



NEC 91st AVENUE & GLENDALE AVENUE
GLENDALE, ARIZONA

Planned Area Development
Design Review

ZON05-23
DR05-71

Prepared by:
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Prepared for:
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SUBMITTED 5-29-2006

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II. DEVELOPMENT TEAM

<p><u>Submitted to:</u> City of Glendale Planning Department 5850 W. Glendale Avenue Glendale, AZ 85301 623-930-3689</p>	
<p><u>Applicant:</u> Shea Properties 8800 N. Gainey Center Dr. Suite. 370 Scottsdale, AZ 85258 480-367-3724 Contact: Philip Hamilton</p>	<p><u>Anchor Tenant</u> Wells Fargo 100 W. Washington St. Suite 1430 Phoenix, AZ 85003 602-378-4702 Contact: Dave McMullin</p>
<p><u>Prepared by:</u> Beus, Gilbert PLLC 4800 N. Scottsdale Rd. #6000 Scottsdale, AZ 85251 480-429-3062 480-429-3100 FAX Contact: Andy Jochums</p>	<p><u>Architect:</u> Butler Design Group, inc 5555 E Van Buren Street Phoenix, AZ 85008 602-957-1800 602-957-7722 FAX Contact: Korey Wilkes</p>
<p><u>Landscape Architect:</u> Laskin and Associates 5112 N 40th St, Suite 202 Phoenix, AZ 85018 602-840-7771 Contact: Frank Sperna</p>	<p><u>Civil Engineer:</u> DEI Professional Services, LLC 6225 N 24th Street, Suite 200 Phoenix, AZ 85016 602-954-0038 602-944-8605 FAX Contact: Peter Vesecky</p>
<p><u>Sign Consultant:</u> Bleier Industries 2030 W Desert Cove Ave Phoenix, AZ 85029 - 4932 602-944-3117 Contact: Paul Bleier</p>	<p><u>Traffic Engineer:</u> Kimley-Horn and Associates, Inc. 7878 N. 16th St., Suite 300 Phoenix, AZ 85020 602 906-1101 602 944-7423 FAX Contact: Tové White</p>

III. INTRODUCTION

91 Glendale is a Planned Area Development (PAD) consisting of 22 gross acres, which is designed to include a mixture of uses within the context of common circulation, landscape, and design theme. The property is located along the north side of Glendale Avenue between 91st and 89th Avenues, less than a mile east of the Loop 101 Freeway.

The subject property is currently zoned for agriculture (A-1) and is developed for crop production. The current General Plan designates the property for Office (OFC) uses.

Glendale Avenue in front of the subject property is currently developed as a 4 and 6 lane arterial roadway. Commensurate with demand for traffic movement around the surrounding area, Glendale Avenue intersections will be widened in order to create the “super intersections” called out in the City’s General Plan. 91st Avenue is also planned to be widened to accommodate the “super intersection”, and a bus bay will be constructed north of Glendale Avenue. 89th Avenue is currently constructed with half-street improvements on the eastern side of the road as part of Rovey Farms Estates. With development of *91 Glendale*, the western half of 89th Avenue will be completed to the full 4-lane cross-section with a right-hand turn lane at Glendale Avenue.

The 91st Avenue and Glendale Avenue intersection is at the center of a rapidly growing area, with several exciting projects either developed or developing at this time. The southwest corner of the intersection is dominated by the Westgate project, with the Coyotes’ Arena as well as the adjacent Cardinals’ Stadium. Westgate City Center, when completed, will consist of 6.5 million square feet of retail, residential, restaurant, entertainment, office and hotel uses. Across 91st Avenue to the west, the Zanjero project is poised to be a mega destination retail project anchored by a Cabela’s store. The southwest corner of 91st and Glendale Avenues is currently vacant, but is designated in the General Plan as Planned Commercial. South of the commercial is West Plaza, an existing master planned residential subdivision. The northeast corner of the intersection will be dominated by *91 Glendale*, with the residential development of Rovey Farm Estates to the north and east, and Raymond S. Kellis High School approximately ½ to the north on 91st Avenue.

91 Glendale is designed to offer a location for professional offices and associated services in this rapidly developing western Glendale area. With its location, being directly adjacent to the Westgate and Zanjero developments, *91 Glendale* is perfectly situated to act as continuation of this entertainment, retail, and employment core, as well as to provide a transition to the surrounding developing residential.

IV. PROJECT DEVELOPMENT

In order to fit into the surrounding developments, *91 Glendale* is being designed to provide an office campus environment, with attractive amenities including a bank, restaurants and potential shop space, which will be ideally suited for larger corporate users. Although the surrounding projects include office space, they are being designed more with a destination retail or mixed-use entertainment format in mind. *91 Glendale* will offer convenient access as well as parking and provides greater visibility, which will attract larger scale users. Those users (such as Wells Fargo who plans on being an initial tenant of the project) are looking into locating in this market in anticipation of the retail, entertainment, and luxury hotels coming into the area. With its office campus setting, *91 Glendale* is prepared to offer a home to corporate tenants, which will complement the other adjacent projects, such as Westgate and Zanjero, and make this stretch of Glendale Avenue the premier locale in the entire west valley.

