing or relocating businesses. This vision for development of the property initiated the need for an update to the General Plan designation and has also prompted the need for re-visitation of the existing zoning.

4.0 Existing Uses

4.1 On-Site Uses

The existing 157-acre property is partially developed. The School's campus currently comprises approximately 75 gross acres of the site (area defined as inside of the International Boulevard loop roadway) and includes a blend of structures and improvements. The campus has experienced growth of its institutional uses since being founded in 1946 after purchasing and converting the property from a military training airfield. These older buildings were converted to educational use and over time, the functionality of some of the structures has been diminished warranting the need for continued redevelopment on the campus.

The existing West Valley YMCA facility, located in the southwestern corner of the property, was opened in September of 1997 and serves as a recreational and service amenity for the School and the greater Glendale community. The facility has grown its membership since establishing on the property, and maintains a membership base of more that 2,400 individuals, serving more than 16,400 total program participants per year. The annual budget for the facility exceeds \$1.9 million and provides an array of programs for members and non-members that include day camps, fitness areas, swim programs, youth sports and many more. The West Valley YMCA property covers approximately six acres with access from International Boulevard.

The balance of the site is currently vacant/undeveloped, generally extending along the southern and eastern boundaries of the property adjacent to existing neighborhoods. This portion of the property covers approximately 76 gross acres and is owned by the School.

4.2 Surrounding Property Uses

The subject property is surrounded on its eastern and southern edges by existing single family neighborhoods, infused with a number of higher density residential developments

particularly south of Acoma Drive and west of 59th Avenue. These neighborhoods are well established and were constructed during the early 1970s. The site is bounded by 59th Avenue and Greenway Road on its western and northern boundaries respectively. These roadways host a mixture of land uses including commercial, multi-family residential and single-family neighborhoods that back onto these major roadways.

A number of commercial properties exist west and north of the subject property. These commercial uses are established on the northwest (8.5 acres) and northeast (8.5 acres) corners of the 59th Avenue and Greenway Road intersection. These properties are zoned as general commercial and generally contain uses that serve the immediate community. The southwest corner of the intersection contains a small scale (two acres) general commercial designation.

4.3 Existing General Plan

A General Plan Amendment was recently processed on the subject property, modifying the land use designation from a Business Park (BP) and Educational (EDU) combination to a Corporate Commerce Center (CCC) and Educational (EDU) land use combination. The amendment was unanimously approved by the City of Glendale City Council in November 2006 (Case M-GPA06-14). The approved General Plan land use is illustrated on Exhibit 2. The recently adopted General Plan amendment for the property illustrates a 40-acre EDU designation that will be generally contained within the extents of the International Boulevard loop roadway. The EDU designation is surrounded by the CCC designation which comprises the residual 117 gross acres of the overall property.

4.4 Surrounding Public Facilities

In addition to the YMCA facility, the area surrounding the subject property contains a number of public facilities and amenities.

4.4.1 Parks/Open Space/Community Services

The subject property is located proximate to three public park sites. The Country Gables community park is located approximately 1/4-mile east of the site and Acoma Park is located approximately 1/8-mile to the south. The Acoma Park site is located immediately adjacent to Kachina Elementary School. The City's Thunderbird Paseo Park, a 3 1/2-mile linear trail corridor running parallel to the Arizona Canal, is located approximately 2/3-mile southwest of the site. The City of Glendale's Community Center North and Fire Station #153 share a common site located approximately 1/4-mile south of the subject property on 59th Avenue.

4.4.2. Public School Facilities

Kachina Elementary School, located immediately southeast of the subject property, is part of the Peoria School District. The school hosts students from kindergarten through grade 8 with an enrollment of approximately 615 students. The campus was built in 1976 concurrently with the surrounding neighborhood.

4.4.3 Public Libraries

There are no public libraries within one mile of the subject property. The closest City of Glendale library is the Foothill Branch located at 19055 N. 57th Ave., northeast of the 59th Avenue and Union Hills Drive intersection. Glendale's main library is located approximately 2 ½ miles south of the School property on the southwest corner of 59th Avenue and Brown Street.

4.4.4 Health Care Facilities

The Banner Thunderbird Regional Medical Center is located less than a mile south of the subject property at 5555 W. Thunderbird Road. The Center is immediately east of the Thunderbird Road and 59th Avenue intersection. Founded in 1983, the Center expanded to meet the demands of a growing community, currently covering approximately 32 acres and is planning to develop approximately one-million square feet of floor area at build out under the entitlements of a recently approved PAD text amendment.

5.0 Planned Area Development Overlay

5.0.1 Purpose

This district accommodates mixed use development which combines residential and nonresidential land uses through common design elements. The district promotes flexibility and encourages variations in building design, lot arrangement, circulation patterns, and land uses. Further, it is the intent of the PAD district to:

- Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- Encourage residential development to provide a mixture of housing types and designs.
- Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
- Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

An update to the existing PAD is necessary to proactively align the institutional sustainability objectives of the Campus with a future development plan, in an environment that is dynamic enough to achieve a vibrant mixed-use community.

The PAD zoning district is intended to allow for flexible development standards with a range of diverse (but complimentary) uses to achieve an integrated development plan for the property. This amendment to the PAD is intended to provide a development plan that will direct future development on the Property. This long range planning objective will therefore require a high degree of development flexibility to accommodate future trends and market conditions in a maturing urban and institutional environment. The School will also have the opportunity to define not just growth on its own property, but to further establish itself as an engine of economic development and a steward of sound development practices within Glendale. This foundation will further enhance the School's reputation as an integral component of the Glendale community and compliment the School's desire to guide appropriate and sustainable development through example and community leadership.

The PAD zoning amendment application request seeks to update the existing PAD approved in 1989 (reference case #Z-89-04). Amendment of the PAD will apply to the overall 157-acre property. This acreage will be parceled into specific use districts that are appropriate to different portions of the site. The applicant has identified uses that will create a unique mixed-use environment with uses that compliment the existing school campus. In general these proposed uses may include educational, residential, employment and commercial designations. See the Conceptual Development Plan.

The overall property has been segmented into seven unique development districts that are identified as:

- Campus Core District
- Village Retail/Office/Residential District
- Hotel/Conference Center District
- Campus Residential District
- Neighborhood Residential District
- Recreational District
- Office District

5.0.2 Implementation and Administration

5.0.2.1 Purpose and Intent

This section sets forth the regulatory procedures designed to guide City staff and developers through the implementation and administration of the project over many years. Notwithstanding any other provisions in the PAD, the provisions below shall apply and supersede conflicting provisions, if any, in the PAD.

5.0.2.2 PAD district to supplement or supersede adopted City zoning regulations.

The Thunderbird PAD supplements and supersedes the existing PAD zoning (Z-89-04). Where there is a conflict between the City of

Glendale Zoning Ordinance or any other adopted ordinances, regulations and/or policies of the City and the Thunderbird PAD document, the PAD shall govern.

The regulatory development standards defined within each individual PAD district define all regulatory standards and supersede existing regulations within the previously approved PAD and the City of Glendale Zoning Ordinance or any other adopted ordinances, regulations and/or policies of the City.

5.0.2.3 Amendment Procedures

Notwithstanding any other provisions in this PAD, the following provisions provide criteria for the determination of minor and major amendments to the PAD.

Amendments to the various districts set forth in this document may become necessary from time to time to respond to changing market or financial conditions, and/or to respond to the requirements of potential users or builders on the property. Amendments to the PAD may only be requested by a property owner or property owner's agent. The City may not initiate changes to the PAD. Unless otherwise requested within the application, any proposed change will not affect development units or parcels not included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the City.

Recognizing the unique nature of the project, the following changes shall be deemed minor and may be approved administratively by the Planning Director after review by affected Department:

- A. Changes in configuration of individual development units or districts to include modifications to district boundaries, or combinations of district parcels by a maximum of 10% gross area, as long as there is no net loss of open space and no more than a 10% increase in the total number of units allowable within the District as identified in Table 5.0.3.1;
- B. Changes to the project infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing infrastructure capacities in the PAD by more than 10%, nor change the overall general intent of infrastructure alignments/facilities in the PAD as approved by the City Engineer. (Refer to PAD Infrastructure Plan documents for capacity requirements);
- C. Any interpretation of the list of permitted, excepted, conditional or accessory uses of the property set forth in the PAD;
- D. Increases in residential densities not to exceed 10% of the maximum allowable in each district, provided that the increase

does not exceed a 10% increase in the total allowable units (see Table 5.0.3.1) within the overall PAD;

- E. Decreases in residential density; modifications or adjustments to roadway alignments or open space areas, so long as there is not a net reduction in open space area for the overall district;
- F. Modifications to the location of trails and/or pedestrian paths; so long as the modifications meet the general intent of the plan.
- G. Such other adjustments and/or modifications to the development standards within the PAD that do not impact the general health, safety and welfare of the residents of the City
- H. Any other matter the Planning Director deems to be minor.

5.0.2.4 Major Amendments

Any change not considered a minor amendment as set forth above shall require an amendment pursuant to the City's Zoning Ordinance.

5.0.3 District Development Standards

5.0.3.1 TABLE: Land Use District Development Standards

The Land Use District Development Standards Table provides an overview of use, density and intensity requirements for the development of individual districts within the overall project. While the table does provide generalized information related to subject uses within each district, a detailed list of specific uses is provided in Section 5.1 through 5.7 by individual district.

5.0.3.2 TABLE: Perimeter Building Setback Requirements

5.0.3.3 TABLE: Perimeter Open Space Buffer Requirements

5.0.3.4 Allowed Uses

Allowed uses are defined by district and recognize that the nature of uses may change. This list is not exhaustive and similar/analogous future use shall be permitted, as determined by the Planning Director.

5.0.3.5 Non-Permitted Uses

The following uses are not permitted within the PAD area:

- 1) Any Adult Business or Sexually Oriented Business
- 2) Commercial Kennel
- 3) Community Correctional Facility
- 4) Junk Yard
- 5) Thrift Store
- 6) Vehicular Repair Services
- 7) Tattoo Parlor
- 8) Check Cashing or Short-Term Loan Services
- 9) Pawn Shops

- 10) Vehicle Storage (except for those related to Campus maintenance and operation)
- 11) Community Rehabilitation Facility
- 12) Car Wash
- 13) Boat & Motor Vehicle Sales
- 14) Uses with Drive-Thru/In Facilities
- 15) Gas Stations and Convenience Stores

TABLE 5.0.3.1: LAND USE DISTRICT DEVELOPMENT STANDARDS

DISTRICT / LAND USE	Gross Parcel Area (AC.)*	Net Parcel Area (AC.)*	MAX. F.A.R. ⁽²⁾	MAX. DU/AC	Gross Bldg. Area (S.F.)	Max # of DU's ⁽³⁾	MIN. Open Space (%)
Campus Core							
Academic/Institutional	40.0	40.0	0.45	N/A	614,000	N/A	10%
Residential ⁽¹⁾			N/A	7.5	N/A	300	10%
Village Retail/Office/Residential							
Retail	24.1	21.0	0.25	N/A	75,000	N/A	15%
Office			0.35	N/A	185,000	N/A	15%
Residential			N/A	6.2	N/A	149	10%
Hotel/Conference Center							
Hotel	10.8	9.6	0.3	N/A	141,134	250 Rooms	15%
Conference Center			0.3	N/A	141,134	N/A	15%
Restaurant			0.02	N/A	9,409	N/A	15%
Campus Residential							
Residential	15.1	13.3	N/A	18.0	N/A	270	15%
Neighborhood Residential							
Residential	51.7	49.9	N/A	5.5	N/A	283	10%
Recreational							
Recreational	9.4	10.6	N/A	N/A	N/A	N/A	20%
Office							
Office	5.5	4.9	0.35	N/A	83,853	N/A	15%
TOTAL	156.6	149.3			1,249,531	1,002	

* Note: All area calculations are approximate and may be modified in size and shape up to 10% with Staff approval.

(1) Includes Student Housing

(2) F.A.R. Calculation Does Not Include Parking Structures

(3) Reference Section 5.0.3.1 regarding maximum unit adjustment

TABLE 5.0.3.2: PERIMETER & INTERIOR BUILDING SETBACK REQUIREMENTS

DISTRICT	MAXIMUM HEIGHT (2)	MAXIMUM STORIES	MINIMUM BUILDING SETBACKS (FROM PROPERTY LINE)				
			1 Story	2 Story	3 Story	4 Story	5 Story
Campus Core	65 Feet	5 Stories					
From Interior (Front, Rear & Side)			20'	20'	20'	20'	20'
Village Retail/Office/Residential	56 Feet	4 Stories					
From 59th Avenue			50'	50'	50'	50'	N/A
From Greenway Road			50'	50'	50'	50'	N/A
From Interior (Front, Rear & Side)			20'	20'	20'	20'	N/A
Hotel/Conference Center	40 Feet	3 Stories					
From Greenway Road			50'	50'	130'	N/A	N/A
From Interior (Front, Rear & Side)			20'	20'	20'	N/A	N/A
Campus Residential	40 Feet	3 Stories					
From Greenway Road			50'	50'	100'	N/A	N/A
From 55th Avenue			35'	65'	100'	N/A	N/A
From Interior (Front, Rear & Side)			20'	20'	20'	N/A	N/A
Neighborhood Residential	30 Feet	2 Stories					
From 55th Avenue			35'	65'	N/A	N/A	N/A
From Existing District South Property Line			50'	85'	N/A	N/A	N/A
From Interior (Front Only) (1)			18'/10'	18'/10'	N/A	N/A	N/A
Recreational	36 Feet	2 Stories					
From Existing District South Property Line			100'	100'	N/A	N/A	N/A
From 59th Avenue			50'	50'	N/A	N/A	N/A
From Interior (Front, Rear & Side)			20'	20'	N/A	N/A	N/A
Office	40 Feet	3 Stories					
From 59th Avenue			50'	50'	50'	N/A	N/A
From Interior (Front, Rear & Side)			20'	20'	20'	N/A	N/A

NOTE:

- (1) The Neighborhood Residential District shall require the following minimum yard setbacks: Front - 18', or 10' for Side-Loaded Garage; Side - 5'; Street Side - 8'; Rear Yard - 15'.
- (2) Building height shall be defined as the distance measured from the finished grade to top of the structure, including architectural screening elements for mechanical units and other accessory roof-mounted components.
- (3) Perimeter is defined as existing perimeter streets (59th Ave., 55th Ave., Greenway Road) and southern property line located approx. 110' north of Acoma Road ROW.

TABLE 5.0.3.3: PERIMETER OPEN SPACE BUFFER REQUIREMENTS

SEGMENT	SETBACK REQUIREMENT
Greenway Road	
	Minimum of 35'
59th Avenue	
	Minimum of 35'
55th Avenue	
	Minimum of 35'
Existing South Property Line	
	Minimum of 50'

NOTE:

- (1) Open space buffer areas shall not include solid walls greater than 3 feet, parking areas or buildings.
- (2) Open space buffer areas shall be the maintenance responsibility of the property owner or HOA.
- (3) Perimeter is defined as existing perimeter streets (59th Ave., 55th Ave., Greenway Road) and edge of existing residential neighborhood to south.
- (4) Setbacks are measured from right-of-way line on east, north and west perimeters, and southern property line located approx. 110' north of Acoma Road ROW.

5.1 Campus Core District

5.1.1 Purpose

The Campus Core District is intended to provide an academic and institutional based environment, with options for on-campus housing development. By centralizing the location of the campus within the overall property, future development will seek to orient physically and dynamically through pedestrian connections and symbiotic relationships that build on the School's integrated academic/professional/lifestyle amenities. While the Campus is continuing to support an open campus with connectivity to adjacent uses, contingency planning for future accessibility restrictions related to the security of the institution may be adopted and implemented at the discretion of the School. A portion of the 40 acres within the Campus Core District will include the expansion and/or redevelopment of classrooms, housing, administrative and faculty offices, parking and other support facilities.

5.1.2 Permitted Uses

- A. Business offices related to the school.
- B. Medical and clinical laboratories and offices.
- C. Libraries and museums.
- D. Business trade schools, provided that all facilities are within fully-enclosed structures. Outdoor meeting and lecture spaces shall be permitted.
- E. Student housing
- F. Passive and Active Open Space
- G. Parking Structures.
- H. Full-service restaurant related to campus food service uses.
- I. Specialty retail uses related to the School including gift shops and bookstores.
- J. Campus tavern or bar with outdoor service allowed when ancillary to tavern or bar use.
- K. Parking Structures

5.1.3 Uses Subject To Conditions

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- B. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas and roof top mounted antennas.
 - 2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.1.4 Uses Subject To Conditional Use Permit

- A. Child care center.
- B. Wireless communication facilities-new monopole or changes to existing tower subject to development standards in.
- C. Wireless communication facilities-alternative design tower structure.
- D. Wireless communication facilities-alternative tower structure, otherwise not permitted under Section 7.506 of the City of Glendale Zoning Ordinance.

5.1.5 Accessory Uses

- A. Fences and walls. See Section 7.201 of City of Glendale Zoning Ordinance.
- B. Enclosed storage.
- C. Automatic teller machine.
- D. Satellite Dish.

5.1.6 Development Standards - See Table 5.0.3.1

5.1.7 Design Review – See Appendix B of this document

5.2 Village Retail/Office/Residential District

5.2.1 Purpose

The district is intended to provide a range of complimentary uses that serve the campus and the larger community. The district is strategically located to orient to both the adjacent arterial roadway traffic and capture pedestrian circulation from surrounding districts including the Campus Core.

5.2.2 Permitted Uses

- A. Retail stores. General merchandising including small grocery stores, apparel, and accessory stores. All retail stores shall be limited to a maximum of seven thousand five hundred (7,500) square feet.
- B. Personal services.
 - 1. Barber shops and beauty salons.
 - 2. Laundry, cleaning, and dry cleaning establishments, limited as follows:
 - a. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.
 - b. Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted.
 - 3. Medical and dental offices, excluding veterinarians.
 - 4. Child care center.
- C. Financial institutions, real estate and insurance offices.
- D. Restaurants-full service.

- E. Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
- F. Professional, administrative and business offices.
- G. Business support services.
- H. Specialty retail uses including, but not limited to, gift shops, bookstores, and florists;
- I. Antiques, crafts, and collectibles sales;
- J. Apparel and accessories;
- K. Art galleries and art studios, including working production studios;
- L. Bakeries, retail only;
- M. Drugstores (without drive-through windows);
- N. Hardware stores;
- O. Residential units, when located above the first floor;
- P. Restaurants, cafeterias, taverns, bars, delicatessens, self-service and take-out restaurants, and outdoor dining allowed when ancillary to restaurant use, and catering services, when ancillary to a primary restaurant use;
- Q. Retail banking and financial services,
- R. Retail grocery,
- S. Outdoor Seating associated with restaurant, tavern and café type uses,
- T. Retail kiosks and mobile carts,
- U. Parking Structure.
- V. Libraries and museums.
- W. Business trade schools: related to the Thunderbird School, and provided that all facilities are within fully-enclosed structures.
- X. Medical and clinical laboratories.
- Y. Passive and Active Open Space

5.2.3 Uses Subject To Conditions

- A. Seasonal sales and special events, subject to standards in Sections 7.501 and 7.503 of the City of Glendale Zoning Ordinance.
- B. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas and rooftop mounted antennas.
 - 2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.
- C. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.

5.2.4 Uses Subject To Conditional Use Permit

- A. Indoor commercial recreation facilities;

- B. Entertainment uses, including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment;
- C. Commercial off-street parking, not accessory to a permitted or conditionally
- D. Parking structures;
- E. Health clubs.
- F. Veterinary offices with no boarding of animals.
- G. Home Occupations (Class II): See Section 7.304 of the City of Glendale Zoning Ordinance.

5.2.5 Accessory Uses

- A. Fences and walls. See Section 7.201 of City of Glendale Zoning Ordinance.
- B. Garage or enclosed structure.
- C. Home Occupations (Class I): See Section 7.304 of the City of Glendale Zoning Ordinance.

5.2.6 Development Standards - See Table 5.0.3.1

5.2.7 Design Review – See Appendix B of this document.

5.3 Hotel/Conference Center District

5.3.1 Purpose

The Hotel/Conference Center District will allow for the continued operation and future expansion of the existing hotel/conference facility. Hospitality and event services associated with the district will extend to School visitors as well as to the general public.

5.3.2 Permitted Uses

- A. Hotel.
- B. Conference Center, Banquet and/or Meeting Space directly or indirectly associated with the hotel use.
- C. Restaurants, cafeterias, cafes, taverns, bars, and outdoor dining allowed when ancillary to a hotel or conference center restaurant use, and catering services, when ancillary to a hotel or conference center primary restaurant use;
- D. Gift store including food stores, apparel, and accessory stores.
- E. Personal services.
 - 1. Barber shops and beauty salons.
 - 2. Laundry, cleaning, and dry cleaning establishments, limited as follows:
 - a. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.

- b. Retail service to hotel/conference center customers only and no wholesaling of any commodity or service shall be permitted.
- F. Business support services.
- G. Parking Structure.

5.3.3 Uses Subject To Conditions

- A. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas and rooftop mounted antennas.
 - 2. Alternative tower structure mounted antennas which are building or roof mounted, or utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.3.4 Accessory Uses

- A. Walls and Fences
- B. Swimming Pool

5.3.5 Development Standards - See Section 5.0.3.1

5.3.6 Design Review – See Appendix B of this document

5.4 Campus Residential District

5.4.1 Purpose

This district provides for the development of multiple residence dwellings at a maximum density of eighteen (18) units per gross acre. The district is largely intended to provide an alternative housing solution that would be located in an off-campus environment, but would also be available to the general public. Proximity to the campus core and community retail services would promote pedestrian circulation and the use of alternative modes of transportation.

5.4.2 Permitted Uses

- A. Multiple-residence dwellings.

5.4.3 Uses Subject To Conditions

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.

5.4.4 Uses Subject To Conditional Use Permit

- A. Home Occupations (Class II): See Section 7.304 of the City of Glendale Zoning Ordinance.

5.4.5 Accessory Uses

- A. Fences and walls.
- B. Garage or enclosed structure.
- C. Swimming pool.
- D. Home Occupations (Class I): See Section 7.304 of the City of Glendale Zoning Ordinance.

5.4.6 Development Standards - See Table 5.0.3.1

5.4.7 Design Review – See Appendix B of this document

5.5 Neighborhood Residential District

5.5.1 Purpose

This district is intended to provide a diversified housing product at densities that promote an environment that conducive to a campus setting. This community type will seek to promote product variety, and the inclusion of community recreational amenities and contiguous open space areas.

5.5.2 Permitted Uses

- A. Single residence dwelling, attached or detached
- B. Attached residence dwellings.
- C. Condominiums.
- D. Passive and Active Open Space.

5.5.3 Uses Subject To Conditions

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- B. Subdivision model home complexes, subject to administrative review as described in Sections 7.501 and 7.504 of the City of Glendale Zoning Ordinance.
- C. Temporary office or construction trailers, subject to administrative review as described in Sections 7.501 and 7.505 of the City of Glendale Zoning Ordinance.

5.5.4 Uses Subject To Conditional Use Permit

- A. Child care center or home child care center.
- B. Home Occupations (Class II):

5.5.5 Accessory Uses

- A. Fences and walls.
- B. Garage or enclosed storage
- C. Swimming pool.
- F. Home Occupations (Class I).
- G. Yard sales, subject to Section 7.320 of the City of Glendale Zoning Ordinance.

5.5.6 Development Standards - See Table 5.0.3.1

5.5.7 Design Review – See Appendix B of this document

5.6 Recreational District

5.6.1 Purpose

This area will include existing recreational facilities, including the current YMCA facility, in addition to future recreational amenities such as ball fields and open space. These areas will also address the drainage facility requirements generated from other portions of the overall site. The district will maintain the option (in absence of the YMCA facility) to develop educational and religious uses on the site.

5.6.2 Permitted Uses

- A. Private Recreational Fields and Amenities
- B. Municipal Uses
- C. Active and Passive Open Space.
- D. Surface and structure parking.

5.6.3 Uses Subject To Conditional Use Permit

- A. Private or Charter Schools
- B. Religious Institutions

5.6.4 Accessory Uses

- A. Walls and Fences
- B. Swimming Pool

5.6.5 Development Standards - See Table 5.0.3.1

5.6.6 Design Review – See Appendix B of this document

5.7 Office District

5.7.1 Purpose

This district will provide for multiple-story office development which includes a building or cluster of buildings that provide professional office uses, support retail, and office support uses. This district is to provide for employment concentrations that are compatible with adjacent uses.

5.7.2 Permitted Uses

- A. Professional, administrative, or business offices provided that no goods or merchandise are sold, repaired, displayed, or exchanged except as directly related to the principal use.
- B. Business support services.
- C. Personal service businesses, such as beauty shops and barber shops.
- D. Financial institutions, real estate and insurance offices.

- E. Medical and dental offices and clinics.
- F. Commercial off-street parking not accessory to a permitted use.
- G. Libraries and museums.
- H. Business trade schools: related to the Thunderbird School, and provided that all facilities are within fully-enclosed structures.
- I. Medical and clinical laboratories.
- J. Parking structure.

5.7.3 Uses Subject To Conditions

- A. Retail stores integrated into office building, not to exceed five thousand (5,000) square feet.
- B. Restaurants integrated into ground level of multi-story office structures.
- C. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- D. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas and roof top mounted antennas.
 - 2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.7.4 Uses Subject To Conditional Use Permit

- A. Child care center.
- B. Financial institutions with drive-through service.
- C. Single residence dwelling occupied by owner or employee of business on the property.
- D. Veterinary offices with no boarding of animals.

5.7.5 Accessory Uses

- A. Parking structures and parking lots.
- B. Transit facilities.
- C. Automatic teller machine.

5.7.6 Development Standards - See Table 5.0.3.1

5.7.7 Design Review – See Appendix B of this document

5.8 Design Review

- 5.9.1 Design review is required as outlined in Appendix B of this document.

6.0 Circulation & Parking

6.1 Existing Circulation Elements

The property is bounded on the north and west by Greenway Road and 59th Avenue. The General Plan classifies 59th Avenue as a major arterial roadway and Greenway Road as an arterial. 59th Avenue is a 5-lane facility (2 southbound and 3 northbound) with a landscaped median. Greenway road is a 4-lane facility with a center turn lane (no median). The City has expressed a commitment to incur all costs associated with street improvements between 59th Avenue and the APS substation. These improvements would be confined to the ultimate right-of-way area, with construction timing tentatively identified to commence within the next five years.

The property is bounded on its eastern edge by the 55th Avenue. This roadway is classified as a collector roadway (80' R/W). This roadway has been the subject of traffic calming and has single family homes that front onto the roadway along its eastern edge. The eastern edge of the property has a meandering sidewalk that provides a community connection to the school/park site to the south.

Acoma Drive is south of the Property, but is separated from the site by a row of single family homes that front onto the street. This road is classified as a collector roadway (80' R/W) by the General Plan's Roadway Functional Classification exhibit.

There are two existing signalized intersections adjacent to the Property. The intersections of Greenway Road & 59th Avenue, and 59th Avenue and the main campus entry drive (the Country Gables Road alignment) are fully signalized. The property access located at 57th Avenue & Greenway Road is not currently signalized, a Traffic Impact Analysis for the proposed project may determine that future traffic signal improvements are warranted for this intersection. An analysis of the intersection will be included as a component of the Traffic Impact Analysis document

Internally, the Property is served by a loop road (International Boulevard). The current loop road is a 2-lane facility which will ultimately be improved in accordance with the City standards for all public roadways. The roadway currently handles all traffic entering and exiting the site as well as serving as the major internal vehicular circulation route on the property. The internal loop road does not have full curb, gutter and sidewalk improvements on both sides, but does contain stop signs and speed bumps along its course.

