

# Staff Summary Report



Development Review Commission Date: **06/12/07**

Agenda Item Number:   8  

**SUBJECT:** Hold a public meeting for a Development Plan Review for CHILDSPLAY located at 900 South Mitchell Drive.

**DOCUMENT NAME:** DRCr\_Childsplay\_061207

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **CHILDSPLAY (PL070079)** (Childsplay, property owner; Peter Fischer, DPA Architects, applicant) for the removal of an existing building and addition of a new +/-29 feet high, +/-7,466 s.f. building and new parking stalls on 2.87 acres, located at 900 South Mitchell Drive, in the R1-6, Single-Family Residential District, including the following:

**DPR07085** – Development Plan Review including site plan, building elevations and landscape plan.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

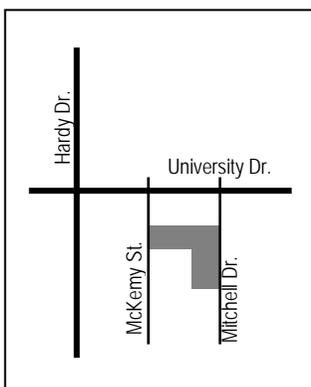
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) *ll*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-23).

**ADDITIONAL INFO:**



Net site area	2.87 acres
Total Building area	35,571 s.f. (7,466 s.f. addition)
Lot Coverage	31 % (45% maximum allowed)
Building Height	29 ft. (30 ft. maximum allowed)
Building setbacks	+44' front, +60' side, +17' rear (20, 5, 15 min.)
Landscaped area	67% (minimum N/A)
Vehicle Parking	46 spaces (114 minimum required)
Bicycle Parking	11 spaces (10 minimum required)

A neighborhood meeting was held on May 8, 2007 for this application.

**ATTACHMENTS:**

1. List of Attachments
  - 2-4. Comments / Reasons for Approval
  - 5-8. Conditions of Approval
  8. History & Facts / Zoning & Development Code Reference
- 
- A. Location Map
  - B. Aerial/Site Photos
  - C. Letter of Explanation
  - D. Neighborhood Meeting Summary/Comments
  - E. Site Plans
  - F. Building Elevations
  - G. Building Sections
  - H. Floor Plans
  - I. Landscape Plan
  - J. Conceptual Grading and Drainage Plan

**COMMENTS:**

The applicant is requesting approval for a Development Plan Review for the addition of a new 29 foot high building totaling 7,466 s.f. The request also includes new parking spaces located along 9<sup>th</sup> Street and a repaint of the existing facilities. The site is located south of University Drive, at the southwest corner of Mitchell Drive and 9<sup>th</sup> Street. Located just north of the park and a dog run, the site was once home to Mitchell School. The surrounding neighborhood includes mostly single family homes with some lots located east of the area having secondary dwelling units. Childsplay recently acquired the Mitchell School property from the City of Tempe after successfully responding to a City-issued request for proposal which sought the reuse of Mitchell School by an arts-related organization. The proposed building addition would eliminate the southern most building on the site and replace it with the proposed new addition. The 28'-6" tall building is intended to be utilized for preparation of building sets used for performances at the new Tempe Center for the Arts.

**Project Analysis**

A building addition is proposed, replacing the southern most building with new metal panel building. The building would be accessed from the south through an enclosed yard for vehicle pick up and delivery of performance sets. The proposed building is not in context with the surrounding neighborhood, which primarily consists of single-story 1950s and 60s ranch-style homes and the Mitchell School consisting of brick buildings ranging in height from approximately 13' to 18'. The closest context is the Vale, located on University Drive, with similar building materials. In order to disguise the appearance of an industrial building, staff had recommended utilizing brick along the exterior. The applicant has provided three and a half (3 ½) feet of brick veneer on the west elevation (street-facing side) and a breezeway to match the existing ones located along the street frontage. Staff is recommending the brick veneer continue around all sides of the building, emulating the height of the adjacent brick buildings, which creates additional continuity throughout the site.

Additionally, new parking spaces are proposed along the south side of 9<sup>th</sup> Street. Ninety degree parking is proposed at what is currently a loading bus area. Ninety degree parking was previously proposed along McKemy Street, but was not accepted from the Public Works Department. Nine (9) parking spaces currently exist on site along Mitchell Drive. The parking along 9<sup>th</sup> Street would provide an additional thirty-seven (37) spaces for use by Childsplay. The remaining streets have opportunity for parallel parking adjacent to the site.

A paint modification is also requested for the site. The buildings trim, doors, and window sills are currently painted with a faded teal, which include boarded up windows. Childsplay, once occupied the site, will remove all of the boarded up windows and improve the facility focusing on three primary colors. The window and door trims, and breezeway columns are proposed for a "plum" color. Doors are proposed to be "jalepeno" and the underside of the breezeway a "cobalt" blue. Staff had recommended continuing the plum color through to the fascia of the breezeway and columns as shown. Staff is in support of the proposed color scheme. At this time colors have been favorably received from the public.

**Public Input**

Although a neighborhood meeting is not required for a development plan, with recommendation from staff, the applicant initiated an Open House meeting to discuss the new facilities and proposed improvements of the site. The applicant followed the standard procedures identified within the Code by posting notice at the site and notifying property owners within a three hundred foot radius, as well as neighborhood associations within the vicinity.

On Tuesday, May 8, 2007, 5:30-7:30 pm, Childsplay held a neighborhood meeting to hear discussion and comments regarding their proposal. There were approximately 25 attendees, with 10 of those associated with the project – including the project architect, landscape architect as well as Childsplay staff and board members. The meeting started in an open house, small discussion format but at the request of residents, Trevor Barger, a Childsplay board member and an immediately adjacent neighbor, gathered the group for a

presentation and Q&A session. Mr. Barger did a commendable job of encouraging feedback and advising residents that Childsplay didn't consider this design to be a "done deal" but rather wanted to respond to input from the neighborhood. His presentation included an overview of the entire campus and what each building was used for, the reasons and rationale for the design and placement of the new building, the barriers they were working around, the type of work that will be done in the building and the associated requirements for that work. Mr. Barger took notes on comments received and several times encouraged residents to write down their own comments rather than rely on his notes. Residents were also advised to send comments directly to the city and that the DRC meeting is scheduled for June 12th. After the Q&A, many residents took a tour of the campus.

Points of discussion included,

- Overall support for Childsplay: Resident comments indicated that they were overwhelmingly in favor of Childsplay being at the site and considered them to be an asset to the neighborhood over the empty school.
- Opposition to the design of the building: There was much concern expressed about the aesthetics of the building. Comments centered around the ugliness of the metal and the stark plainness of the building. Mr. Barger asked for suggestions, but nothing specific was forthcoming. There was discussion about adding windows but Childsplay responded that natural light is a hindrance to the type of set production that will be done in the building. Residents were very supportive of additional landscaping.
- Concern with the size: There was discussion about size and height but it primarily related to aesthetics, i.e. the mass of the building isn't in keeping with the rest of the campus, such a tall metal building is ugly, etc.
- Questions about the location of the new building: There were suggestions to move the building to the northwest corner of the complex, although there was no specific reason why this would be better for the neighborhood. Residents who lived closest to the northwest corner of the complex didn't support the move.
- Concerns about noise: There was concern that the loud interior noises from the set construction would bounce off the metal building and create intolerable noise. Project representatives advised that the interior design work was not complete but that this would be an insulated, air conditioned building and noise should not be a significant factor.
- Questions about the loading zone: There were questions about hours of operation, frequency of deliveries, and size of trucks used (24').
- No significant comments about paint colors: Paint colors did not come up during the Q&A; Staff spoke with 3 residents who were in favor of the proposed colors.

## **Conclusion**

The applicant has voluntarily participated in communicating with the neighborhood for input and comments. Although the building addition has brought some concerns with the building design and context, no opposition was received from the neighborhood regarding the new parking and Childsplay's use of the site. If the applicant can provide additional materials to the metal building that connects the existing facility with the new building addition, staff has recommended approval as stipulated within the conditions. The proposed building is 28'-6" in height and within the maximum allowable building envelope of 30'. The proposed color modifications provide a subtle pizzazz to the building elevations in place of the existing teal.

**REASONS FOR APPROVAL (CRITERIA):**

1. The placement of buildings reinforces and provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:
  - a. Shade for energy conservation and comfort as an integral part of the design;
  - b. Materials shall be of superior quality and compatible with the surroundings;
  - c. Buildings and landscape elements have proper scale with the site and surroundings;
  - d. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk;
  - e. Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing;
  - f. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;
  - g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;
  - h. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;
  - i. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);
  - j. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;
  - k. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;
  - l. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;
  - m. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
  - n. Landscaping accents and separates parking, buildings, driveways and pedestrian walkways;
  - o. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

### General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 12, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated February 28, 2007 and May 2, 2007. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
  - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
  - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
  - Standard Details:
    - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
    - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov/tdsi/bsafety](http://www.tempe.gov/tdsi/bsafety) or may be obtained at Development Services.
  - Contact Alan Rady (480-350-8284) to discuss locations of existing street lighting on 9<sup>th</sup> Street.

### Site Plan

2. Provide 6'-0" wide public sidewalks along streets where sidewalk is relocated, or as required by Traffic Engineering Design Criteria and Standard Details.
3. If rolled curb is removed, replace with vertical curb and gutter.
4. Dedicate a public access easement along the portion of sidewalk located outside of the existing rights of way.
5. Provide 8'-0" steel vertical picket fence with wood slats for enclosed service yards, or similar construction. Provide gates of height that match that of the adjacent enclosure walls.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall

following the requirements of Standard Detail T-214.

7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- Refuse:
  - Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site.
  - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- Driveways:
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

### **Building Elevations**

8. The new building addition shall provide on all elevations brick veneer, matching the height and style of existing building facades.
9. Future proposed "artist mural" on the west elevation of the building not authorized with this request. Separate review and consideration required with the Development Review Commission.
10. The applicant shall make reasonable efforts to reduce any potential noise within the new building, such as providing sound dampening walls.
11. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such

as overflows, and where needed design these to enhance the architecture of the building.

14. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
  15. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
  16. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along Mitchell Drive (as defined by Zoning and Development Code).
  - A security vision panels shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

### **Lighting**

17. Illuminate new building entrances from dusk to dawn to assist with visual surveillance at these locations.
  18. Provide a combination of pedestrian level lighting and bollard lighting along new sidewalk area, in order to meet minimum pedestrian pathway lighting levels and minimizing lighting into the public right of way.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

### **Landscape**

19. Both backflow units located along Mitchell Drive are used as part of a two source system to water the park. The controller is located in the enclosure at the south end of the existing building and shall continue to operate from the building's power source. Childsplay shall work with the Landscape Maintenance Department and not interrupt the service to the park, subject to review by Steve Amelotte (480-350-5977).
  20. Provide minimum 8'-0" wide landscape islands when required adjacent to 16'-0" length parking spaces.
  21. Irrigation notes:
    - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
    - b. Locate valve controller in a vandal resistant housing.
    - c. Hardwire power source to controller (a receptacle connection is not allowed).
    - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
    - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
  22. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

## Signage

23. Provide address sign(s) on the building elevation facing the street to which the property is identified.
- a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name.
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Adjust locations on building so sign is unobstructed by trees, vines, etc.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).

