

Staff Summary Report



Development Review Commission Date: 06/08/2010

Agenda Item Number: ___

SUBJECT: Hold a public meeting for a Development Plan Review for FURNITURE ROW, located at 8515 S. Emerald Drive.

DOCUMENT NAME: DRCr_FurnitureRow_060810 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **FURNITURE ROW (PL100091)** (David Sellers, LGE Design Build, property owner; Larry Fore, Furniture Row Companies, applicant) consisting of a one-story building prefabricated metal building with four retail furniture tenants in approximately 73,588 s.f., on +/- 5.09 net acres, located at 8515 S. Emerald Drive, zoned RCC Regional Commercial Center in the Southwest Overlay District. The request includes the following:

DPR10058 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

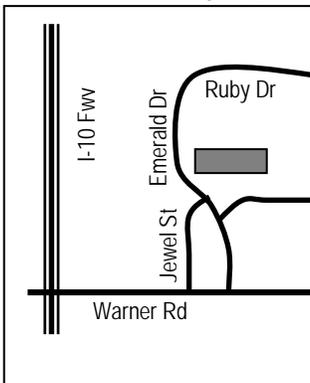
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY:

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	5.09 acres
Total Building area	73,588 s.f.
Lot Coverage	31.2 % (50% maximum allowed)
Building Height	43' 5" ft (100 ft maximum allowed)
Building Setbacks	25' setbacks required in RCC
Landscape area	15% (15% minimum required)
Vehicle Parking	299 spaces (245 min. required, 306 max allowed)
Bicycle Parking	16 spaces (15 minimum required)

A neighborhood meeting was not required with this application.

- PAGES:**
1. List of Attachments
 - 2-3. Comments
 - 4-6. Reason for Approval / Conditions of Approval
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-6. Letter of Explanation
 7. Site plan
 8. Floor plan and Section
 - 9-10. Building Elevations
 11. Landscape Plan
 12. Preliminary Grading & Drainage Plan

COMMENTS:

This site is located in the Emerald Center east of the I-10 Freeway, north of Warner Road. The specific lot is south of Ruby Drive, on the east side of Emerald Drive, north of Jewel Street. The property is zoned RCC Regional Commercial Center, and is located within the Southwest Overlay District. It is not a part of the Emerald Center Planned Area Development, but is required by contract (not by the City) to comply with the Emerald Center CC&Rs for design, landscape and signage. The site is a vacant parcel south of existing furniture stores and IKEA. It compliments the cluster of similar retail uses within the area. This request includes a Development Plan Review for a site plan, landscape plan and elevations for a 44' tall single-story multi-tenant building of approximately 73,588 s.f. of building area on five acres. The applicant is requesting the Development Review Commission take action on the items listed above. For further processing Lot 2 will be subdivided to allow Furniture Row to be located on its own parcel, with the remaining portion of the site to be developed later.

PUBLIC INPUT

- A Neighborhood meeting was not required for this request.
- No public input has been received to date for this request.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Furniture Row is a large building that houses four furniture tenants; located from west to east within the building are: Sofa Mart, Denver Mattress, Bedroom Expressions and Oak Express. These tenants are largely showrooms for the different products, with off-site warehouses delivering products ordered from the showroom. Smaller products and mattresses are sold on site. With the exception of mattresses, the delivery/loading area is for the merchants receiving new showroom inventory, not for customer pick-up; the majority of furniture sales are delivered from off-site warehouses.

Site Plan

The property is located on the east side of Emerald Drive; the longest elevations are the front facing south and the loading docks facing north. The corner tenant, Sofa Mart, has south and west facing entrances to address Emerald Drive. Parking is predominantly located to the east of the building, with limited parking on the street side and front of the building. Circulation for refuse, fire, and delivery meets required egress and turning radii. Customers accessing the building have very short pedestrian distances to reach the building, and circulation was designed to minimize conflicts between pedestrians and vehicles.

Building Elevations

The building massing is defined and broken up by four distinct facades at the entry of each of the tenant spaces. Colors and materials were selected that meet the corporate image of the stores, the design requirements of Emerald Center, and the environment in which the project is located. The typical wood façade used for Denver Mattress was replaced with painted metal columns, and the wood façade on Oak Expressions was replaced with red brick to withstand the harsh southern sun exposure and remain sustainable over time. The elevations have a variety of colors, from gold and cream tones to rich brown and brick. The materials include faux stacked sandstone and river run rock, course sand finished synthetic stucco, painted metal and clay brick veneer. The primary building material is exterior insulating finish system (EIFS) with pop-outs, reveals and scored joints. The massing is broken up by columns in between the four facades. Entryways are shaded with two to three foot deep overhangs that create alcoves at the entry with commercial glass storefront.