91 Glendale proposes three multi-story professional office buildings. The two buildings on the outside edges of the site, adjacent to 91st and 89th Avenues, will be 2 stories tall and will consist of approximately 51,000 square feet and 33,000 square feet respectively. The center building is planned to be 3 stories in height and will consist of approximately 112,000 square feet. Also included is a bank site, with drive-thru, at the corner of 91st Avenue and Glendale Avenue and two freestanding restaurant/retail buildings along the Glendale Avenue frontage. The project is planned and designed to both complement the surrounding single family residential and commercial as well as provide an aesthetically pleasing face to Glendale Avenue.

The site organization sets the initial two office buildings back from Glendale Avenue to allow for the incorporation of the support retail pads into the site while providing direct visibility from the roadway. The two-story office building next to 91st Avenue is set back from Glendale Avenue so as to not encroach the intersection and visually dominate the site lines. The large 3-story building serves as the centerpiece for the site and is located at its focal core. Its L-shaped floor plate addresses the commercial intersection and its large steel canopy hovers over the entry, serving as an icon statement for the project. The planned two-story office building along the east side of the project moves closer to the intersection of 89th and Glendale Avenues to anchor the corner and balance the massing of the overall development while scaling back down in height in respect to the residential to the east.

As indicated previously, *91 Glendale* is planned to be the home of the Wells Fargo West Valley Regional Hub. Currently Wells Fargo is the 4th largest employer in the state, and plans on growing. In locating in the project, Wells Fargo will place a 5,000 square foot Community Banking Store at the corner of Glendale and 91st Avenues and will initially utilize 51,000 square feet of office space in Building 1. This office space will house various administration, business banking, mortgage, and training functions, which when combined with the Community Banking Store, will bring over 240 full time employees and trainees to the area with an average salary of \$49,000 a year. Approval of the project would provide a Glendale Avenue, as well as a City of Glendale address, for this prominent valley business.

V. GENERAL PLAN CONFORMANCE

The subject property is designated as Office in the City of Glendale 2025 General Plan. In order to provide an integrated project, *91 Glendale* proposes to include some retail, restaurants, and a financial institution along with the site dominating professional office buildings. By providing this mixture of uses, *91 Glendale* will accomplish the City's goal of providing a professional office complex on the site, while creating a synergy that will generate an active atmosphere during the day or evening, on any day of the week.

91 Glendale will play an integral role in assisting the City of Glendale with its General Plan Goals and Objectives of attracting corporate/institutional development proximate to quality housing and creation of mixed-use developments with jobs, housing, shopping and open space.

VI. DESIGN STANDARDS

A. ARCHITECTURAL THEME

The overall look of *91 Glendale* is intended to attract the corporate-minded office tenant while embracing the dynamic and energetic retail / mixed-use character of the areas to the west. All buildings on the site will relate to each other. The 3 office buildings will share common design elements and details while the bank branch and retail pads will provide unique facades, which will complement the primary architectural statements of the offices while also providing a bold and vibrant face to Glendale Avenue and a means of transitioning from the dynamic building forms to the west.

The forms of the buildings are strong and forthright to read well from Glendale Avenue with numerous changes of planes both vertically and horizontally to create interest and a sense of quality reflective of the prominent location within the City.

B. COLOR PALETTE FOR BUILDING AND SIGNAGE

Office Buildings

The primary building material for the office buildings will be painted concrete wall panels. The concrete wall panels, articulated with architectural reveals, recesses and accent details, provide the benefit of a long-term, substantial building material with a smooth, clean finish that provides a pleasing contrast to more textural materials used as complements. Smooth and split-faced masonry piers and accent walls will provide further depth and articulation to the building skin, enrich entries and provide textural diversity to the overall look and feel of the buildings.

Glazing systems will feature blue-green glass accentuated by clear anodized aluminum mullions. The aluminum color provides high contrast to the glass and will be further featured through the use of varying shapes and glazing conditions to create accent fins, shadows and rhythm to the building skin. Steel accent elements will be featured at building entries, masonry piers and special parapet conditions to create a higher level of detail, color and shadow.

The desert-based color palette will include varying shades of neutral browns and tans for the primary building masses, responding to the corporate character of the targeted tenant marker. Rich, reddish brown masonry will be used to provide contrast not only in texture but also in color. The palette will be complemented well by the desert green landscape palette and blue Arizona sky.

Wells Fargo Bank Branch

Primarily a stucco finish system will be used on the bank building, however, the bank will also incorporate the rich, reddish brown masonry from the office buildings. Mass is broken up by a proportioned collage of building planes and materials, which are anchored by a tower feature

along the southern edge of the bank. Each mass element is provided a separate color or material thereby adding variety and visual interest to the structure and working to minimize the impact of the bulk and height of the building. Through the varying planes, shadow boxes, and overhangs, the building is cast with a series of complex shadows. A dramatic low pitch standing seam metal shed roof runs the length of the building and links massing elements, and provides a shade canopy for the drive-thru.

The southeast corner of the bank is blended with a fabric of both solid and translucent materials. To take advantage of the natural light, large expanses of glass from floor to roof will feature blue-green glass accentuated by clear anodized aluminum mullions, matching the office buildings.

A vivid and dynamic color palette, which will include muted shades of, red, and orange, as well as the tans and browns from the office buildings unite to provide a bold and dominant vision on the corner of 91st and Glendale Avenues.