6.2 Proposed On-Site Improvements

The existing internal loop roadway (International Boulevard) will generally remain in its current alignment, with primary access points on 59th Avenue and Greenways Road. The roadway will be reconstructed as a public roadway and will therefore be required to be in compliance with the City of Glendale design standards. The southern and eastern edges of the loop will continue to define the extents of the campus core and serve as the defining boundary between the Campus and planned residential uses. An additional segment has been added as an extension of the loop roadway on the western and northern

perimeter of the campus core, further defining the extents of the campus core and facilitating access to the retail and hotel/conference center uses. These additional segment improvements will occur during the phases of the future development associated with the Village Retail/Office/Residential and Hotel/Conference Center districts, and will require extensive redevelopment commitments on behalf of the School due to alignment conflicts with existing buildings. Future improvements to the loop roadway alignment will be designed with an emphasis on expediting the flow of daily traffic throughout the overall site. As a result of the development phasing that is conceived for the site, interim design solutions may be considered and will be coordinated with City staff.

The initial improvement phase (Phase 1) will include the segment between the current 59th Avenue entrance and the existing Greenway Road entrance, and will generally reflect the alignment of the current International Boulevard alignment. Phase 1 improvements will extend through the southern and eastern portions of the property as a collector roadway. Portions of the roadway in all phases may include additional lanes as predicated by the Traffic Impact Analysis for the property and median area may be utilized for either enhanced landscape treatment or for left turn storage. Phase 2 improvements will complete the loop around the northern and west portions of the site. The timing of these improvements will be dictated by the development timing of the districts located in the northwest portions of the site. Because the School currently utilizes structures located within the alignment of the future loop roadway, special consideration for relocation/consolidation of these uses will need to be considered.

The applicant, in discussions with adjacent residents of the property, has agreed to restrict through access from the property to 55th Avenue and to Acoma Rd via the existing 56th Avenue street improvements. These restrictions stem from a desire by local residents to mitigate additional traffic volumes on these adjacent roadways, and focus a majority of the internal project traffic to the two existing primary access points for the overall property.

The Village Retail/Office/Residential District and Hotel/Conference Center District shall be permitted to provide right-in right-out access driveways to the parcels from 59th Avenue and Greenway Road. Left turn movements across 59th Avenue and Greenway Road shall be permitted utilizing locations that meet standard spacing requirements and consider existing driveway/street alignments on the west and north sides of the roadway. These access driveways will comply with City of Glendale standards for minimum access spacing requirements between intersections and is intended to facilitate vehicular movement into these districts.

All on-site roadway improvements will include adequate width for bike lanes throughout the entire loop on both sides of the roadway. Detached sidewalks with a street-side landscaping strip (minimum of 4 foot separation from curb) will also be required and may meander between the right-of-way and portions of the 20 foot landscape buffer. Sidewalks will be 6 feet in width and may include meandering alignments at the discretion of the adjacent future developer.

6.3 Required Parking:

Parking allowances throughout the site will be governed by the Parking Requirements by Use (See Table 6.3). Opportunities for shared parking conditions, in an effort to reduce overall parking area, may be considered for either an intra-district (sharing within a district or portion thereof) or inter-district (sharing between two or more districts) scenario. Future developments that propose a shared parking scenario shall be subject to review and require approval by the City of Glendale prior to modification of the Parking Requirements Table. Proposed uses not specifically identified in Table 6.3 shall be subject to the parking requirements identified by the City of Glendale Zoning Ordinance.

TABLE 6.3: PARKING REQUIREMENTS BY USE

USE	MINIMUM NUMBER OF SPACES
Auditorium, Public Assembly, Private Clubs, Health Clubs, Theaters	1:100 sq. ft. or 1:5 seats
Banks, Financial Institutions	1:250 sq. ft.
Barber Shop or Beauty Shop	1:100 sq. ft. or 1:5 seats
Childcare Center	1:each on duty employee
Churches	1:5 seats or 90 lineal inches of pew space
Cocktail Lounge	1:100 sq. ft.
Mixed Uses	To be Determined by Planning Director
Hotels	1:1 room
Restaurant/Bar	1:200 sq. ft.
Banquet/Meeting Room/Conference Center	1:200 sq. ft.
Office, General, Professional	1:300 sq. ft.
Medical/Dental	1:150 sq. ft.
Residential: Single Family Multi Family Studio or 1 Bedroom 2 or more Bedrooms Guest Parking	2: unit - 1 covered 1 space per 1 unit 2 spaces per 1 unit 1 space per 4 units
Restaurant - freestanding	1:100 sq. ft.
Retail/Shopping Center	1: 250 sq. ft
Schools: Graduate School/College Vocational/Technical	8:classroom or largest single public assembly area, whichever is greater 1:2 students

6.3.1. Campus Residential Parking Standards

Tandem parking spaces (parking spaces aligned such that one is immediately behind or in front of another) shall be included in the determination of parking provided if the parking stalls are assigned/dedicated to the dwelling unit that it serves and meet minimum city standards and dimensions as outlined by Section 7.400 of the City of Glendale Zoning Ordinance.

6.3.2. Bicycle Parking.

Bicycle parking shall be provided for all non-single family residential uses in accordance with City of Glendale standard detail.

7.0 Public Utilities and Services

7.1 Water and Sewer System

Existing Water Infrastructure

Existing 12" water distribution lines are located on the west, north, and east sides of the site in 59th Avenue, Greenway Road, and 55th Avenue, respectively. An existing 30" water transmission line is also located in 59th Avenue. The site is served by two six-inch meters—one off of the 12" line in Greenway Road and one off of the 12" waterline in 59th Avenue. A public 8" water loop that generally follows the campus loop road (International Boulevard) ties into the 12" waterline in 59th Avenue and the 12" waterline in Greenway Road. The domestic services for site's existing buildings are supplied by the six inch meters and the internal loop segment. Private fire hydrants and fire sprinkler lines appear to be served by the internal loop, as well. A Water Master Plan (see attached appendix item) has been prepared for the PAD application. This master plan calculates the water demands of the existing and proposed development within the site and evaluates the ability of the existing water system to meet those demands. This ability will be based on meeting the required demands at minimum pressures and maintaining acceptable pipeline velocities. The system analysis required for the master plan was performed using Watercad software. The pressures used in the Watercad model are based on pressures provided by City staff or a fire hydrant test near the site. Water infrastructure improvements for future development may utilize existing public on-site and off-site lines as available (i.e. Acoma Road; 55th Avenue via 56th Avenue).

Existing Sewer Infrastructure

The wastewater generated by the existing development within the site is collected and conveyed by an 8" sewer that generally follows the existing International Boulevard improvements. This sewer flows in a clockwise direction along the loop road and discharges to an existing 8" sewer within 59th Avenue, which continues to flow south and collect services along the east side of the road. A wastewater master plan (see attached appendix item) has been prepared for the PAD application. This master plan will calculate the wastewater generated by the existing and proposed development within the site and evaluate the ability of the existing sewer system to collect and convey those flows. This ability will be based on pipe capacity, flow velocity, and the ability of proposed services to tie into the existing sewers' inverts. The system analysis required

for the master plan will be performed using an Excel design table or Sewercad software. Sewer infrastructure improvements for future development may utilize existing public on-site and off-site lines as available (i.e. 55th Avenue; Acoma Road via 56th Avenue). This may require the abandonment of existing segments and will be coordinated with input from the City of Glendale.

7.2 Electricity

Electric Service is provided by Arizona Public Service (APS)

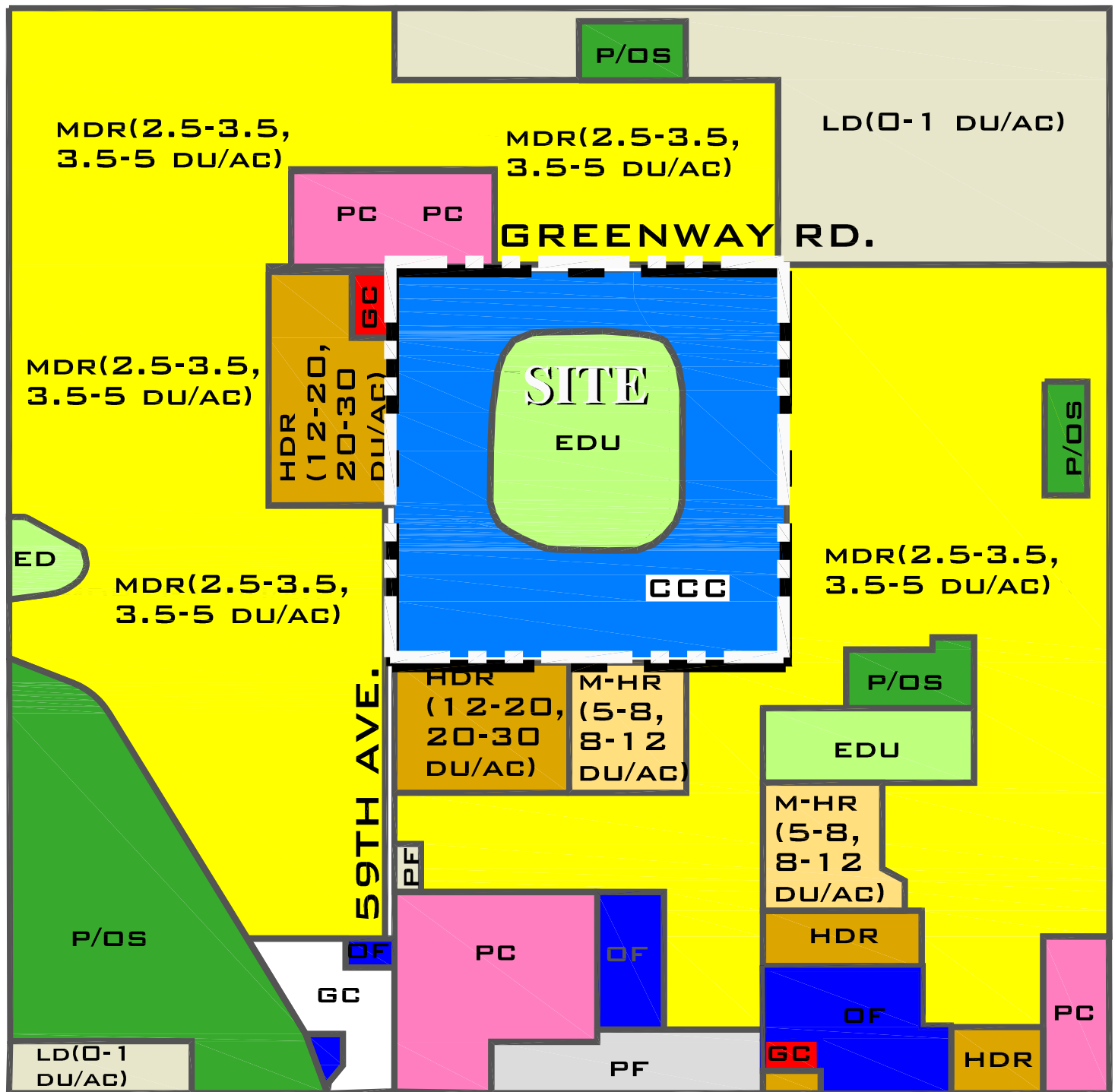
7.3 Telephone Services

Telephone service is generally provided by either COX communications or QWEST communications

7.4 Natural Gas

Natural Gas service is provided by Southwest Gas.

APPENDIX A
Exhibits



— SITE BOUNDARY

— LOW DENSITY RESIDENTIAL (0-1 DU/AC) (1-2.5 DU/AC)

— MEDIUM DENSITY RESIDENTIAL (2.5-3.5, 3.5-5 DU/AC)

— MEDIUM-HIGH DENSITY RESIDENTIAL (5-8, 8-12 DU/AC)

— HIGH DENSITY RESIDENTIAL (12-20, 20-30 DU/AC)

— COMMUNITY COMMERCIAL

— OFFICE

— BUSINESS PARK

— ENTERTAINMENT MIXED USE

— PUBLIC FACILITY

— PLANNED COMMERCIAL

— GENERAL COMMERCIAL

— EDUCATION

— PARKS AND OPEN SPACE



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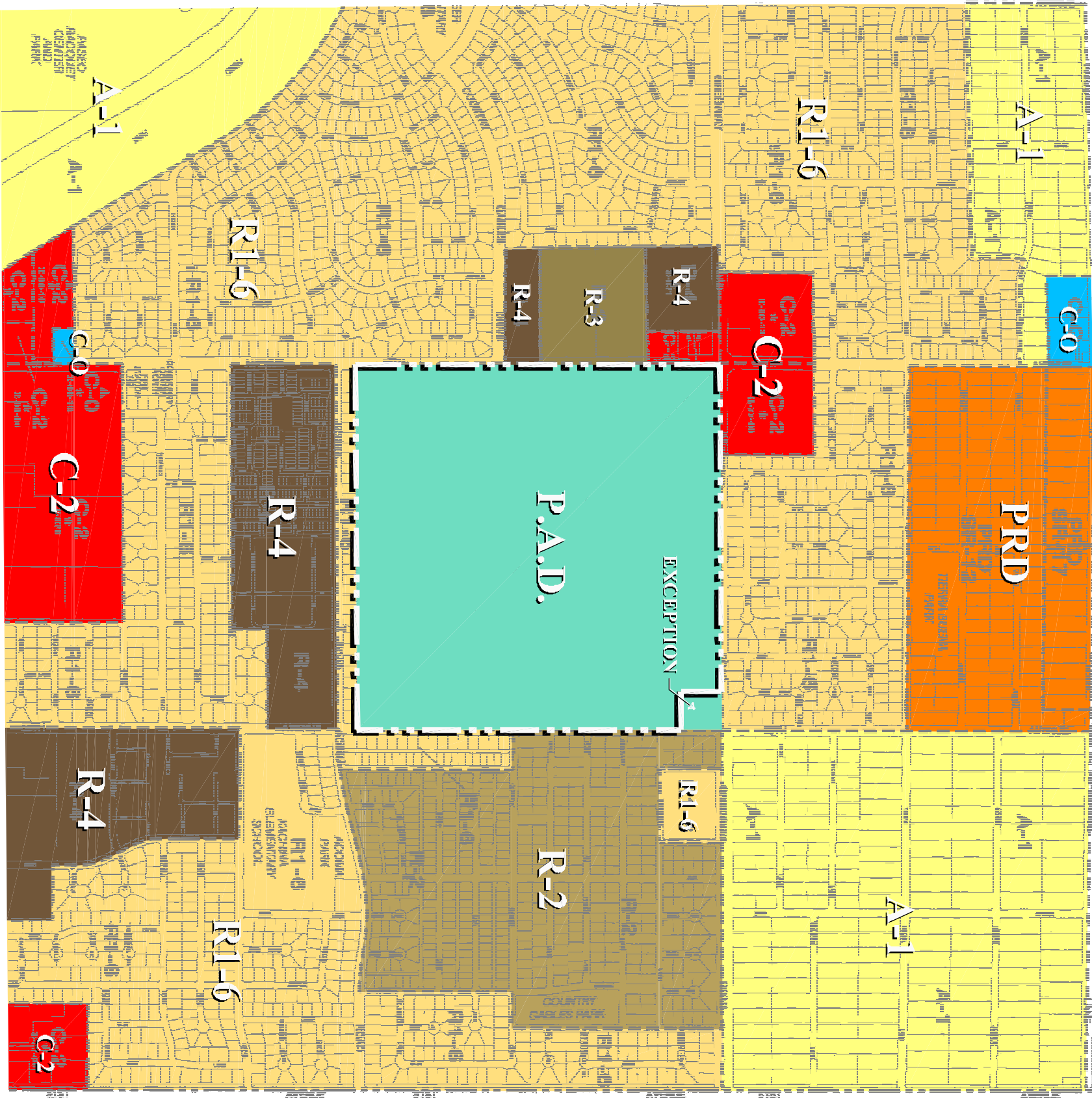
THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT
GLENDALE, ARIZONA

EXHIBIT 2: ADOPTED GENERAL PLAN LAND USE



N.T.S.

DATE:
07.18.06
JOB:
0623
BY:
EB
REV:
07.13.07



LEGEND:

CITY OF GLENDALE ZONING DISTRICTS

- A-1 Agricultural
- R1-6 Single Family Residential (1 DU/6,000 SF)
- R-2 Multi-Family Residential
- R-3 Multi-Family Residential
- R-4 Multi-Family Residential
- C-2 General Commercial
- C-0 Commercial Office
- PRD Planned Residential Development
- PAD Planned Area Development
- Proposed Rezoning Boundary

SOURCE: CITY OF GLENDALE ZONING ATLAS, 2006.





LEGEND:

- PROPOSED VEHICULAR INGRESS/ EGRESS**
- PROPOSED PEDESTRIAN CROSSING & ACCESS LOCATIONS**
- PRESERVATION SITE OF HISTORIC CONTROL TOWER BLDG.**
- INTERSECTION WITH ENHANCED PEDESTRIAN CROSSING**

NOTES:

Proposed vehicular ingress/egress locations will comply with City of Glendale standards for minimum access spacing requirements between intersections and coordinate with existing off-site driveway alignments.

Proposed vehicular and pedestrian crossing locations are conceptual and may be relocated to correspond with future site planning.

The alignment and location of the Loop Roadway is subject to change.

NOTE: ACREAGES & ALIGNMENTS ARE APPROXIMATE



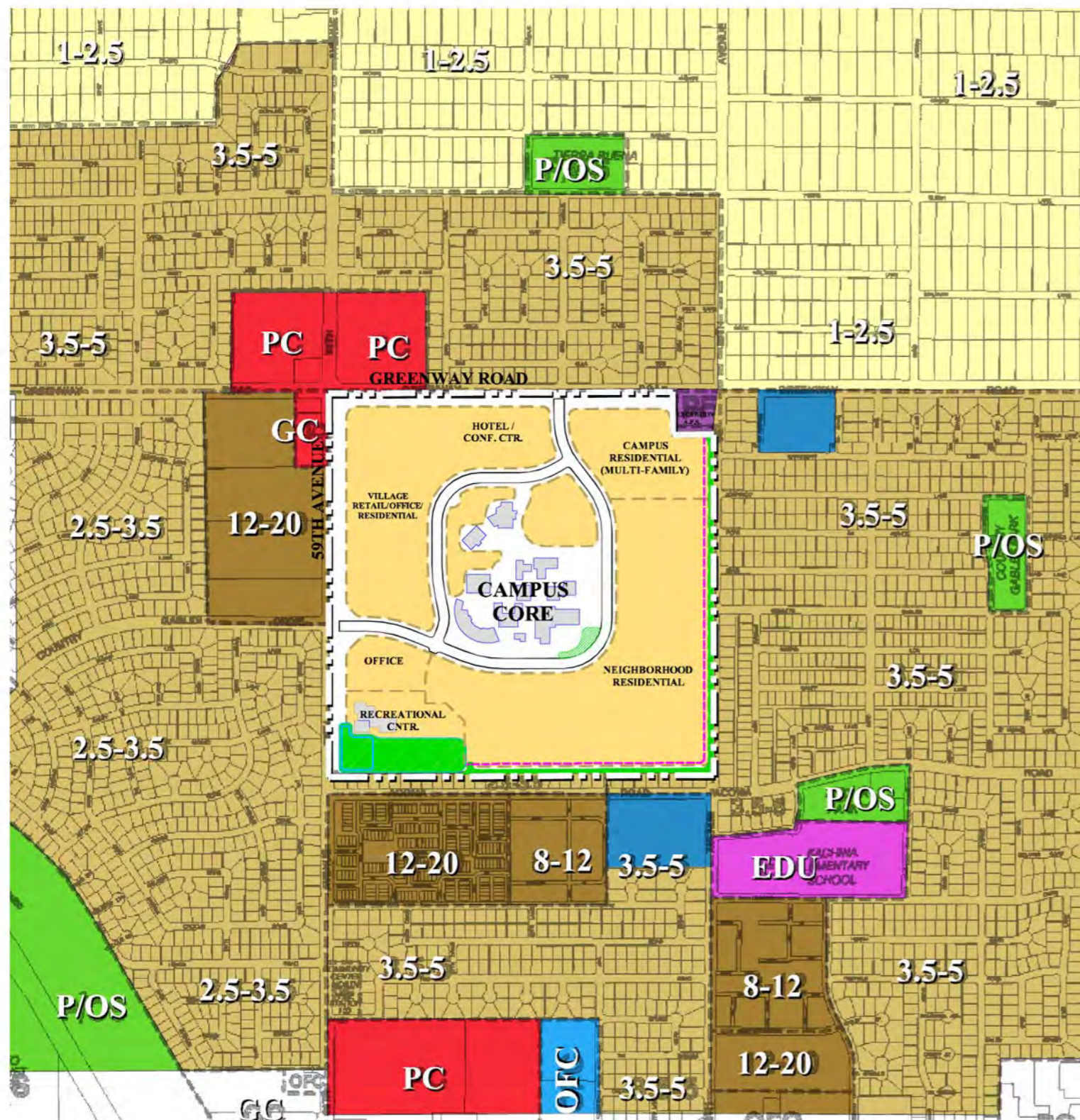
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Site Planning & Design
Architectural Services &
Landscape Design
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Suite 100, Glendale, AZ 85141
www.lvaaz.com



THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT
GLENDAL, ARIZONA
EXHIBIT 4: CONCEPTUAL MASTER PLAN

SCALE:
1" = 300' (-/-)

DATE: 06.15.06
JOB: 0623
R.V.: AMS
REV: 11.14.07



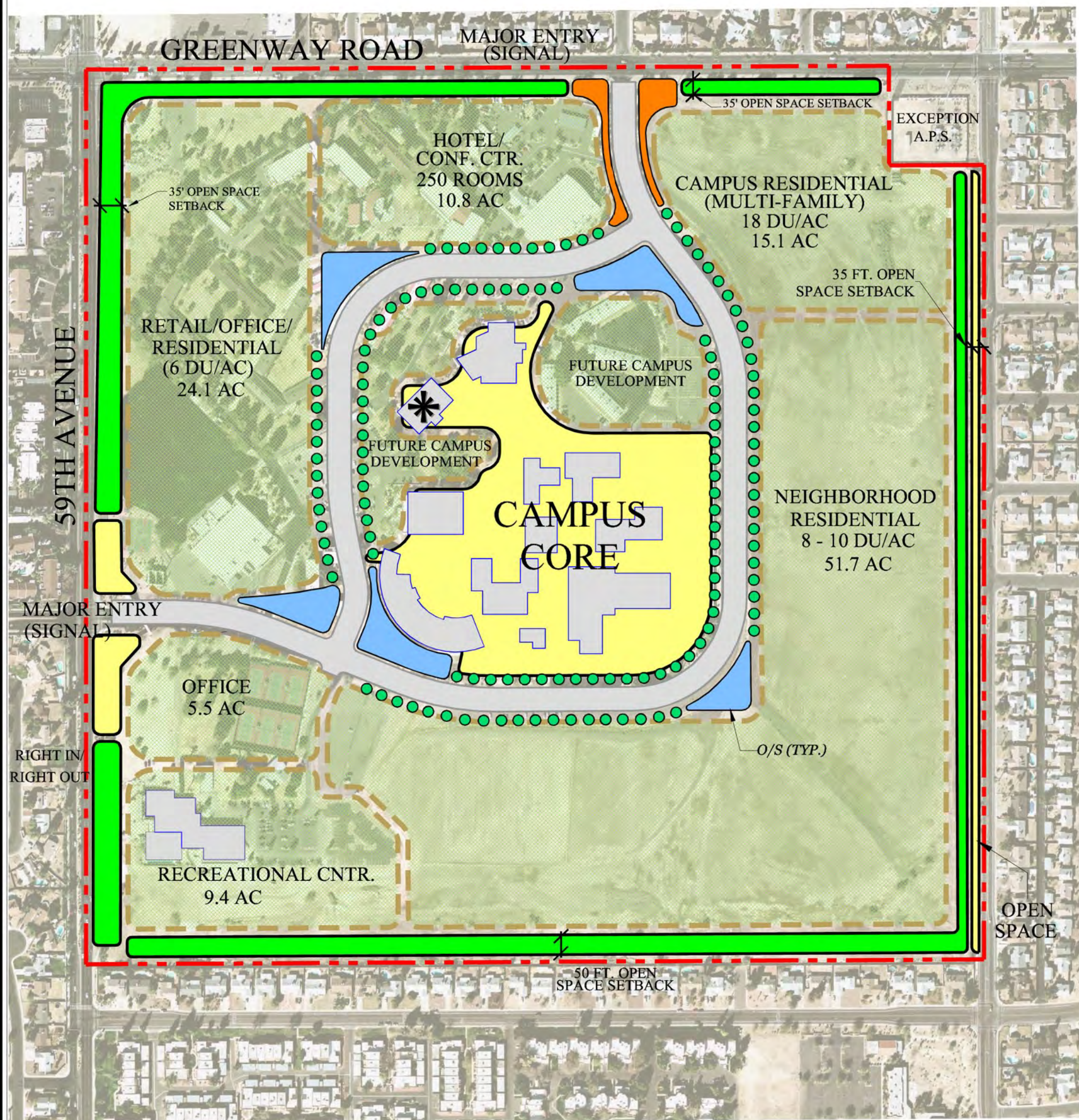
LEGEND:

CITY OF GLENDALE LAND USE DISTRICTS








□ □ □ SITE LOCATION

- SINGLE FAMILY RESIDENTIAL (LOW DENSITY)
- SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- SCHOOL SITE
- CHURCH
- OPEN SPACE

3.5 - 5 RESIDENTIAL DEVELOPMENT DENSITIES (in Dwelling Unit
(IN DWELLING UNITS/ACRE))



LEGEND

- | | | | |
|---|---|---|---|
|  | EXISTING LANDSCAPE IMPROVEMENTS TO REMAIN |  | FOCAL POINT LANDSCAPE AREA |
|  | NEW OPEN SPACE LANDSCAPING |  | FUTURE DEVELOPMENT AREA (PLAZAS, STREETSCAPE, SECONDARY OPEN SPACE AREAS) |
|  | NEW ENTRY LANDSCAPE AND MONUMENTATION |  | NEW STREET THEME TREES |
|  | PRESERVATION SITE OF HISTORIC CONTROL TOWER BLDG. | | |

NOTE: LOCATIONS AND CONFIGURATION OF PROPOSED LANDSCAPE AREAS AS SHOWN ARE ILLUSTRATIVE IN NATURE AND MAY NOT REFLECT THE ULTIMATE DESIGN.

APPENDIX B

Design Guidelines

APPENDIX B DESIGN GUIDELINES

1.0 Purpose.

These guidelines are general in nature, meant to inspire rather than dictate. The intent is to guide the creativity of the builder partners in ways that will ensure that both quality and unity is achieved in each of the proposed Districts. The emphasis is placed on diversity; variation of dwelling type, lot size, building orientation, setbacks, massing, and most importantly architectural style are encouraged. This ultimately will create greater value for all. The builder's team is important in achieving this vision, welcoming creativity and ingenuity, diversity and uniqueness.

