ACTION: Request a Development Plan Review for a new one-level above grade parking structure for BH PROPERTIES – THE CENTER – SOUTH STRUCTURE, located at 2881 South 48th Street. The applicant is DPA Architects, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: BH PROPERTIES – THE CENTER – SOUTH STRUCTURE (PL190153), a proposed new one-level above grade parking structure for the use of the existing office building to the northeast. This garage will provide an additional 306 parking spaces (449 spaces total within scope of work) for the office building, bringing the total available to 834 parking spaces. On October of 2017 the Development Review Commission approved a Development Plan Review (DPR) for this project, but the building permits expired which voided that DPR. The property owner/applicant is requesting the same parking structure with minor modification. The request includes the following:

DPR190101 Development Plan Review including site plan, building elevations and landscape plan.

Property Owner: B.H. 2727 S. 48th St., LLC
Applicant: John Szafran, DPA Architects, Inc.
Zoning District: General Industrial (GID)
Site Area: 3.14 acres (136,633 SF)
Total Building Area: 144,902 SF
Lot Coverage: 51.4% (No Standard)
Building Height: 23’-9” (35’-0” maximum allowed)
Building Setbacks: 27’-7” west front, 1’-8” south side, 108’-10” north side, 26’-6” east front (25’, 0’, 0’, 25’ minimums)
Landscape area: 15.7% (10% minimum required)
Vehicle Parking: 834 total spaces provided (510 minimum spaces required for existing office building; 638 maximum surface spaces allowed)
Bicycle Parking: 16 spaces provided (16 minimum spaces required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby II, Planner II
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS
This site is located on the southeast corner of 48th Street and Alameda Drive and is zoned General Industrial. The purpose of this structure is to provide an additional 306 parking spaces for the office building located approximately 225 feet to the northeast.

This request includes the following:
1. Development Plan Review which includes a site plan, building elevations and landscape plan for a new one-level above grade parking structure.

The applicant is requesting the Development Review Commission take action on the item listed above

SITE PLAN REVIEW
Two (2) Site Plan Review has been completed for this project; one preliminary (05/01/19) and a formal (07/24/19). The majority of comments for this project were requests such as providing more detailed plans, correcting errors and presenting the project data/plans more clearly. No major comments were provided to the applicant for this project.

PUBLIC INPUT
A neighborhood meeting was not required for this project and staff did not receive public input prior to completion of this report

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan
This site is approximately 3.14 acres in size. The structure will be located southwest of the office building it will serve. The structure can be accessed from 48th Street, Alameda Drive and Fair Lane. The applicant will be providing pedestrian access routes from the structure to the office building and public right-of-way (48th Street and Fair Lane).

Building Elevations
The parking structure is proposed at 23’-9” to the top of stairwell canopies, the only elements that exceed this height are the light poles for upper deck lighting, which are needed to achieve the required illuminations for a parking lot. The design of the structure will complement the office building it is being built to serve. The applicant is using quality materials to screen the vehicles from the street frontages and will also provide good aesthetics and create visual interest. Along the south elevation a solid wall is required per building code, so to bring visual interest to this façade the precast panels will have etched in the image of a tree. All of the other elevations will have a mixture of perforated metal panels bent into different angles to form a design, ground-face CMU and smooth CMU.

Landscape Plan
This project will provide landscape coverage of 15.7%. The applicant is providing a good variation of trees, shrubs and ground cover that are appropriate for the site. The landscaping proposed will provide shade to pedestrian arias and provide visual interest along the street frontages.

Section 6-306 D Approval criteria for Development Plan Review (in italics):
1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; the structure is designed with variation of materials, which are applied in way which create a visual interest in the streetscapes.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; this is an open parking structure which will allow natural ventilation.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed materials are appropriate for their location.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; landscape and building elements are appropriately scaled to site.*

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* there is a relief in monotony through the integration of various materials.

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* architectural details are appropriate to the scale and context of the site and surroundings.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* project provides pedestrian access to the public right of way. There are five (5) bus stops within approximately quarter-mile away from this site.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* there is one access drive located on this site and pedestrian routes are separate from vehicular circulation. The parking structure will be approximately 225 feet from the office building for which it will serve.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape islands and hardscape have been implemented appropriately to provide delineation from parking, buildings and driveways.

11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are subject to a separate plan review.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

**REASONS FOR APPROVAL:**
1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.

**DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:** (Non-standard conditions are identified in bold)

**EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.**

**General**
1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevation dated 08/19/2019 and landscape plan dated 06/17/19. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. **The new parking structure shall not be used as a commercial use; and only as an ancillary use for employees**
and visitors of the office building, located to the northeast at 2727 South 48th Street. If parking as a commercial use is desired then a Use Permit application must be submitted and approved by the Development Review Commission or appropriate decision-making body.