Future Retail Buildings

All future buildings will be expected to use the same or complimentary building materials as well as colors from the office buildings. Each retail building will be allowed to provide for limited material and color deviations to allow for branding and corporate identity all while remaining complimentary to the architectural theme set by the office buildings.

C. LANDSCAPE THEME

The landscape palette will consist of softscape and hardscape elements that will work to bind the development together as an attractive and unified whole. Landscaped themed corners and common driveway entry treatments will make the entire project read as a cohesive, well-planned development.

The *91 Glendale* landscape theme will feature a lush desert palette that combines shade, color and accent. Canopy trees will be used throughout the parking areas and along pedestrian pathways to provide needed shade relief. Site entries will be articulated by accent canopy trees and further punctuated by the use of dramatic date palms, relating to the adjacent mixed-use developments and providing vertical accent that help identify points of entry.

Palms and canopy trees will be further used at building entries, spaced closely to create a shaded landscape canopy that creates both scale and a sense of coolness.

Both the intersections at 91st and 89th will receive dramatic, semi-formal arrangements of palms, accent canopy trees, colorful shrubs and groundcovers, as well as visually exciting water features, to further announce the development and beautify the Glendale Avenue Corridor.

A desert oasis with large amounts of turf and perimeter shade trees is provided in the center of the project near Buildings 1 & 2, Pad A, and the bank pad. This area provides welcome visual

relief and opportunities for outdoor use. Additional pedestrian refuge locations, with shade and seating, will be placed near the entrances of the office buildings. Accent concrete will be utilized at all site entrances and pedestrian crossings to encourage a calming of traffic speed and movement as well as define a clear separation of cars and pedestrians.

All project site walls, entry monuments, and signs will match the office building architectural style as well as the color and material palette. Planting beds with landscaping will also be integrated into the identification and monument signs. The property owner will maintain these planting beds, as well as the remainder of the site landscaping, with a high standard of quality.

VII. LAND USE

The 91 Glendale PAD provides a functionally integrated mixture of uses that encompasses 22 gross acres of land. The PAD plan targets space for corporate, professional, and medical offices, as well as ancillary retail, restaurants, and a financial institution.

A. PERMITTED USES

- Professional, administrative, or business offices.
- Business support services.
- Personal service businesses, such as beauty shops and barber shops.
- Financial institutions with or without drive-thru facilities, real estate and insurance offices.
- Medical and dental offices and clinics.
- Business trade schools provided that all facilities are within fully enclosed structures.
- Medical and clinical laboratories.
- Retail stores either freestanding or integrated into an office building, with each store not to exceed five thousand-five hundred (5,500) square feet in size.
- Restaurants and coffee or tea shops either freestanding or integrated into an office building. Drive-up and drive-thru facilities shall be allowed for coffee or tea shops and full service sit-down restaurants only. Fast food restaurants shall not be permitted drive-up or drive-thru facilities.
- Childcare centers integrated into an office building.
- Wireless communication facilities, subject to Sections 7.506 and 7.600 of the Glendale Zoning Ordinance:
 - Building mounted antennas and rooftop mounted antennas.
 - 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.

B. USES SUBJECT TO A CONDITIONAL USE PERMIT

- Freestanding Childcare center.
- Wireless communication facilities-new monopole or changes to existing tower subject to development standards in Table 3-A of the Glendale Zoning Ordinance.
- Wireless communication facilities-alternative design tower.
- Wireless communication facilities-alternative tower structure, otherwise not permitted under Section 7.506 of the Glendale Zoning Ordinance.

C. DEVELOPMENT STANDARDS

91 Glendale is to be developed in accordance with the City of Glendale G-O district standards except as modified below:

Building Setbacks:

Front: 25 feet
 Rear: 1ft. per 1ft. of building height
 Side: 1ft. per 1ft. of building height
 Street Side: 20 feet

Landscape Setbacks:

Due to the City Engineering Department needing to widen the right of way along Glendale, 91st and 89th Avenues, from their original planned widths in order to better accommodate traffic flow; a reduction in landscape setback width shall be allowed commensurate with the width of the additional ROW as shown on the attached site plan. At no location shall the landscape setback be less than twenty (20) foot minimum.

If it is determined that additional right of way is not needed due to the allowance of sidewalks within an easement, a minimum thirty (30) foot landscape setback shall be provided.

Due to there being residentially zoned property to the north, a minimum 25' landscape buffer and setback shall be provided along the northern property line. This landscape area will be planted with larger sized tree species to further buffer the single-family homes.

Maximum Building Height:

55 feet from finished grade to top of parapet (60 feet with architectural elements)

Parking Space Dimensions

All spaces assigned or designated for office employees shall be at least nine (9) feet wide and twenty (20) feet deep. All other spaces shall be at least ten (10) feet

wide and twenty (20) feet deep. Regardless of site location, all accessible parking spaces shall be at least eleven (11) feet wide and twenty feet (20) deep, with a five (5) foot wide access aisle.