The Campus will be governed by an Architectural Control Committee utilizing a separate set of Design Guidelines reviewed by City staff that addresses detailed regulations for:

- Architecture
- Planning
- Landscape
- Lighting

The Design Guidelines document is organized into sections for the Campus as a whole and for each of the Campus Districts including:

- Style
- Massing
- Details
- Implementation

Some of the guidelines are applicable to all Districts of the Development, while others have specific applications to only one. The Guidelines are applied to eight (8) groups, or Districts within the Development. Those Districts are:

- General/Development-Wide
- Neighborhood Residential
- Campus Residential (Multi-Family)
- Hotel/Conference Center
- Village Retail/Office/Residential
- Office
- Recreational
- Campus Core

2.0 District Design Guidelines

2.1 General/Development-Wide Design Guidelines

2.1.1 Style

- A. The styles acceptable to these guidelines share similar design attributes. Specifically, these styles:
 - 1. Are compatible and complimentary
 - 2. Are generally accepted by market
 - 3. Can be implemented using current building methodologies and techniques
 - 4. Can be interpreted in a number of ways (creativity, diversity)
 - 5. Have a historic relevance to the region. Buildings should be appropriate to a desert climate and context.
 - 6. Can be interpreted in contemporary and/or regional adaptations
- B. Shading and shaded areas should be provided to protect from intense sun.
- C. Protection from adverse weather should be considered using a variety of techniques in designs and materials.
- D. Buildings should compliment and reflect the surrounding environment.
- E. Buildings should have an enduring quality.
- F. Design should draw inspiration from the rich and diverse southwest architectural heritage. Elements, which create the Timeless Arizona style (see Appendix E), include ground level and second level plazas, towers, trellises, covered walks, wide overhangs, courtyards and patios gardens, mixtures of roof styles with a preference for clay tile, concrete shingles, or metal roofing, ornamental features applied to walls and the softness of building materials.
- G. Architecture which establishes an inside to outside relationship and encourages the creation of outdoor gathering spaces, and provides the bold interpretation of an active campus environment.
- H. Use of the following building materials is encouraged within the Development.
 - 1. Brick, concrete block (textured, split-face, ground-face or sandblasted), natural stone, cultured stone, and colored tile.
 - 2. Stucco and all EFIS systems patterned with reveals to break up large expansive surfaces.
 - 3. Metal, and similar durable materials are encouraged as an accent material.
 - 4. Use of wood trims and accents should be limited to Residential Neighborhood and Campus Residential.
- I. Each District's base color scheme should be individual but cohesive and in harmony with the entire development. For example, the Village Retail/Office/Residential District colors are encouraged to be distinctive, yet relate to the Neighborhood Residential District.
- J. Transitional spaces between public and private spaces (courtyards, porches, low walls, etc.) should be part of the design. Grading, berming

and landscaping will assist in transitioning the buildings into the pedestrian environment.

- K. Building setbacks at front and rear should be varied.
- L. Designs should not overpower the overall streetscape.
- M. Mechanical and electrical equipment shall be totally concealed in a method that the enclosure is an integral part of the total building design and shall not be visible from public view.
- N. Four-sided architectural design is required.
- O. Orient the buildings to recognize the value of sustainability, and energy conservation while providing for occupant's comfort by appropriate building orientations, the use of landscaping for shade and exposures of glazed openings that are in harmony with the environment.
- P. Encourage designs that result in low carbon emissions both during construction and during the life of the buildings.

2.1.2 Massing

- A. Buildings will be designed with architectural sensitivity to human scale
- B. Massing and articulation will be varied.
- C. Proper scale and proportions in massing and details will be used.
- D. Hipped, gable and shed roof forms are encouraged to create a variety in the skyline and building scale. Offsets or change of roof planes provide visual relief. A mix of slope roof and flat roof forms are encouraged.

2.1.3 Details

- A. Authentic details and ornamentation should be emphasized.
- B. Doors, windows, indoor, and outdoor spaces should be intimate and secure.
- C. Canopies, arcades, and overhangs should be designed to create places of refuge for pedestrians to respond to the harsh southwest climate and to create interest within the building design.
- D. High Performance Low-E and tinted glass are encouraged. Reflective glass is limited to an outside daylight reflective factor of 30 percent or less. Highly reflective or mirror glass is not allowed.
- E. All elevations of a building shall incorporate similar related materials, textures, details and colors. A maximum of 3 primary building colors and three accent colors shall be incorporated into each building design. Colors within each District are individual though some shared colors are suggested.
- F. Rooftops shall be considered important design elements as viewed from a variety of vantage points (at grade, from other buildings and adjacent properties).
- G. Windows are strong architectural features that create relief in the building facades, grouped into recessed areas or bordered by projections which provide a shadow pattern and reduce reflection while providing protection from the harshness of the sun. The style and pattern of the windows should be consistent along all sides of the buildings.

2.2 Neighborhood Residential District Design Guidelines

2.2.1 Style

- A. The residential architectural intent for the project is to emphasize diversity of styles, floor plans, garage placement, materials, and color. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of the immediate and surrounding community. Overall, the design concept is to blend the traditional architectural styles found in the southwest with contemporary lifestyles and building methods and technologies. Additionally, these styles incorporate detailing appropriate to the setting.
- B. Architectural styles of Spanish Colonial, Rural Mediterranean, Territorial Ranch, Spanish Monterey, and Hacienda will be acceptable. These styles are appropriate to the region, addressing the needs and lifestyles of the residents, and support the community theme as a community developed over a long period of time. The property's development team seeks to embrace that diversity in architectural style and design, while responding to market desires.
- C. Homes should be designed with a few particular styles in mind prior to the design process beginning. A home designed to a particular set of compatible styles is always stronger than a home that has a style applied after the floor plan has been designed.
- D. Builders may submit home designs using alternative architectural styles to those listed provided they are appropriate to the region, environment, and setting
- E. Diversity is a fundamental guiding principle at the School. This ensures that neighborhoods are varied and that blanket uniformity is avoided.
- F. Buildings should be designed of materials and techniques appropriate to achieving realistic hard cost objectives (see simple home design).
- G. Building elevations and colors should have no elevations and/or colors replicated in either a side-by-side configuration or duplicated across the street from each other.

2.2.2 Massing

- A. Efficient structural systems should be considered.
- B. Human scale massing and proportions should complement the buildings' function and the design should be harmonious with adjoining development.
- C. Variations in the roof height and profile are to be used with discretion. A variety of roof and volumetric massing to accent of the varied architectural elements is encouraged.

2.2.3 Details

- A. Consistent window and door sizes are encouraged.
- B. Use of standard modules and sizes are encouraged.

- C. All architectural elements consist of details that represent the best interpretations of that style.
- D. A materials color sheet is included in the appendix and is intended be a “guide” for selection on future design review submittals.

2.3 Campus Residential District Design Guidelines

2.3.1 Style

- A. Building materials shall be contemporary in interpretation of the images of Timeless Arizona style described in 2.1.1 to enhance the architectural image.
- B. Textured surfaces and matte finishes are encouraged to create visual interest.

2.3.2 Massing

- A. Building masses are to be simple in form and strong in geometry.
- B. Variations in the roof height and profile are to be used with discretion. A variety of roof and volumetric massing to accent of the varied architectural elements is encouraged.

2.3.3 Details

- A. Compositions that emphasize floor lines or express a rhythm/pattern of openings are encouraged.
- B. A materials color sheet is included in the appendix and is intended be a “guide” for selection on future design review submittals.

2.4 Hotel/Conference Center District Design Guidelines

2.4.1 Style

- A. Outdoor activities such as outdoor dining and seating areas shall be encouraged.
- B. Provisions shall be made for necessary vehicle loading for each building. Service areas and loading docks shall be recessed and substantially screened by a combination of decorative masonry walls, berms, landscaping to conceal from the street. Service entrance and loading docks should use a common area to mitigate the impacts and to mitigate the circulation of service vehicles.
- C. All outdoor enclosures shall be made of durable materials that are complementary in finish and color to the adjacent main buildings.

2.4.2 Massing

- A. Building masses are to be simple in form and strong in geometry.
- B. Variations in the roof height and profile are to be used with discretion.
- C. Both flat and pitched roofs should be combined with greater variety, including barrel vaults, gables and hips. In general, roofs in these districts should be broken into smaller scale elements.

2.4.3 Details

- A. Site and building lighting need to fulfill the requirements for safety. Lighting level shall be appropriate for the use and limit the impact on adjacent developments and night sky considerations.
- B. Store fronts and entrances should relate to pedestrian movements and parking whenever possible.
- C. Building signage shall utilize materials used in the design of the building to integrate with the overall design. Freestanding signs should be compatible with respect to color, material, and design.
- D. Building parapets shall be higher than the height of the mechanical equipment to prevent separate roof-mounted screening devices.
- E. Ground and roof mounted mechanical equipment shall be screened from public view by means of walls, parapets and/or landscaping. Do not use exposed, roof-mounted ductwork.
- F. Screening shall be provided for all exterior components of plumbing, processing, heat, cooling and ventilation systems preventing lines of sight from adjacent buildings, adjacent properties.
- G. A materials color sheet is included in the appendix and is intended to be a “guide” for selection on future design review submittals.

2.5 Village Retail/Office/Residential District Design Guidelines

2.5.1 Style

- A. Encourage a “theme” village center and celebrate the mixed uses through creating spaces and opportunities for local residents’ interaction.
- B. Outdoor activities such as outdoor dining and seating areas shall be encouraged.
- C. Timeless Arizona style described in 2.1.1 having recognizable images with a strong sense of place is encouraged. Genuine effects, Ornamental features, covered walks, towers, ground level and second story balconies.

2.5.2 Massing

- A. Building masses are to be simple in form and strong in geometry.
- B. Variations in the roof height and profile are to be used with discretion.
- C. Both flat and pitched roofs should be combined with greater variety, including barrel vaults, gables and hips. In general, roofs in these districts should be broken into smaller scale elements.

2.5.3 Details

- A. All storage cartons, containers, materials and equipment shall be contained within a building or screened by a decorative masonry wall and/or gate.
- B. Provisions shall be made for necessary vehicle loading for each building. Service areas and loading docks shall be recessed and substantially screened by a combination of decorative masonry walls, berms, gates and landscaping to be concealed from the street. Service entrance and loading docks should use a common area to mitigate the impacts and to mitigate the circulation of service vehicles.

- C. Building signage shall utilize materials used in the design of the building to integrate with the overall design. Freestanding signs should be compatible with respect to color, material, and design.
- D. Awnings over outdoor gathering areas (seasonally) and over windows and entrances are encouraged, and shall be comprised of consistent form, material, color, and mounting arrangement for structures utilized on one or more buildings. Awnings shall be canvas, cloth materials, or metal forms. Color of awnings shall complement the character of each district.
- E. Signage shall utilize materials used in the design of the building to integrate with the overall design. Freestanding signs should be compatible with respect to color, material, and design.
- F. A materials color sheet is included in the appendix and is intended be a “guide” for selection on future design review submittals.

2.6 Office District Design Guidelines

2.6.1 Style

- A. Use of the general palate of materials and guidelines in the General category will provide opportunity for creatively designing a unique architectural expression in harmony with the entire Development.
- B. Timeless Arizona style described in 2.1.1 having recognizable images with a strong sense of place are encouraged. Use of ornamental features, covered walks, towers, ground level and second story balconies is encouraged.

2.6.2 Massing

- A. Building masses are to be simple in form and strong in geometry.
- B. Variations in the roof height and profile are to be used with discretion.
- C. Both flat and pitched roofs should be combined with greater variety, including barrel vaults, gables and hips. In general, roofs in these districts should be broken into smaller scale elements.

2.6.3 Details

- A. Signage shall utilize materials used in the design of the building to integrate with the overall design. Freestanding signs should be compatible with respect to color, material, and design.
- B. Awnings over outdoor gathering areas (seasonally) and over windows and entrances are encouraged, and shall be comprised of consistent form, material, color, and mounting arrangement for structures utilized on one or more buildings. Awnings shall be canvas, cloth materials, or metal forms. Color of awnings shall complement the character of each district.
- C. A materials color sheet is included in the appendix and is intended be a “guide” for selection on future design review submittals.

2.7 Recreational District Design Guidelines

2.7.1 Style

- A. Timeless Arizona recognizable images with a strong sense of place are encouraged. Use of ornamental features, covered walks, towers, ground level and second story balconies is encouraged.

2.7.2 Massing

- A. No buildings shall be larger, in height or in floor area than the existing buildings on the site.

2.7.3 Details

- A. Do not light the areas around the building(s) nor play fields except for that required by safety as defined by local ordinance.

2.8 Campus Core District Design Guidelines

The guidelines provided are intended to supplement the existing institutional design expectations.

2.8.1 Style

- A. New buildings should complement the architectural style of the existing buildings where possible and consistent with the thematic overlay.
- B. Timeless Arizona style described in 2.1.1 having recognizable images with a strong sense of place is encouraged. Use of ornamental features, covered walks, towers, ground level and second story balconies is encouraged.

2.8.2 Massing

- A. Building masses are to be simple in form and strong in geometry.
- B. Variations in the roof height and profile are to be used with discretion. Both flat and pitched roofs should be combined with greater variety, including barrel vaults, gables and hips. In general, roofs in these districts should be broken into smaller scale elements.

2.8.3 Details

- A. Entrances shall be visible and should relate to pedestrian movements and parking whenever possible.
- B. Outdoor activities such as outdoor dining and seating areas near entrances shall be encouraged.
- C. Building signage shall utilize materials used in the design of the building to integrate with the overall design. Freestanding signs should be compatible with respect to color, material, and design.
- D. Site and building lighting need to fulfill the requirements for safety and to match the level of detail found in the architecture. Lighting level shall be appropriate for the use and limit the impact on adjacent developments and night sky considerations.
- E. Ground and roof mounted mechanical equipment shall be screened from public view by means of walls, parapets and/or landscaping.

- F. Timeless southwest architectural vocabulary with deep shaded overhangs, deep-set fenestration, and rich texturing of façade materials are encouraged.
- G. Facade components shall be expressed to establish human scale building design.
- H. Compositions that emphasize floor lines or express a rhythm/pattern of openings are encouraged.
- I. A materials color sheet is included in the appendix and is intended to be a “guide” for selection on future design review submittals.

3.0 Development Plan.

All applications for Campus Core District development shall include a Development Plan for the area of the proposed development. A Development Plan may be submitted for each phase of developments. The plan, should, at the discretion of the Planning Director, address:

- A. The location of all proposed buildings, plazas, and pedestrian walkways.
- B. The locations of all proposed drive aisles, parking, loading and service areas.
- C. The location of all proposed landscaping, retention areas, entry features and perimeter walls.
- D. The location of all proposed required public street improvements.
- E. A design theme for the proposed development showing the architecture, materials and colors that will be used.
- F. Impact, if any, on the historic Thunderbird AAC Tower Building.
- G. The location of all proposed freestanding identification signs.
- H. On-site lighting performance measures.
- I. The location, type and size of individual uses planned for the proposed development.

4.0 Off-Street Parking Facilities

4.1 All required off-street parking spaces should be located in the same district or a contiguous district (which may be separated by a public or private roadway and/or access).

4.2 Except where approved by the Planning Director or this PAD, required parking in a district separate from the use served shall meet one (1) of the following conditions:

- A. Same ownership.
- B. Leasehold.
- C. Required parking spaces for customers shall be accommodated in close proximity to the entrance of the served use by way of a convenient pedestrian route.
- D. Private parking agreement / cross access agreement

4.3 Parking Structures: Above grade parking garages should be architecturally treated to complement the adjacent buildings and campus facilities. Upper level parking garages should apply decorative treatments to upper level facades, panels, and railings. The following considerations may be included in the overall parking garage design:

- 4.3.1 Provide adequate screening of vehicles from the street view.
- 4.3.2 Provide grade level landscape planters to soften the visual impact.
- 4.3.3 The exterior facades of all parking garages fronting on public streets shall be designed to achieve an architectural unity with adjacent buildings and other buildings in the vicinity of the garage.

4.4 Except as otherwise approved by the Planning Director, the following standards shall apply to required on-site parking and loading spaces, maneuvering areas and access;

- 4.4.1 Motor vehicle parking spaces shall have a minimum standard width of ten (10) feet wide and a minimum length of twenty (20) feet long. Designated “compact” car spaces are not permitted.
- 4.4.2 End spaces shall provide a four (4) foot maneuvering area.
- 4.4.3 Drive isles shall be a minimum of twenty-four feet (24) wide.
- 4.4.4 Landscaped islands shall be located every 10 parking stalls or every one hundred and eight (108) feet to create a shaded parking environment.
 - 4.4.4.1 Each landscaped island in the parking area shall be a minimum of 100 square feet in area, including curbs, and measure a minimum of seven (7) feet in width at the midpoint.
 - 4.4.4.2 Perimeter screening for parking areas adjacent to 59th Avenue and Greenway Road shall be provided in a combination of landscaping berming and thematic walls.
 - 4.4.4.3 All perimeter of parking area will be landscaped with a minimum of ten (10) foot wide island or landscaped area. Where vehicles extend or overhang any walkway a six (6) foot sidewalk shall be maintained.
 - 4.4.4.4 No vehicle may overhang any part of a bikeway system.

5.0 Streetscape

5.0.1 Streets are a connecting and common part of the Development Plan. They are experienced by everyone and contribute to an increased sense of the overall aesthetics and character of the project. The project streetscape should seek the following design objectives:

- A. Major and minor entrances are marked by thematic landscaping and features consistent with the architectural character of the district.
- B. A formal pattern of street trees along streets will be utilized along all streets in the development.
- C. The streetscapes will be designed to meet or exceed the requirements of the City Landscape Design Standards and Guidelines. The variety of the

landscape will be distinctive of the character established within the project.

- D. 59th Avenue and Greenway Road will include a sidewalk network along the street perimeter of the site that extends along the proposed loop roadway and internal streets/driveways, into the heart of the pedestrian network and ultimately links the project with the development's pedestrian path system.

6.0 Open Space & Landscape Treatment Character

6.0.1 Common Open Space Area Treatment

The current plan illustrates the idea of creating specific guidelines to provide a hierarchy of open spaces. "Open spaces" are defined as either landscaped and/or hardscaped areas. These spaces shall include edge treatments, gateways, vehicular circulation routes, retention areas, pedestrian plazas and pedestrian promenades and parking areas. Open Spaces are intended to unify the overall master plan and create a sense of place.

The edge treatments shall incorporate landscaping that will provide a sense of identity and be sensitive to species selections that are compatible with the environmental conditions of the area. Project monumentation and entry enhancements will be integrated into the secondary entry at 57th Avenue as well as the existing primary entrance from 59th Avenue. The 59th Avenue entry will remain as the primary entry for a majority of future uses identified for the property.

Open spaces should be distributed throughout the site to allow for green and/or hardscaped spaces and also encourage pedestrian interaction with the various uses. The new internal loop road will have landscape spaces that will serve as focal points. The areas outside the loop road will also have open spaces created specifically for those uses. Depending on the use, these may include centralized mini-parks and pedestrian plazas and promenades. Parking areas shall be treated with formalized plantings and make provisions for solar protection and screening from other uses.

6.0.2 Perimeter Buffer Treatment

The landscape zones that are adjacent to existing residential subdivisions will provide for screening and enhance the overall character of the site. These landscape buffers will also aid in sound mitigation by creating additional distance between the existing arterial roadways and new residential development on site.

6.0.3 Landscape Materials

Except as approved by the City Landscape Architect or designee, the proposed plant palette shall predominantly include species that promote sensitivity to the environment and allow for water conservation. Color and texture of plant materials will be formalized to enhance the perimeter, core campus, hotel and retail character. Internal residential development may have more informal park

like plantings to create a neighborhood aesthetic. The following palettes serve as a guideline (which may be modified by the City Landscape Architect or designee) in developing the landscape palettes for the different land uses.

Trees

Acacia spp.	Acacia
Caesalpinia cocalacao	Cascalote
Cercidium spp.	Palo Verde
Chilopsis linearis	Desert Willow
Dalbergia sissoo*	Dalbergia
Fraxinus spp.	Ash
Olea Europaea*	Fruitless Olive
Olneya tesota	Ironwood
Prosopis spp.	Mesquite
Quercus virginiana*	Live Oak
Phoenix dactylifera*	Date Palm
Washingtonia filifera*	California Fan Palm
	Desert Willow – seedless varieties
	Olive – Swan Hill variety
	Live Oak – “Trademarked” varieties
Ulmus parvifolia	Evergreen Elm

Cacti / Succulents

Agave spp.	Agave
Aloe spp.	Aloe
Carnegiea gigantea	Saguaro
Dasyliirion spp.	Desert Spoon
Echinocactus grusonii	Golden Barrel
Fouquieria splendens	Ocotillo
Hesperaloe spp.	Red Yucca
Nolina microcarpa	Bear Grass
Opuntia spp.	Prickly Pear
Pedilanthus macrocarpus	Lady Slipper
Yucca spp.	Yucca

Shrubs

Ambrosia deltoidea	Bursage
Bougainvillea spp.	Bougainvillea
Caesalpinia spp.	Bird of Paradise
Calliandra spp.	Fairy Duster
Carissa grandiflora*	Natal Plum
Cassia spp.	Cassia
Encelia farinosa	Brittlebush
Ericameria larcifolia	Turpentine Bush
Euphorbia rigens	Gopher Plant
Justicia californica	Chuparosa
Justicia spicigera*	Mexican Honeysuckle
Larrea tridentata	Creosote bush
Leucophyllum spp.	Sage
Muhlenbergia spp.	Deer Grass
Myrtus communis	Myrtle
Ruellia spp.	Ruellia
Simmondsia chinensis	Jojoba

Groundcover

Acacia redolens	Trailing Acacia
Baileya multiradiata	Desert Marigold
Carissa grandiflora*	Green Carpet Natal Plum
Convolvulus cneorum	Bush Morning Glory
Cynodon dactylon*	Hybrid Bermuda
Dyssodia pentachaeta	'Sierra Gold' Dalea
Lantana montevidensis	Trailing Lantana
Lonicera japonica 'halliana'*	Hall's Honeysuckle
Penstemon spp.	Penstemon
Rosmarinus officinalis*	Trailing Rosemary
Ruellia 'Katie'*	Katie Ruellia
Verbena spp.	Verbena
Wedelia trilobata*	Yellow Dot

Vines

Bougainvillea spp.	Bougainvillea
Macfadyeni unguis-cati*	Cat's Claw Vine
Merrimia aurea*	Yellow Morning Glory
Rosa banksiae*	Lady Bank's Rose

*All items with asterisk are generally to be used on interior and residential portions of site only.

7.0 Lighting

Lighting shall be non-intrusive to adjacent off-site single family residential, to define space, improve circulation, provide safety and contribute to the after dark aesthetic. Guidelines for light levels, fixture style and locations shall be specified to compliment the land uses. Such guidelines may be modified by the Planning Director.

Fixture Type:

Pole Mounted (+/- 20' ht.)
Pole Mounted (+/- 10'-12' ht.)
Bollard (+/- 36" ht.)
Landscape Lighting

Use Zone:

Loop Road / Parking areas / Local Streets
Campus and Retail Plazas / Internal Sidewalks
Campus and Retail Plazas / Bldg. Entry / Focal Pts.
Gateway Entrances / Plazas / Focal Points

Integrating new lighting into the existing campus infrastructure will require the selection of fixture(s) that compliment the existing styles used. Fixtures with full cut-off capabilities should be provided to avoid glare and to assist in greater visibility for security purposes.

8.0 Signage and Wall Treatment

Recognizing the unique nature of this development, signage guidelines shall be developed to create a cohesive appearance to the site and submitted to City staff prior to any Planning Commission hearing. Such guidelines may be modified by the Planning Director with the consent of the developer. These signs shall include primary monumentation at the perimeter, building identification, neighborhood signage, street signs, internal wayfinding, kiosks, promenade and plaza markers. The gateway sign at 59th Avenue may be used as a guide for developing the sign program throughout the site.

Walls designs shall be created to compliment the overall architectural aesthetic of the project and will be used for screening, definition of space, security and sound mitigation. Materials shall include masonry with painted or stuccoed finishes, decorative pilasters, and ornamental steel view fencing.

9.0 Design Review Procedures

9.1 Purpose.

- To promote development consistent with the City's goals of high quality.
- To ensure that development is compatible with the surrounding area.
- To ensure that on-site and off-site circulation is safe for both motorists and pedestrians.
- To ensure that all necessary public utilities and services are provided in an efficient and aesthetic manner.

9.2 When Review is Required.

Design Review is required for the platting, re-platting or site planning of single residence communities, multi-residence communities, office, and commercial projects if any one (1) of the following requirements is met:

- A. Any new development or construction.
- B. Any change in occupancy as classified by the International Building Code.
- C. Any expansion of an existing site or building.
- D. Any exterior remodeling of an existing use that alters at least twenty (20) percent of the floor area or site area. This requirement shall not apply to existing structures constructed prior to September 1, 2007.
- E. Any remodeling or improvement valued at fifty (50) percent or more of the value of the existing improvements on the site.
- F. Prior to occupancy or use of any commercial or industrial building or site which has been vacant for one (1) year or more.
- G. Any amendment to an approved design review plan.

9.3 Minor Design Reviews and Waiver of Design Review.

The Planning Director may waive full Design Review if it is determined that such review will not further the purpose of this section.

9.4 Submittal Requirements.

A Design Review application may contain:

- A. Completed application form and fee.
- B. A site plan.
- C. Building elevations.
- D. A conceptual landscape plan and grading and drainage plan.
- E. Materials and colors exhibit board.
- F. Proposed signage.

The submittal requirements for a design review application may be modified by the Planning Director or designee.

9.5 Administrative Relief.

City development standards may be modified by the Planning Director or designee during the design review process by up to ten (10) percent of the required standard upon a finding that all of the following are met:

- A. The proposed improvement is compatible with the character of the property requesting relief and the adjacent property;
- B. The proposed improvement requiring relief will not be detrimental to the property requesting relief and any immediately adjacent property;
- C. The relief granted is the minimum required to meet the needs of the proposed improvement; and
- D. The relief is not to be contrary to the purpose and intent of this PAD.

9.6 Denial and Appeal Procedure.

9.6.1. If the Planning Director or designee finds that there are technical deficiencies or other issues identified by other City staff reviewers, and adequate resolution of the issue(s) can not be ensured by the applicant, the Planning Director or designee shall deny the Design Review Application and state the reasons for the denial in a letter to the applicant.

9.6.2. The applicant may appeal the Planning Director's decision to the Planning Commission if that appeal, including appeal fee, is made in writing to the Planning Director within fifteen (15) days of the decision. The appeal letter shall describe the unresolved issues and describe what design solutions are proposed by the applicant. The applicant shall be notified of the date of the Planning Commission meeting to consider the appeal, a minimum of fifteen (15) days prior to the public meeting.

9.6.3. The decision of the Planning Commission shall be final unless an appeal to the City Council is made by the applicant in writing to the Planning Director within fifteen (15) days of the Planning Commission's decision. The appeal letter shall state the reasons for the appeal and be accompanied by the required fee. The applicant shall be notified of the date of the City Council meeting to consider the appeal a minimum of fifteen (15) days prior to the public meeting.

9.7 Period of Approval.

Design review approval shall be valid for a period of one (1) year from the date of approval and shall become invalid if a building permit has not been issued in that time. Up to an additional one (1) year may be granted by the Planning Director upon written request by the applicant.

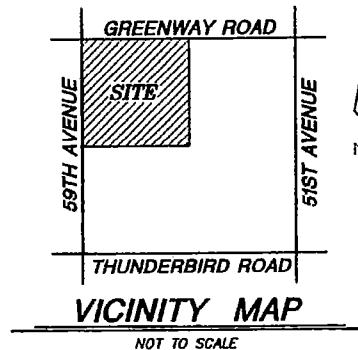
9.8 Establishment of Architectural Review Committee

The School will coordinate the establishment of an architectural advisory committee, comprised of selected representatives to evaluate development proposals, site plans and items for general architectural consideration. All development proposals and Design Review requests to be approved by the City must be accompanied by a letter from the architectural review committee.

APPENDIX C

Legal Description of Property

Superior Surveying Services, Inc. Professional Land Surveying 4110 North 23rd Avenue, Phoenix, Arizona 85021 Phone (602) 869-0223 Fax (602) 869-0726 info@superiorsurveying.com		
REVISIONS DATE DESCRIPTION		DRAFTED BY: R/H/GBF CHECKED BY: DK DATE: 12-10-04 JOB NO.: 241118



DESCRIPTION

PARCEL NO. 1:

That portion of the Northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of said Section 8;

Thence North 89 degrees 39 minutes 20 seconds East 1572.00 feet along the North line of said Northwest quarter;
 Thence South 00 degrees 20 minutes 40 seconds East 250.00 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 250.00 feet;
 Thence Southeasterly 215.68 feet along the arc of said curve through a central angle of 49 degrees 25 minutes 49 seconds;
 Thence South 49 degrees 46 minutes 29 seconds East 100.00 feet to the beginning of a tangent curve concave Southwesterly, having a radius of 400.00 feet;
 Thence Southeasterly 347.60 feet along the arc of said curve through a central angle of 49 degrees 47 minutes 24 seconds;
 Thence South 00 degrees 00 minutes 55 seconds West, 805.08 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 250.00 feet;
 Thence Southwesterly 391.04 feet along the arc of said curve through a central angle of 89 degrees 37 minutes 14 seconds;
 Thence South 89 degrees 38 minutes 09 seconds West 800.51 feet to the beginning of a tangent curve concave Northeasterly having a radius of 194.71 feet;
 Thence Northwesterly 180.42 feet along the arc of said curve through a central angle of 53 degrees 05 minutes 25 seconds;
 Thence North 37 degrees 16 minutes 26 seconds West, 100.00 feet to the beginning of a tangent curve concave Southwesterly having a radius of 250.00 feet;
 Thence Northwesterly 230.06 feet along the arc of said curve, through a central angle of 52 degrees 43 minutes 34 seconds;
 Thence North 90 degrees 00 minutes 00 seconds West, 415.27 feet to the West line of the Northwest quarter of said Section 8;
 Thence North 00 degrees 00 minutes 00 seconds East, 1605.15 feet along said West line to the Northwest corner of said Section 8 and the True Point of Beginning.