## HISTORY & FACTS:

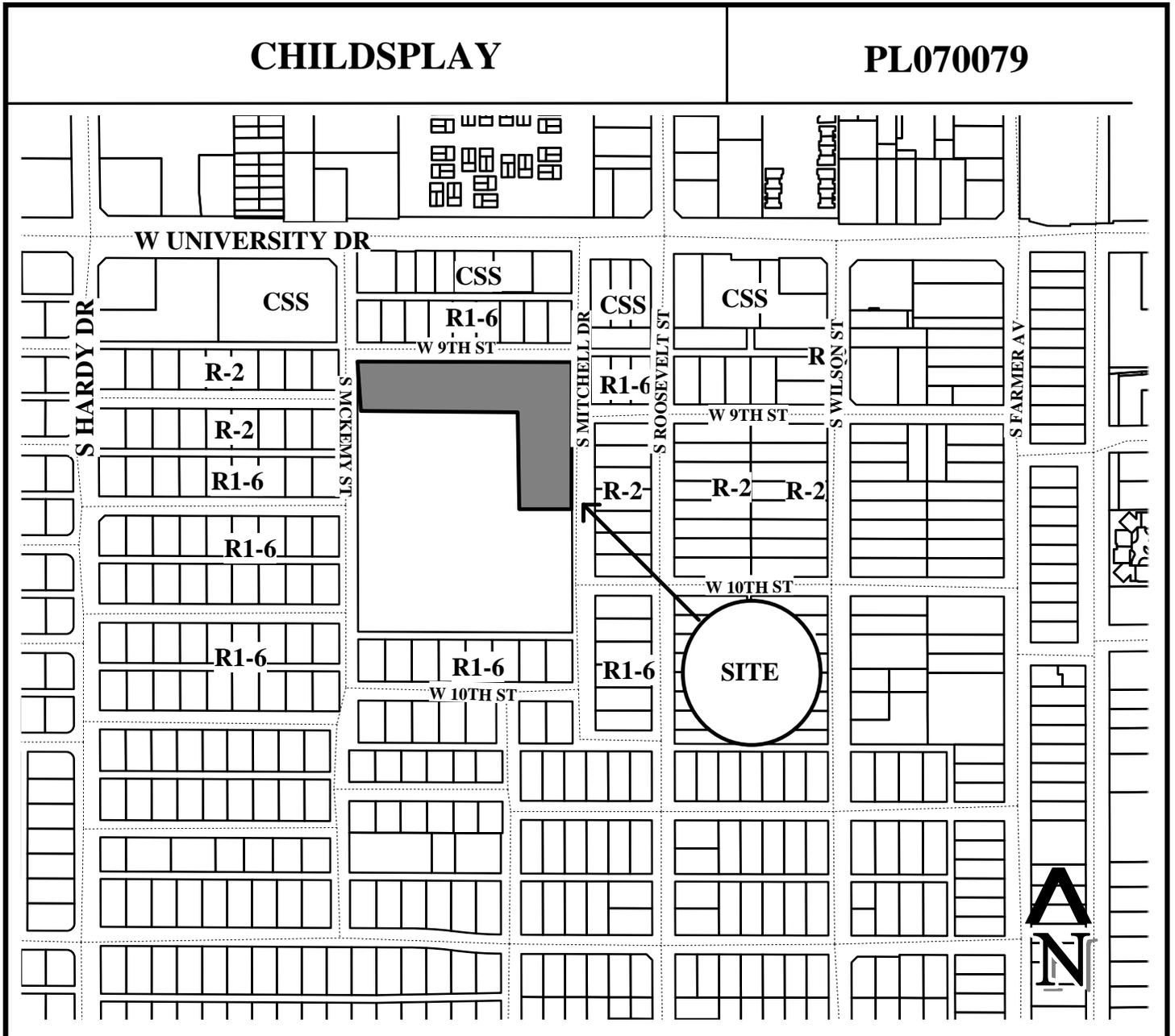
January 20, 1959	Building permit issued for construction of Mitchell School site.
July 21, 2005	City Council approved selection of Childsplay for reuse of the Mitchell School for an arts-related organization.
March 2, 2006	Development and Disposition Agreement executed between the City of Tempe and Childsplay.
July 20, 2006	City Council approves an Amended Subdivision plat for two lots located at 900 South Mitchell Drive, subdividing the Mitchell School site from the existing park.
October 5, 2006	City Council approved the first addendum to the Childsplay – Mitchell School DDA to amend the schedule of performance.

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

**CHILDSPLAY**

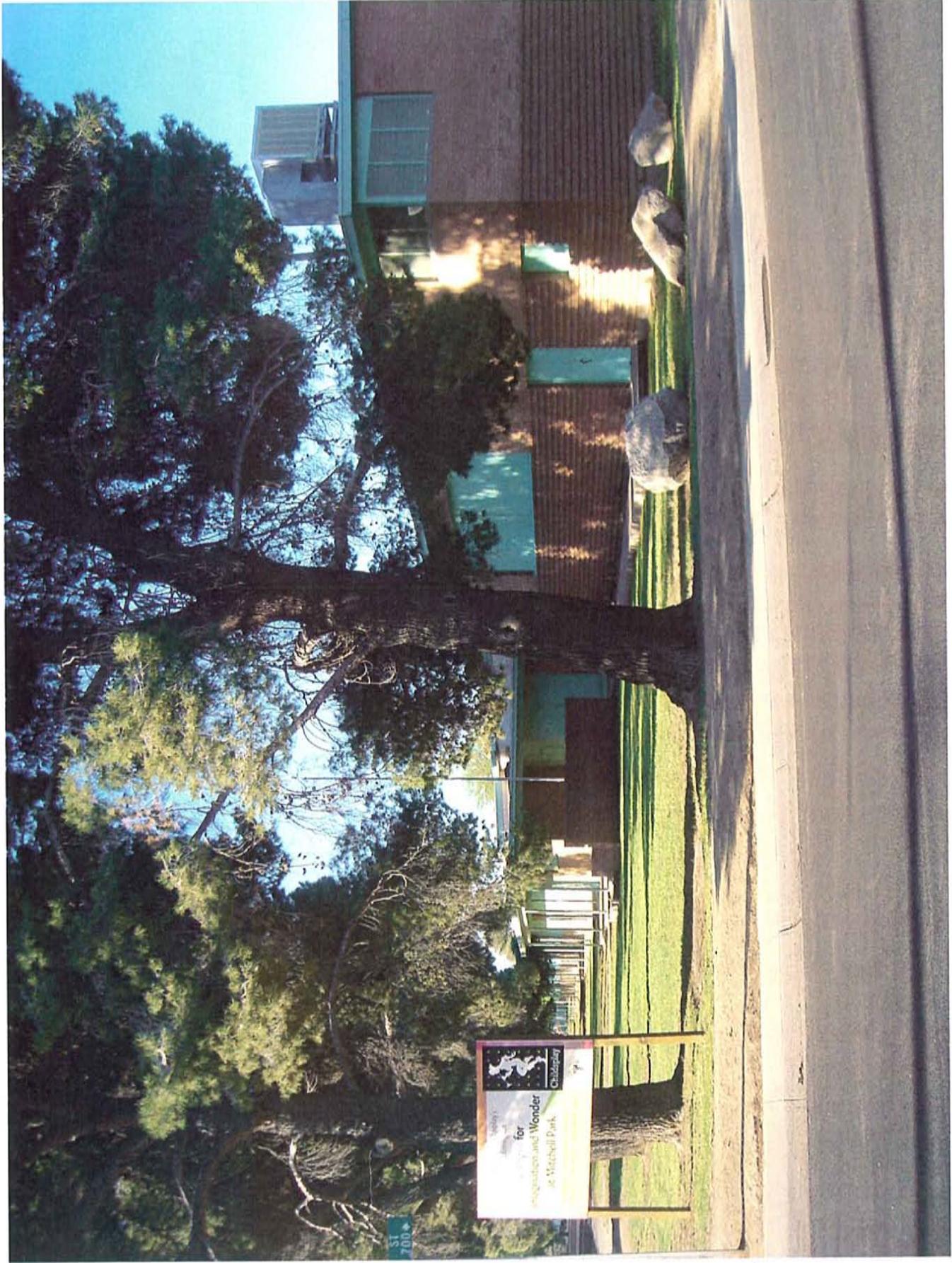
**PL070079**



**Request**



CHILDSPLAY (PL070079)



# CHILDSPLAY

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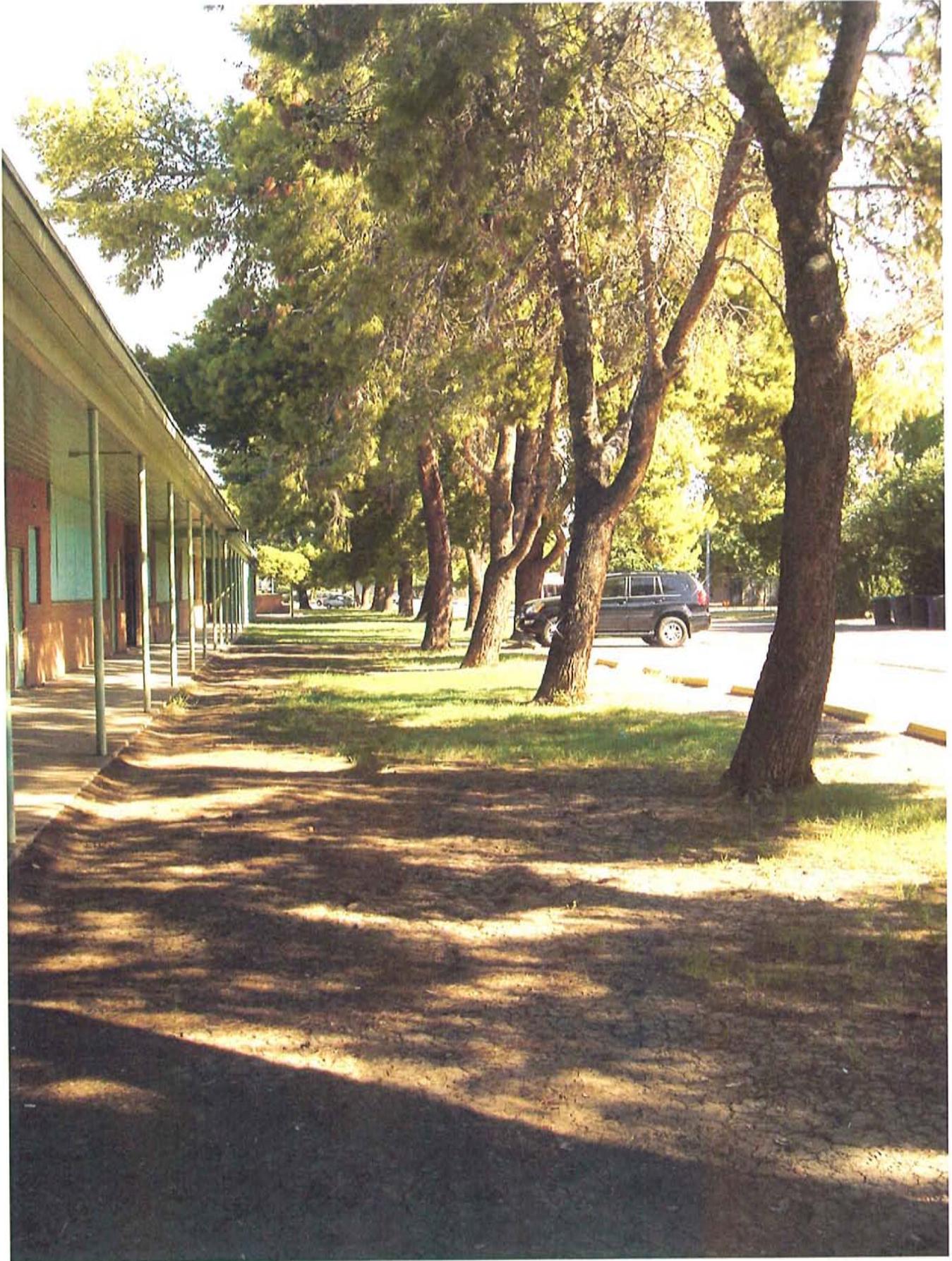
24 APRIL 2007