Parking Area Landscaping

A landscape planter shall be provided at least every eleven (11) consecutive parking spaces in customer/ visitor parking areas and at least every fifteen (15) consecutive parking spaces in employee parking areas. If needed to better accommodate accessible path routes, the number of consecutive parking spaces between landscape planters in customer/visitor parking areas shall be allowed to increase up to fifteen (15) spaces. Every landscape planter shall not be less than one hundred eighty (180) square feet in area with a minimum width of five (5) feet.

Parking Canopies

Covered parking canopies for employee parking shall include finished fascias and be painted with a color scheme matching that of the office buildings.

Loading Areas

All permanent loading areas shall be screened from view where applicable.

Signage

All signage for the project shall be developed in accordance with the standards set in the Comprehensive Sign Plan, attached as exhibit "L" unless modified.

Roosevelt Irrigation District / Salt River Project 24" Irrigation Line

The existing 24 inch RID/SRP irrigation line along the east side of 91st Avenue has been deemed in need of reconstruction. SRP has given preliminary approval to extend the existing line on the northern portion of the subject parcel across 91st Avenue. If the crossing of 91st Avenue is not permitted, then the line will need to remain on the east side of 91st Avenue and the City Engineering Department has requested that this new line be placed outside the City's right-of-way (65' half street) and on the subject property. Placement of the line on the property would necessitate a dedicated 20' wide easement, which would be required to be devoid of any significant storm water retention basins or large vegetation. As this easement would run the length of 91st Avenue, it would remove the ability to place trees within the landscape setback along the entire street frontage including the prominent intersection of 91st Glendale Avenues.

In order to allow adequate vegetation in the landscape setback along 91st Avenue in accordance with the Street Landscape Master Plan and the City's desired major landscape feature at the intersection of 91st Avenue and Glendale Avenue the RID/SRP irrigation line, or at least part of the required 20' easement, shall be allowed to be placed within the City's ROW. The Land Development Engineer shall determine the ultimate location of the irrigation line and easement.

Retention Basins

Due to constraints brought forth by the existing RID/SRP easement, retention basins along the northern property line shall be allowed to utilize a maximum of 3:1 side slopes. Retention basins utilizing a 3:1 slope shall provide for enhanced erosion control with larger diameter decomposed granite, rip-rap, or similar and/or a manufactured stabilization product approved by the City.

All other basins shall utilize a maximum slope of 4:1, pursuant to section 5.32B.2.b of the City of Glendale Engineering Standards.

Regional Storm Water Flooding

Extra ordinary storm water flooding impacts exists along Glendale Avenue and 91st Avenue, and the intersection of 91st Avenue and Glendale Avenue which are part of a regional flooding problem which was not created by the development. Due to this flooding, additional drainage and retention facilities will need to be provided on the site and additional soil will need to be imported to the project to raise the site above 100-year water surface elevation.

Due to the proximity of the subject property to the existing 90-inch regional drain located within Glendale Avenue, the proposed development has the ability to manage the regional storm water impacting the site by using the existing 90-inch drain to the proposed channel located on the north side of Glendale Avenue adjacent to the Zanjero property. The subject property is required to provide conveyance for one-half of the 100-year 6-hour flows published in the Maryvale ADMS within the ROW and on site channel for both 91st Avenue and Glendale Avenue, less the 90-inch regional storm drain capacity. The subject property may waive the 100-year 2-hour retention requirement provided that a hydrologic analysis is provided such that the on site peak discharge for the property is proven to enter the existing regional drain prior to the overall peak published in the Maryvale study; however, for water quality issues, the subject property will be required to retain the first flush (the first half-inch of runoff) or provide acceptable water quality filtering devices prior to discharging into the adjacent regional facilities.

The storm water conveyance system (channels/swales/detention basins) necessary to convey the 100-year storm along 91st Avenue and Glendale Avenue will not be restricted by the limitation that only 50% of the landscape setback may be storm water retention.

The conveyance of the 100-year storm along 91st Avenue and Glendale Avenue shall not be restricted to the right-of-way.

VIII. PHASING AND TIMELINE

As demonstrated by Exhibit F, *91 Glendale* is proposed to be phased as follows:

PHASE I

Office Buildings 1& 2, Bank, and the site work for Building 3 and Pads A & B.

FUTURE PHASES

Office Building 3 and buildings for Pads A and B

It is anticipated that the development timeline of the project will be as follows:

PHASE 1

Will commence following issuance of permits, which will be submitted following approval of this PAD and DR submittal. Current schedule places a start date in

Infrastructure and Flatwork
August 2006.

Building Vertical Construction
September 2006

FUTURE PHASES

Building Vertical Construction
July 2007

The above phasing and timeline indicates the current desires of the property owners, and is provided for clarification purposes only. Due to factors such as market conditions, construction costs, and building sales and/or leasing the owner reserves the right to adjust the project phasing and timeline as needed.