EXCEPT the North 55.00 feet thereof; and

EXCEPT the West 33.00 feet thereof; and

EXCEPT that portion of the Northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point 33.00 feet East of and 33.00 feet South of the Northwest corner of said Northwest quarter;
 Thence South 00 degrees 00 minutes 00 seconds West, 2592.39 feet, parallel with and 33 feet East of the West line of said Northwest quarter, to the South line of said Northwest quarter;
 Thence North 89 degrees 38 minutes 09 seconds East, along said South line, 32.00 feet to the East line of the West 65.00 feet of said Northwest quarter;
 Thence North 00 degrees 00 minutes 00 seconds East, 2530.38 feet along said East line to the South line of the North 95.00 feet of said Northwest quarter;
 Thence North 44 degrees 49 minutes 40 seconds East, 87.95 feet (North 45 degrees 10 minutes 25 seconds East, 87.95 feet, Record) to the intersection of the East line of the West 127.00 feet with the South line of the North 33 feet of said Northwest quarter of Section 8;
 Thence South 89 degrees 39 minutes 20 seconds West, 94.00 feet along said South line to the Point of Beginning.

PARCEL NO. 2:

The Northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 40.00 feet thereof; and

EXCEPT the West 33.00 feet thereof; and

EXCEPT the North 55.00 feet thereof; and

EXCEPT the North 305.00 feet of the East 290.00 feet thereof; and

EXCEPT That portion of the Northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of said Section 8;

Thence North 89 degrees 39 minutes 20 seconds East 1572.00 feet along the North line of said Northwest quarter;
 Thence South 00 degrees 20 minutes 40 seconds East 250.00 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 250.00 feet;
 Thence Southeasterly 215.68 feet along the arc of said curve through a central angle of 49 degrees 25 minutes 49 seconds;
 Thence South 49 degrees 46 minutes 29 seconds East 100.00 feet to the beginning of a tangent curve concave Southwesterly, having a radius of 400.00 feet;
 Thence Southeasterly 347.60 feet along the arc of said curve through a central angle of 49 degrees 47 minutes 24 seconds;
 Thence South 00 degrees 00 minutes 55 seconds West, 805.08 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 250.00 feet;
 Thence Southwesterly 391.04 feet along the arc of said curve through a central angle of 89 degrees 37 minutes 14 seconds;
 Thence South 89 degrees 38 minutes 09 seconds West 800.51 feet to the beginning of a tangent curve concave Northeasterly having a radius of 194.71 feet;
 Thence Northwesterly 180.42 feet along the arc of said curve through a central angle of 53 degrees 05 minutes 25 seconds;
 Thence North 37 degrees 16 minutes 26 seconds West, 100.00 feet to the beginning of a tangent curve concave Southwesterly having a radius of 250.00 feet;
 Thence Northwesterly 230.06 feet along the arc of said curve, through a central angle of 52 degrees 43 minutes 34 seconds;
 Thence North 90 degrees 00 minutes 00 seconds West, 415.27 feet to the West line of the Northwest quarter of said Section 8;
 Thence North 00 degrees 00 minutes 00 seconds East, 1605.15 feet along said West line to the Northwest corner of said Section 8 and the True Point of Beginning; and

EXCEPT that portion of the Northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point 33.00 feet East of and 33.00 feet South of the Northwest corner of said Northwest quarter;
 Thence South 00 degrees 00 minutes 00 seconds West, 2592.39 feet, parallel with and 33 feet East of the West line of said Northwest quarter, to the South line of said Northwest quarter;
 Thence North 89 degrees 38 minutes 09 seconds East, along said South line, 32.00 feet to the East line of the West 65.00 feet of said Northwest quarter;
 Thence North 00 degrees 00 minutes 00 seconds East, 2530.38 feet along said East line to the South line of the North 95.00 feet of said Northwest quarter;
 Thence North 44 degrees 49 minutes 40 seconds East, 87.95 feet (North 45 degrees 10 minutes 25 seconds East, 87.95 feet, Record) to the intersection of the East line of the West 127.00 feet with the South line of the North 33 feet of said Northwest quarter of Section 8;
 Thence South 89 degrees 39 minutes 20 seconds West, 94.00 feet along said South line to the Point of Beginning.

AREA = 148.1014 ACRES
6,451,297 SQ. FT.



APPENDIX D

Theming Example Photos & Conceptual Color Palette



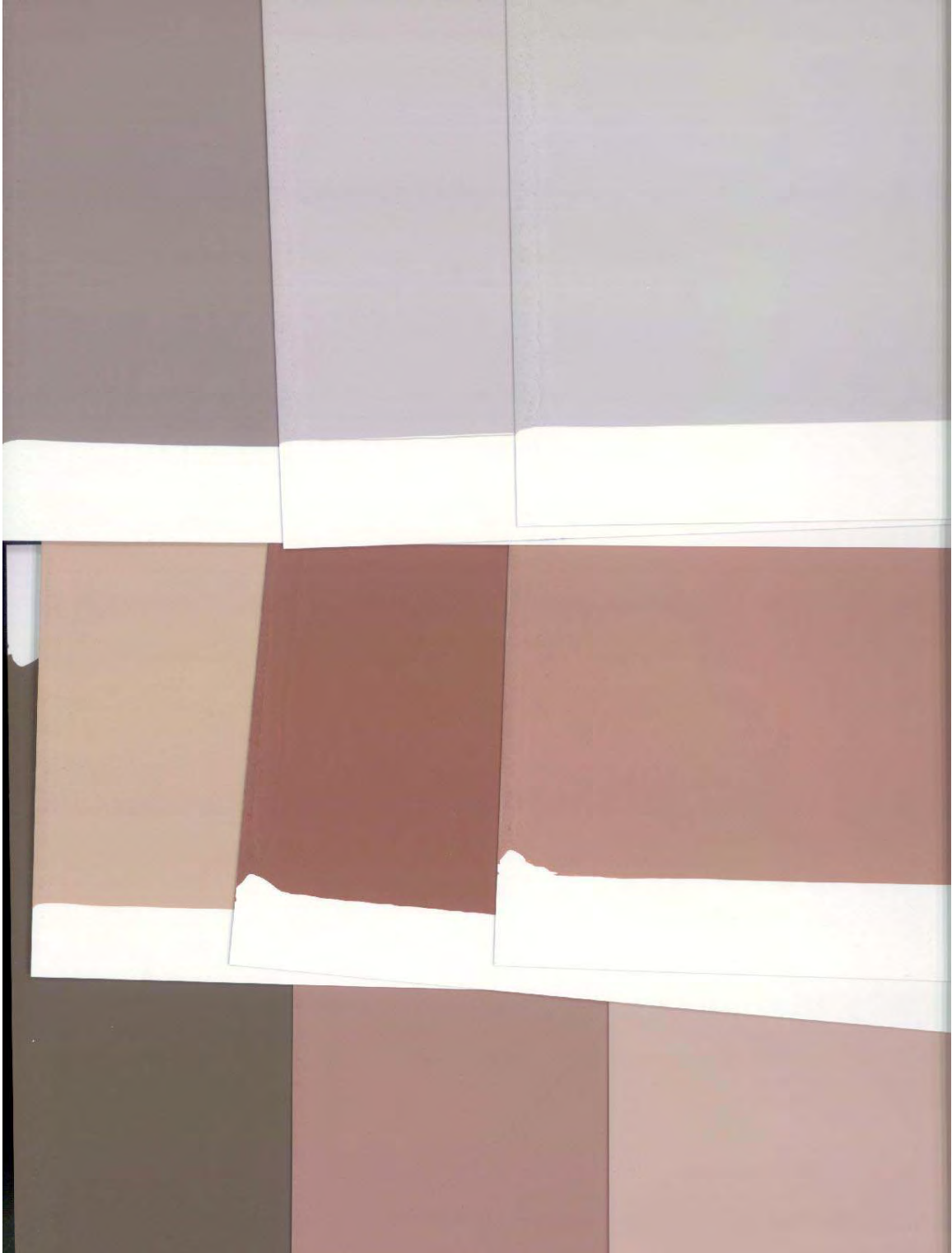








**SAMPLE COLOR PALETTE
FOR NON-RESIDENTIAL LAND USES**

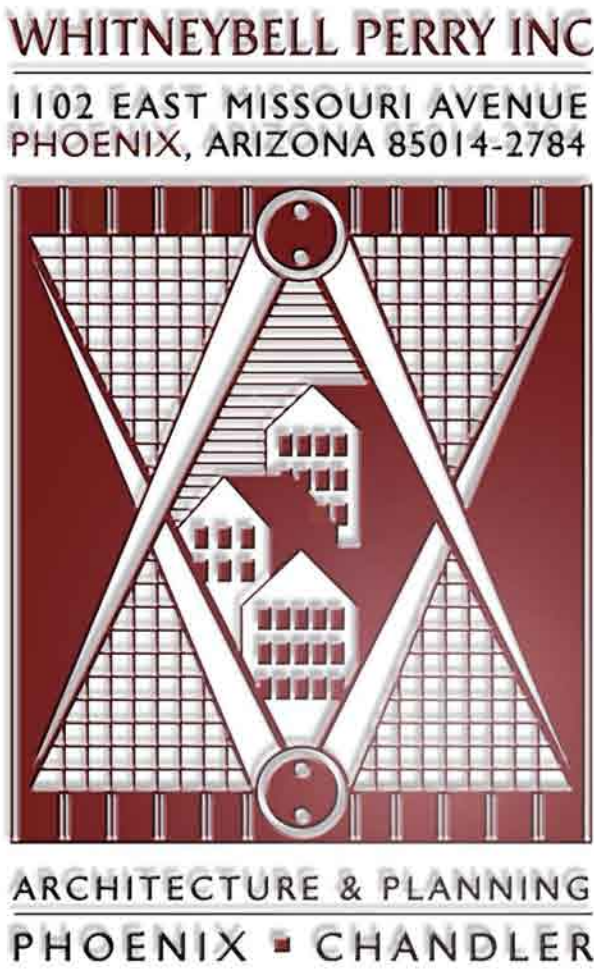


APPENDIX E
Campus Residential District Design Materials

BUILDING 1 CONCEPTUAL RENDERING



PRELIMINARY



BUILDING 2 CONCEPTUAL RENDERING



BUILDING 7 CONCEPTUAL RENDERING



APPENDIX F
Neighborhood Residential District Design Materials



PLAN 1

PLAN 2

PLAN 3

CONCEPTUAL
FRONT ELEVATION

3 PAC - SINGLE FAMILY DETACHED
THUNDERBIRD SCHOOL

Cachet Homes

15415 N. GREENWAY-HAYDEN LOOP
SUITE 200
SCOTTSDALE, ARIZONA 85260
TEL (480) 336-7000 FAX (480) 336-7001

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Architecture and Land Planning
2010 Oakwood Dr. Suite 100
Beverly Hills, CA 90210-0100
Telephone 310-659-9900

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Cachet Homes

Thunderbird-3PAC SFD

architects

JOB# 462-07144
COLOR SELECTION CHART

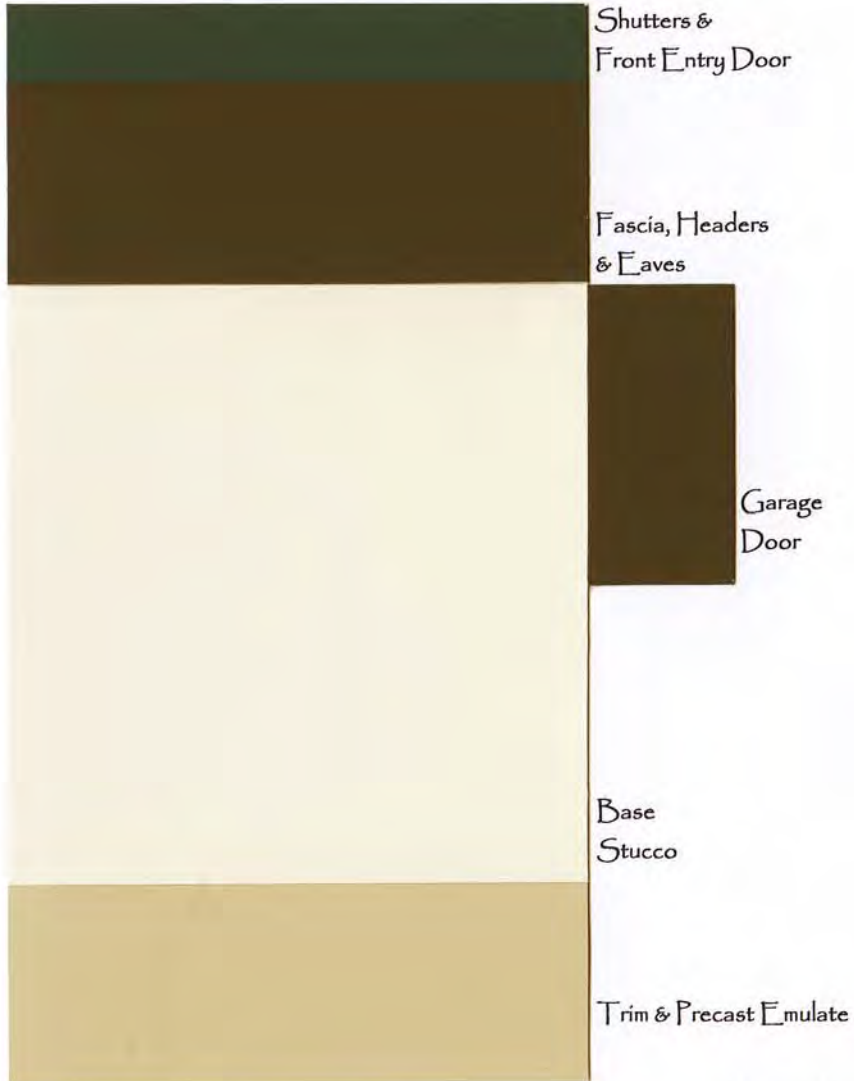
AUGUST 7, 2007

ROOF: EAGLE
PAINT: DUNN EDWARDS
BRICK: MC NEAR
STONE: CLONE STONE

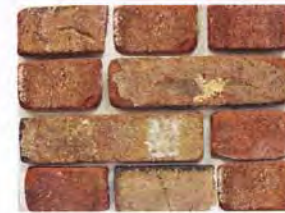
MORTAR: ORCO BLENDED PRODUCTS

[illegible]

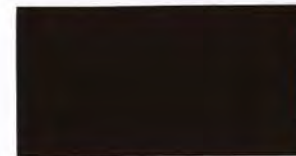
Color Scheme 1 - Spanish Colonial & Spanish Monterey



'S' Roof Tile



Accent Brick Sill



Wrought Iron



Clay Outlookers

Thunderbird 3-PAC SFD

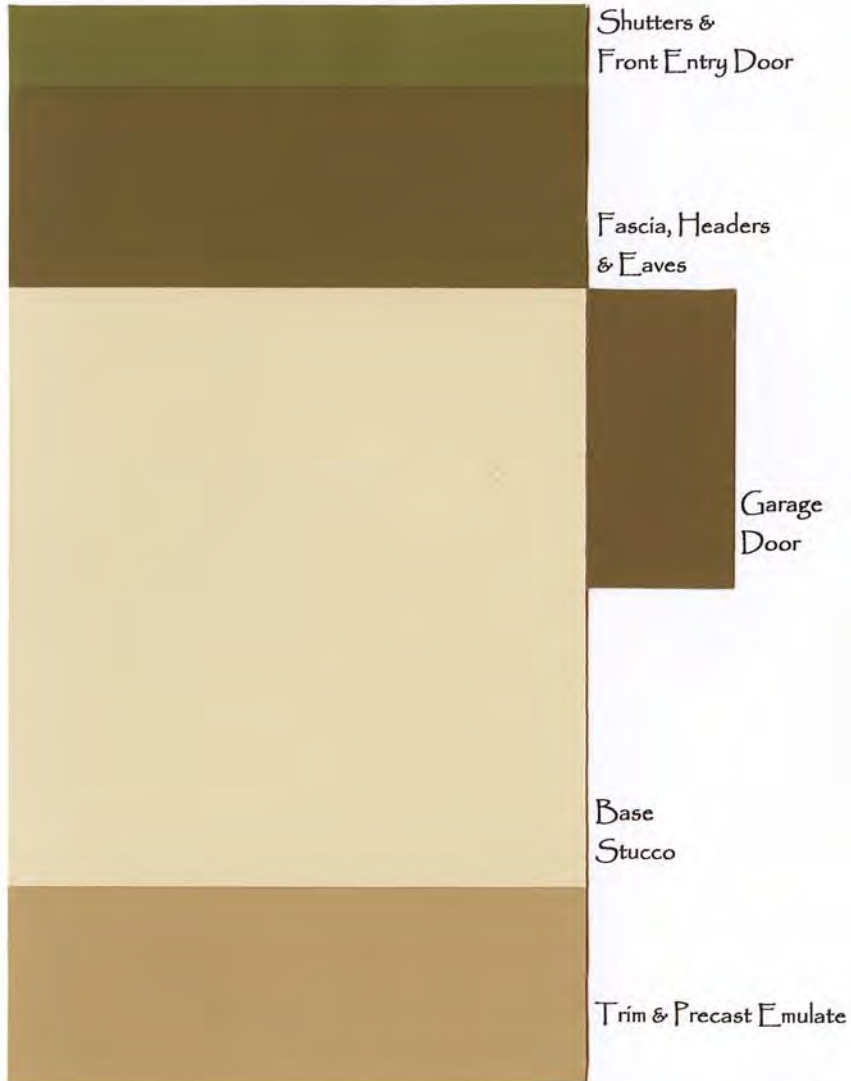
DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES COMPANY RESERVES THE RIGHT TO MODIFY THIS COLOR SCHEME S AT ANY TIME WITHOUT PRIOR NOTICE THE COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED AT THE MODELS.

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Color Scheme 2 - Spanish Colonial & Spanish Monterey



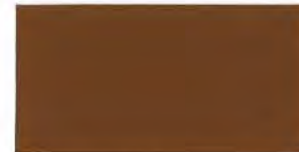
S Roof Tile



Accent Brick Sill



Wrought Iron



Clay Outlookers

Thunderbird 3-PAC STD

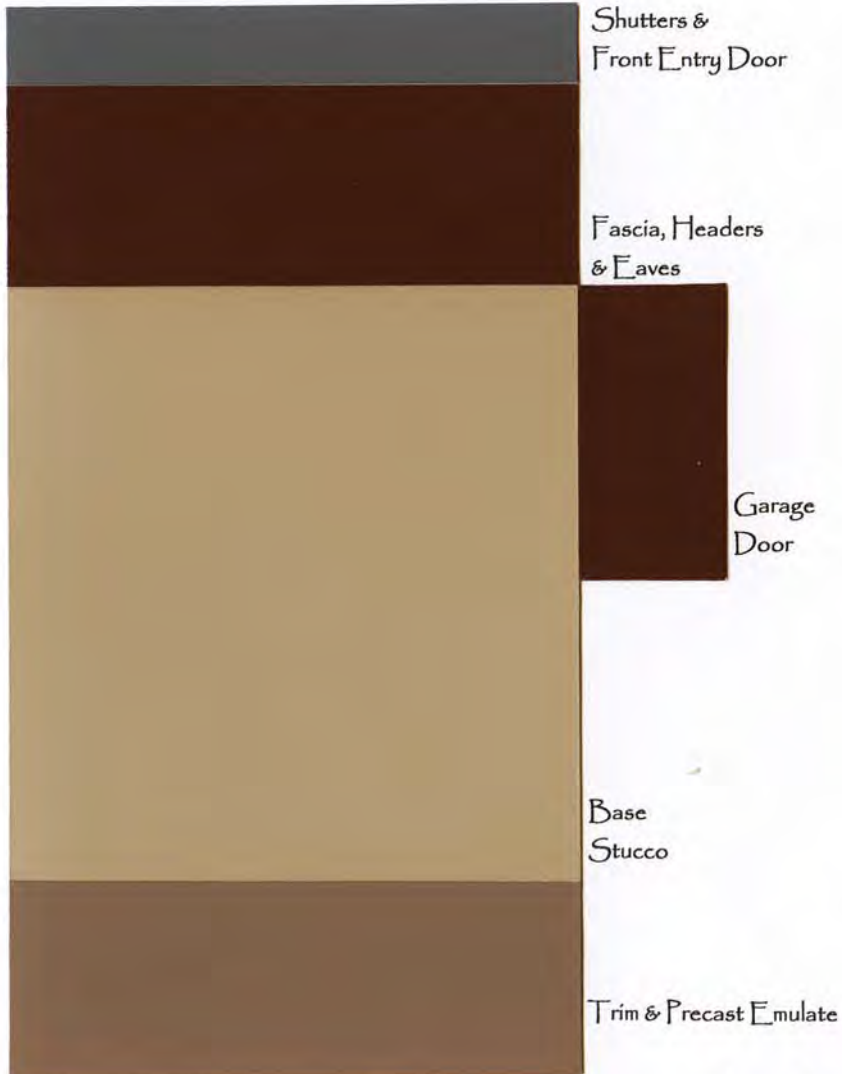
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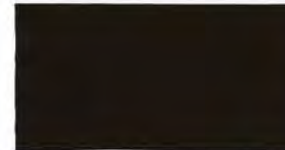
Color Scheme 3 - Spanish Colonial & Spanish Monterey



Spanish Roof Tile



Accent Brick Sill



Wrought Iron



Clay Outlookers

Thunderbird 3-PAC STD

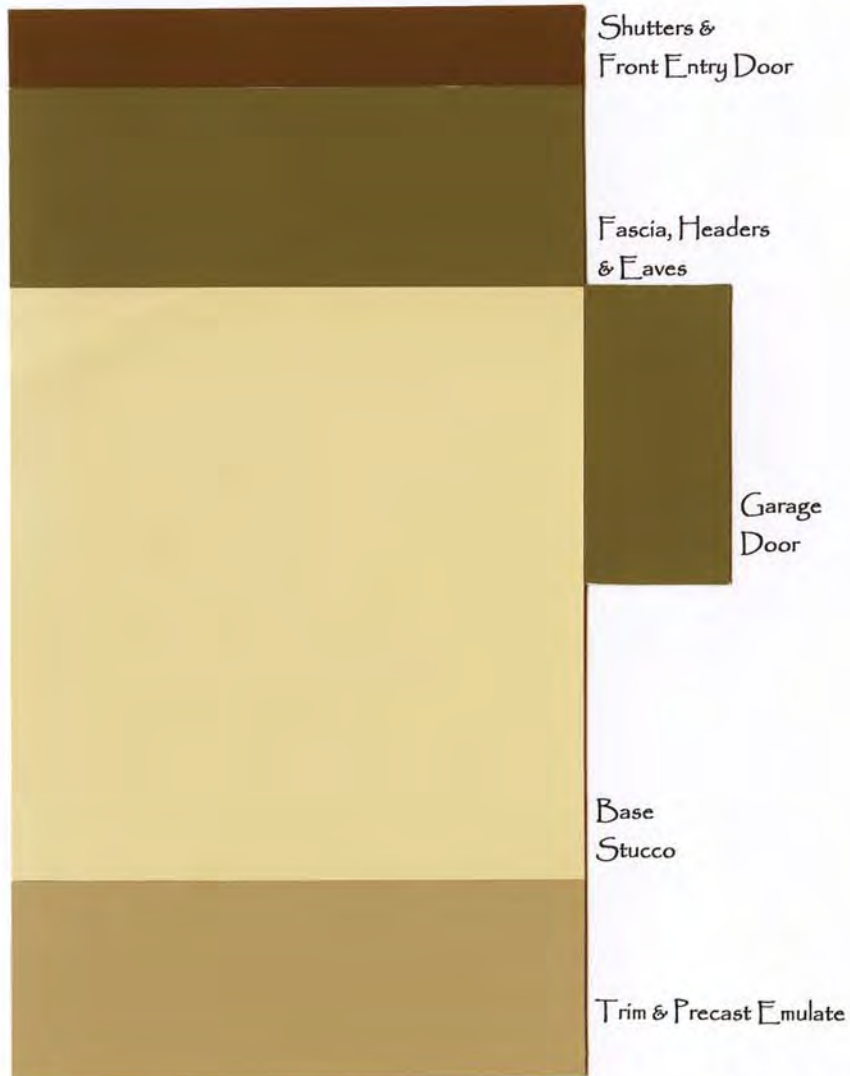
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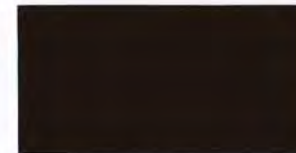
Color Scheme 4 - Spanish Colonial & Spanish Monterey



'S' Roof Tile



Accent Brick Sill



Wrought Iron



Clay Outlookers

Thunderbird 3-PAC SFD

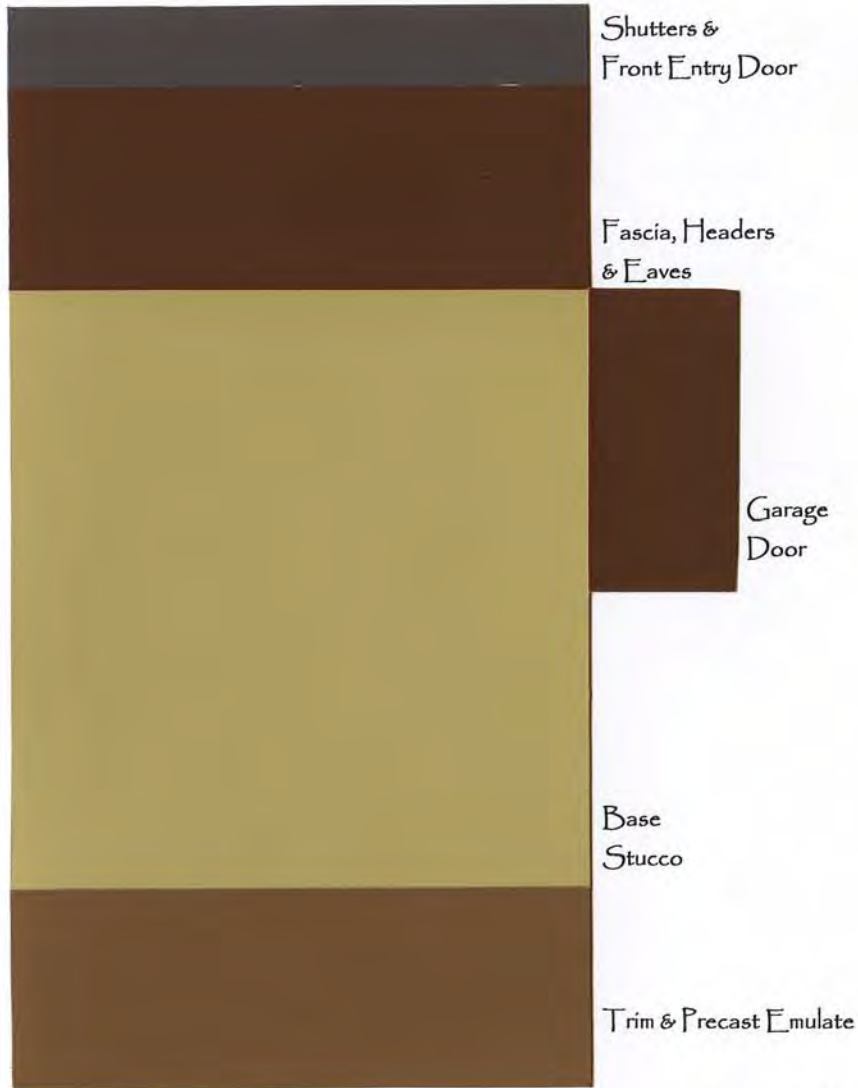
DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES COMPANY RESERVES THE RIGHT TO MODIFY THIS COLOR SCHEME S AT ANY TIME WITHOUT PRIOR NOTICE THE COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED AT THE MODELS.