Landscape Plan

The landscape palette consists of Swan Hill Fruitless Olive, Ghost Gum Eucalyptus and Texas Mountain Laurel. The existing perimeter landscape remains and is enhanced by new flowering and evergreen shrubs such as rosemary, natal plum, bougainvillea, valentine bush and lantana. Foundation plantings were added to soften the base of the building and trees in sidewalk grates are added along the east and south sides to provide shade and break up the massing of the structure. Landscape planting is also provided along the north side loading area, which is visible from Emerald Drive. The site has a combination of underground and surface retention, and will be sharing retention with the properties to the south, including a few temporary retention basins, until those sites are developed. The landscape plan uses low water use plants and will conform to all code requirements.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
The building is located near Emerald Drive, with an entrance facing the street and the majority of parking to the east of the building. The building form is broken up by the four distinct entryways to create variety.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
The building has a north/south orientation, uses low emission glass and decorative pop-out facades which shade the south face.
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
A variety of colors and textures are used which compliment the building design and are in context with the surrounding developments.
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
The one story building is appropriately scaled for the site and surroundings. The landscape conforms to the standards within Emerald Center. A strong street-front rhythm is maintained with the existing palm trees and undulating berms.
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;
The building mass has a rhythm created by the columns, a wainscot is created through pop-outs and stone veneer is used on the base of the columns. The roof is a dark brick red and has clerestory windows to provide natural light into the interior space. The strong horizontal form of the structure is broken up by the storefront facades.
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;
The building has a taupe colored main color, broken up by cream colored columns, each of the storefronts have a unique identity with pop-out facades. Special treatment of the entryways draws attention to the storefronts, creates a rhythm along the length of the building and creates visual interest through color and texture created by the materials: stacked sandstone and gold and brown stucco, river-run rock veneer and gold painted metal pole framing, cream and taupe stucco, and red clay brick veneer.
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
A pedestrian connection is made from the sidewalk at the street to the buildings.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation;
Parking rows are broken up by parking islands and landscape strips to provide extra shade. Parking is oriented toward the rear side of the site so that the majority of customers have short distances to access the building. The loading area is separated from the main parking lot and away from the entrances.
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
Windows on the front and side of the building provide visibility to most of the parking lot. Lighting will meet code requirements. Short distances from parking to storefronts makes visual surveillance easier.
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;
The combination of existing mature landscape and new plant materials creates a strong streetfront rhythm, highlights the building entries and shades the pathways and parking spaces.

Conclusion

Based on the information provided by the applicant and the owner of Emerald Center, and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

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

DPR10058

CONDITIONS OF APPROVAL

1. This Development Plan approval is valid for one (1) year, plans must be submitted for building permits on or before June 8, 2011 or the Development Plan approval will expire.

Site Plan

2. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
3. If gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
5. 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.
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.

Building Elevations

7. The materials and colors are approved as presented:
 - Roof – standing metal seam – MBCI *Colonial Red*
 - Main building body – EIFS synthetic stucco – MBCI *Brownstone*
 - Columns - EIFS synthetic stucco – Dryvit #432A *Chiffon* in Sandpebble finish
 - Column bases – Eldorado Stone veneer – *Mountain Ledge Yukon*
 - Clerestory Windows – Kawneer *Antique Bronze*
 - HVAC Units & Screens and Doors – paint to match MBCI *Brownstone*
 - Gutters – to match roof
 - Downspouts – to match adjacent wall finish
 - Sofa Mart Façade – EIFS – Dryvit#425A *Aztec Gold* in Sandpebble Finish
 - Sofa Mart Façade accent – EIFS – Dryvit#429 *Teakwood* in Sandpebble finish
 - Sofa Mart doors and windows – aluminum Kawneer *Brick Red*