CHILDSPLAY

24 APRIL 2007

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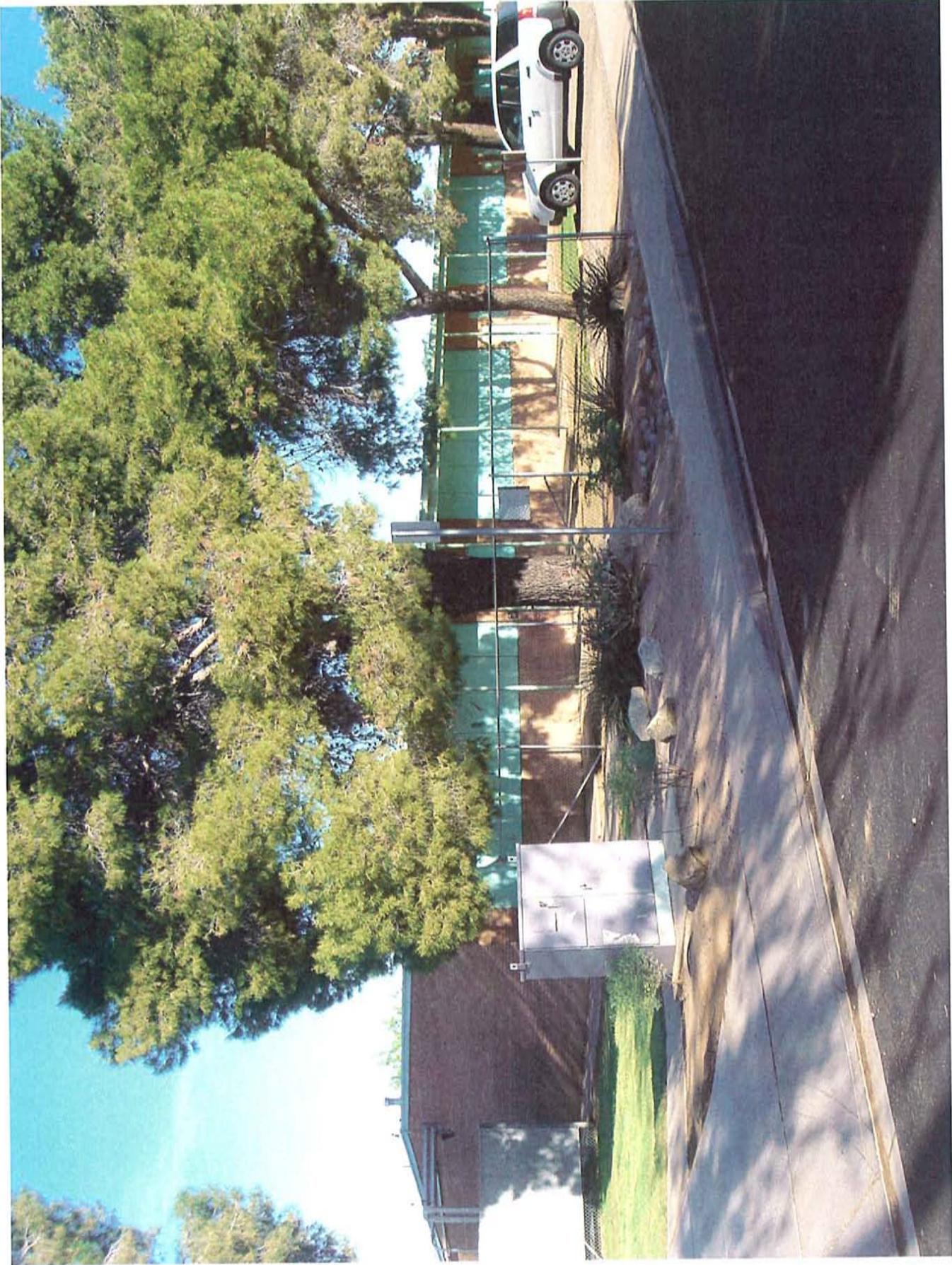
DEPARTMENT OF  
PROGRAMS AND  
SERVICES  
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CHILDSPLAY

24 APRIL 2007

APR 25 2007





# CHILDSPLAY

APR 24 2007

24 APRIL 2007



# CHILDSPLAY

24 APRIL 2007



# CHILDSPLAY

24 APRIL 2007

CHILDSPLAY

24 APRIL 2007



CHILDSPLAY

24 APRIL 2007



June 04, 2007

City of Tempe  
31 East 5<sup>th</sup> Street  
Tempe, Az 85281

RE: Building Use(s) and Parking at 900 South Mitchell Drive  
Tempe, Arizona 85281

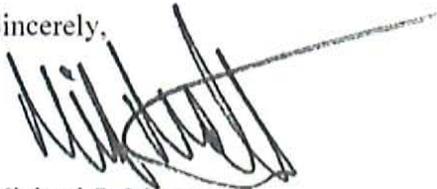
City Reviewer,

This letter is in response to your request to clarify the use(s) of the property located at 900 South Mitchell Drive for Childsplay Inc as well as some additional comments from the City in regards to parking. In accordance with Childsplay's Development and Disposition Agreement with the City of Tempe, section 2.2 of the agreement reads, "Childsplay shall develop and use the Property as its headquarters, including administrative office space, classrooms, performance space, and shop space in accordance with the Development Plan". Building 'A' is the only building that is being used as educational space. The rest of the buildings are to be occupied and used by Childsplay staff to manage and facilitate their productions at the new Tempe Center for the Arts building.

Childsplay's hours of operation are from 8:00 am – 6:00 pm, Monday thru Friday. On average there will be 2-3 deliveries a week to the designated loading area of the facility with largest truck being a maximum of 24'. Childsplay and its design team are looking at options for different acoustical treatments to minimize any and all noise that might come from the production of their projects.

When Childsplay original met with City of Tempe staff, we were asked to maximize the parking on the site. In doing so, we added some new spaces along McKemy Drive. After our site plan review, we were asked by the Public Works Department to eliminate this parking and leave it as parallel parking.

Sincerely,



Michael S. Mattson  
D.R. Mattson Inc.  
Construction Manager for Childsplay Inc.

JUN - 4 2007

# Community Open House

Come hear about the upcoming plans and city submissions for the

## **Sybil B. Harrington Campus for Imagination and Wonder at Mitchell Park**

You are invited to attend a neighborhood meeting  
Tuesday, May 8th, 2007 from 5:30 pm - 7:30 pm  
in the Black Box Theater at Mitchell School located  
at 900 South Mitchell Drive, Tempe, AZ 85281.  
For more information, please contact Ellen at 480-350-8119.

Childsplay officials will be on hand to discuss plans for their new headquarters. The plans include the replacement of the southern most building with a 28.6 feet tall 7,466 s.f. building, and the addition of parking spaces on 9th street and McKemy street. You may attend in person or contact us directly to provide us your comments and questions.



E S P I R I T U L O C I  
The Spirit of the Place

CHILDSPLAY'S  
SYBIL B. HARRINGTON  
CAMPUS FOR IMAGINATION AND WONDER  
PUBLIC INVOLVEMENT PROGRAM REPORT

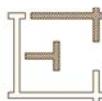
**Project Description and Background**

Childsplay is the new owner of the buildings at 900 South Mitchell Drive also known as Mitchell School (the "Site"). Childsplay intends to use the Site for their administrative offices, class rooms, rehearsal halls, and scene and costume shops. Childsplay has been working to use the existing buildings as much as possible; remodeling them so that they no longer appear abandoned making the adjacent park safer. The requirements for the scene and costume shops did not fit within any of the existing structures. The southern most building is in the worst physical condition, and is the most screened by existing large vegetation, and as such was chosen for the new structure. Childsplay is seeking design approval for a new building to replace the southern most building on the Site with a twenty-eight and six tenths (28.6) foot tall 7,466 s.f. building to be used as the scene and costume shops with attached loading dock area to be enclosed by a screen wall with gates. The neighbors had early on asked to paint the non-brick portions of the building a different color and for new paved parking at the Site as existing earth parking lot is not suitable for long term use. To accommodate this, Childsplay is also seeking approval for the addition of paved parking spaces to the street frontage along 9<sup>th</sup> Street and McKemy and a new color palette for portions of the building exterior that are not brick. The parking was placed and configured here to keep the most amount of the property in landscaped area and to preserve and not disturb the existing mature pine trees along Mitchell Drive. The site plan will also remove an existing shack from the property improving the view into the park from McKemy and improve the landscape surrounding the buildings.

Before Childsplay's ownership of the Site, the Site was owned by the City of Tempe and leased to ASU who boarded up the windows on the property and used the buildings as a warehouse with large trucks coming and going on a regular basis, a class room and a black box theater with public performances. The buildings have appeared abandoned and boarded up for the last six years. The neighbors have worked for years to improve the condition and find a user for the buildings which would enliven the area and make the park safer.

The Site is bounded by neighbors to the north across 9<sup>th</sup> street who front on to the buildings, neighbors to the east across Mitchell Drive who back to the buildings, the park to the south with an alley south of the park and neighbors south of the alley backing to the alley, and neighbors on the west siding on the end of the buildings.

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# E S P I R I T U L O C I

## The Spirit of the Place

### Stakeholder Analysis

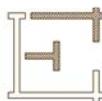
Invitations to an open house were sent all residents within 300 feet of the property. Invitations were also sent to all of the local neighborhood association presidents. The City staff reviewed the text and layout of the invitation, and made comments that were incorporated into the text. Invitations were mailed out two weeks before the open house.