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Color Scheme 5 - Rural Mediterranean



'S' Roof Tile



Stone



Wrought Iron



Clay Outlookers

Thunderbird 3-PAC SFD

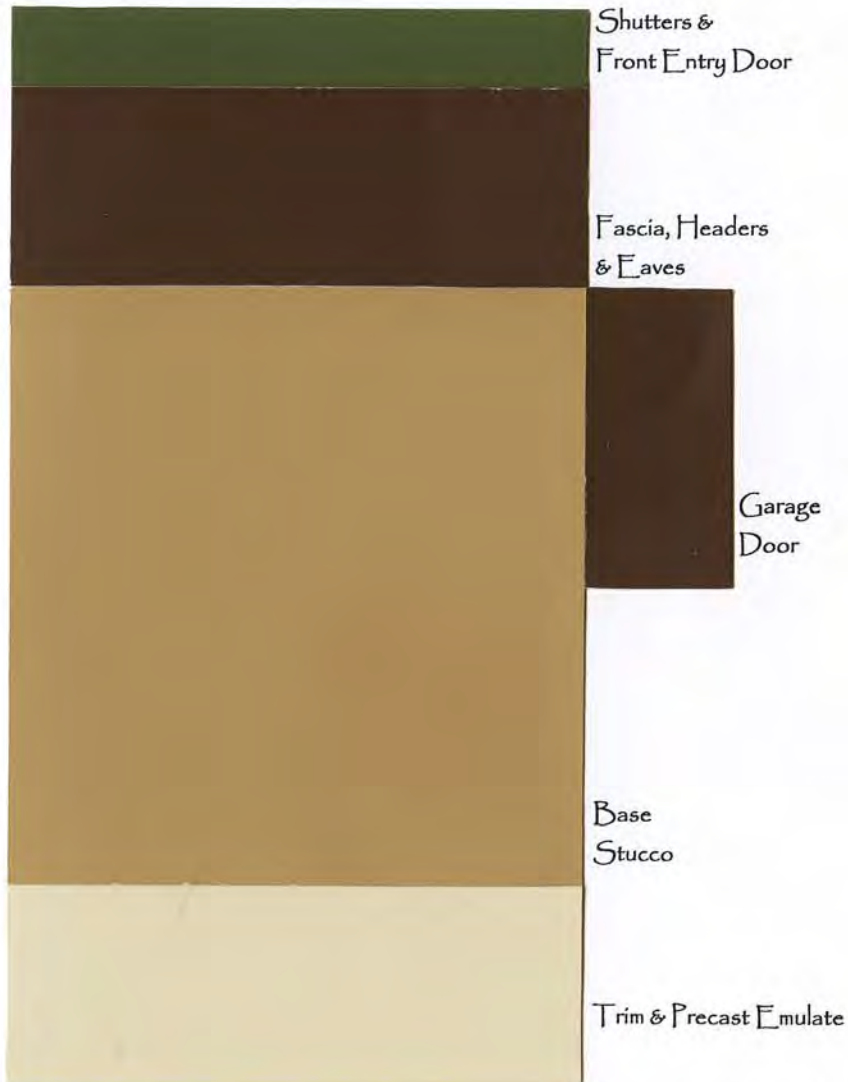
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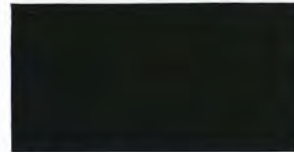
Color Scheme 6 – Rural Mediterranean



'S' Roof Tile



Stone



Wrought Iron



Clay Outlookers

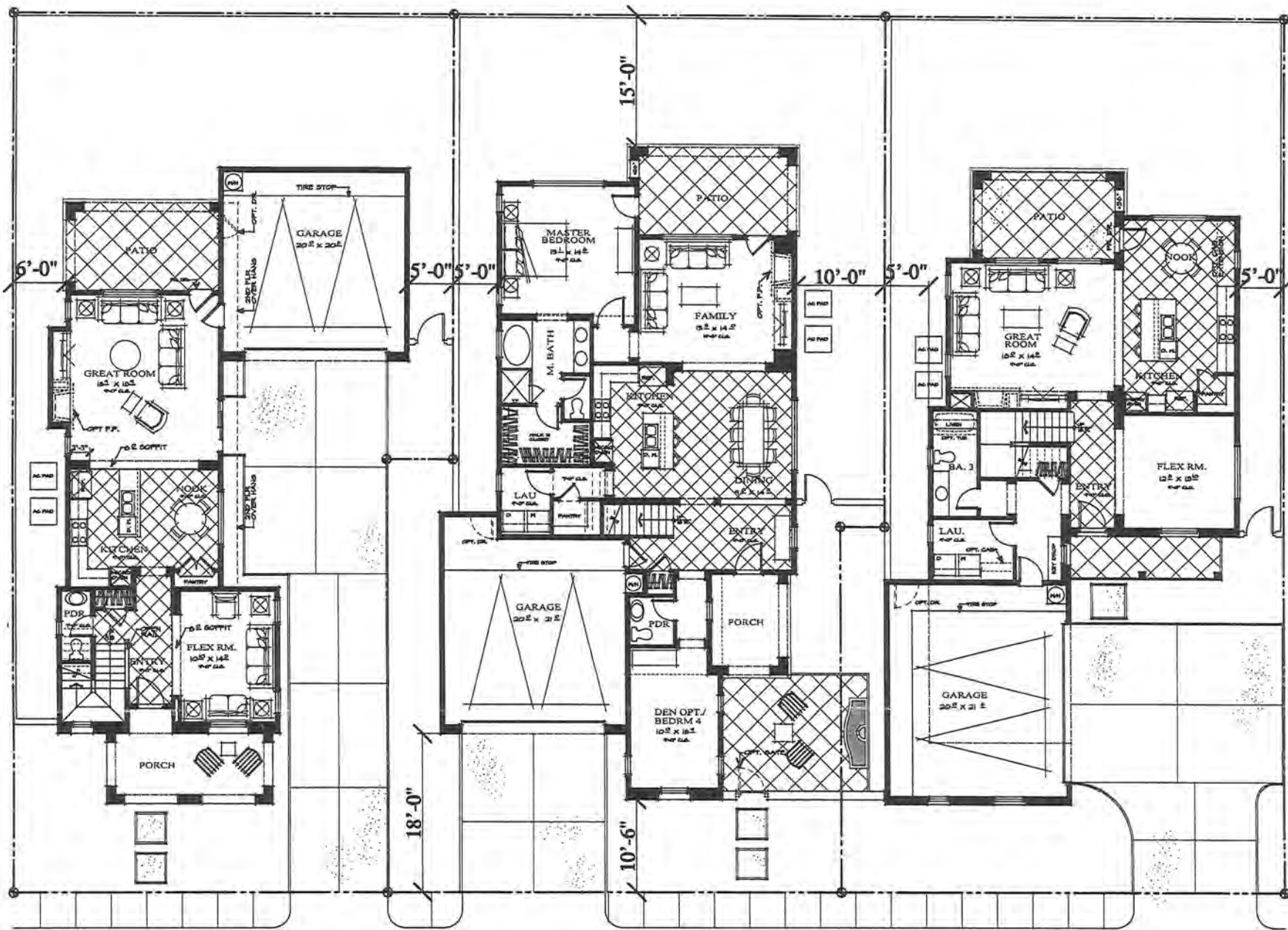
Thunderbird 3-PAC SFD

DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES COMPANY RESERVES THE RIGHT TO MODIFY THIS COLOR SCHEME S AT ANY TIME WITHOUT PRIOR NOTICE THE COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED AT THE MODELS.

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PLAN 1

PLAN 2

PLAN 3

CONCEPTUAL
FIRST FLOOR PLAN

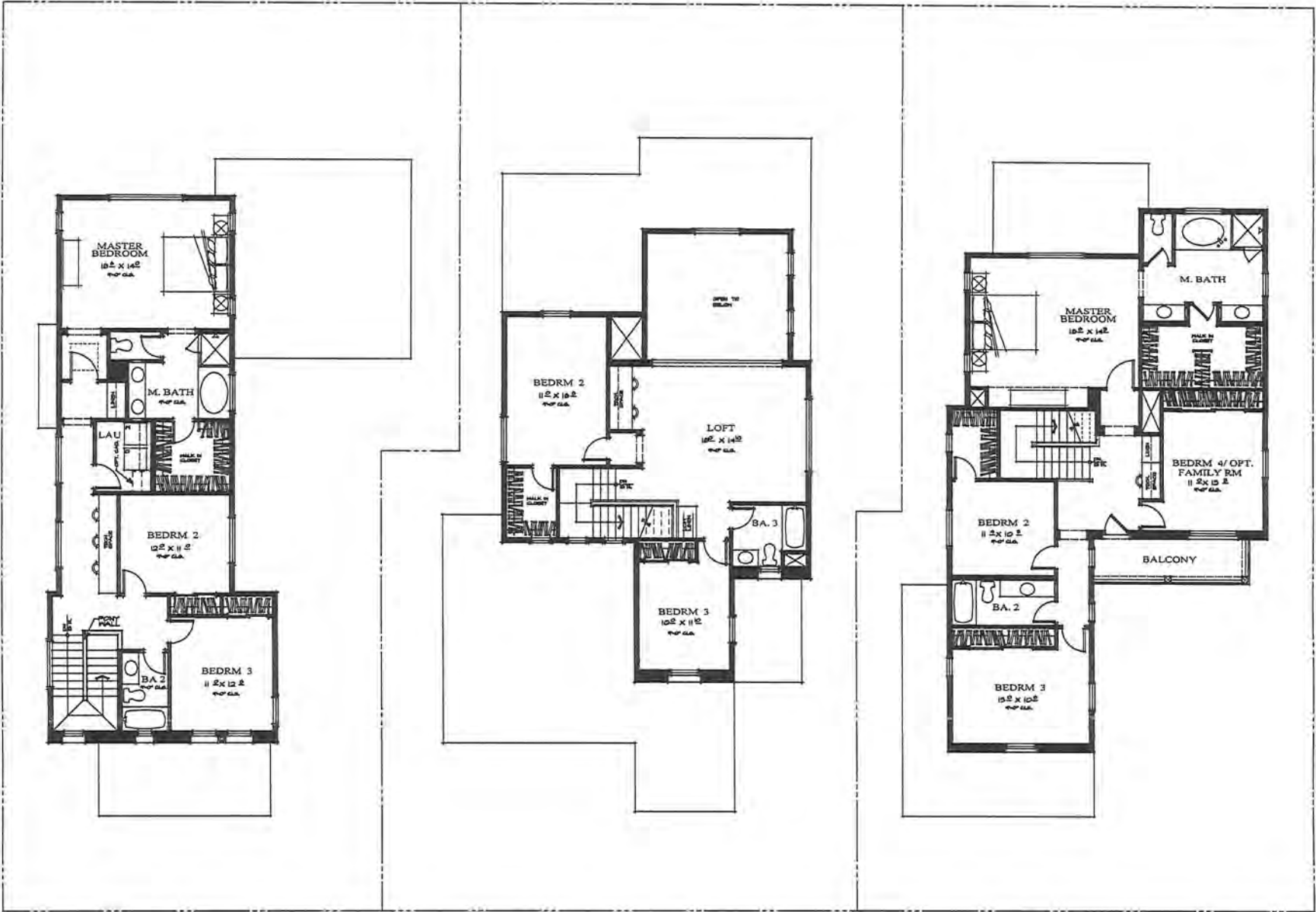
3PAC-SINGLE FAMILY DETACHED
THUNDERBIRD SCHOOL

Cachet Homes

15-175 N. GREENWAY/BLVDEN LOOP
SUITE 200
SCOTTSDALE, ARIZONA 85260
TEL: (480) 334-7900 FAX: (480) 334-7901

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Architecture and Land Planning
2001 Orchard Dr. Suite 100
Newport Beach, CA 92660-0703
Telephone 949-553-0100



PLAN 1

PLAN 2

PLAN 3

CONCEPTUAL
SECOND FLOOR PLAN

Cachet Homes

15475 N. GREENWAY-HAYDISH LOOP
SUITE 200
SCOTTSDALE, ARIZONA 85260
TEL (480) 336-7990 FAX (480) 336-7991

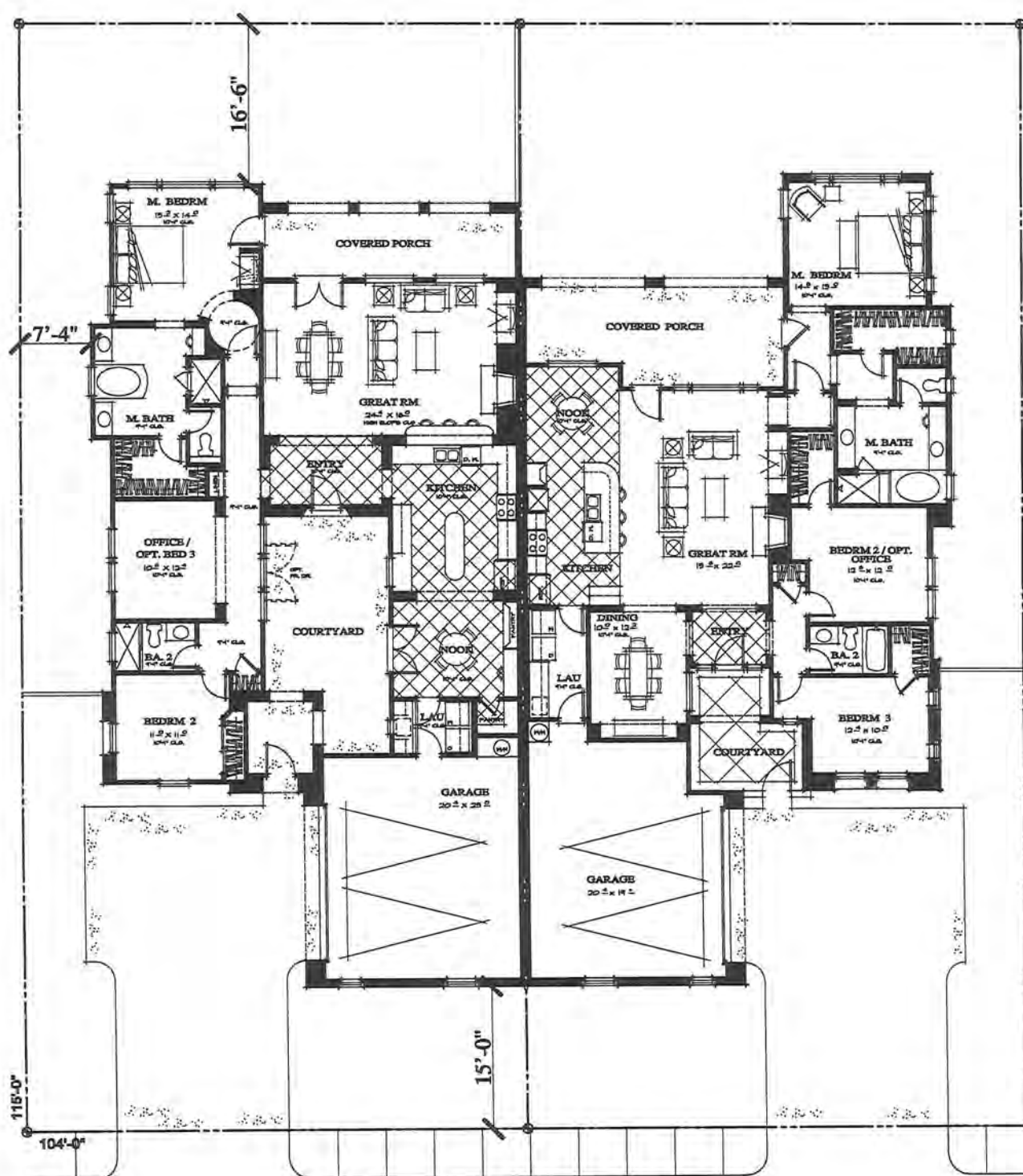
3PAC-SINGLE FAMILY DETACHED
THUNDERBIRD SCHOOL

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Newport Beach, CA 92660-0703
Telephone 949-555-8200

08.03.07

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PLAN 1

PLAN 2

CONCEPTUAL FLOOR PLAN

DUPLEX HOMES THUNDERBIRD SCHOOL

Cacher Homes

1473 E. GREENWAY-BAYVIEW LOOP
SUITE 200
SCOTTSDALE, ARIZONA 85258
TEL: (480) 336-0000 FAX: (480) 336-7001

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PLAN 1

PLAN 2

CONCEPTUAL
FRONT ELEVATION

DUPLEX HOMES

THUNDERBIRD SCHOOL

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SUITE 200
SCOTTSDALE, ARIZONA 85258
PH: (480) 336-7000 FAX: (480) 336-7001

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Beverly Hills, CA 90210-0700
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DuplexHomes Thunderbird School

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JOB# 462-07123
COLOR SELECTION CHART

AUGUST 7, 2007

ROOF: EAGLE
PAINT: DUNN EDWARDS
CERAMIC TILE: TIERRA Y FUEGO
GROUT: CUSTOM BUILDING PRODUCT

SCHEME #	1	2	3	4
FASCIA, HEADER, EAVES RAFTER TAIL & GARAGE DOOR	DEA 162 LOG CABIN	DE6231 SHAKER GRAY	DE6077 DEEP BROWN	DE6063 BLACK WALNUT
SHUTTERS & FRONT ENTRY DOOR	DE6376 LOOKING GLASS	DE6231 SHAKER GRAY	DE6077 DEEP BROWN	DE6063 BLACK WALNUT
TRIM/ PRECAST EMULATE	DE6207 EGYPTION SAND	DEC760 DESERT GRAY	DE6215 WOODEN PEG	DE6206 DESERT SUEDE
BASE STUCCO	DEW327 LILY	DE6178 BOUTIQUE BEIGE	DE6192 NOMADIC TAUPE	DEC717 BAKED POTATO
CERAMIC TILE	ROSARIO 20034 	SANTA MONICA 20001 	JAEN 20039 	SALAMANCA 20004 
GROUT	#10 ANTIQUE WHITE	#382 BONE	#382 BONE	#380 HAYSTACK
'S' ROOF TILE	3646	3680	3606	3645
CLAY OUTLOOKER	DE 6112 CEDAR CHEST	DE 6112 CEDAR CHEST	DE 6112 CEDAR CHEST	DE 6112 CEDAR CHEST
WROUGHT IRON	DEA 187 BLACK	DEA 187 BLACK	DEA 187 BLACK	DEA 187 BLACK

Color Scheme 1



'S' Roof Tile



Ceramic Tiles



Wrought Iron



Clay Outlookers

Cachet Homes

*Duplex Homes
Thunderbird School*

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Color Scheme 2



'S' Roof Tile



Ceramic Tiles



Wrought Iron



Clay Outlookers

Cachet Homes

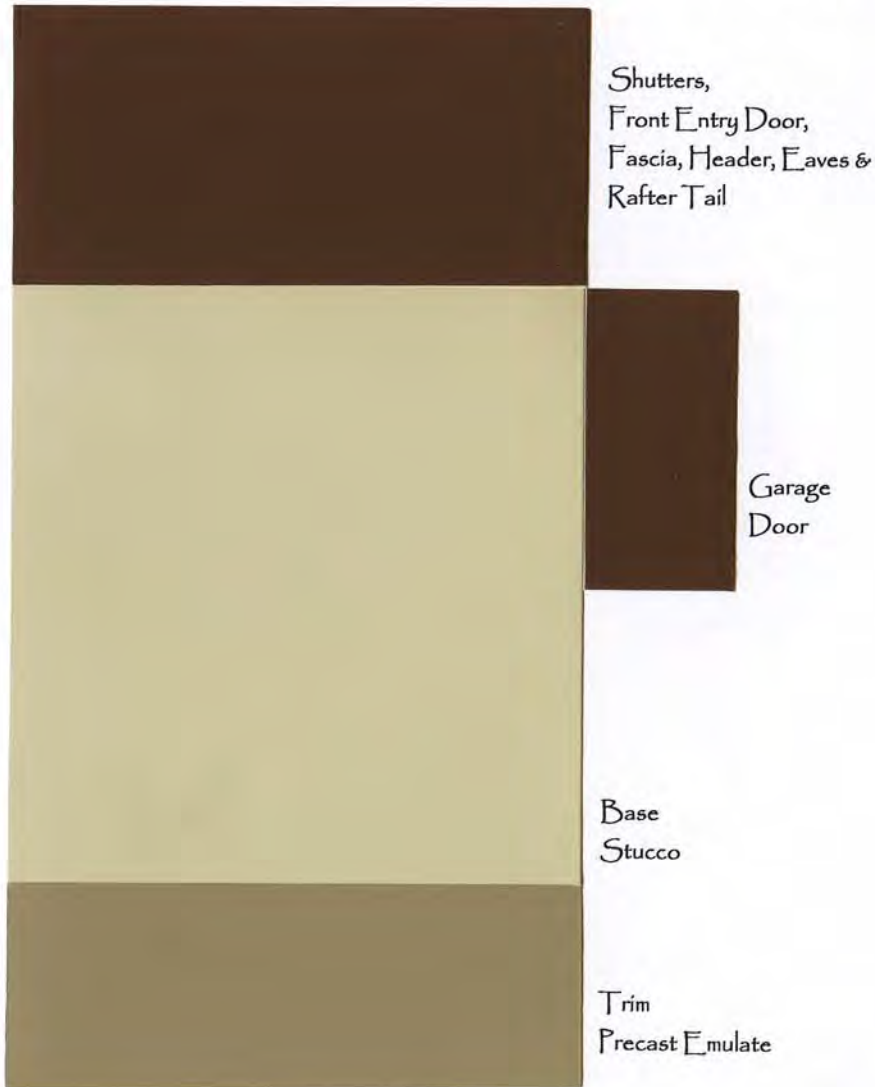
*Duplex Homes
Thunderbird School*

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DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES RESERVES
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Color Scheme 3



'S' Roof Tile



Ceramic Tiles



Wrought Iron



Clay Outlookers

Cachet Homes

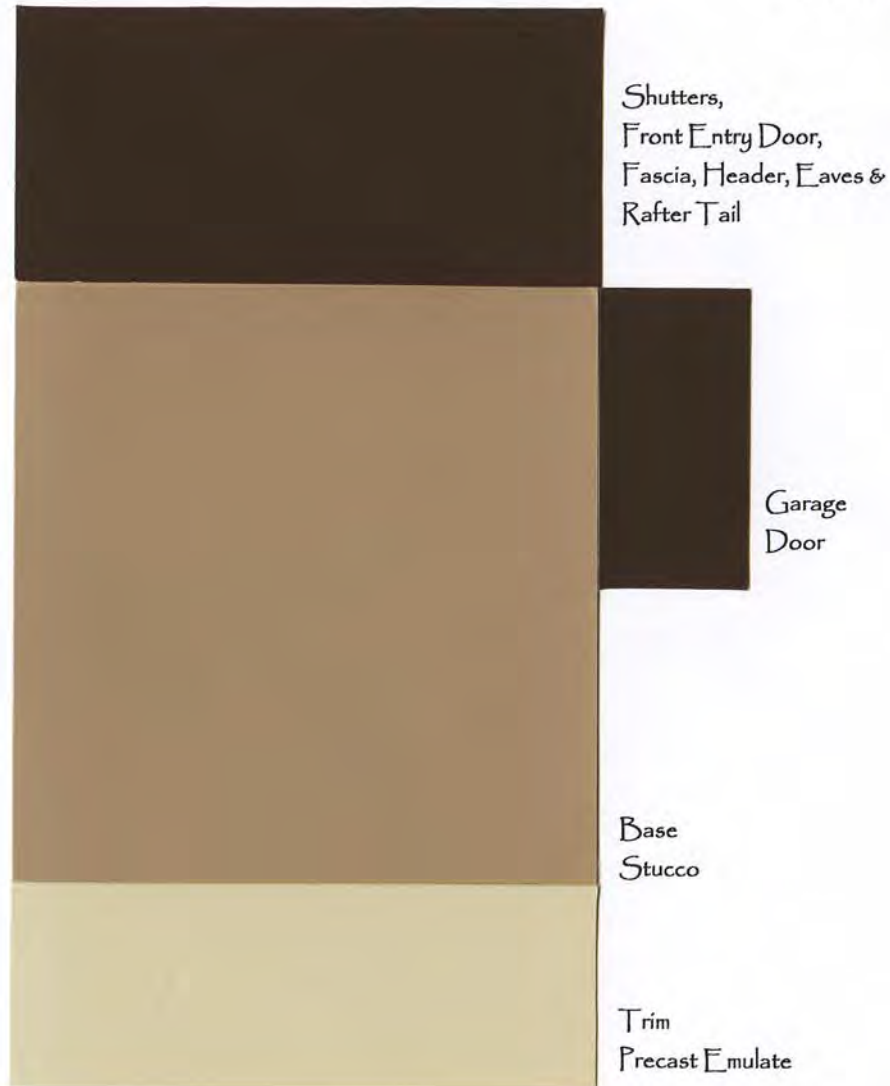
*Duplex Homes
Thunderbird School*

DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR
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COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED
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Color Scheme 4



'S' Roof Tile



Ceramic Tiles



Wrought Iron



Clay Outlookers

Cachet Homes

*Duplex Homes
Thunderbird School*

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PLAN 2

PLAN 1



PLAN 3



PLAN 4

CONCEPTUAL
FRONT ELEVATION

GARDEN COURT CLUSTER
THUNDERBIRD SCHOOL

Cachet Homes

15475 N. GREENWAY - HAYDEN LOOP
SUITE 100
SCOTTSDALE, ARIZONA 85260
TEL: (480) 350-7000 FAX: (480) 350-7001

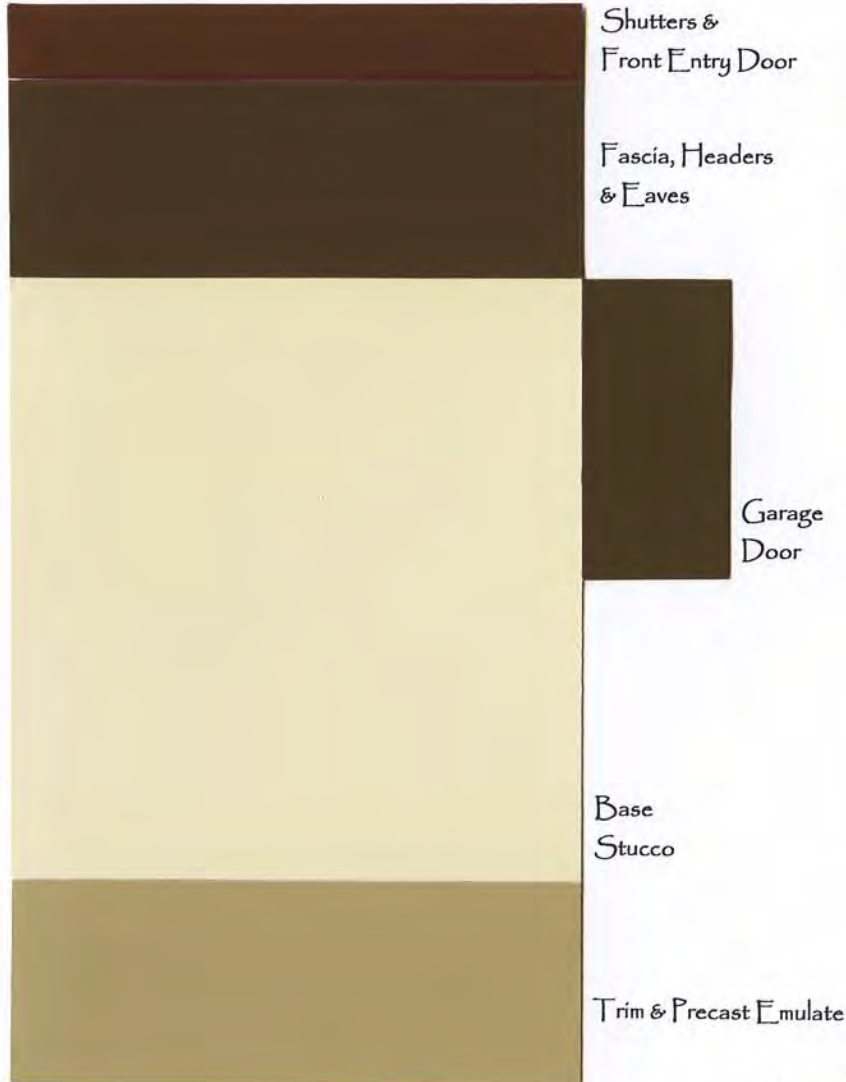
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ARCHITECTS
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Architecture and Land Planning
5500 Orchard Dr. Suite 100
Beverly Hills, CA 90210-0923
Telephone 310-653-6100