Site Plan
3. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

Floor Plans
4. Garage Security:
   a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
   b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
   c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
   d. Maximize openness at stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

5. Parking Garage:
   a. Minimum required parking dimensions shall be clear of any obstructions.
   b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
   c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations
6. The materials and colors are approved as presented:
   - Metal Screening – McNichols, perforated metal – painted Dark Bronze
   - Stairwell Canopies – Atas, standing metal seam – painted Silversmith
   - Concrete 1 – Coreslab precast panels; integrally colored “Sandstone” with smooth finish and with etched tree image
   - Concrete 2 – Coreslab precast panels; integrally colored “Sandstone” with exposed aggregate and textured finish
   - Metal Doors & Railings – painted with Dunn Edwards “Boat Anchor” (DE6377)

   Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

7. A minimum of the first three (3) feet of each parking structure level (ground floor and above grade) must be screened with a 100% opaque material, which shall be finished to complement the building design.

8. Conceal roof drainage system within the interior of the building.

9. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting
11. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape
12. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
13. Irrigation notes:
   a. Provide dedicated landscape water meter.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
   c. Locate valve controller in a vandal resistant housing.
   d. Hardwire power source to controller (a receptacle connection is not allowed).
   e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
   f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site and/or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.

14. 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.

15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals
16. 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) On multi-story buildings, locate no higher than the second level.
      5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
      6) Do not affix numbers or letters to elevation that might be mistaken for the address.
   b. Utility meters shall utilize a minimum 1” number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:
THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:
• Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works

- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms. The enclosure details are under Civil Engineering & Right of Way.

**BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

**COMMUNICATIONS:**
- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: http://www.tempe.gov/home/showdocument?id=30871. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

**WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

**HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

**POLICE DEPARTMENT SECURITY REQUIREMENTS:**
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

**TRAFFIC ENGINEERING:**
- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
FIRE:
- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:
- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

PARKING SPACES:
- 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.

ZONING AND DEVELOPMENT CODE:
- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:
- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:
- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected”
trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at http://www.maricopa.gov/aq/.

HISTORY & FACTS:
October 10, 2017 Development Review Commission approved a new one-level above grade parking structure for BH PROPERTIES – THE CENTER – SOUTH STRUCTURE, located at 2881 South 48th Street. The applicant is DPA Architects, Inc. (PL160124)

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
BH PROPERTIES – THE CENTER
– SOUTH STRUCTURE
(PL190153)

ATTACHMENTS:

1-12. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay and Site Photos)

13-15. Applicant’s Letter of Explanation

16-19. Site Design (Site Plan, Landscape Plan and Underground Utility and Lighting Plan)

20-26. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples and Floor Plans)
SITE CONTEXT PLAN

LOCATION: 2381 S. 48TH STREET

NOTE: ATTACHMENT 3 X 11" DOCUMENT TITLED "SITE CONTEXT PHOTOS FOR SITE PHOTOS"

ATTACHMENT 3
Date: 24 June 2019

Project: BH Properties – the Center • South Structure
2881 S. 48th Street
Tempe, Arizona 85252
SITE CONTEXT PHOTOS

SET 1

A

B

C

D
SITE CONTEXT PHOTOS

SET 2

A

B

C

D
SITE CONTEXT PHOTOS

SET 3

A

B

C

D
SITE CONTEXT PHOTOS

SET 4

A

B

C

D
SITE CONTEXT PHOTOS

SET 5

A

B

C

D
SITE CONTEXT PHOTOS

SET 6

A

B

C

D
SITE CONTEXT PHOTOS

SET 7

A

B

C

D
SITE CONTEXT PHOTOS

SET 8

A          B

C          D
LETTER OF EXPLANATION

Date: 24 June 2019

Project: BH Properties – the Center – South Structure
2881 South 48th Street
Tempe, Arizona 85252

This proposal is for a new, single level above grade, detached, opening-parking deck. The scope of work includes an architectural precast concrete structure which directly responds to the existing site conditions and is strategically positioned to minimize the disruption to the existing building, parking and site circulation. The parking deck is an open air / ventilation concept that provides a comfortable experience for the users. The open concept also supports public safety by minimizing concealed spaces and allows for natural surveillance, access control and ease of maintenance. The west and north facades of the new parking deck are architecturally articulated with perforated detailed metal panels that respond to the streetscape and the respects our neighbors to the west. The southern elevation has detailed natural relief that respects our southern neighbor. New high efficient LED lighting is employed to respond both to the existing building’s lighting as well as to reduce energy consumption and to reduce maintenance costs. Site grading and drainage of the new deck is respectfully contained on site via the implementation of underground storage in addition to being distributed to the existing on-site systems. Site landscaping fully compliments the existing landscaping and respects to use low water use drip irrigation systems. Existing ADA parking will remain unchanged. Additional covered ADA / Van accessible parking will be provided at grade level. The new deck is also connected to the existing building entrance with an accessible well illuminated walkway.