### Community Concerns and Issues

Concerns and Issues were listened to during the open house event and recorded on note cards. Residents were also encouraged to use note cards provided to provide written comments. A majority of the comments had to do with the new building, its massing, materials and position on the Site. Neighbors in attendance made the following recommendations:

- planting vines to cover the new building,
- move the new building to the northwest corner of the Site (replacing that building instead),
- add movement to the massing of the building so it is not a box,
- add faux movement to the massing of the new building,
- add the screening into the rendered elevations of the new building
- break up the park side elevation of the new building
- add windows, brick or something to the elevation of the new building
- paint a mural on the exterior of the new building
- use the park side elevation of the new building to show movies in the park
- lower the height of the new building so that it does not exceed the existing height of an adjacent two story home or the height of the exiting cafeteria building,
- insulate the new building against sound (coming from inside)
- add trees to screen views of the new building
- use green walls to screen the new building
- match the existing building in depth

Neighbors expressed concern that the new building was an all metal building. One neighbor requested that the proposed parking on McKemy be parallel parking on street rather than the off street parking proposed. One neighbor requested that all of the buildings be L.E.E.D. certified. One neighbor expressed a concern about the existing brick work on the north east corner of the Cafeteria building and how easy it is for small children who may wish to climb the building to get a foot hold. Many neighbors expressed how happy they were that something was finally being done with the old school buildings, that there would be activity in the buildings, and that the windows would no longer be boarded up. Neighbors expressed appreciation for Childsplay's site plan change to move the parking so that it was along the exiting roadway rather than displacing landscaped area. Many neighbors had questions about parking and traffic and were happy with the solutions that are already incorporated into the plans. Several comments were made about the adjacent park, but this land is not owned by Childsplay and the facilitator made it clear which areas were not included in this proposal/request.



# E S P I R I T U L O C I

## The Spirit of the Place

### Public Involvement Objectives

To solicit public reactions and ideas to better comprehend the community's needs and desires. Childsplay seeks to inform and consult.

### Involvement Techniques

The "open house" method outlined in the Tempe Involving the Public (TIP) Manual was used for our open house. This method was selected to get the most candid comment from the neighbors and to encourage comments from all of the neighbors. Three neighbors in attendance were upset that we were using this format and insisted that we switch to the "neighborhood meeting" format in the middle of the open house. They were noticeable upset (physically) and it was decided to accommodate their request. The facilitator informed those in attendance about the change in meeting format and provided a formal presentation followed by a question and answer period. The three individuals who were upset about the open house format continued to be rude during the question and answer period until one individual was so rude to another neighbor in attendance that she left the meeting. At that point the facilitator interrupted the question and answer period and re-explained the ground rules of the meeting and explained that Childsplay was interested in hearing all comments and opinions. The individuals continued to be offensive, but were at least civil from that point on.

### Communication Approach

No on-going communication was promised. The next step is the public hearing on the 12<sup>th</sup> of June. Individuals in attendance were encouraged to use the comment cards or to contact the City of Tempe Staff.

### Project Timeline

Public Hearing 12 June 2007 at City Hall, 7p

If approval of site plan and elevations is granted, Childsplay will move as quickly as possible to complete the project.

### Facilitation

Location: Black Box Theater at Mitchell School – 900 South Mitchell Drive, Tempe AZ

Time: May 8<sup>th</sup> 2007, 5:30p – 7:30p

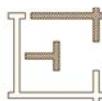
Setup: sign in at door; colored renderings, site plan and materials boards on easels at front of room; staff at each board and available for questions; food drink and comment cards with pens on the side of the room; doors open on park side and on 9<sup>th</sup> Street sides of room; other rooms open for informal tour

Facilitator: Trevor Barger, AICP of Espiritu Loci Incorporated – Childsplay Board Member and resident of the neighborhood

### Documentation

Individuals in attendance were encouraged to use the comment cards and staff members and facilitator recorded comments from individual discussions on note cards throughout the meeting.

7 2 7 2 E I N D I A N S C H O O L R D  
S U I T E N U M B E R 4 7 2  
S C O T T S D A L E A R I Z O N A 8 5 2 5 1



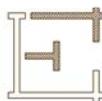
W W W . E S P I R I T U L O C I . C O M  
P H O N E 4 8 0 . 4 8 1 . 9 1 0 0  
F A X 4 8 0 . 4 8 1 . 9 1 0 1

E S P I R I T U L O C I  
The Spirit of the Place

**Process Evaluation**

The open house portion of the event went very well with lots of good comments from the neighbors and lots of suggestions and dialogue. Many had questions about specific uses of the buildings or the day to day operations of Childsplay and appropriate Childsplay Staff members were on hand to answer all of those questions. The question and answer period of neighborhood meeting portion of the event became a venue for three individuals to express their displeasure to all of the neighbors in attendance. It was rude and un-productive. Many residents were put off by this portion of the meeting, only one comment was expressed that had not been during the open house portion, and the three individuals dominated the conversation from that point on. The individuals were rude to all in attendance. The comments made during the event are outlined in the "Community Concerns and Issues" section above and the comments made in writing are attached.

7 2 7 2 E I N D I A N S C H O O L R D  
S U I T E N U M B E R 4 7 2  
S C O T T S D A L E A R I Z O N A 8 5 2 5 1



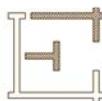
W W W . E S P I R I T U L O C I . C O M  
P H O N E 4 8 0 . 4 8 1 . 9 1 0 0  
F A X 4 8 0 . 4 8 1 . 9 1 0 1

E S P I R I T U L O C I  
The Spirit of the Place

**Appendix A  
Attendance Log for Childsplay Open House May 8, 2007**

*Many people did not sign in.*

Name	Address	Telephone	Alternate
Wayne & Erma Shelton	814 West Laird Street	(480) 966-6689	
Ruth E. Wineberg	1017 South Wilson	(480) 967-8145	
Celia Liddil	708 West 10th Street	(480) 966-4551	
Decima Sever	31 East 5th Street	(480) 350-8920	
Michael & Cindy Allen	912 South Roosevelt Street	(480) 966-5916	
Donna LaGuardia	915 South Mitchell Street		
Tom Hornsby	624 West Howe	(480) 967-6123	
Mark Wymer	719 West 10th Street	(480) 539-4101	
Chris Rhodes	1502 East Fairmark, Mesa 85203	(480) 332-4468	
Connie & Michael Ferrell	904 South Roosevelt Street	(480) 829-7880	
Steven Gastelum	909 South Roosevelt Street		
Diann Peart	1012 South Wilson	(480) 966-5816	(480) 229-0483
Bob Young	710 West 9th Street	(480) 967-6819	
Glen Wollenhauff	1037 West 12th Place	(480) 921-9948	
Lisa McGregor	744 West 9th Street	(480) 266-9254	
Kathleen Flick	1905 East University #C210	(480) 540-0524	
Paul Barger	728 West 9th Street		



E S P I R I T U L O C I  
The Spirit of the Place

**Appendix B**  
**Comment Cards**

---

Josh Oehler  
732 West 9<sup>th</sup> Street  
Tempe, Arizona 85004

I am in support of the project.  
I just believe the elevations need to be worked on.

---

I am really glad that Childsplay is finally coming. I'm looking forward to having their positive activity occurring here. I'm really excited about the redesign and look forward to its completion. – Paul

---

I am so excited to have a fine arts center in this historic neighborhood. I'm positive Childsplay will be a fantastic asset to this community. I support this project 100%.  
- Kathleen Flick

---

Building E – is an eyesore.  
Would like it to blend better with the rest of the buildings.  
Would like it to be moved to the North west corner on 9<sup>th</sup> street.  
- Connie Ferrell

---

John Minett  
1022 South Maple Avenue  
Tempe

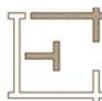
Glad to see it happening.

---

I am very happy about Childsplay moving in to my neighborhood. Any building or change to the site plan will be an improvement over the vacant building we have now.  
- Lisa McGregor

---

We approve of Childsplay coming to our Park.  
- Erma Shelton  
- Wayne Shelton



E S P I R I T U L O C I  
The Spirit of the Place

- 
- Respect the views from houses
  - No (perpendicular) parking on McKemy
    - Parallel per neighborhood plan
  - No metal buildings – what about 4”CMU w/ integral color
- 

I'd like to see large trees planted on the south side of the scene shop to soften the south elevation. The metal building is the least attractive portion of the project and would be more palatable with large trees. Thanks.

---

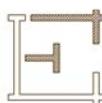
Bob Young  
710 West 9<sup>th</sup> Street  
(480) 967-6819

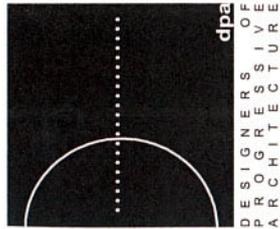
Why not put your new building here (drawing indicating northwest corner of McKemy and 9<sup>th</sup> Street)? If not I will oppose new building.

---

- 1) The new building goes against 2 decades of developing the neighborhood planning document as far as the visual scale and material useage. This is not the place for a warehouse building.
  - 2) There are 3 equally important sides to the building and all must be addressed (drawing indicating the west, east and south elevations)
  - 3) You can be creative on a tight budget
  - 4) Even if taller, there is no relationship to the scale of the school, materials, and history of this vital piece in the fabric of this community.
  - 5) DPA Architects are a very creative firm. What happened! ?
- 

I am extremely excited about Childsplay. Bringing something into the community for our children is fantastic! Maybe we can restart their imaginations!

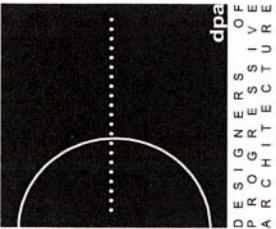




**A T T E N D A N C E**

Project Name: Childsplay  
 DPA Project Number: 06049  
 Date: 08 May 2007  
 Time: 5:30 P.M.  
 Location: 900 S. Mitchell Drive

Name	Address	Telephone	Alternate
Wayne & Emma Shelton	814 N. Laird St.	(480) 966-6689	
Ruth E. Weberg	1017 S. Wilson	480 967-8145	
Celia Hidalgo	708 W. 10 <sup>th</sup> St	480-966-4551	
Decima Sever	31 E 5 <sup>th</sup> St.	480 350 <del>8920</del>	
Michelel + Cindy Allen	912 S. Roosevelt St	480-966-5916	
Panna LaGuardia	915 S. Mitchell St		
TOM HORNBY	624 W. Howe	480-967-6123	
AMAL SUMER	719 W. 10 <sup>th</sup> St.	480-539-9101	
Chris Rhodes	1502 E. Fairbank Mesa	82203 480332.4468	
Conic Ferrell	904 S Roosevelt st	Tempe 480 829-7880	
Michael Ferrell	904 S. Roosevelt St.	(480) 829-7880	
Stefen Gadelum	909 S. Roosevelt St		
Diana Peart	1012 S. Wilson	480 966 5816	480 229 0483
Bob Young	710 W. 9 <sup>th</sup> St.	480 967 6819	
GEN WOLLENHAUPT	1037 W. 12 <sup>th</sup> Pl.	480-921-9948	



**A T T E N D A N C E**

Project Name: Childsplay  
 DPA Project Number: 06049  
 Date: 08 May 2007  
 Time: 5:30 P.M.  
 Location: 900 S. Mitchell Drive

Name	Address	Telephone	Alternate
Lisa McNeeger	744 W 9th Street	480 766 9254	
Kathleen Flick	1905 E. University Ave	85281 480 540-0524	
Paul Berger	728 West 9th Street		

I am extremely  
excited about Childsplay.  
Bringing something into the  
community for our  
children is fantastic! Maybe  
we can restart their  
imagination!