08.03.07

[illegible]

Color Scheme 1



'S' Roof Tile



Brick



Wrought Iron



Clay Outlookers

Cachet Homes

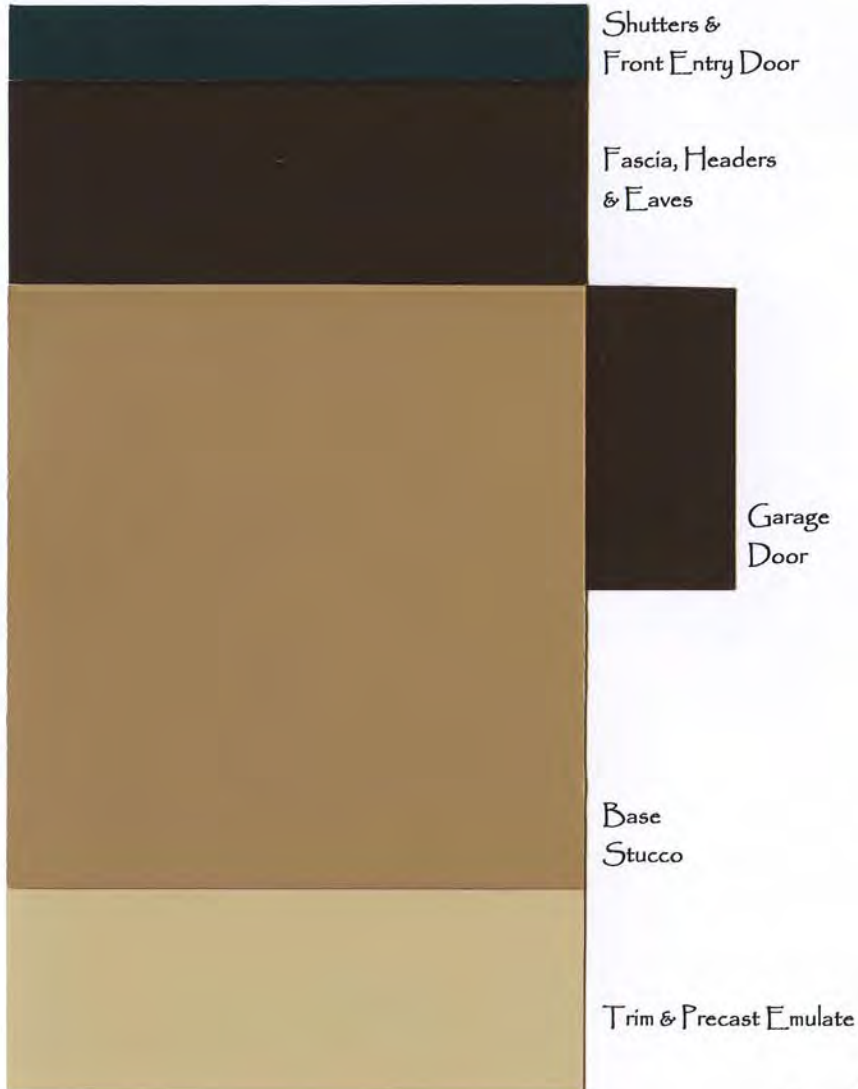
Garden Court Cluster Thunderbird School

DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES RESERVES THE RIGHT TO MODIFY THIS COLOR SCHEME AT ANY TIME WITHOUT PRIOR NOTICE THE COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED AT THE MODELS.

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Color Scheme 2



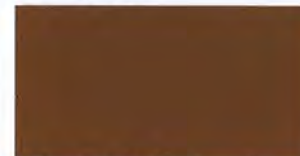
'S' Roof Tile



Brick



Wrought Iron



Clay Outlookers

Cachet Homes

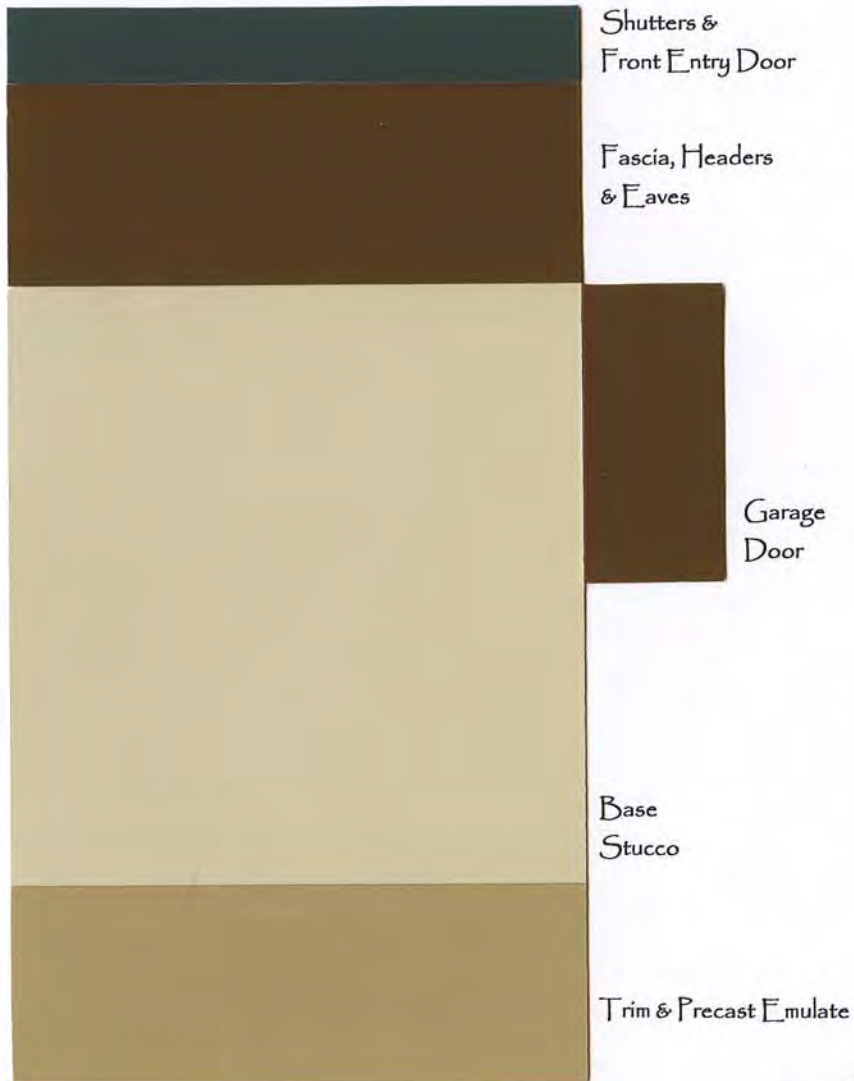
Garden Court Cluster Thunderbird School

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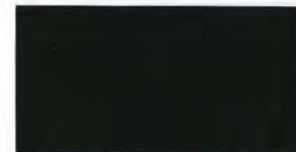
Color Scheme 3



S' Roof Tile



Brick



Wrought Iron



Clay Outlookers

Cachet Homes

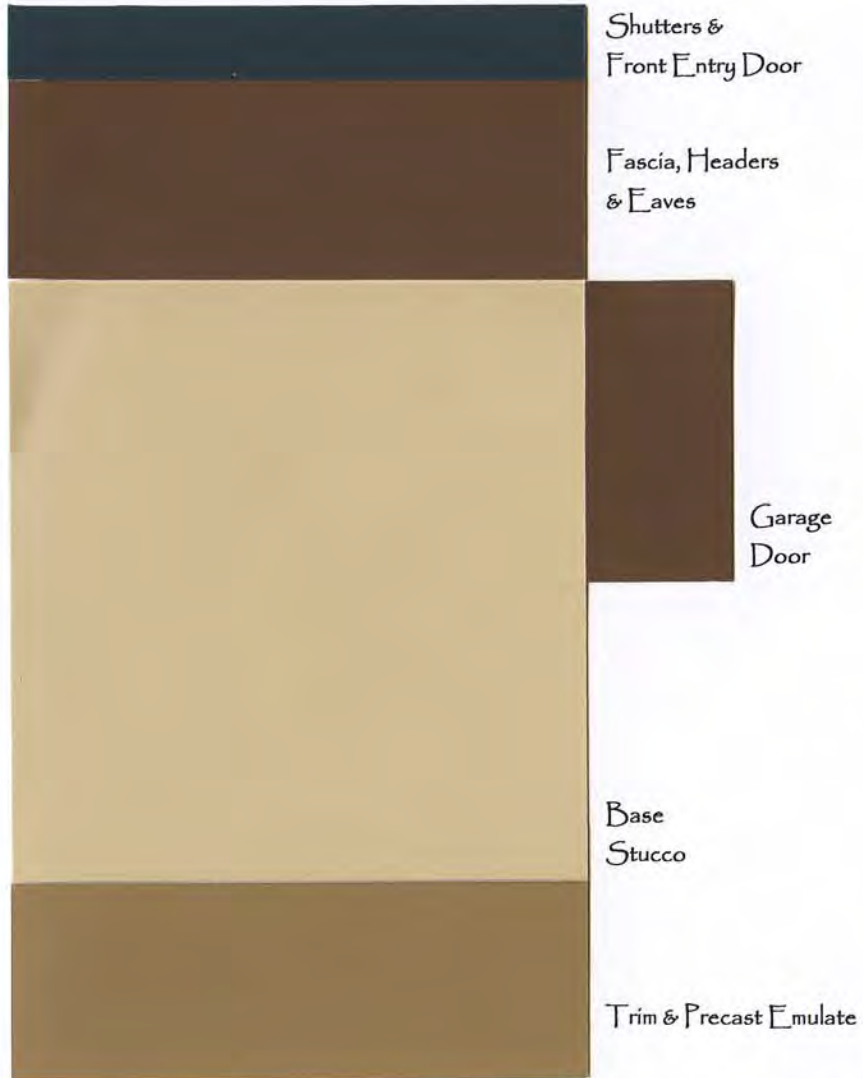
Garden Court Cluster Thunderbird School

DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES RESERVES THE RIGHT TO MODIFY THIS COLOR SCHEME AT ANY TIME WITHOUT PRIOR NOTICE THE COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED AT THE MODELS.

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Color Scheme 4



'S' Roof Tile



Brick



Wrought Iron



Clay Outlookers

Cachet Homes

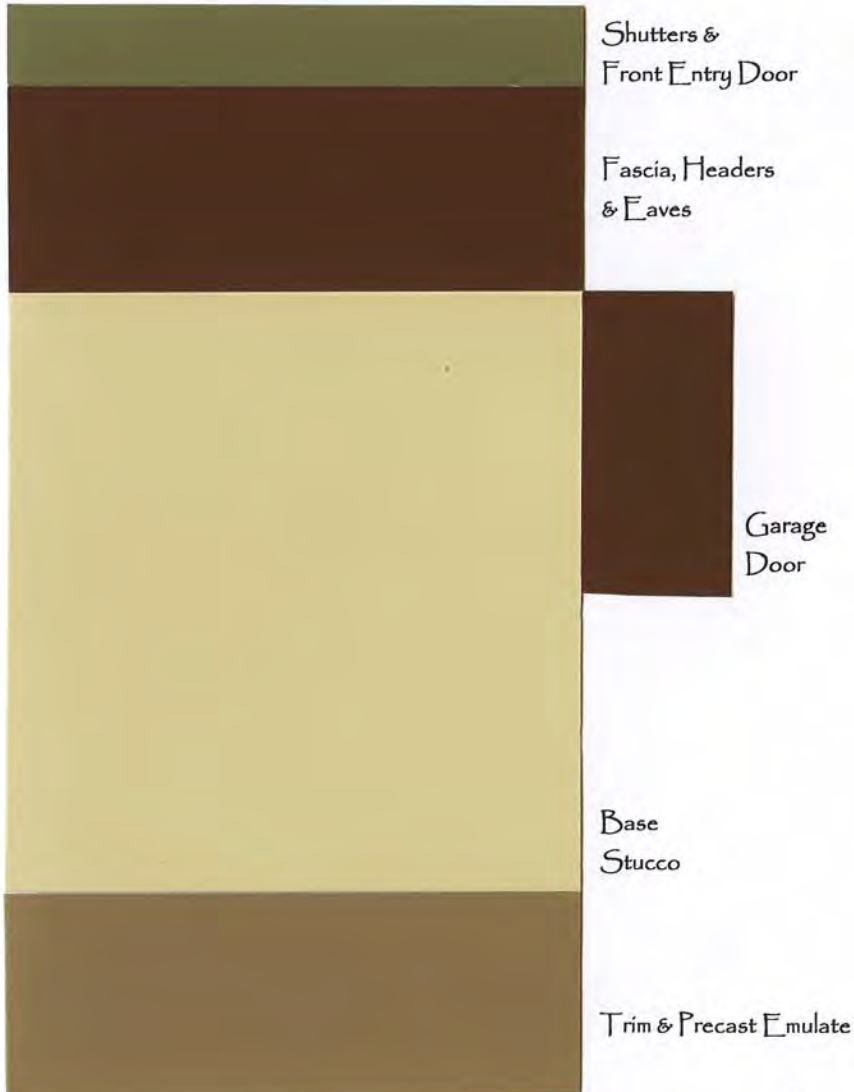
Garden Court Cluster Thunderbird School

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Color Scheme 5



'S' Roof Tile



Brick



Wrought Iron



Clay Outlookers

Cachet Homes

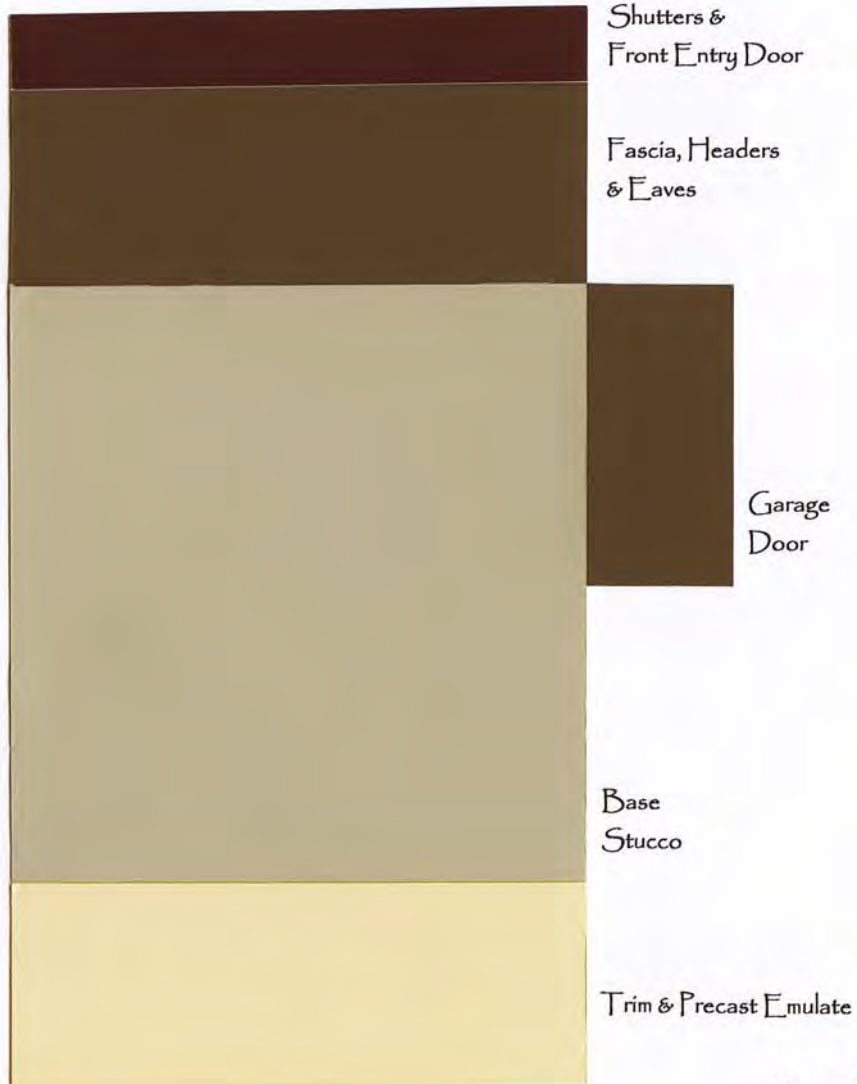
Garden Court Cluster Thunderbird School

DUE TO THE LIMITATIONS OF THE PRINTING PROCESS, COLOR MAY APPEAR DIFFERENT THAN THE ACTUAL COLOR. CACHET HOMES RESERVES THE RIGHT TO MODIFY THIS COLOR SCHEME AT ANY TIME WITHOUT PRIOR NOTICE THE COLOR OF ROOFING AND MASONRY VENEER MAY VARY FROM SAMPLES VIEWED AT THE MODELS.

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Color Scheme 6



'S' Roof Tile



Brick



Wrought Iron



Clay Outlookers

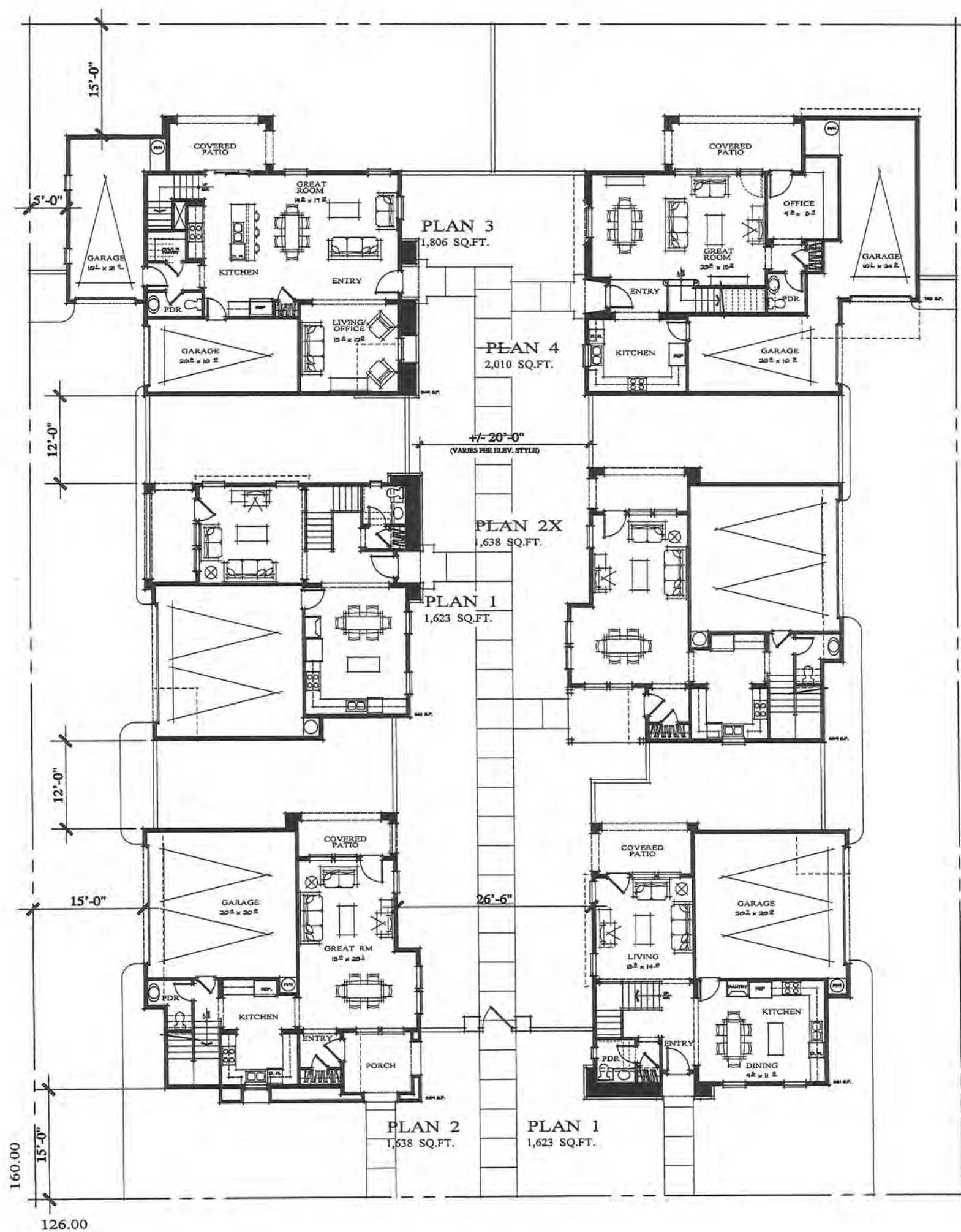
Cachet Homes

Garden Court Cluster Thunderbird School

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CONCEPTUAL FIRST FLOOR PLAN

GARDEN COURT CLUSTER THUNDERBIRD SCHOOL

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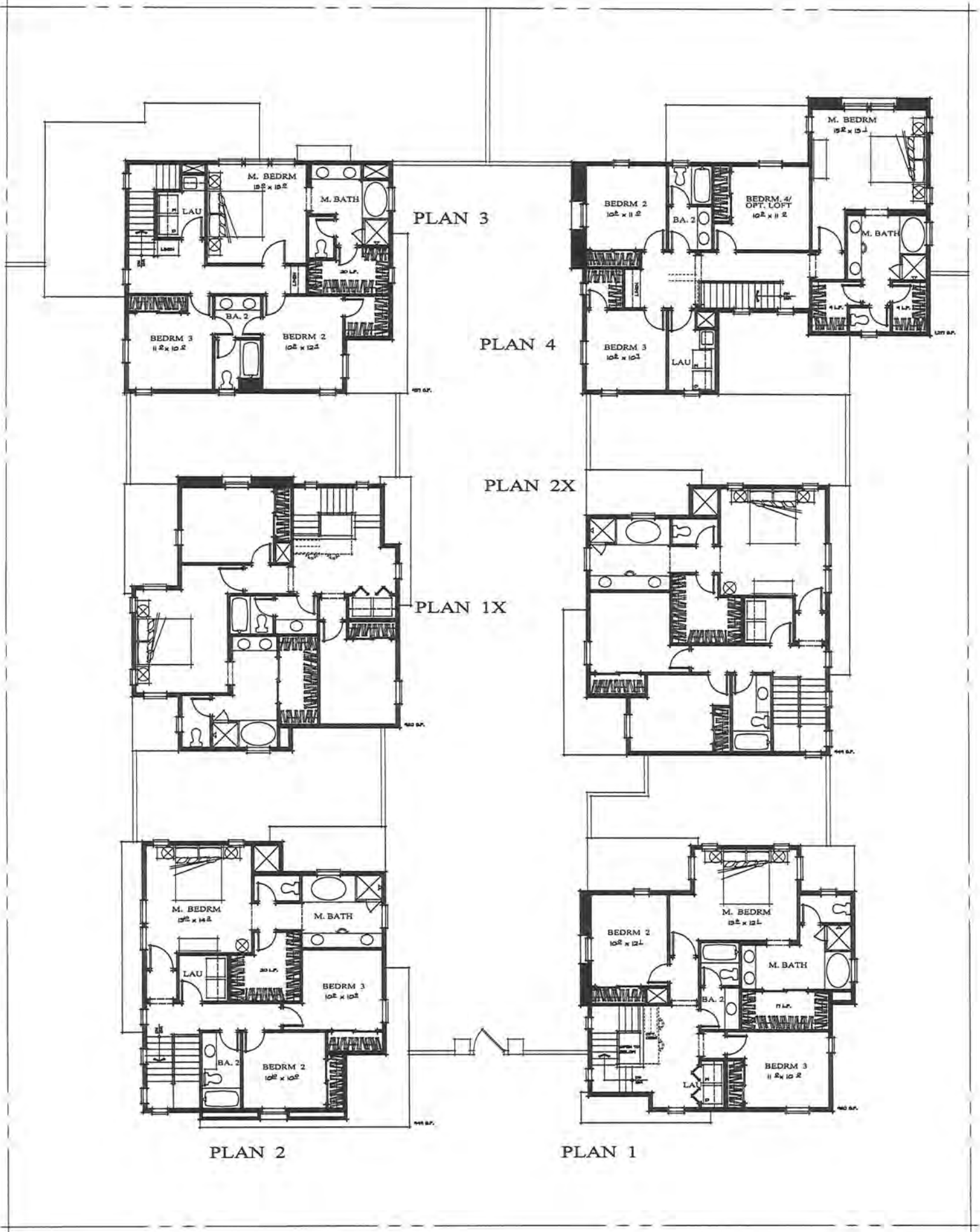
15475 N. GREENWAY AT RAYDEN LOOP
SUITE 300
SCOTTSDALE, ARIZONA 85266
TEL: (480) 330-7000 FAX: (480) 330-7001

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Architecture and Land Planning
2025 Orchard Dr. Suite 100
Newport Beach CA 92660-0703
Telephone 949-553-2100

08.03.07

COURTESY: BASSENIAN/LACONI ARCHITECTS



CONCEPTUAL
SECOND FLOOR PLAN

GARDEN COURT CLUSTER
THUNDERBIRD SCHOOL

Cachet Homes

13412 N. GREENWAY-HAYDEN LOOP
SUITE 824
SCOTTSDALE, ARIZONA 85268
PH: (480) 339-7008 FAX: (480) 339-7001

BASSENIAN
LAGONI

Architecture and Land Planning
2025 Ombard Dr. Suite 100
Sunnyvale, CA 94085-0703
Telephone 949-553-0500

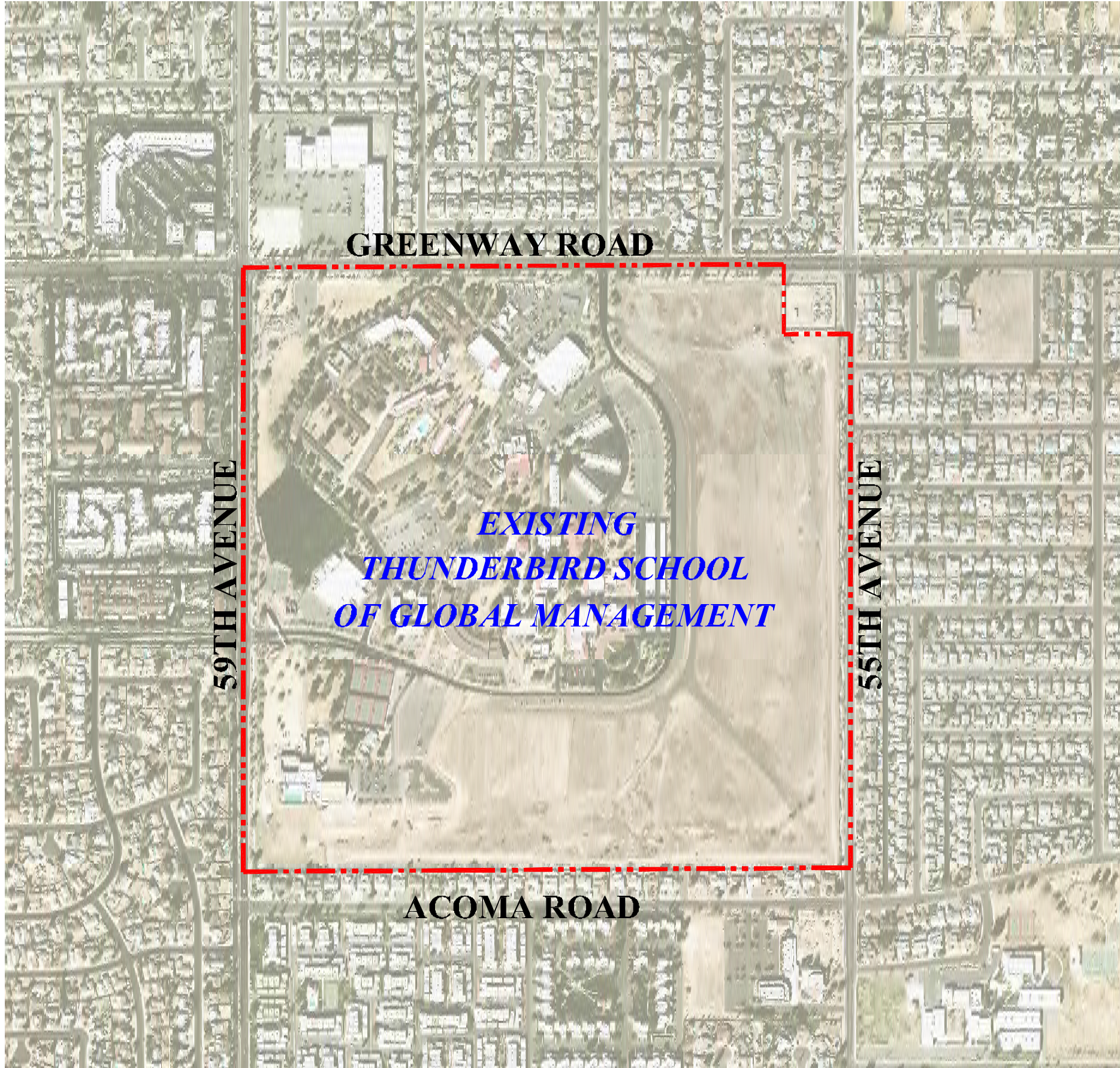
PROJECT INTRODUCTION

This package is a request for consideration of approval for a Master Signage Plan for a Planned Area Development (PAD) for the Thunderbird Property. The project includes Primary Project Monument signage that will define the major entry locations, and standards for additional freestanding monument signage, directional signage, building mounted tenant identification and temporary signage.