- Sofa Mart stone at entrance – Eldorado stone veneer – *Mountain Ledge Yukon*
- Denver Mattress Façade – Paint on metal – Benjamin Moore *Venetian Gold* #2158-20
- Denver Mattress EIFS behind sign – MBCI *Brownstone*
- Denver Mattress Stone at column bases – Eldorado stone veneer – River Rock *Ranier* sealed with Stonetech high-gloss lacquer
- Denver Mattress doors and windows – aluminum painted Kawneer *Red Wood*
- Bedroom Expressions Façade – EIFS Dryvit #107 *Sunset Yellow* in Sandpebble fine finish
- Bedroom Expressions accent – EIFS color to match Kawneer *Antique Bronze*
- Bedroom Expressions parapet cap and decorative railing – paint to match *Antique Bronze*
- Bedroom Expressions doors and windows – Kawneer *Antique Bronze*
- Oak Express Façade – Brick – Robinson Brick *Colonial Grain* (dark red)
- Oak Express doors and windows – Kawneer *Java Brown*

- a. Seal all stone veneer with Stonetech lacquer.
 - b. 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.
8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
 9. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 10. 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.
 11. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

12. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations

Landscape

13. The plant palate is approved as proposed and specified on the landscape plan.
 - Olea Europaea 'Swan Hill' Fruitless Olive 24" box or minimum 1 ½" caliper, as required by code
 - Eucalyptus Papuana Ghost Gum 24" box or minimum 1 ½" caliper, as required by code
 - Sophora Secundiflora Texas Mountain Laurel 24" box or minimum 1 ½" caliper, as required by code
 - Carissa Grandiflora 'Tuttlei' Tuttle natal Plum 5 gallon
 - Rosmarinus Officinalis 'Huntington Carpet' Rosemary 5 gallon
 - Bougainvillea 'Torch Glow' 15 gallon
 - Ermophila Maculata 'Valentine' Valentine Bush 5 gallon
 - Hesperaloe Parviflora 1 gallon

Any additions or modifications may be submitted for review during building plan check process.

14. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). 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. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction and repair existing irrigation system where damaged by work of this project.
15. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

17. Provide one address sign on each elevation except street side yard.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- 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/planning/documents.htm or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated April 28, 2010. 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.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm. 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 building 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 www.tempe.gov/itd/Signal_booster.htm. **Contact Information Technology Department to discuss size and materials of the buildings and to verify radio amplification requirement.**
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **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/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water 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.
- **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 to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area 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.
- **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.

- ENGINEERING:
 - 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.
 - Record a shared retention agreement for properties combining required retention.

 - REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

 - DRIVEWAYS:
 - 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 "Corner Sight Distance" leaflet, available from Traffic Engineering 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.

 - 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.
 - All fixtures must be full cut-off, submit cut-sheets with construction plan set.