- ① THE NEW BUILDING GOES AGAINST 2 DECADES OF DEVELOPING THE NEIGHBORHOOD PLANNING DOCUMENT AS FAR AS THE VISUAL SCALE AND MATERIAL USAGE. THIS IS NOT THE PLACE FOR A WAREHOUSE BUILDING.
- ② THERE ARE 3 EQUALLY IMPORTANT SIDES TO THE BUILDING AND ALL MUST BE ADDRESSED



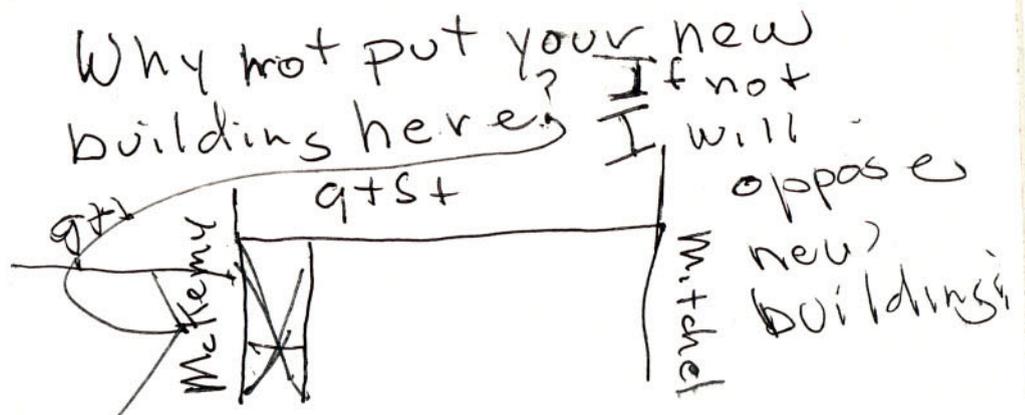
- ③ YOU CAN BE CREATIVE ON A TIGHT BUDGET
- ④ EVEN IF TALLER, THERE IS NO RELATIONSHIP — OVER —

④ CONT. TO THE SCALE OF THE SCHOOL, MATERIALS, AND HISTORY OF THIS VITAL PIECE IN THE FABRIC OF THIS COMMUNITY.

⑤ DPA ARCHITECTS ARE A VERY CREATIVE FIRM. WHAT HAPPENED!?

I'd like to see large trees  
planted on the south side  
of the scene shop to  
soften the South elevation.  
The metal building is the least  
attractive portion of the  
project + would be more  
palatable with large trees.  
Thanks.

Bob Young  
710 W. 9th St.  
480 967 6819



- ^ RESPECT THE VIEWS FROM HOUSES
- ^ NO L PARKING ON MCKENNY  
- PACAUEL PER NEIGHBORHOOD PLAY
- ^ NO WTC BLDGS -  
WHAT ABOUT 4<sup>th</sup> CORN.  
W) INTER-CORR.

We approve of Child's Play  
coming to our park.

Erma Shelton  
Wayne Shelton

I am very happy about Childsplay  
moving in to my neighborhood. Any  
building or change to the site plan will  
be an improvement over the vacant  
building we have now.

Rosa M. Gagnier

Glued to see it happen,

John W. W. W.

1022 S. Maple Ave

Tempe

I am so excited to have a fine arts center in this historic neighborhood. I'm positive child's play will be a fantastic asset to this community. I support this project 100%.

Kathleen Flick

Building E - is an eye sore.  
Would like it to blend better with the rest of the Buildings.  
Would like it to be moved to the Northwest corner on 9<sup>th</sup> St.

Conic Ferrell

JOHN O'NEAL  
732 W. 9<sup>th</sup> ST  
TEMPE, AZ 85004

I AM IN SUPPORT OF THE PROJECT.

I JUST BELIEVE THE ELEVATIONS NEED  
TO BE WORKED ON.

I AM REALLY GLAD THAT  
CHILDSPRAY IS FINALLY COMING.

I'M LOOKING FORWARD TO HAVING  
THEIR POSITIVE ACTIVITY OCCURRING  
HERE. I'M REALLY EXCITED ABOUT  
THE REDESIGN AND LOOK FORWARD TO  
ITS COMPLETION. -PAUL

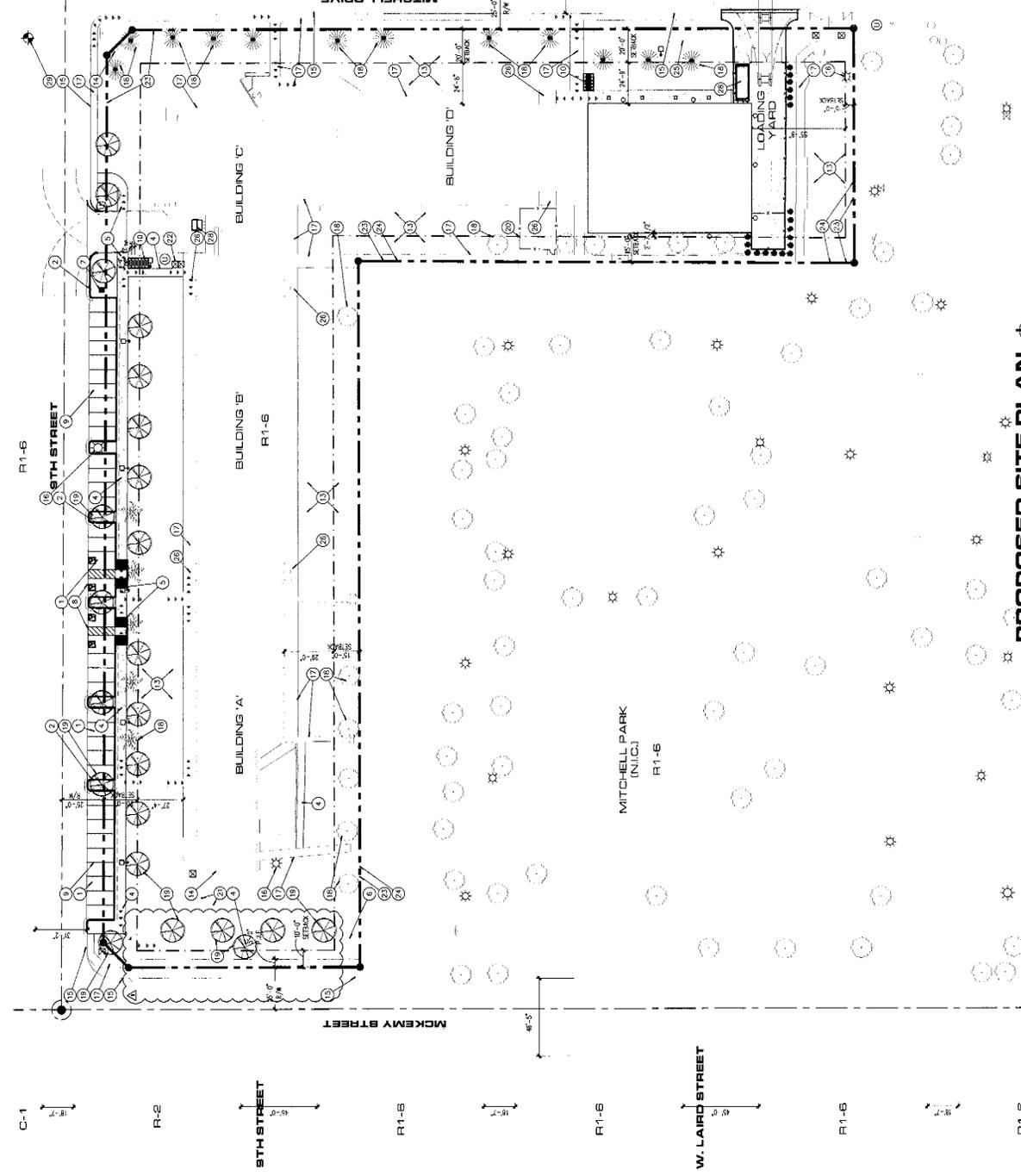


1. ASPHALT TO CONCRETE PAVING.
2. NEW CAST-IN-PLACE CONCRETE CURB.
3. NEW 36" CAST-IN-PLACE VALLEY GUTTER.
4. NEW 4" CONCRETE SIDEWALK ON GRADE.
5. ACCESSIBLE CONCRETE CURB RAMP WITH 1:12 MAX. SLOPE PER CITY OF TEMPE STANDARD DETAIL T-360.
6. NEW MASONRY BARRIER WALL TO MATCH EXISTING WATER TOWER. PROVIDE TRAFFIC RATED COVER.
7. UNIVERSAL ACCESSIBLE PARKING SPACES WITH PAVED BY SIDEWALK SIGNAGE AND DETAIL T-360.
8. STANDARD PARKING STRIPS PER CITY OF TEMPE STANDARDS. SEE SHEET A1.4.
9. STANDARD ROAD DETAIL T-360.
10. NEW POLE MOUNTED LIGHT FIXTURE.
11. LANDSCAPE AREA.
12. SUITE LOCATION OF BUILDING SIGNAGE UNDER SEPARATE PERMIT.
13. EXISTING CURB AND GUTTER TO REMAIN.
14. EXISTING LIGHT POLE TO REMAIN.
15. EXISTING SIDEWALK TO REMAIN.
16. EXISTING TREES TO REMAIN AND FACTOR TREES PROGRAM ASSESSMENT CONSTRUCTION.
17. NEW DONATED TREES.
18. LOCATION OF RELOCATED CHILLER YARD.
19. EXISTING CHILLER YARD TO REMAIN.
20. UPDATED SITE ELECTRICAL AND TRANSFORMER.
21. PROJECT LIMITS.
22. EXISTING PARKING TO REMAIN.
23. EXISTING SIDEWALK RAMP TO REMAIN.
24. NEW ASPHALT UNDER SIDEWALK FOR FLOOD PROTECTION.
25. NEW REFUSE ENCLOSURE.
26. EXISTING FIRE HYDRANT.

- GENERAL NOTES**
- A. ALL SURFACE MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT AND SIGNALS SHALL BE INSTALLED PER REQUIREMENTS OF THE CITY OF TEMPE.