The Thunderbird site is planned as a mixed-use infill project bounded by Greenway Road on the north and 59th Avenue on the west. 55th Avenue runs along the eastern edge of the property and Acoma Road is separated from the southern perimeter by a row of existing single family homes.

This project, home to the Thunderbird School of Global Management, covers approximately 157 acres of developed and vacant land. The PAD application proposes to aggregate the overall property into a series of development "districts" that each has a unique land use program. The districts are as follows:

- Campus Core - will include the consolidated Thunderbird Campus and its associated services/structures. The approximate area of this district is 40 acres.
- Village Retail/Office/Residential - this district will include a mixture of commercial, employment and medium density residential land uses in an urbanized mixed-use environment. The approximate area of this district is 24 acres.
- Hotel/Conference Center - will include the existing hotel and conference center facilities and will allow for future expansion or redevelopment for these uses. The approximate area of this district is 11 acres.
- Campus Residential - this district will develop as a multi-family residential community with strong emphasis on providing student housing as well as community housing opportunities. The approximate area of this district is 15 acres.
- Neighborhood Residential - will include a variety of moderate density residential development that will include a mixture of product types providing a traditional neighborhood setting. The approximate area of this district is 52 acres.
- Recreational - will encapsulate the existing YMCA facility and regional retention basin, and provide planned improvements that will emphasize the recreational character of this district. The approximate area of this district is 9 acres.
- Office - this district is slated for office/employment development . The approximate area of this district is 6 acres.



CONTEXT SITE AERIAL



THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT
GLENDALE, ARIZONA



MASTER SIGNAGE PLAN

SIGN LOCATION KEY MAP

PERMANENT FREESTANDING SIGNAGE:

- A** Primary Monumentation - Overall Project
- B** Secondary Monumentation - Thunderbird School/Campus Core
- C** Secondary Monumentation - Neighborhood Residential
- E** Secondary Monumentation - Campus Residential
- G** Entry/Marquee Signage - Village Retail/Office/Residential
- I** Entry/Marquee Signage - Office/YMCA/Recreational
- N** Minor Identifying Signage - Office/YMCA/Recreational
- O** Secondary Monumentation - Hotel/Conference Center
- P** Directional Signage - Campus Core, Loop Road Intersections

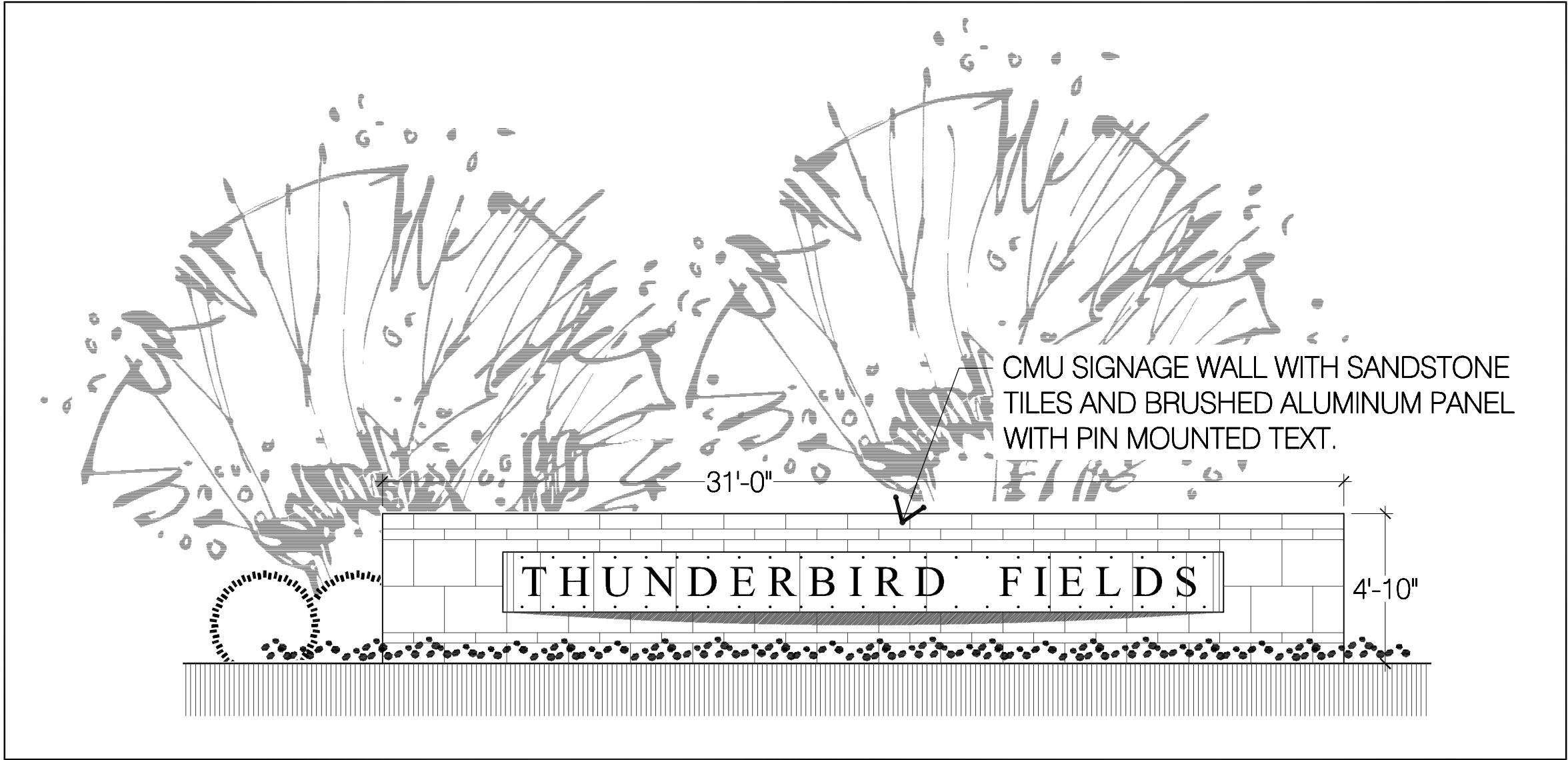
TEMPORARY SIGNAGE:

- D** Temporary Signage - Neighborhood Residential
- F** Temporary Signage - Campus Residential

BUILDING MOUNTED SIGNAGE:

- H** Building Mounted Signage - Village Retail/Office/Residential
- J** Building Mounted Signage - Office
- K** Building Mounted Signage - YMCA/Recreational
- L** Building Mounted Signage - Thunderbird School/Campus Core
- M** Building Mounted Signage - Hotel/Conference Center

NOTE: ACREAGES & ALIGNMENTS ARE APPROXIMATE

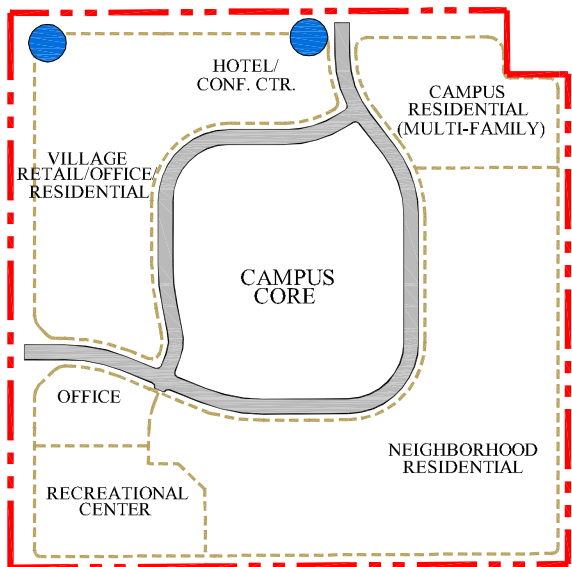


SIGNAGE MASTER PLAN



PRIMARY MONUMENTATION SIGNAGE

LOCATION:



- GREENWAY ROAD ENTRY
- 59th AVENUE / GREENWAY ROAD INTERSECTION

STANDARDS:

QUANTITY: 1
 MAX. AREA: 60 Sq.Ft.
 MAX. SIZE (LxH): 31'-0" x 10'-0"
 MATERIALS:

C.M.U. WALL WITH CUT
 SANDSTONE TILES TO
 MATCH EXISTING ON
 SITE; PIN MOUNTED
 ALUMINUM REVERSE PAN
 CHANNEL LETTERS



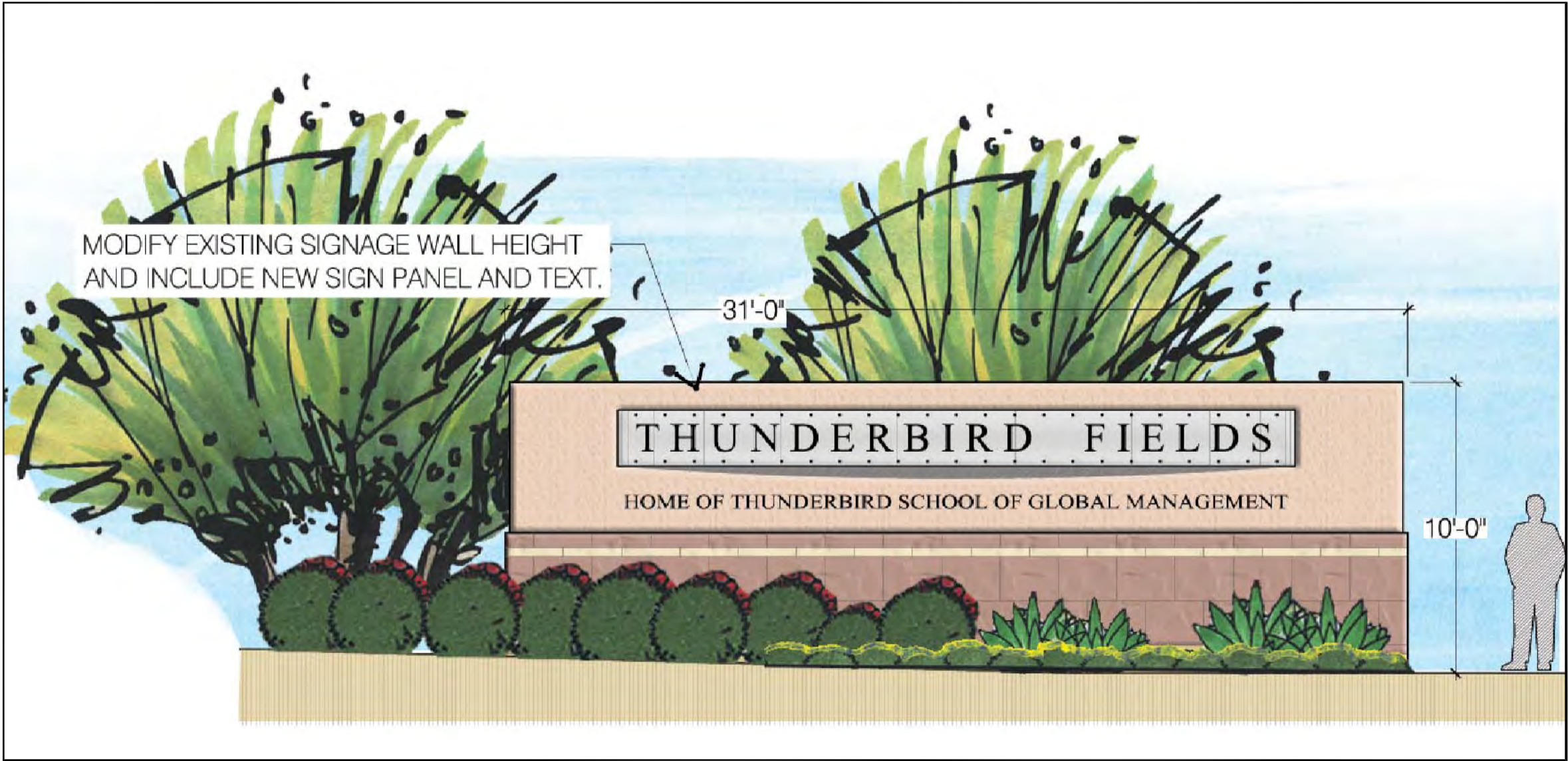
THUNDERBIRD

SCHOOL OF GLOBAL MANAGEMENT

SHEET 3 OF 12

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NOT TO SCALE
 DATE: 11.14.07
 JOB: 0623.1
 BY: JY/AMS
 REV:

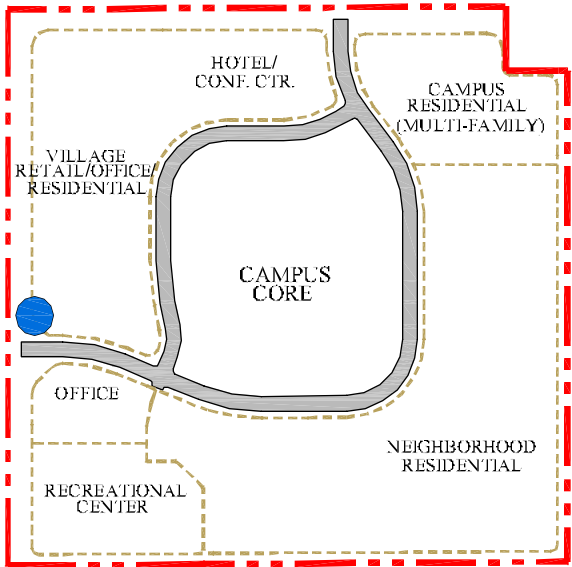


SIGNAGE MASTER PLAN



**PRIMARY
MONUMENTATION
SIGNAGE**

LOCATION:



● 59th AVNENUE ENTRY

STANDARDS:

QUANTITY: 1
MAX. AREA: 60 Sq.Ft.
MAX. SIZE (LxH): 31'-0" x 10'-0"
MATERIALS:

**C.M.U. WALL WITH CUT
SANDSTONE TILES TO
MATCH EXISTING ON
SITE; PIN MOUNTED
ALUMINUM REVERSE PAN
CHANNEL LETTERS**



THUNDERBIRD

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SHEET 4 OF 12

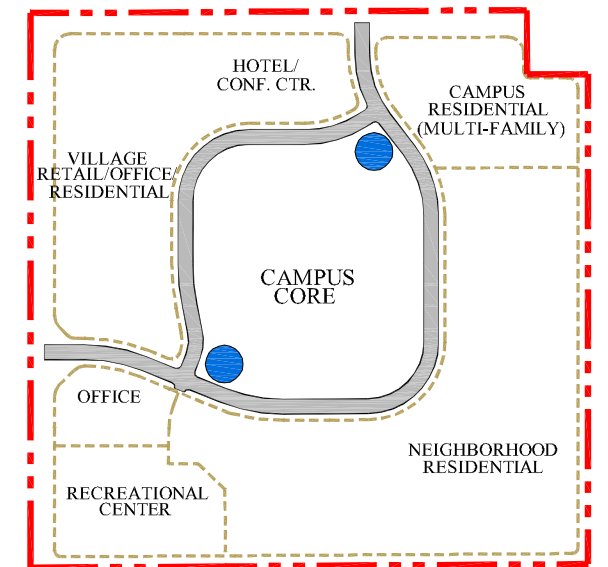
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NORTH
NOT TO SCALE
 DATE: 11.14.07
 JOB: 06251
 BY: JY/AMS
 REV:

SIGNAGE MASTER PLAN

B SECONDARY MONUMENTATION SIGNAGE

LOCATION:

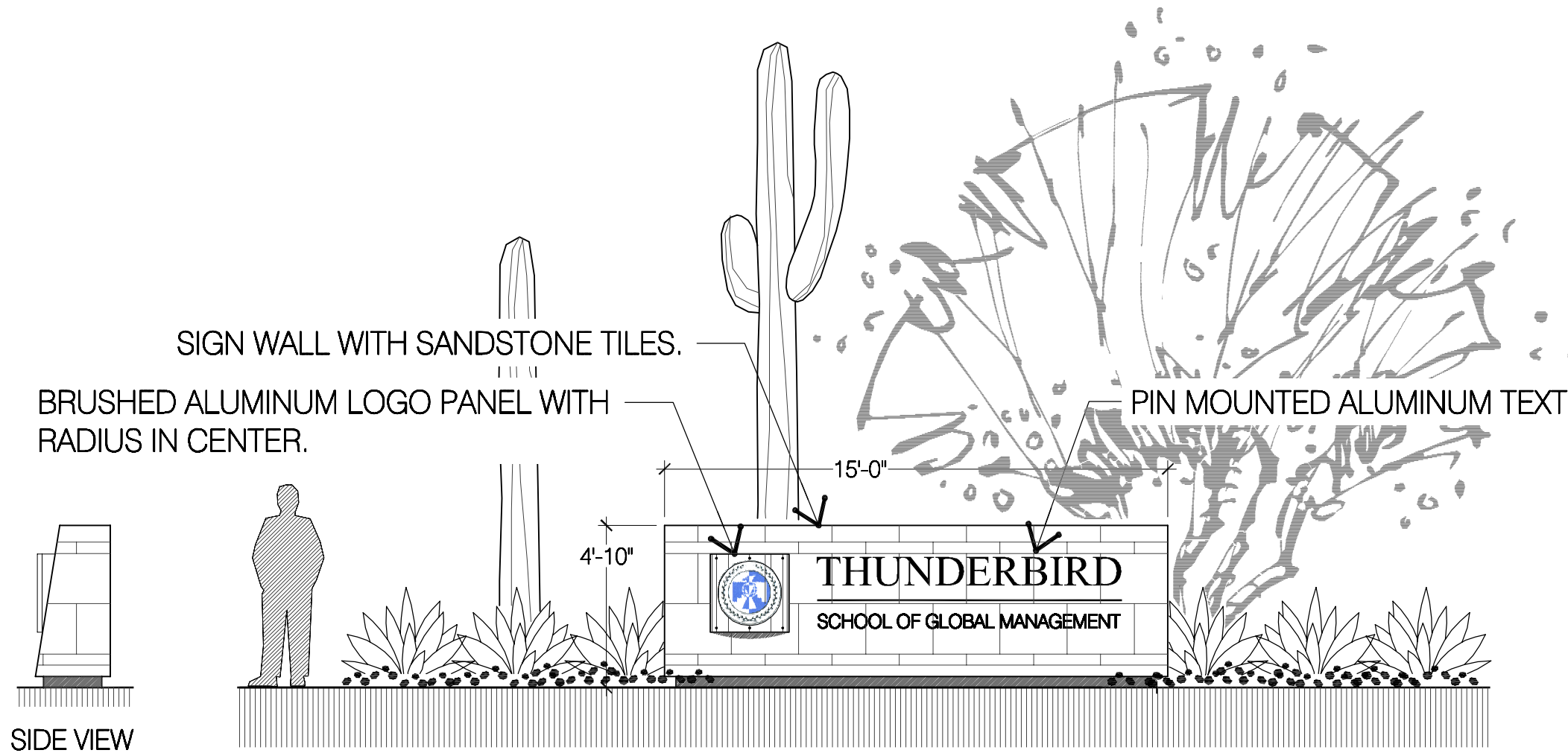


● LOOP ROAD INTERSECTIONS

STANDARDS:

QUANTITY: 2
MAX. AREA: 30 Sq.Ft.
MAX. SIZE (LxH): 15'-0" x 5'-0"
MATERIALS:

C.M.U. WALL WITH CUT
 SANDSTONE TILES TO MATCH
 EXISTING ON SITE; PIN
 MOUNTED ALUMINUM REVERSE
 PAN CHANNEL LETTERS, FLAT
 CUT OUT LETTERS OR SIGN
 PANELS



SIDE VIEW

THUNDERBIRD

SCHOOL OF GLOBAL MANAGEMENT

SHEET 5 OF 12



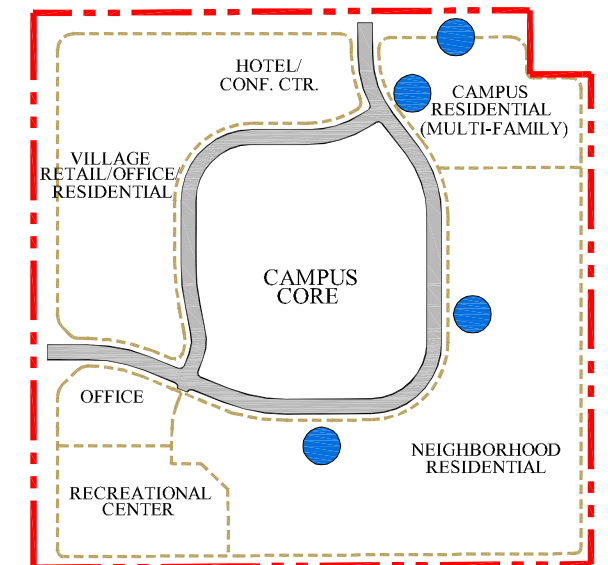
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NOT TO SCALE
 DATE: 11.14.07
 JOB: 0023.1
 BY: JY/AMS
 REV:

SIGNAGE MASTER PLAN

C SECONDARY
MONUMENTATION
E (RESIDENTIAL)

LOCATION:



- CAMPUS RESIDENTIAL FRONTAGE & ENTRY
- NEIGHBORHOOD RESIDENTIAL FRONTAGE & ENTRY

STANDARDS:

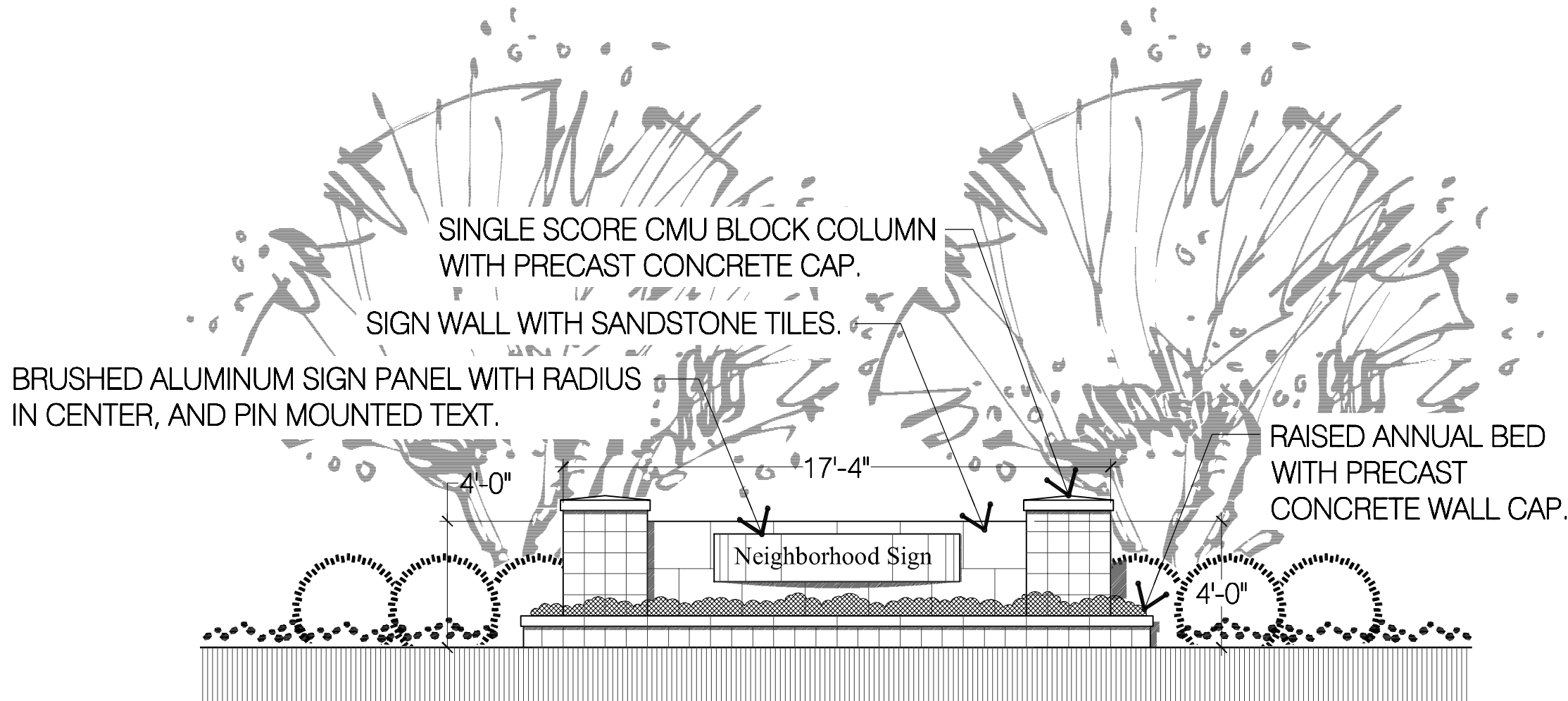
QUANTITY: 1 PER ENTRANCE

MAX. AREA: 16 Sq.Ft.