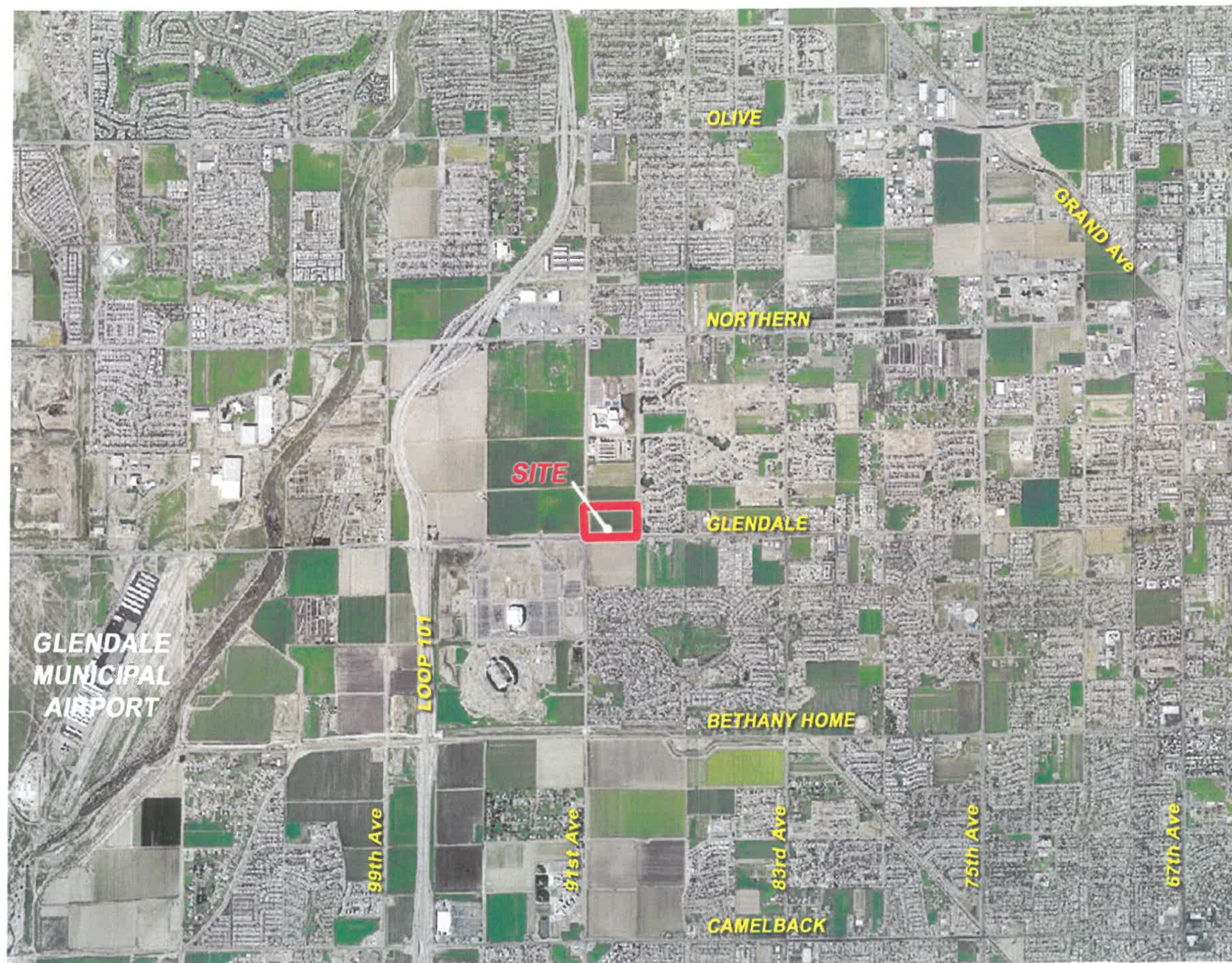


EXHIBIT - A
 AERIAL MAP



DATE: 12/5/05



Butler Design Group
 Architects & Planners

5555 East Van Buren St.
 Suite 215
 Phoenix, Arizona 85008

phone 602-557-1800
 fax 602-667-7722



SITE

W Glendale Ave

**Desert
Strategic
Golf
Course**



WELLS
FARGO

Signal to Noise

DATE: 12/5/09



Butler Design Group
Architects & Planners
6566 East Van Buren St.
Suite 215
Phoenix, Arizona 85008