 - LANDSCAPE: 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 Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4
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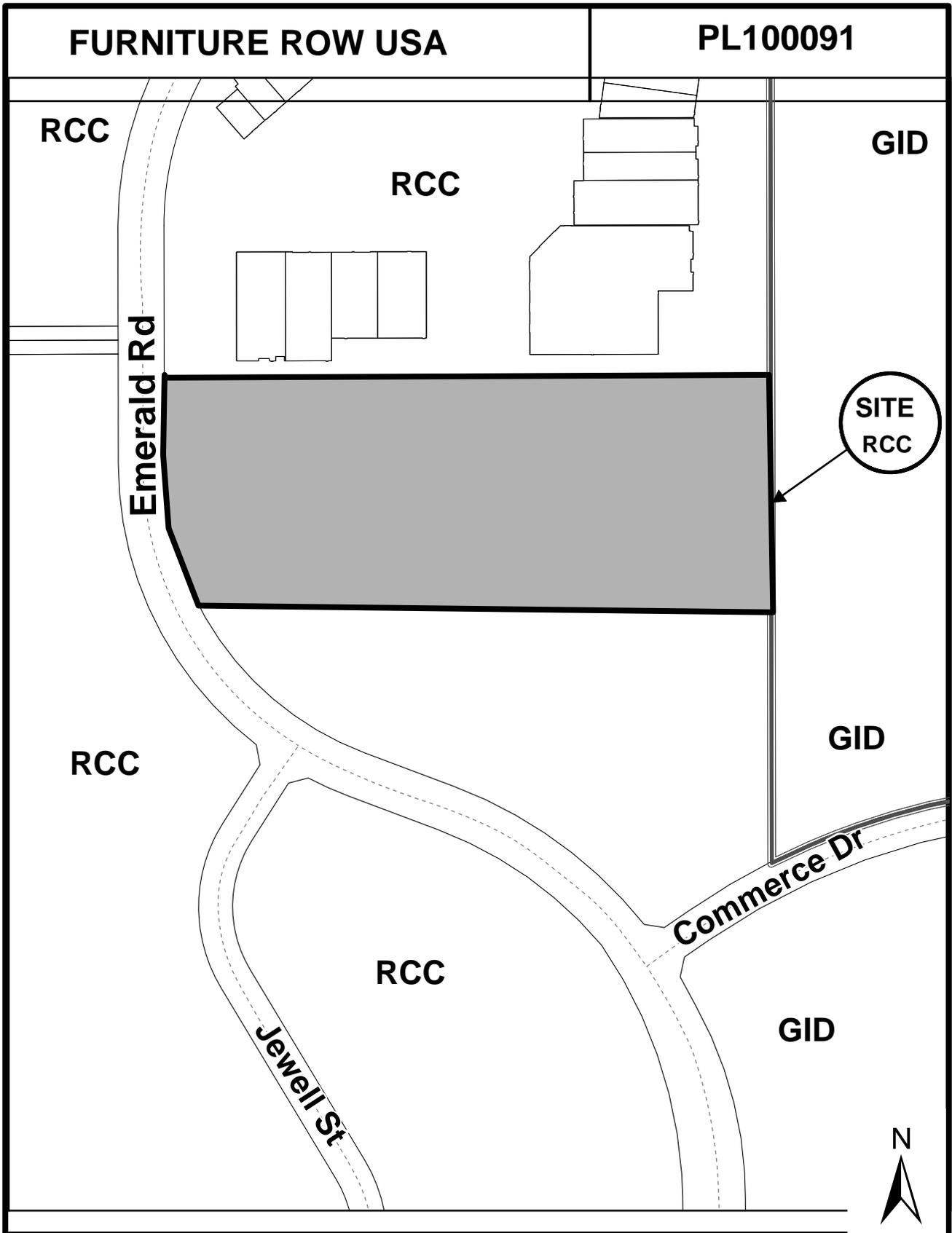
Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- November 30, 1978 City Council approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts on 154.3 acres.
- July 17, 2003 City Council approved a Development Agreement with Tait Development Inc. for Emerald Center.
- September 11, 2003 City Council approved a General Plan Land Use Map Amendment and Zoning Map Amendment, a Preliminary Planned area Development and three variances for Lots 1, 4 and 5. Lot 2 was excluded from this PAD.
- October 5, 2005 The Design Review Board approved the building elevations, site plan and landscape plan for EMERALD DESIGN CENTER-PHASES II & III located at 8475 South Emerald Drive
- October 20, 2005 City Council approved a General Plan 2030 Land Use Map Amendment from Industrial to Commercial and a Zoning Map Amendment from GID General Industrial District to RCC Regional Commercial Center for 23.7 acres on Lot 2 of Emerald Center.
- July 20, 2006 City Council approved a subdivision plat for Emerald Phase II and III located on the east side of Emerald Drive, south of Ruby and north of Commerce drives, creating Lots 1 and 2.

ZONING AND DEVELOPMENT CODE REFERENCE:

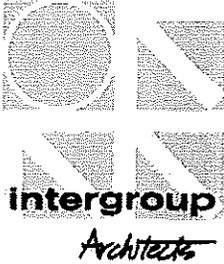
Section 6-306, Development Plan Review



Location Map



FURNITURE ROW USA (PL100091)



April 20, 2010
Revised: May 17, 2010

City of Tempe, Arizona
Development Services Department
31 East Fifth Street
Tempe, AZ 85280

**RE: Furniture Row – Emerald Phase III
Letter of Explanation**

This proposal is for the construction of a new 73,588 square foot single story retail furniture store on a vacant 5.33 acre lot. The General Plan 2030 Projected Land Use is currently listed as Industrial. However, the property is zoned RCC.

The building will house four interconnected furniture store concepts: Sofa Mart, Denver Mattress Company, Bedroom Expressions and Oak Express. The concepts will be open to each other inside the building.

The building will have a sloped standing seam metal roof over a pre-engineered metal building main frame with metal stud infill walls. The building will be clad with a drainable exterior insulating finishes system (EIFS), decorative metals and brick.

The building will be constructed to meet the requirements of Type II-B per the International Building Code, and will be provided with an automatic sprinkler system throughout in accordance with the City of Tempe IBC requirements.