- LEGEND**
- EXISTING TREE TO REMAIN
  - NEW DONATED TREE LOCATION
  - NEW ASPHALTIC PARKING SPACE PER CITY OF TEMPE REQUIREMENTS
  - NEW CONCRETE SIDEWALK / AND LOADING AREA
  - INDICATES ACCESSIBLE ROUTE
  - UTILITY EQUIPMENT
  - UTILITY POLE
  - LIGHT POLE
  - IRRIGATION REGULATOR
  - SIGN

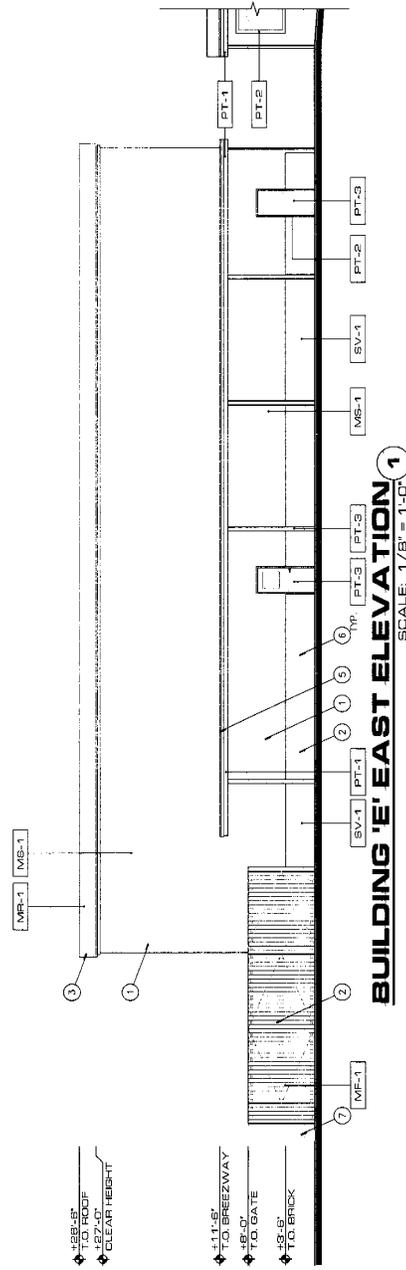
**PROPOSED SITE PLAN**  
 SCALE: 1" = 30'-0"



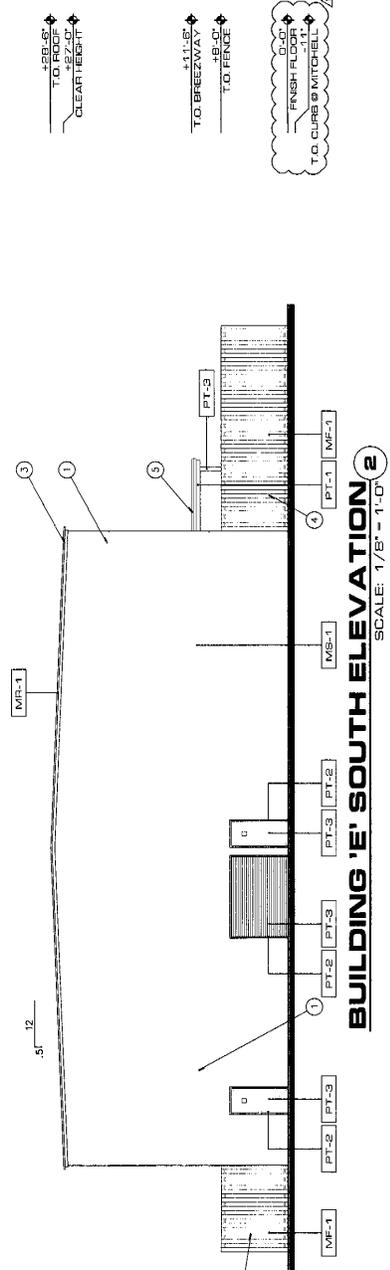
THIS DRAWING IS PREPARED BY THE ARCHITECT OR ENGINEER OR PROFESSIONAL LANDSCAPE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER OR PROFESSIONAL LANDSCAPE ARCHITECT. THE ARCHITECT OR ENGINEER OR PROFESSIONAL LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT OR ENGINEER OR PROFESSIONAL LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



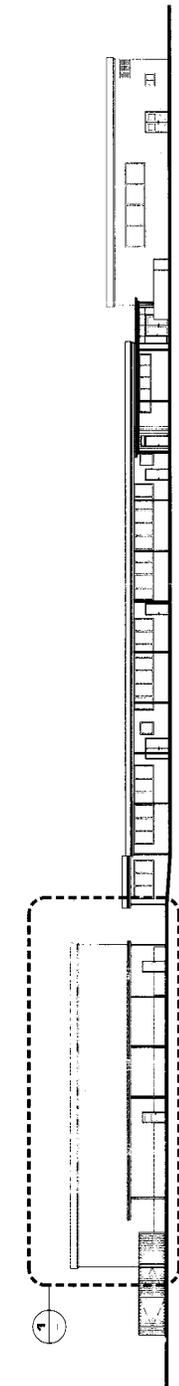
- KEY NOTES**
1. NEW SHOP BUILDING TO HAVE METAL PANEL WALL SYSTEM.
  2. BRICK VENEER TO MATCH EXISTING.
  3. METAL PANEL ROOF SYSTEM TO COMPLEMENT WALL SYSTEM IN COLOR SLATS.
  4. METAL FENCE AND GATES WITH WOOD SLATS.
  5. NEW BREEZEWAY ROOF TO MATCH EXISTING.
  6. EXISTING TREES TO REMAIN.
  7. LANDSCAPE TO SCREEN LOADING YARD.



**BUILDING 'E' EAST ELEVATION 1**  
SCALE: 1/8" = 1'-0"



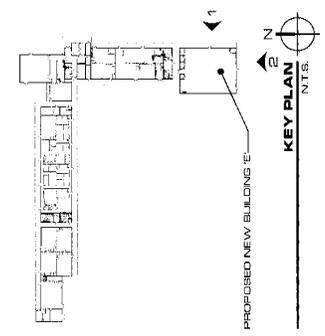
**BUILDING 'E' SOUTH ELEVATION 2**  
SCALE: 1/8" = 1'-0"



**REFERENCE OVERALL EAST ELEVATION**  
SCALE: 1" = 20'-0"

**FINISH LEGEND**

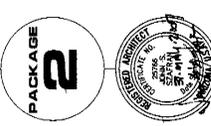
Code	DESCRIPTION	MANUFACTURER	STYLE	COLOR	LRV	FINISH NOTES
MR-1	SEAM METAL ROOF	DUNN EDWARDS	METAL ROOF	SMELTUM	0.42	6
PT-1	TRIM	DUNN EDWARDS	EXTERIOR PAINT	COBALT	-	6
PT-2	TRIM	DUNN EDWARDS	EXTERIOR PAINT	PRIMAIVE PLUM	-	7
PT-3	TRIM	DUNN EDWARDS	EXTERIOR PAINT	JALAPENO	-	85
MF-1	METAL PANEL SIDING	ACTURER	METAL SIDING	BIRCH WHITE	0.54	7
MS-1	METAL PANEL SIDING	ACTURER	STYLE WALL II	BIRCH WHITE	0.54	7
SV-1	WOOD / METAL FENCE	ACTURER	METAL FENCE W/ CLEAR COAT	BLACK	-	85
SV-2	WOOD / METAL FENCE	ACTURER	METAL FENCE W/ CLEAR COAT	BLACK	-	85
SV-3	BRICK VENEER	ACTURER	BRICK VENEER	EXISTING BRICK	-	-



**KEY PLAN**  
N.T.S.

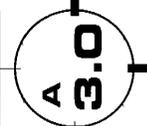
**BUILDING 'E' ELEVATIONS**  
PROJ #: SPR 07018

**CHILDPLAY**  
880 SOUTH MITCHELL DRIVE  
TEMPE, ARIZONA 85281



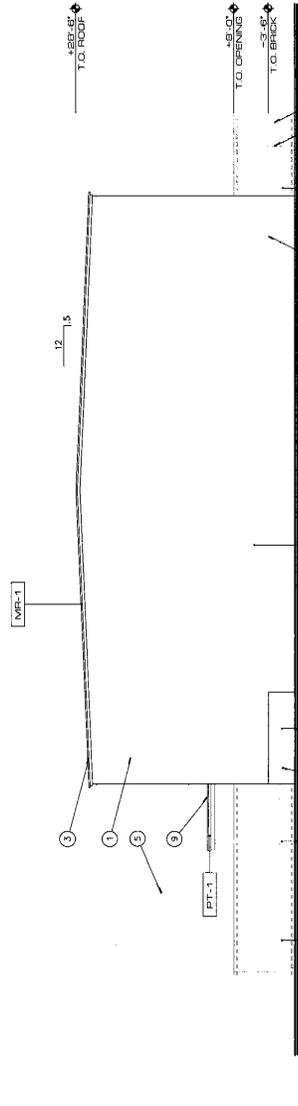
**dpa**  
DESIGN PROFESSIONALS ARCHITECTURE  
1700 W. BUCKLEBOURNE DRIVE  
SUITE 100  
PHOENIX, ARIZONA 85024  
PHONE: 480.941.3883  
FAX: 480.941.3885  
www.dpa.com

PROJECT NO: 08019  
DATE: 21 February 2017  
DRAWN BY: BKL

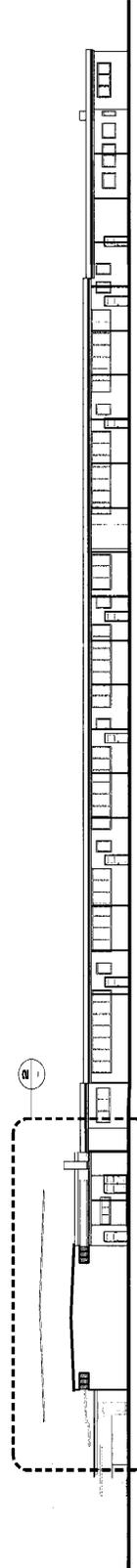


- KEY NOTES**
1. NEW SHOP BUILDING TO HAVE METAL PANEL WALL SYSTEM.
  2. BRICK VENEER TO MATCH EXISTING.
  3. METAL PANEL ROOF SYSTEM TO COMPLEMENT WALL SYSTEM IN COLOR.
  4. METAL FENCE WITH WOOD SLATS.
  5. EXISTING TREES TO REMAIN.
  6. LANDSCAPE TO SCREEN LOADING YARD.
  7. MASONRY SCREEN WALL WITH STUCCO FINISH.
  8. NEW BREEZEWAY ROOF TO MATCH EXISTING.