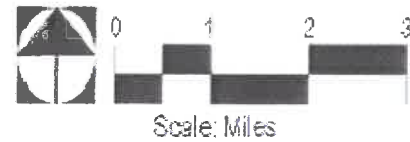
phone 602-657-1800
fax 602-967-7722

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GLENDALE

THE NEXT STEP 2025



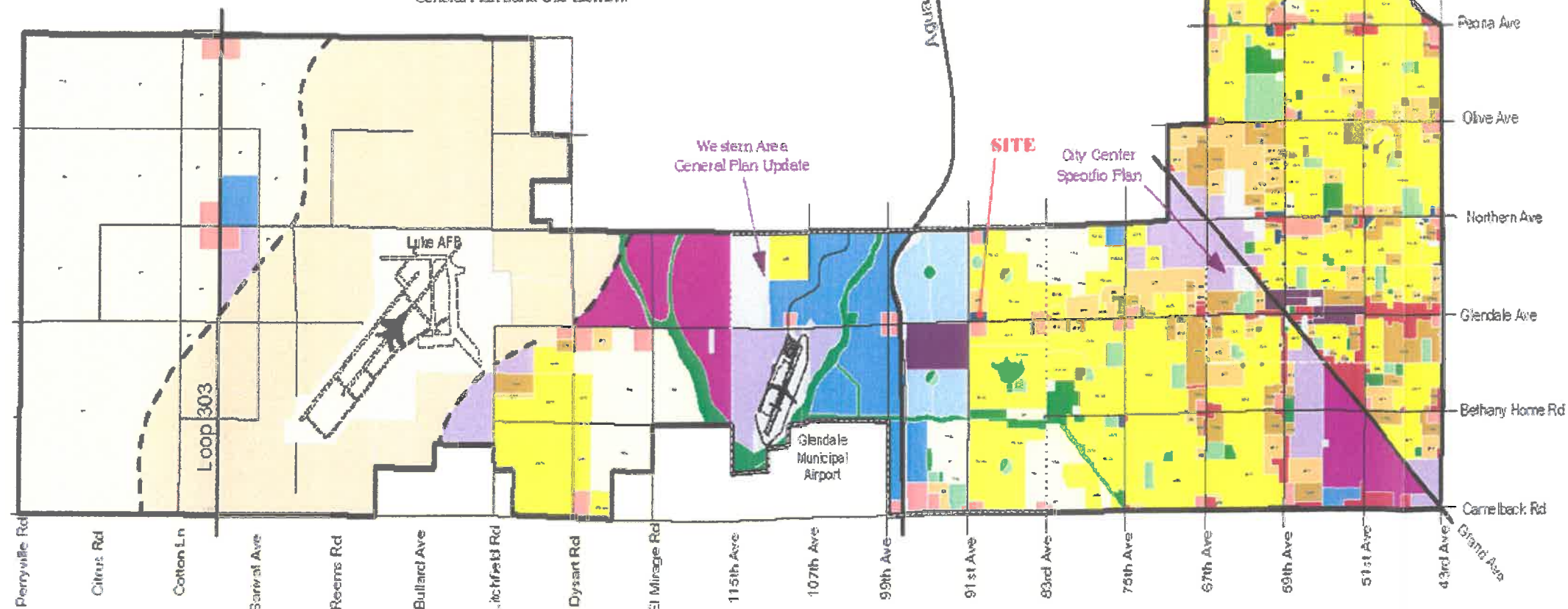
GENERAL PLAN LAND USE MAP

LAND USE DESIGNATIONS

- | | |
|---|---------------------------|
| Low Density Residential (0-1 du/ac)
(1-2.5 du/ac) | Planned Commercial |
| Medium Density Residential (2.5-5 du/ac)
(2.5-5 du/ac) | General Commercial |
| Medium-High Density Residential (5-8 du/ac)
(8-12 du/ac) | Entertainment Mixed Use |
| High Density Residential (12-20 du/ac)
(20-25 du/ac) | Light Industry |
| Corporate Commerce Center | Heavy Industry |
| Business Park | Education |
| Office | Parks and Open Space |
| Public Facility | Luke Compatible Land Uses |
| Institutional | |

- Municipal Planning Area Boundary
- Major Streets
- Luke AFB 65 LDN

NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.



91 GLENDALE
N.E. 91ST AVE & GLENDALE
GLENDALE, ARIZONA

EXHIBIT - C
CITY GENERAL PLAN



DATE: 12/5/05



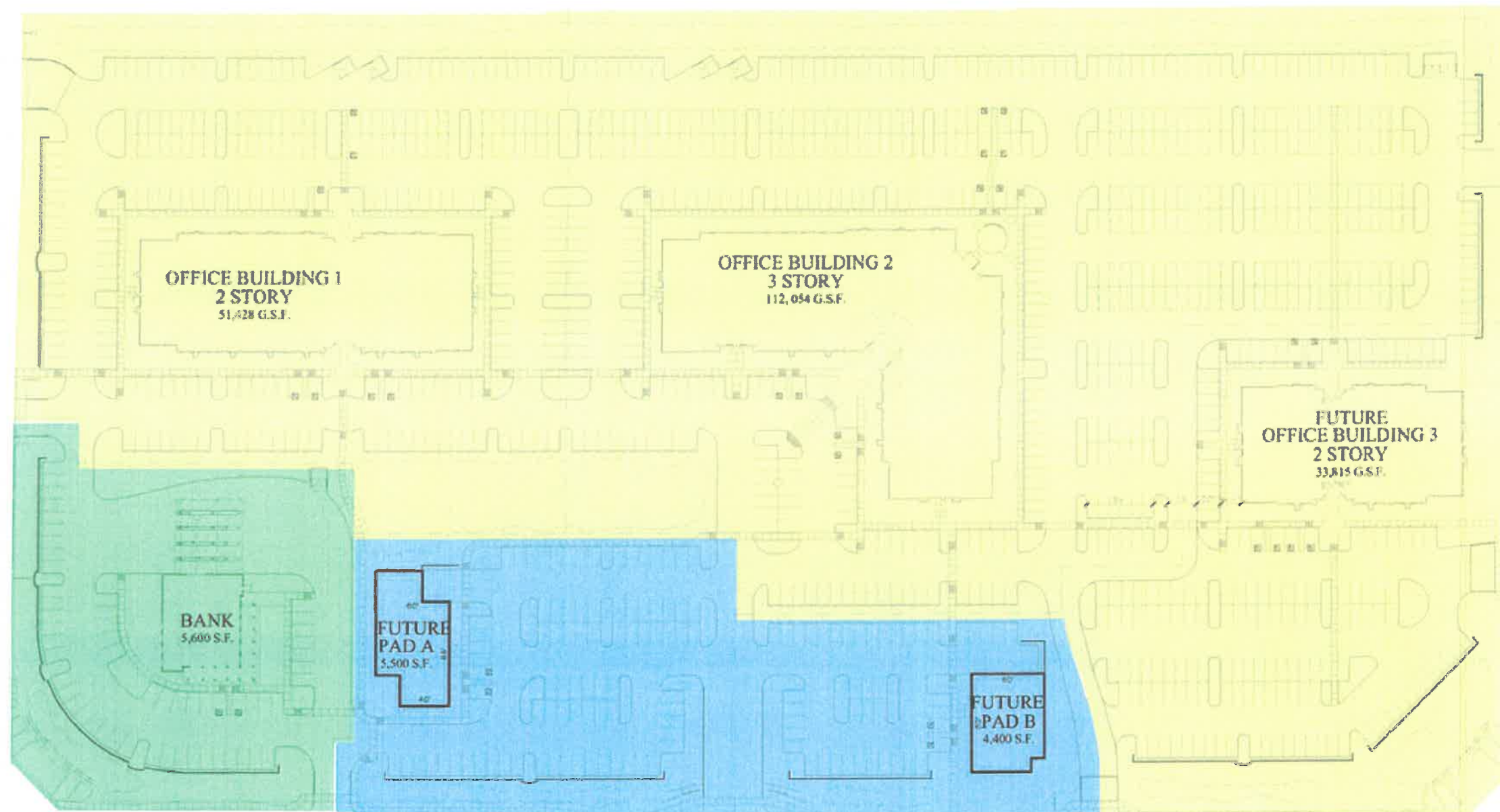
Butler Design Group
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91ST AVE