Please refer to the Approval Criteria Letter included with this submittal for additional information.

If you have any questions, please do not hesitate to call me at (303) 738-8877.

Sincerely,

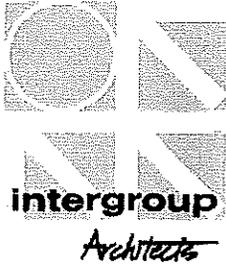
A handwritten signature in black ink that reads 'John Tweedy'.

John Tweedy
Intergroup Architects

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May 17, 2010

City of Tempe, Arizona
Development Services Department
31 East Fifth Street
Tempe, AZ 85280

**RE: Furniture Row – Emerald Phase III
Approval Criteria Letter**

Below is the list of Approval Criteria for Development Plan Review, with descriptions of how the proposed project meets these criteria:

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

The building will house four interconnected furniture store concepts. Each of the concepts has its own identity which is expressed on the exterior of the building and vary in materials, massing and color.

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

The building is oriented in an east/west direction, limiting the western exposure. Each entrance area has a 36" overhang which provides shade, and glazing is to have a low-emissivity coating and a dark gray tint.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;

The building will be clad with brick, decorative metals, tinted glazing and a drainable exterior insulating finishes system (EIFS) with moldings.

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

The building is similar in size to the existing surrounding buildings. Landscaping will also be comparable to the existing surrounding landscaping.

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

The building will be articulated with individualized entrances, decorative pilasters and a variety of fenestration patterns. There will also be pedestrian scaled light fixtures in the sidewalk areas adjacent to the building. Mouldings around the building's perimeter provide a well defined base.

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;

The variety of materials as noted in Item three above and the articulation noted in Item five above provide architectural detail and interest at the street level.

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

The site is close to Interstate 10 and will have the same access that the existing Ikea store and the existing retail stores to the north now have.

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

Pedestrian access is provided from the existing Emerald Drive sidewalk and the path is marked with a crosswalk. Wide sidewalks are provided adjacent to the building and parking is provided near the entrances. The nearest residential uses are on the west side of Interstate 10.

9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;

The building will have windows facing the proposed parking and pedestrian areas and well-defined entrances. Sidewalks on the north (service side) of the building are limited. Security vision panels will be provided in employee service exit and entrance doors.

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

Multiple landscape areas will be provided around the building within the parking areas and adjacent to the street.

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;

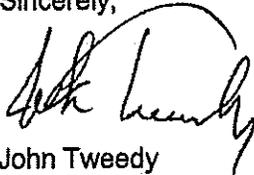
The building-mounted signs have been placed, scaled and provided with colors to be compatible with the building elevations. The entrance monument sign is compatible with the Emerald Center sign program.

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

The site lighting has been designed to match the light fixture types and lighting levels of the existing Emerald Phase II development to the north. Fixtures adjacent to the building and mounted on the building have been selected to be compatible with the building design.

If you have any questions, please do not hesitate to call me at (303) 738-8877.