Development Standards:

1. Placement, form, and articulation of buildings and structures provide variety in streetscape;

   The project fits that standard by having an undulating perforated metal screen wall create a dynamic elevation while screening the cars in the parking garage. The overall Placement of the building allows easy access to the existing office building that it serves and the size of the structure is in proportion to the office building.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;

   The project is positioned to minimize the disruption to the existing building, parking and site circulation. The open air / ventilation concept provides a comfortable experience for the users and the space also benefits from metal perforated screen walls and a solid precast concrete wall on the South elevation.
3. Materials are of superior quality, providing detail appropriate with their location and function while complimenting the surroundings;

The perforated metal screen walls allow air flow in the garage to help lower temperatures in the summer months while being a unique design element for surrounding neighbors. The precast concrete directly responds to the existing site conditions and utilizes an earth tone to compliment the landscape.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

The structure is smaller than the existing office building it serves and leaves plenty of open space on the site for landscape elements that tie the surrounding area into our project.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top; featuring an enhanced pedestrian experience at and near street level;

The metal screen walls on the North and West sides of the structure undulate and have various amounts of perforation all while being at a scale that relates to people at street level. The other large element of the project, the precast concrete wall on the South side, is broken up with bands of natural aggregate at levels that relate to the perforated metal screen wall so that all facades tie in together.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climactic and contextual conditions;

The metal screen walls on the North and West sides of the structure undulate and have various amounts of perforation all while being at a scale that relates to people at street level. The other large element of the project, the precast concrete wall on the South side, is broken up with bands of natural aggregate at levels that relate to the perforated metal screen wall so that all facades tie in together. The new deck is also connected to the existing building entrance with an accessible well illuminated walkway.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The new structure supports plenty of bicycle parking, ADA spaces and normal spaces. All options are close to the existing office building and the open concept also supports public safety by minimizing concealed spaces which allows for natural surveillance and access control.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;

The main entrance of the parking garage is located away from the pedestrian walkways that connect the parking garage to the office building.
9. Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support and maintenance;

   The open concept also supports public safety by minimizing concealed spaces and allows for natural surveillance, access control and ease of maintenance. New high efficient LED lighting is employed to respond both to the existing building’s lighting as well as to reduce energy consumption and to reduce maintenance costs.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

   The site landscaping fully compliments the existing landscaping and respects to use low water use drip irrigation systems. Landscape elements are mixed in with screen walls to soften the building up and are used to screen break up the various open parking areas.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;

   There is no signage for this project.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;

   New high efficient LED lighting is employed to respond both to the existing building’s lighting as well as to reduce energy consumption and to reduce maintenance costs. The new deck is also connected to the existing building entrance with an accessible well illuminated walkway.

Respectfully,

John S. Szafran, AIA, NCARB, LEED AP
Principal

dpa architects, inc.
Designers of Progressive Architecture
BH PROPERTIES - THE CENTER SOUTH STRUCTURE

LANDSCAPE RENOVATION PLANS

MATERIALS LEGEND

PLANTS:

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QTY</th>
<th>NOTES/SIZE AT MATURITY</th>
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<tr>
<td>Cercidium species</td>
<td>Palo Verde</td>
<td>Existing</td>
<td>10</td>
<td>Standard Trunk/20% canopy</td>
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<td>Parkinsonia 'Desert Museum'</td>
<td>Desert Museum Palo Verde</td>
<td>24&quot; box - 4%, 3% caliper</td>
<td>10</td>
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<td>Evergreen Elm</td>
<td>Existing</td>
<td>10</td>
<td>Standard Trunk/20% canopy</td>
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<td>Evergreen Elm</td>
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<td>Standard Trunk/20% canopy</td>
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<td>Willow Arctella</td>
<td>24&quot; box - 4%, 3% caliper</td>
<td>10</td>
<td>Standard Trunk/20% canopy</td>
</tr>
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SHRUBS & ACCENTS:

1. **Arbutus Unedo**
   - Evergreen, low growing
   - Height at maturity: 1 ft

2. **Drosera longiflora**
   - Toothless Spoon
   - Height at maturity: 6 ft

3. **Chamaecyparis lawsoniana**
   - Mediterranean Fan Palm
   - Height at maturity: 15 ft

4. **Hesperocyparis 'Shasta Lights'**
   - Brakes Lights Yucca
   - Height at maturity: 2 ft

5. **Rubus spicatus**
   - Coral Fountain Plant
   - Height at maturity: 5 ft

6. **Erica hyemalis 'Blue Bell'**
   - Blue Bell
   - Height at maturity: 15 ft

7. **Teucrium 'Orange Jewel'**
   - Orange Jewel
   - Height at maturity: 58 ft

8. **Juncus effusus**
   - Medinilla Honeybells
   - Height at maturity: 27 ft

9. **Erica hyemalis c. 'Winter Black'**
   - Winter Black
   - Height at maturity: 9 ft

10. **Sedum 'Burgundei'**
    - Green Hopper
    - Height at maturity: 10 ft

GROUND COVER:

1. **Erica hyemalis 'Burgundei'**
   - Outback Sunlight
   - Height at maturity: 1 ft

2. **Decomposed granite**
   - Size to match seeding area at a 2" depth, Color A Size to match existing on site.

ROCK:

- Decomposed granite, adjoining areas at a 2" depth, Color A Size to match existing on site.

City of Tempe Landscape Notes

[The City of Tempe provides landscape notes for the project, including details on plant species, care, and maintenance requirements.]

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Vicinity Map

Warranty & Maintenance Notes

[Instructions on warranty and maintenance for the landscape, including terms and conditions for service and repairs.]