89TH AVE



GLENDALE AVE

- OFFICE
(Ancillary Retail / Restaurant)
- RESTAURANT/ RETAIL
- BANK

EXHIBIT - D
LAND USE PLAN



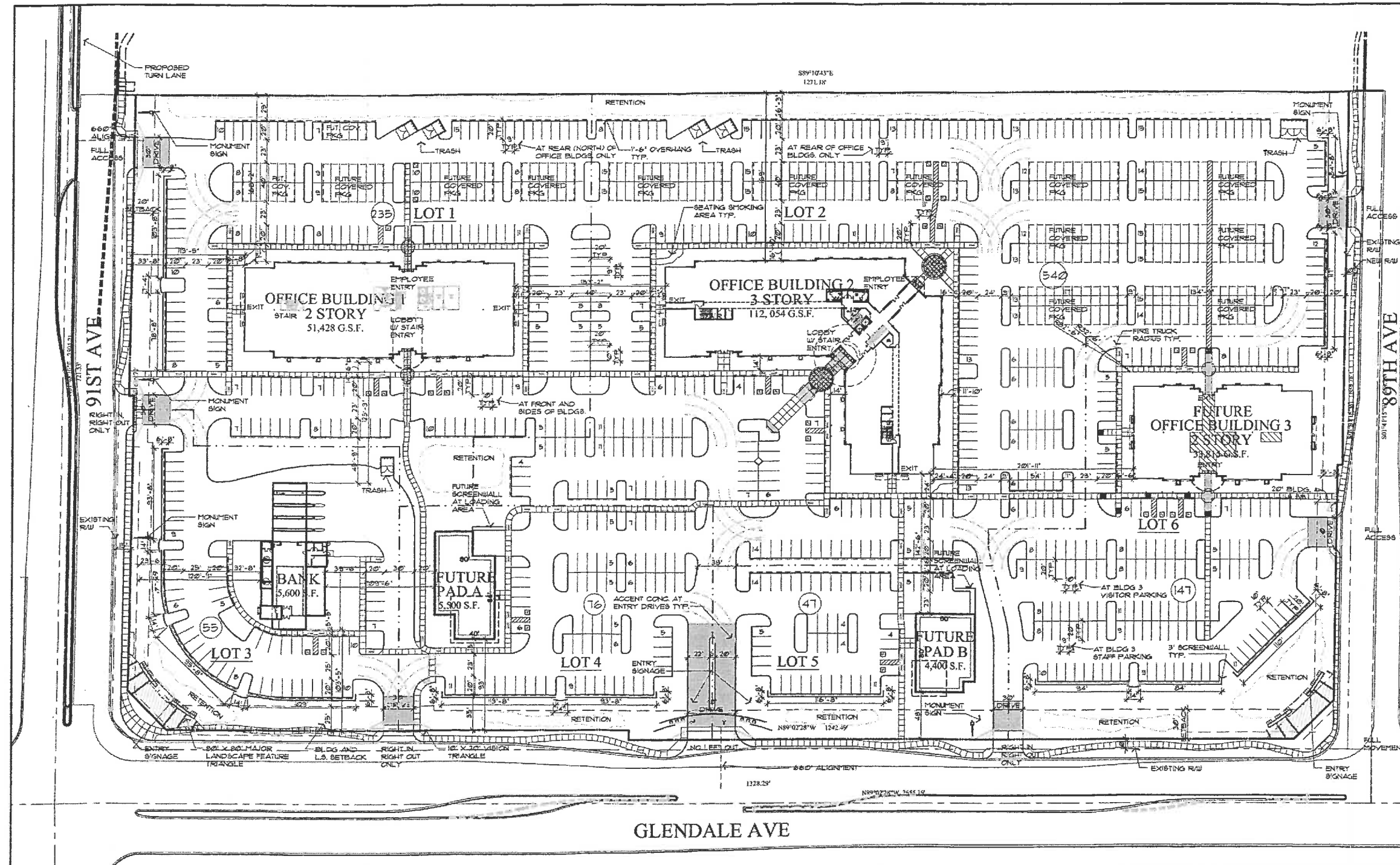
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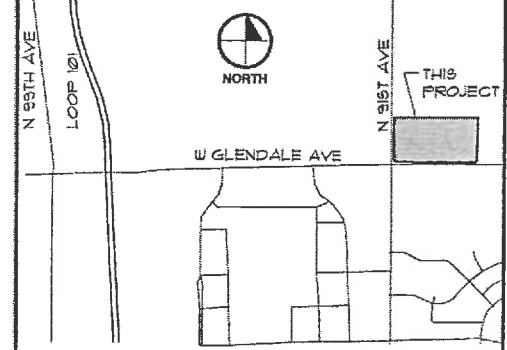