**BUILDING 'E' WEST ELEVATION 1**  
SCALE: 1/8" = 1'-0"



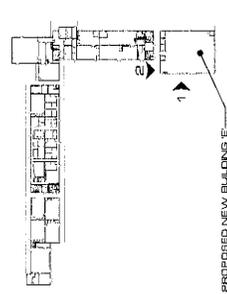
**BUILDING 'E' NORTH ELEVATION 2**  
SCALE: 1/8" = 1'-0"



**REFERENCE OVERALL NORTH ELEVATION**  
SCALE: 1" = 20'-0"

**FINISH LEGEND**

FINISH	DESCRIPTION	MANUFACTURER	STYLE	COLOR	FINISH NOTES
MR-1	SEAM METAL ROOF	MANUFACTURER	STYLE	COLOR	FINISH NOTES
MS-1	METAL PANEL SIDING	MANUFACTURER	STYLE	COLOR	FINISH NOTES
SV-1	SEAM METAL ROOF	MANUFACTURER	STYLE	COLOR	FINISH NOTES
MF-1	WOOD / METAL FENCE	DESCRIPTION	WOOD / METAL FENCE W/ WOOD SLATS	CLEAR COAT	BLACK
PT-1	TRIM	DESCRIPTION	MANUFACTURER	MODEL No.	SIZE
PT-2	TRIM	DESCRIPTION	MANUFACTURER	MODEL No.	SIZE
PT-3	TRIM	DESCRIPTION	MANUFACTURER	MODEL No.	SIZE
BRICK VENEER	BRICK VENEER	DESCRIPTION	BRICK	COLOR	BLACK



**KEY PLAN**  
NTS

**BUILDING 'E' ELEVATIONS**  
PROJ # BPR 07018

**A 3.1**

**2**

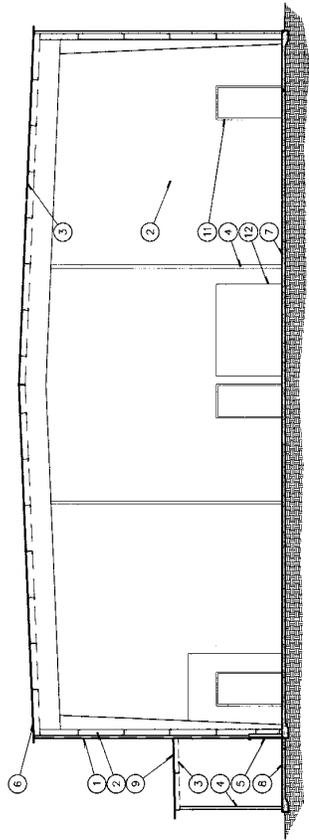
**PACKAGE**

**DESIGNERS OF ARCHITECTURE**

227 E. WASHINGTON AVENUE  
SUITE 100  
PHOENIX, ARIZONA 85001  
PHONE: 480-941-0888  
FAX: 480-941-0889  
WWW: WWW.DPSA.COM

**CHILDPLAY**  
900 SOUTH MITCHELL DRIVE  
TEMPE, ARIZONA 85281

DESIGNED BY: DPSA  
PROJECT NO.: 08049  
DATE: 21 February 2007

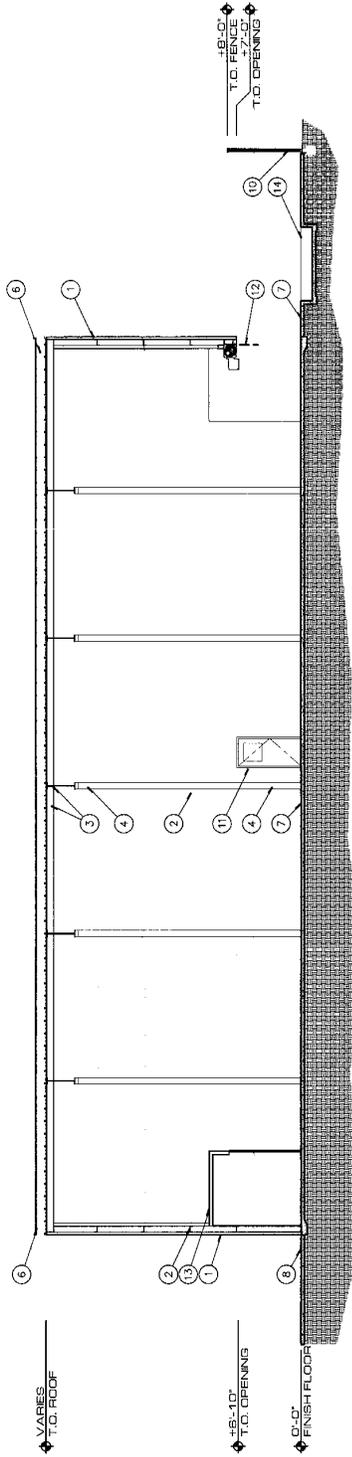


**SECTION A-A**  
SCALE: 1/8" = 1'-0"

♦ 18'-6"  
T.O. RIDGE  
 ♦ 12'-7"  
T.O. ROOF  
 ♦ 12'-1"  
CLEAR HEIGHT

♦ 11'-6"  
TO BREEZEWAY

♦ 15'-6"  
TO BRICK  
 CHIMNEY  
 ♦ 0'-0"  
FINISH FLOOR  
 ♦ 1'-11"  
T.O. CURB @ MITCHELL



**SECTION B-B**  
SCALE: 1/8" = 1'-0"

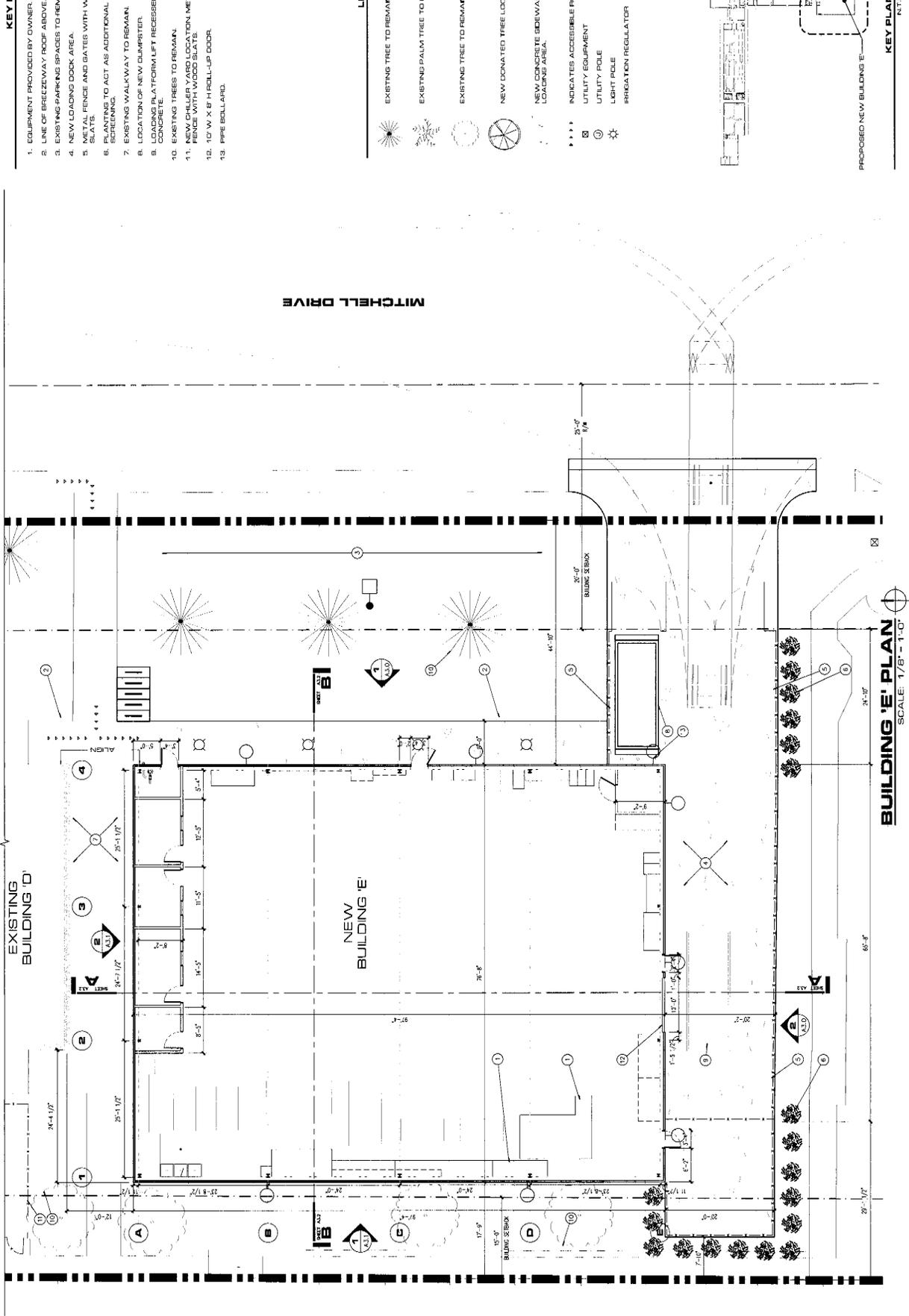
♦ VARIES  
T.O. ROOF

♦ 15'-10"  
T.O. OPENING

♦ 0'-0"  
FINISH FLOOR

♦ 18'-0"  
T.O. FENCE  
 ♦ T.O. OPENING

THIS DRAWING IS PROVIDED AS AN INFORMATIONAL TOOL ONLY. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

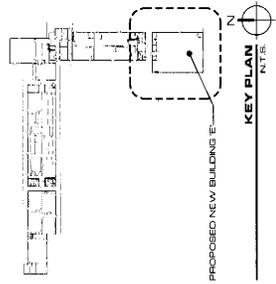


**KEY NOTES**

1. EQUIPMENT PROVIDED BY OWNER.
2. LINE OF BREZEWAY ROOF ABOVE.
3. EXISTING PARKING SPACES TO REMAIN.
4. NEW LOADING DOCK AREA.
5. METAL FENCE AND GATES WITH WOOD SLATS TO ACT AS ADDITIONAL SCREENING.
6. EXISTING WALKWAY TO REMAIN.
7. LOCATION OF NEW CLAMNETER.
8. LOCATION OF PLATFORM LIFT (RECESSED IN CONCRETE).
9. NEW CHILLER VASO LOCATION METAL FENCE WITH WOOD SLATS.
10. 10' W X 8' H ROLL-UP DOOR.
11. PIPE BOLLARD.

**LEGEND**

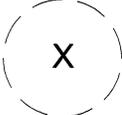
- EXISTING TREE TO REMAIN.
- EXISTING PALM TREE TO REMAIN.
- EXISTING TREE TO REMAIN.
- NEW DONATED TREE LOCATION.
- NEW CONCRETE SIDEWALK / AND LOADING AREA.
- INDICATES ACCESSIBLE ROUTE.
- UTILITY EQUIPMENT.
- UTILITY POLE.
- LIGHT POLE.
- BRIGATION REGULATOR.



**BUILDING 'E' ENLARGED SITE PLAN**  
PROJ #: SPR 07018

**BUILDING 'E' PLAN**  
SCALE: 1/8" = 1'-0"

# LANDSCAPE SCHEDULE

Symbol	TREES Item	Size	Quantity	Comments
	Existing Tree to Remain		23	
	Existing Palm Tree To Remain To Remain		5	
	<i>Prosopis hybrid Phoenix™</i> Phoenix Mesquite	36" box Multi Trunk	22	
<b>SHRUBS &amp; ACCENTS</b>				
Symbol	Item	Size	Quantity	Comments
	<i>Cycas revoluta</i> Sago Palm	5 gal.	1	
	<i>Hibiscus sinensis</i> 'San Diego Red' 'San Diego Red' Hibiscus	5 gal.	7	
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	89	
	<i>Podranea ricasoliana</i> Pink Trumpet Vine	5 gal.	2	Espalier to wall
	<i>Rosa banksiae</i> Lady Bank's Rose	5 gal.	10	Espalier to wall
	<i>Ruellia peninsularis</i> Baja Ruellia	5 gal.	25	
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Yellow Bells	5 gal.	5	
<b>GROUNDCOVERS</b>				
Symbol	Item	Size	Quantity	Comments
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	29	
	<i>Malephoria lutea</i> Rocky Point Ice Plant	1 gal.	59	
	<i>Senecio mandraliscae</i> Blue Finger Ice Plant	1 gal.	31	
	<i>Zephyranthes candida</i> Rain Lily	1 gal.	17	
<b>MISCELLANEOUS</b>				
Symbol	Item	Size	Quantity	Comments
	Concrete Header	6"	90 L.F.	Field Verify L.F.
	Decomposed Granite - "Table Mesa Gold"	1/2" Screened	3,510 S.F.	2" Depth, Field Verify S.F.