Sincerely,

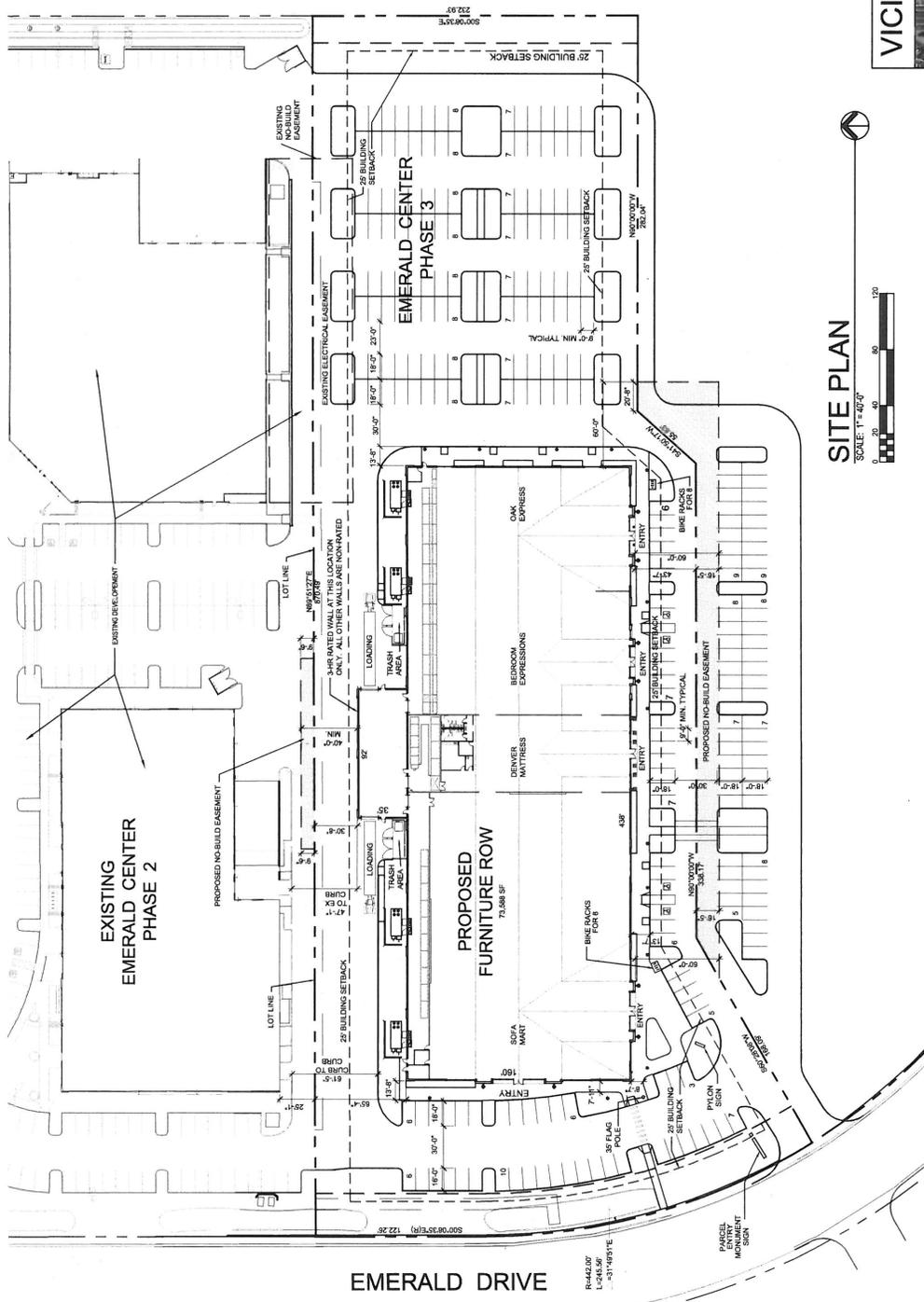
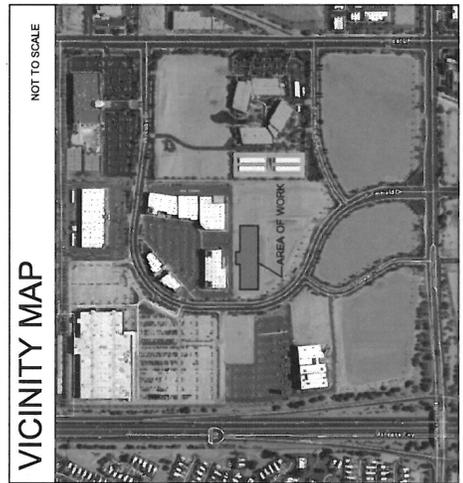
A handwritten signature in black ink, appearing to read "John Tweedy". The signature is fluid and cursive, with a large loop at the top.

John Tweedy
Intergroup Architects

DATE	DESCRIPTION
04/13/10	PRELIM ELEV.
04/20/10	PLANNING SUB.
05/11/10	PLANNING SUB.
05/18/10	PLANNING SUB.
05/26/10	SITE PLAN REV.