MAX. SIZE (LxH): 18'-0" x 5'-0"

MATERIALS:

C.M.U. WALL WITH CUT SANDSTONE TILES TO MATCH EXISTING ON SITE; PIN MOUNTED ALUMINUM REVERSE PAN CHANNEL LETTERS OR SIGN PANELS, SINGLE SCORE C.M.U. BLOCK THEME PILLARS, PRECAST CONCRETE COLUMN AND WALL CAPS



THUNDERBIRD

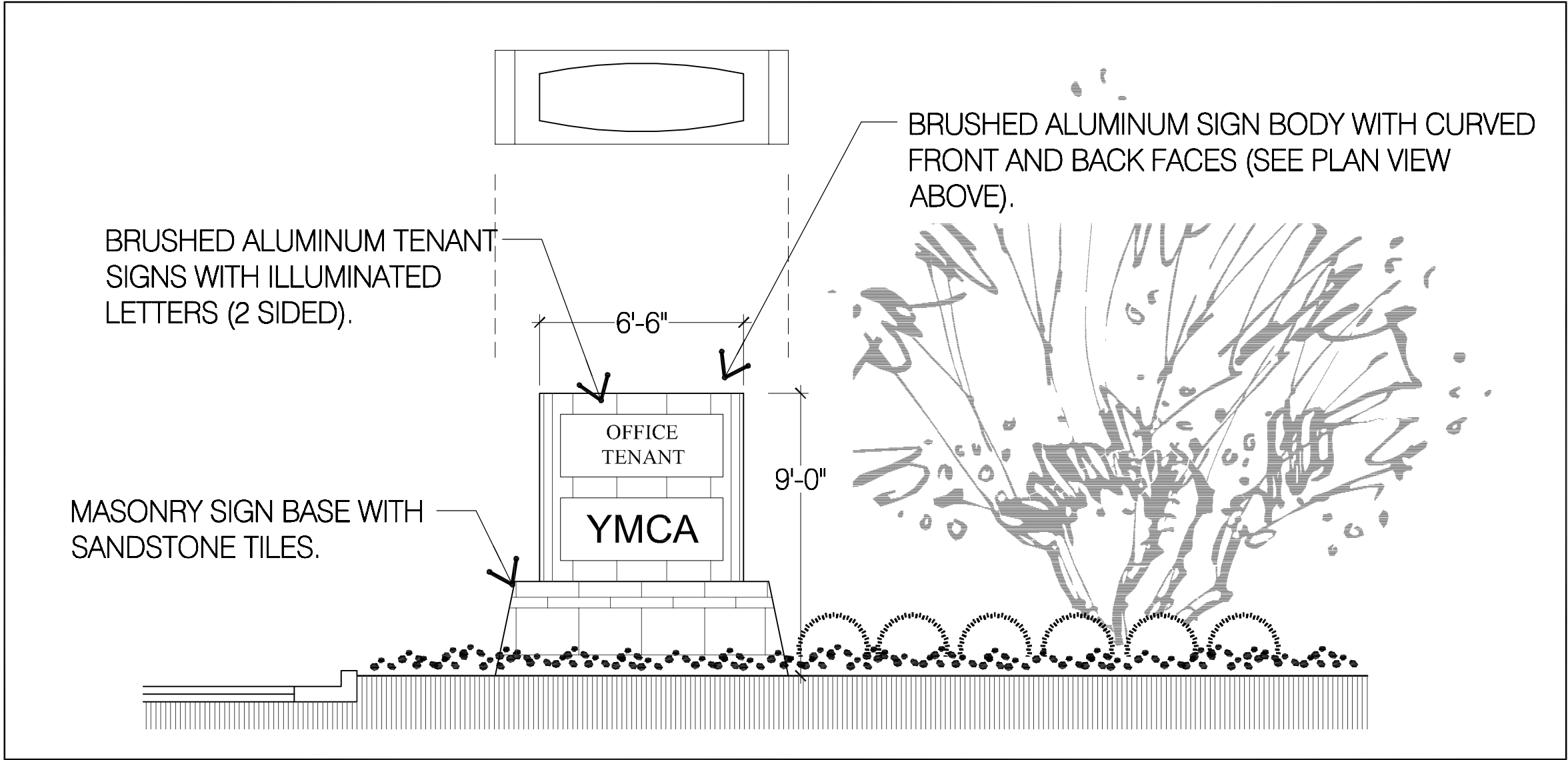
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SHEET 6 OF 12



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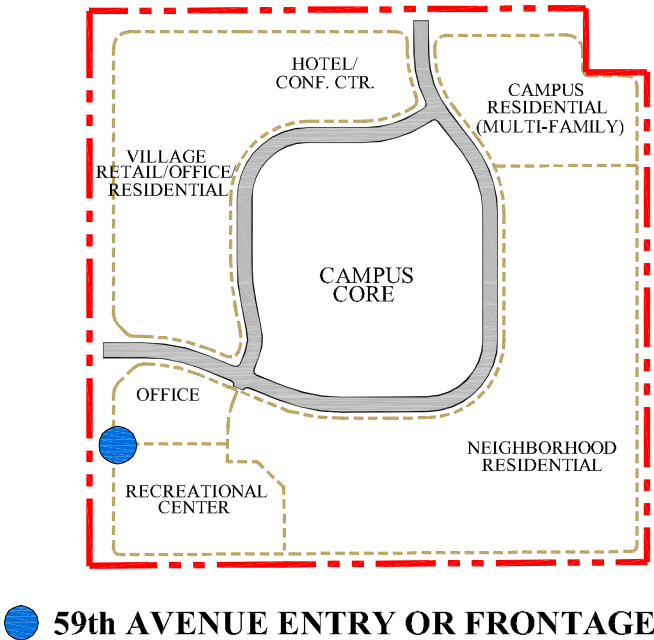
NOT TO SCALE
DATE: 11.14.07
JOB: 0022.1
BY: JY/AMS
REV:



SIGNAGE MASTER PLAN

I ENTRY/MARQUEE SIGNAGE (OFFICE/ RECREATIONAL)

LOCATION:



STANDARDS:

QUANTITY: 1

MAX. AREA: 12 Sq.Ft.

MAX. SIZE (LxH): 8'-0" x 10'-0"

MATERIALS:

C.M.U. WALL WITH CUT SANDSTONE TILES TO MATCH EXISTING ON SITE; PIN MOUNTED ALUMINUM REVERSE PAN CHANNEL LETTERS OR FLAT CUT OUT LETTERS OR SIGN PANELS



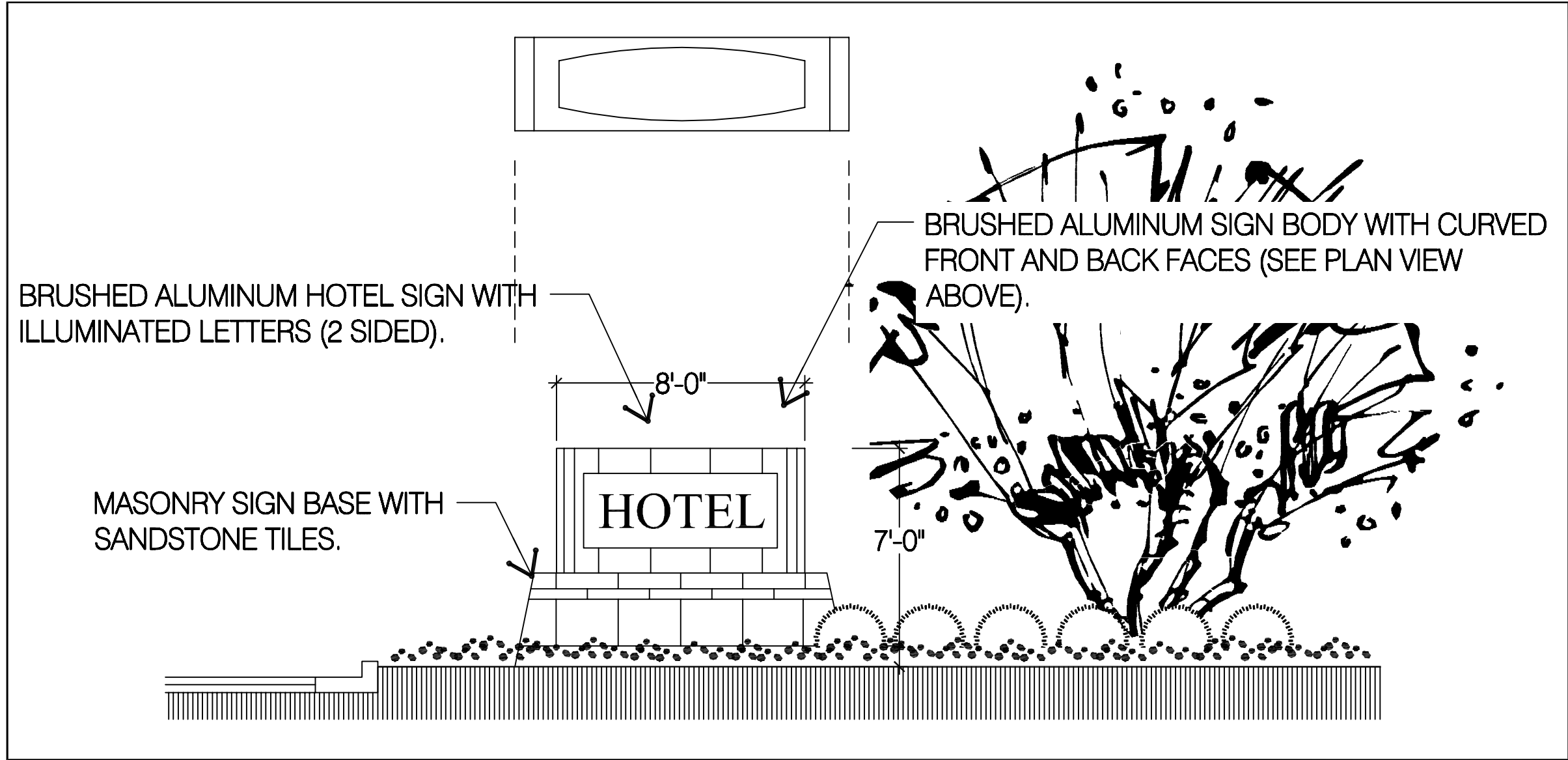
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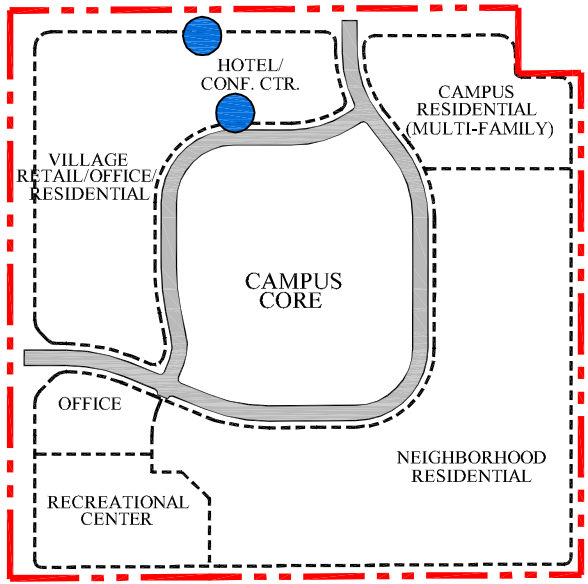
NORTH
NOT TO SCALE
DATE: 11.14.07
JOB: 0623.1
BY: JY/AMS
REV:



SIGNAGE MASTER PLAN

0 SECONDARY MONUMENTATION (HOTEL/CONFERENCE CENTER)

LOCATION:



- LOOP ROAD ENTRY TO DISTRICT
- GREENWAY ROAD ENTRY TO DISTRICT

STANDARDS:

QUANTITY: 2

MAX. AREA: 15 Sq.Ft.

MAX. SIZE (LxH): 8'-0" x 7'-0"

MATERIALS:

C.M.U. WALL WITH CUT SANDSTONE TILES TO MATCH EXISTING ON SITE; PIN MOUNTED ALUMINUM REVERSE PAN CHANNEL LETTERS OR FLAT CUT OUT LETTERS OR SIGN PANELS



THUNDERBIRD

SCHOOL OF GLOBAL MANAGEMENT

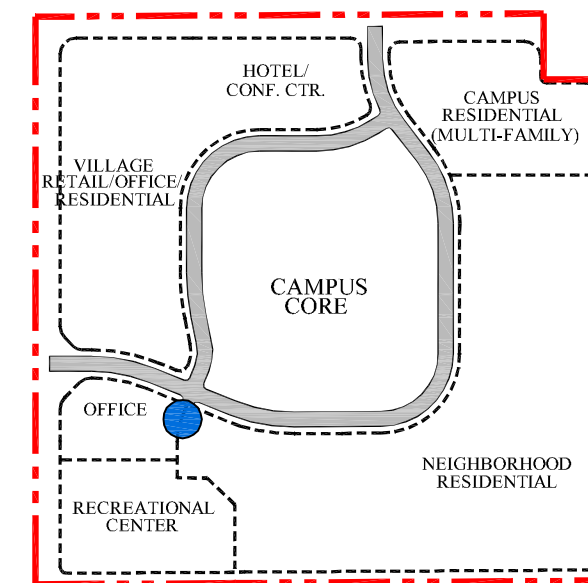
SHEET 9 OF 12

SIGNAGE MASTER PLAN



MINOR MONUMENTATION (OFFICE)

LOCATION:



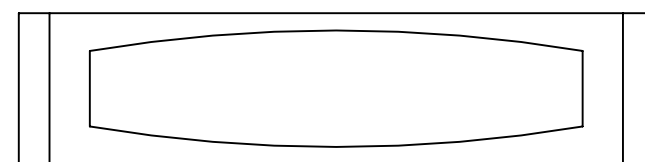
● LOOP ROAD ENTRY TO DISTRICT

STANDARDS:

QUANTITY: 1
MAX. AREA: 10 Sq.Ft.
MAX. SIZE (LxH): 10'-0" x 6'-0"

MATERIALS:

C.M.U. WALL WITH CUT
SANDSTONE TILES TO MATCH
EXISTING ON SITE; PIN
MOUNTED ALUMINUM REVERSE
PAN CHANNEL LETTERS AND/OR
FLAT CUT OUT LETTERS OR
SIGN PANELS



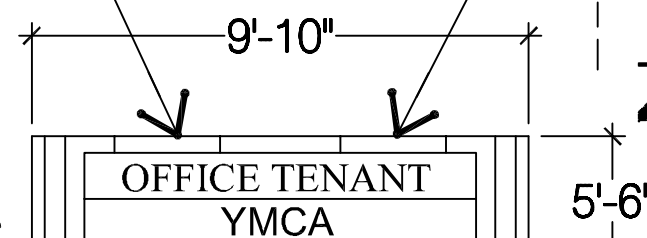
PLAN VIEW

BRUSHED ALUMINUM SIGN BODY WITH CURVED
FRONT AND BACK FACES (SEE PLAN VIEW
ABOVE).



BRUSHED ALUMINUM TENANT
SIGNS WITH ILLUMINATED
LETTERS (2 SIDED).

MASONRY SIGN BASE WITH
SANDSTONE TILES.



OFFICE TENANT
YMCA

5'-6"

9'-10"



THUNDERBIRD

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SHEET 10 OF 12

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NORTH
NOT TO SCALE
DATE: 11.14.07
JOB: 0623.1
BY: JY/AMS
REV:

ALL PERIPHET / BUILDING MOUNTED SIGNAGE IS HAVE INDIVIDUAL LETTERS MOUNTED TO BUILDING FACE. NO BOX OR CABINET TYPE SIGNS ARE ALLOWED. SOLID TYPE LOGOS WILL BE PERMITTED.

SIGNAGE

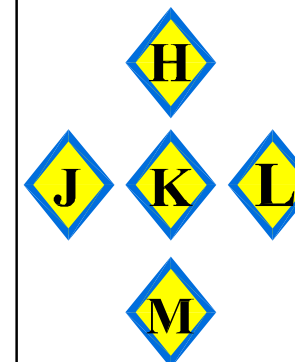
SIGN LIGHTING MAY BE EXTERNALLY OR INTERNALLY ILLUMINATED.

SIGN AREA SHALL BE MEASURED BY AN DASHED BORDER OF SIGN TEXT AS SHOWN. SEE SIGN MATRIX FOR MORE INFORMATION.

MAXIMUM SIGNAGE AREA STANDARDS (BY DISTRICT)

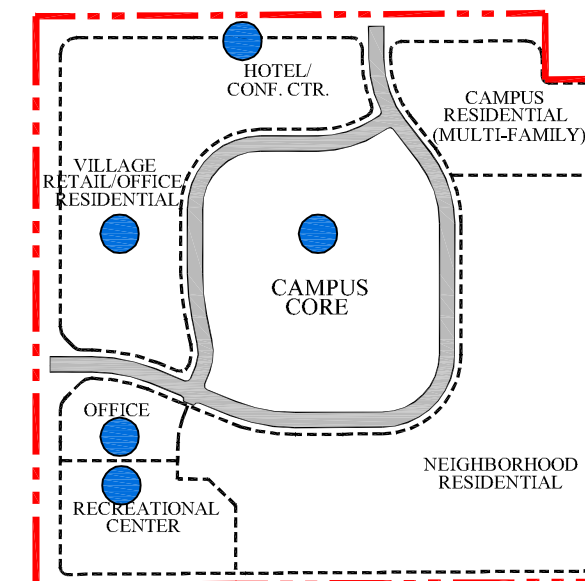
- **CAMPUS CORE: 60 SQ.FT. PER BUILDING**
- **VILLAGE RETAIL/ OFFICE:- OFFICE - 48 SQ.FT. PER BUILDING**
 - RETAIL - 1:1 RATIO SIGN AREA (SQ.FT.) TO BLDG FRONTAGE (L.F.) - LIMITED TO 200 LF
 - 0.5:1 RATIO SIGN AREA (SQ.FT.) TO NON-FRONTAGE SIDES (L.F.)
- **HOTEL/ CONFERENCE: 48 SQ.FT. per BUILDING**
- **CAMPUS RESIDENTIAL:NOT PERMITTED**
- **NEIGHBORHOOD RESIDENTIAL:NOT PERMITTED**
- **RECREATIONAL: 24 SQ.FT. per BUILDING**
- **OFFICE: 48 SQ. FT. Per BUILDING**

SIGNAGE MASTER PLAN



BUILDING MOUNTED SIGNAGE

LOCATION:



- **VILLAGE RETAIL/OFFICE DIST.**
- **OFFICE DIST.**
- **RECREATIONAL DIST.**
- **HOTEL/CONF. CENTER DIST.**
- **CAMPUS CORE DIST.**

STANDARDS:

QUANTITY: 1 PER TENANT
MAX. AREA: SEE MAX. SIGN AREA STANDARDS TABLE

MAX. SIZE (LxH): 31'-0" x 10'-0"

MATERIALS:

ALUMINUM OR PLEXIGLASS



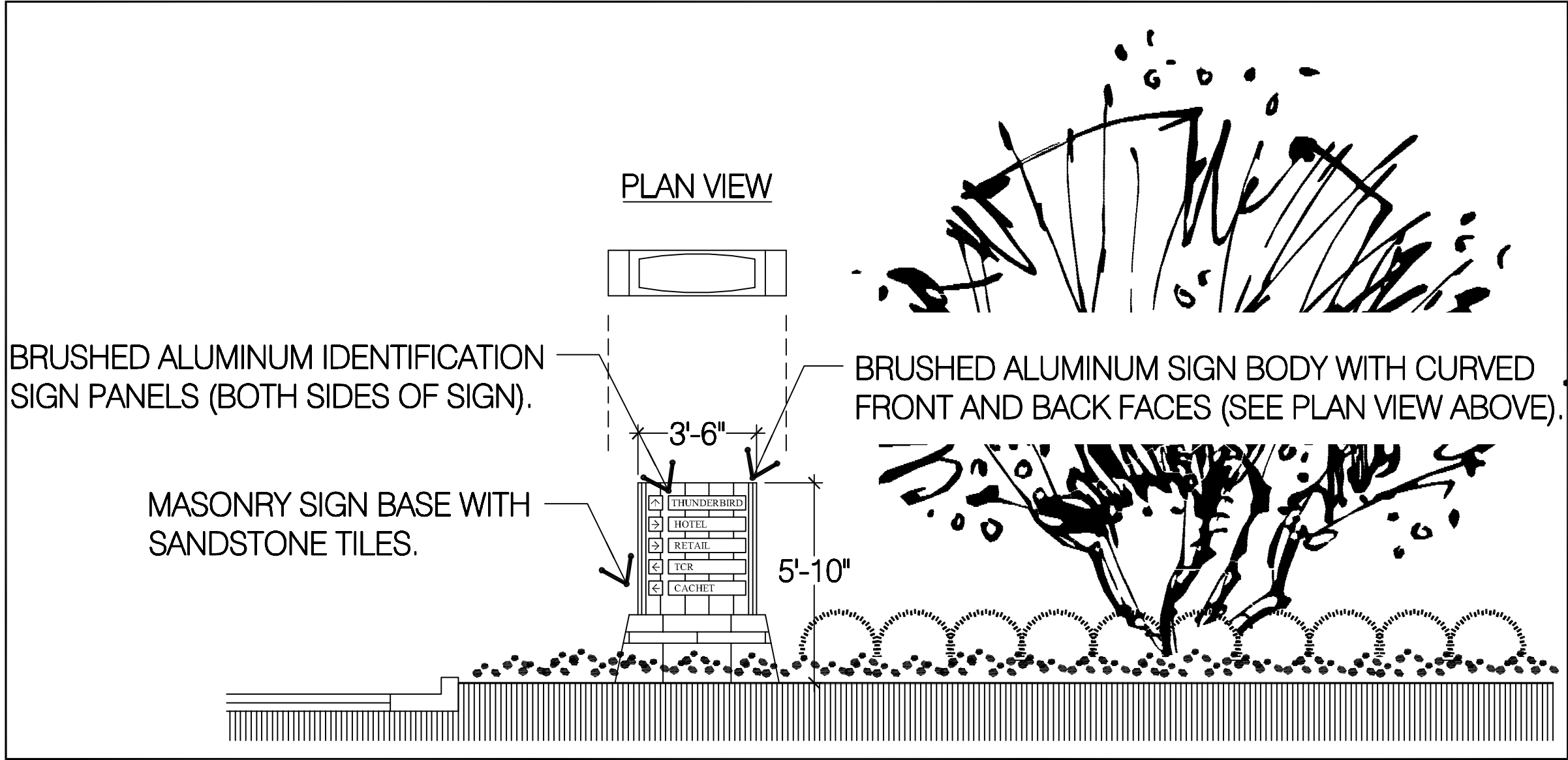
THUNDERBIRD

SCHOOL OF GLOBAL MANAGEMENT

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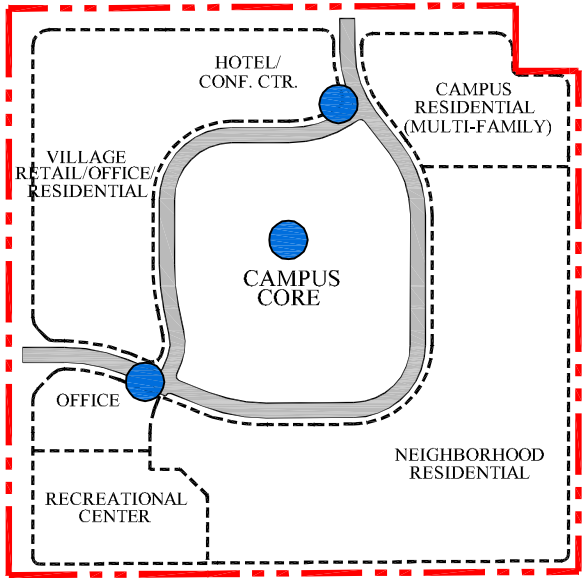
NORTH
NOT TO SCALE
 DATE: 04.02.08
 JOB: 0523.1
 BY: JVI/AMS
 REV:



SIGNAGE MASTER PLAN

**P DIRECTIONAL
SIGNAGE**

LOCATION:



- CAMPUS CORE ACCESS DRIVEWAYS
- LOOP ROAD INTERSECTIONS

STANDARDS:

QUANTITY: 1 Ea. at Loop Road Intersections

MAX. AREA: 2 Sq.Ft. (Per Tenant)

MAX. SIZE (LxH): 4'-0" x 8'-0"

MATERIALS:

C.M.U. WALL WITH CUT SANDSTONE TILES TO MATCH EXISTING ON SITE; PIN MOUNTED ALUMINUM REVERSE PAN CHANNEL LETTERS AND OR FLAT CUT LETTERS OR SIGN PANELS



THUNDERBIRD

SCHOOL OF GLOBAL MANAGEMENT

SHEET 12 OF 12

THUNDERBIRD PLANNED AREA DEVELOPMENT - SIGNAGE MASTER PLAN

DESIGN STANDARDS

Sign Type	Exhibit Key	User	Function	Locations	Total Quantity	Max. Size LxH (Structure)	Max Area (Sign)	Illumination	Materials
Primary Monumentation	A	All (Development Name)	Project identification at primary project entrances	Loop road entrances on Greenway and 59th Avenue and SEC of Greenway and 59th Avenue	One (1) at Each Loop Road Entrance	31'-0" x 10'-0"	60 S.F.	External	CMU wall with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters
Secondary Monumentation (Educational)	B	Thunderbird School	School identification	"T" intersections leading to internal loop road	Two (2)	15'-0" x 5'-0"	30 S.F.	External	CMU wall with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters, flat cut out letters or sign panels.
Secondary Monumentation (Residential)	C, E	Neighborhood Residential & Campus Residential	Project identification	Neighborhood Residential District driveways on Loop Roadway; Campus Residential District Driveways on Loop Roadway and Greenway Road Frontage	One (1) per Primary Entrance Location or Frontage (see Locations column)	18'-0" x 5'-0"	16 S.F.	External	CMU wall with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters or sign panels, single score CMU block theme pillars, precast concrete column and wall caps.
Entry / Marquee Signage (commercial / retail)	G	Village Commercial	Identify commercial, professional tenant	Entry Driveways on 59th Avenue, Greenway and Loop Roadway	One (1) per Driveway; two allowed on 59th frontage, one allowed on south loop frontage, two allowed on east loop road frontage, one allowed on Greenway Road	10'-0" x 14'-0"	8 S.F. (per tenant); Maximum lettering coverage = 50%	External and / or internal halo / panel illumination	CMU sign base with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters and or flat cut out letters or sign panels.
Entry / Marquee Signage (Office/Recreational)	I	Office, YMCA / Recreational	Identify commercial, professional tenant	Entry Driveways on 59th Avenue and Loop Roadway	One (1) per Driveway	8'-0" x 10'-0"	12 S.F. (per tenant); Maximum lettering coverage = 50%	External and / or internal halo / panel illumination	CMU sign base with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters and or flat cut out letters or sign panels.
Building Mounted Signage (Office, Recreational, Hotel & Conference Center, Campus Core, Retail)	H, J, K, L, M	Office, Recreational, Hotel/Conference Center	Identify building tenant	Building mounted	One per Bldg. Frontage	varies by district (see Sheet 11)	48 S.F.	internal halo or panel illumination	Aluminum / plexiglass
Minor Identifying Signage	N	Office, Recreational	Identify building tenant	Loop road entrances	One (1) ea.	10'-0" x 6'-0"	10 S.F. (per tenant)	internal halo or panel illumination	CMU sign base with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters and or flat cut out letters or sign panels.
Secondary Monumentation (Hotel/Conference Center)	O	Hotel & Conference Center	Identify Hotel/Conference Center Tenant	District entry from Loop Roadway	One (1)	8'-0" x 7'-0"	15 S.F.	External and / or internal halo / panel illumination	CMU sign base with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters and or flat cut out letters or sign panels.
Directional Signage	P	All Districts	Wayfinding	Loop Road & Campus Core Access Driveways	Twelve (12)	4'-0" x 8'-0"	2 S.F. (per tenant)	internal halo or panel illumination	CMU sign base with cut sandstone tiles to match existing on site, pin mounted aluminum reverse pan channel letters and or flat cut out letters or sign panels.
Temporary Signage	D, F	Residential	Sales / Marketing	Greenway Rd / 59th Avenue	per ordinance	per ordinance	per ordinance	per ordinance	to be specified at time of permit request.