1 SITE PLAN
SCALE: 1" = 50'-0"

91 GLENDALE

N.E.C. 91ST AVE & GLENDALE
GLENDALE, ARIZONA
05063

VICINITY MAP



PROJECT DATA

ZONING (CURRENT): A-1
ZONING (PROPOSED): PD
ZONING CASE NUMBER: 200408-23
GROSS SITE AREA: 58,140 SF (1.32 AC)
NET SITE AREA: 736,233 SF (16.83 AC)
TOTAL BLDG AREA: 207,181 SF
BLDG HT ALLOWED: 55'-0" (60'-0" ARCH ELEMENTS)
CONSTRUCTION TYPE: III-B
PARKING DIMENSIONS:
STANDARD: 18'x22' (1'-6" OVERHANG)
OFFICE EMPLOYEE: 17'x20' (1'-6" OVERHANG)
ACCESSIBLE: 8'x10' PLUS 5' AISLE
DRIVE AISLE: 22' MIN
PARKING REQUIREMENT CHART:
USE: CITY REQUIRED, OWNER REQUIRED
BANK: 1:150 G.S.F., 225 / 250 G.S.F. (150:1000 REF.)
OFFICE: 1:300 G.S.F., 14 / 300 G.S.F. (148:1000 REF.)
RETAIL: 1:250 G.S.F., 3-325 / 250 G.S.F. (10-15:1000 REF.)
CALCULATED REF. (RENTABLE SQ. FT.) + 15% OF G.S.F. (GR200 SQ. FT.)
LANDSCAPE + BLDG SETBACK CHART:
REQUIRE: DISCLOSED
NORTH: 40'-0", EAST: 20'-0", SOUTH: 30'-0", WEST: 20'-0"

PHASE 1:		1	2	3	4
LOT AREA		16,439 SF (3.77 AC)	3,027 SF (0.69 AC)	13,375 SF (3.06 AC)	12,222 SF (2.81 AC)
BUILDING GROSS AREA		51,428 G.S.F.	112,054 G.S.F.	33,800 G.S.F.	33,800 G.S.F.
RENTABLE SQ. FT. (15% G.S.F. REF.)		14,885 RSF	12,094 RSF	4,480 RSF	3,124 RSF
OCCUPANCY:		OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4
PARKING:		171	373	13	13
TOTAL REQ. (CITY)		234	51	51	51
TOTAL REQ. (OWNER)		235	540	54	54
TOTAL PROJ. (W/ FUTURE)		41	84	-	-
TOTAL PROJ. (AVAILABLE)		144	476	-	-
PARKING RATIO (R/C/R/SF)		4.0/1000	15/1000	-	-
ACCESSIBLE REQ'D		1	10	-	-
ACCESSIBLE PVD'D		1	10	-	-
LOT COVERAGE (PARCEL)		58.5%	12.2%	-	-
FUTURE PHASES:		5	6	7	8
LOT AREA		30,330 SF (6.98 AC)	13,375 SF (3.06 AC)	12,222 SF (2.81 AC)	12,222 SF (2.81 AC)
BUILDING GROSS AREA		51,428 G.S.F.	112,054 G.S.F.	33,800 G.S.F.	33,800 G.S.F.
RENTABLE SQ. FT. (15% G.S.F. REF.)		14,885 RSF	12,094 RSF	4,480 RSF	3,124 RSF
OCCUPANCY:		OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4
PARKING:		171	373	13	13
TOTAL REQ. (CITY)		234	51	51	51
TOTAL REQ. (OWNER)		235	540	54	54
TOTAL PROJ. (W/ FUTURE)		41	84	-	-
TOTAL PROJ. (AVAILABLE)		144	476	-	-
PARKING RATIO (R/C/R/SF)		4.0/1000	15/1000	-	-
ACCESSIBLE REQ'D		1	10	-	-
ACCESSIBLE PVD'D		1	10	-	-
LOT COVERAGE (PARCEL)		7.0%	7.5%	8.4%	13.5%

EXHIBIT E SITE PLAN

DATE: 05-24-06

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