SITE DATA

SITE ZONING:	RCC
SITE AREA:	232,102 SF (4.5-33 ACRES)
BUILDING AREA:	FURNITURE ROW: 73,588 SF
BUILDING COVERAGE:	31.7%
LANDSCAPE AREA:	37,240 SF
LANDSCAPE COVERAGE:	16.0%
PARKING REQUIRED: (CITY OF TEMPE)	
RETAIL (1 SPACE PER 300 SF):	245 SPACES REQUIRED
73,588 SF/300	
PARKING PROVIDED:	250 SPACES
	= 3.41 SPACES PER 1000 SF
BICYCLE PARKING REQUIRED:	
1/5000	15 SPACES
BICYCLE PARKING PROVIDED:	16 SPACES



SITE PLAN
SCALE: 1" = 40'-0"

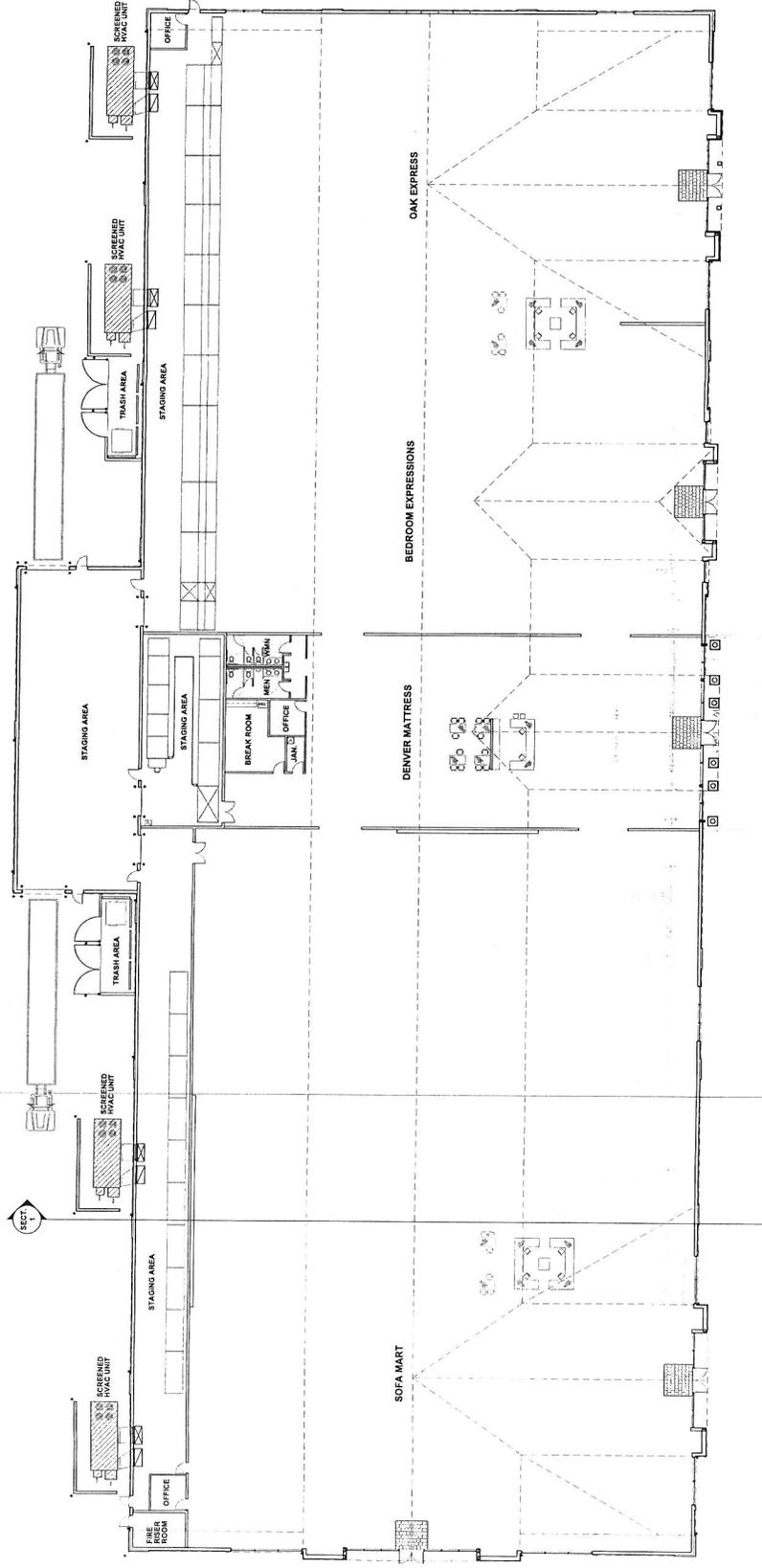
EMERALD DRIVE

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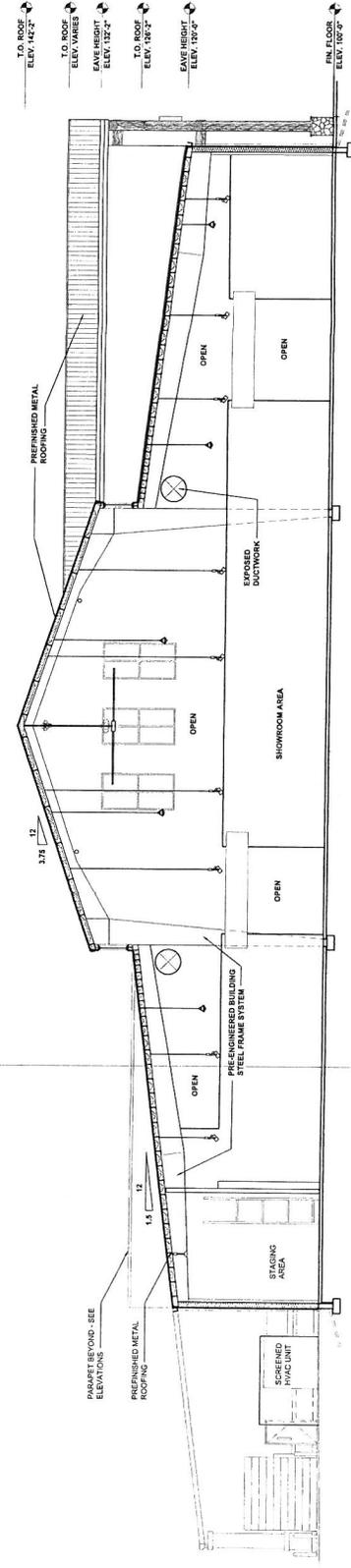
FURNITURE ROW

EMERALD PHASE III
TEMPE, ARIZONA

DATE	DESCRIPTION
05/14/10	PLANNING SKETCH
06/20/10	PLANNING SKETCH
05/14/10	PLANNING SKETCH

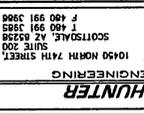


FLOOR PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION	BY

DESIGN BY: LAW
 CHECKED BY: MTT
 HUNTER ENGINEERING
 10450 NORTH 74TH STREET,
 SCOTTSDALE, AZ 85258
 P 480 991 3988
 F 480 991 3988



CONCEPTUAL GRADING & DRAINAGE PLAN
 FOR
 FURNITURE ROW @ EMERALD CENTER III
 NEC EMERALD DRIVE & COMMERCE DRIVE
 TEMPE, ARIZONA

CONCEPTUAL GRADING & DRAINAGE PLAN
 FOR
 FURNITURE ROW @ EMERALD CENTER III