J  
 802-283-1100  
 1115 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281  
 ENGINEERS • SURVEYORS • CONSULTANTS  
 Site Consultants, Inc.

TEL: (480) 884-2820, FAX: (480) 884-2847  
 1115 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281  
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 Site Consultants, Inc.

PRELIMINARY GRADING & DRAINAGE PLAN  
 CHILDS PLAY  
 SMC MCKEMY STREET & 9TH STREET  
 TEMPE, ARIZONA

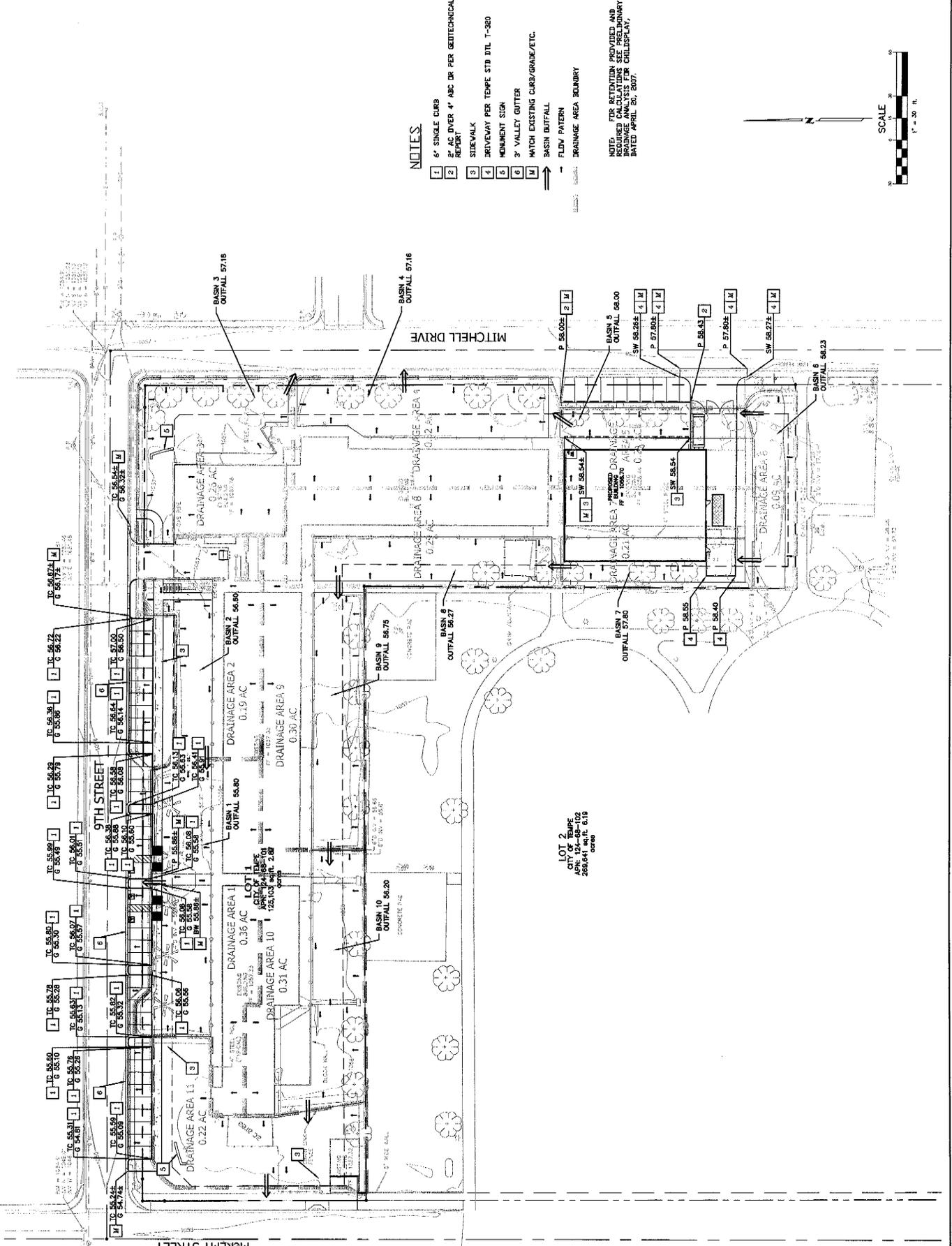
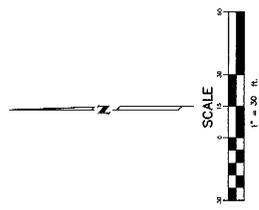


PROJECT NO: 1337  
 SCALE: 1"=30'  
 DRAWN BY:  
 CHECKED BY: EK  
 DATE: 04-18-07  
 DWG. NO.: 1337-PGP-0

1 of 1

- NOTES**
- 1 6" SINGLE CURB
  - 2 2' AC DIVER 4" ABC DR PER GEOTECHNICAL REPORT
  - 3 SIDEWALK
  - 4 DRIVEWAY PER TEMPE STD DTL T-380
  - 5 MONUMENT SIGN
  - 6 3" VALLEY GUTTER
  - 7 MATCH EXISTING CURB/GRAB/ETC.
  - 8 BASIN OUTFALL
  - 9 FLOW PATTERN
  - 10 DRAINAGE AREA BOUNDARY

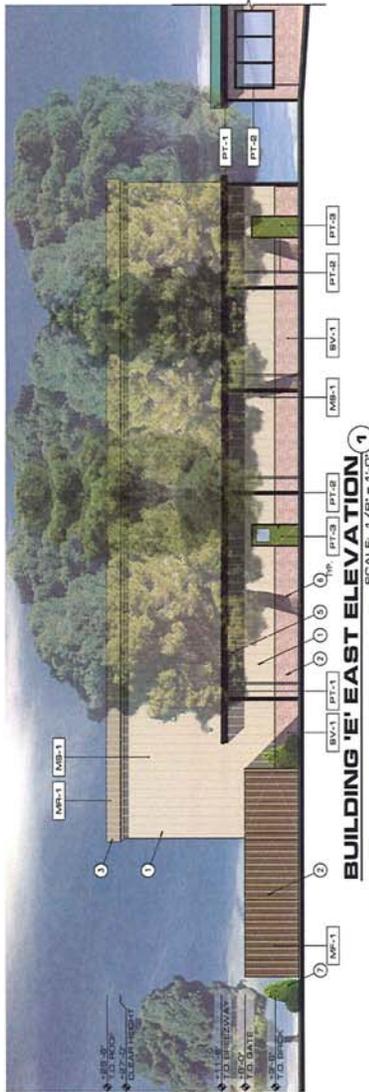
NOTE: FOR RETENTION PROVIDED AND FOR THE CITY OF TEMPE, THE FOLLOWING DRAINAGE ANALYSIS FOR CHILDSPLAY, DATED APRIL 20, 2007.



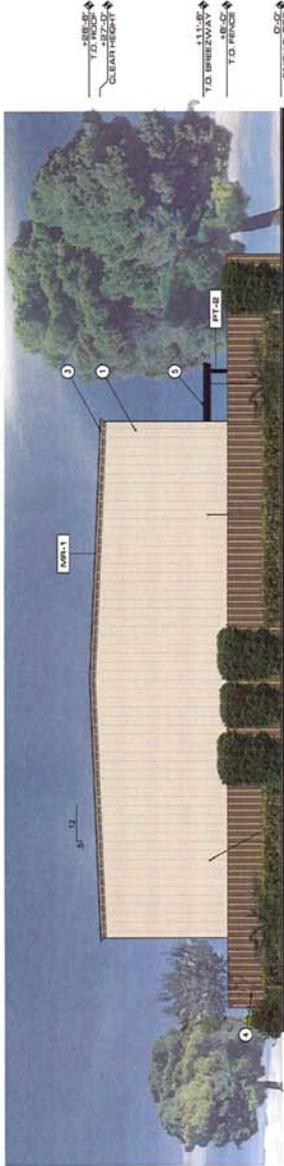
LOT 2  
 CITY OF TEMPE  
 268'x114'x114'x114'  
 268'x114'x114'x114'  
 CORNER



- KEY NOTES**
1. NEW BRICKS TO HAVE METAL PANEL WALL SYSTEM.
  2. METAL PANEL ROOF SYSTEM TO MATCH EXISTING.
  3. METAL FENCE AND GATES WITH WOOD COMPLEMENT WALL SYSTEM IN COLOR.
  4. METAL FENCE AND GATES WITH WOOD COMPLEMENT WALL SYSTEM IN COLOR.
  5. NEW BRICKS TO MATCH EXISTING.
  6. EXISTING TREES TO REMAIN.
  7. LANDSCAPE TO SCREEN LOADING YARD.



**BUILDING 'E' EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING 'E' SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**REFERENCE OVERALL EAST ELEVATION**  
SCALE: 1" = 20'-0"

**FINISH LEGEND**

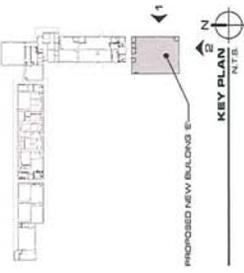
FINISH	DESCRIPTION	FINISH	DESCRIPTION
MPR-1	BEAM METAL ROOF MANUFACTURER: BUTLER SYSTEM, GRAY 0-45, LRV: 0.45	PT-2	TRIM MANUFACTURER: DAN EDWARDS CORP, LRV: 0.85
MB-1	METAL PANEL SIDING MANUFACTURER: BUTLER SYSTEM, BRCH-WHITE 0-54, LRV: 0.54	PT-3	TRIM MANUFACTURER: DAN EDWARDS CORP, LRV: 0.85
BV-1	WOOD / METAL FENCE W/ WOOD SLATE CLEAR COAT, BLACK	PT-3	TRIM MANUFACTURER: DAN EDWARDS CORP, LRV: 0.85
BV-2	BRICK VENEER MATCHING BRICK	PT-3	TRIM MANUFACTURER: DAN EDWARDS CORP, LRV: 0.85

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**PROJECT INFORMATION**  
PROJECT NO: 02048  
DATE: 01/10/2007  
PROJECT NAME: CHILDPLAY  
800 SOUTH MITCHELL DRIVE  
TEMPE, ARIZONA 85281  
ARCHITECT: [Firm Name]

DATE:	02/04/08
PROJECT NO:	02048
DATE:	01/10/2007
PROJECT NAME:	CHILDPLAY
ADDRESS:	800 SOUTH MITCHELL DRIVE TEMPE, ARIZONA 85281
ARCHITECT:	[Firm Name]



**KEY PLAN**  
SCALE: 1" = 20'-0"

**BUILDING 'E' ELEVATIONS**  
PROJ # 02048