 NEC EMERALD DRIVE & COMMERCE DRIVE
 TEMPE, ARIZONA

THESE PLANS ARE
 FOR INFORMATION ONLY
 AND NOT FOR CONSTRUCTION
 WITHOUT THE SIGNATURE
 AND APPROVED STAMP OF THE
 REGISTERED PROFESSIONAL
 ENGINEER.
 DATE: 08/20/2007
 PROJECT: FROW001
 SCALE: 1"=50'
 SHEET: C1

1 of 2

CONCEPTUAL GRADING & DRAINAGE PLAN FOR FURNITURE ROW AT EMERALD CENTER III NEC EMERALD DRIVE & COMMERCE DRIVE TEMPE, ARIZONA

USE 2 OF THE FINAL PLAT FOR "THE BIRDS" AS PART OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30N, RANGE 4 EAST, OF THE 6TH AND 5TH TIER BASE AND ADJACENT MARICOPA COUNTY, ARIZONA.

ARCHITECT
 INTERGROUP ARCHITECTS
 2000 N. LITTLETON BOULEVARD
 LITTLETON, COLORADO 80120
 PHONE: (303) 728-2284
 CONTACT: JOHN TREDDY

CIVIL ENGINEER
 HUNTER ENGINEERING, INC.
 10450 N. 74TH STREET, SUITE #100
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 991-3988
 FAX: (480) 991-3988
 CONTACT: LARRY TALDOTT

- PROPOSED GRADE BREAK
- PROPOSED GRADE BREAK
- PROPOSED WATERLINE
- PROPOSED SLOPE
- PROPOSED SKERLINE
- PROPOSED CONTOUR
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED DOWNSLOPE
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW
- PROPOSED WATER METER
- PROPOSED WATER VALVE

