

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/27/2015
Agenda Item: 4

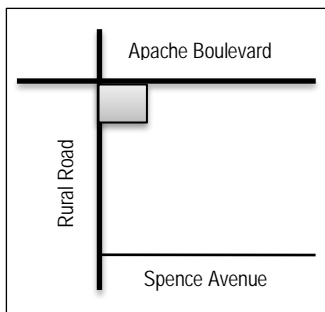
ACTION: Request for a Development Plan Review consisting of a new 16,013 square-foot building for CVS PHARMACY #10928 (PL150374), located at 903 East Apache Boulevard. The applicant is Withey Morris PLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: CVS PHARMACY (PL150374) is a chain retail store that has a pharmacy for prescription drugs inside every location. The request includes the following:

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



Existing Property Owner	915 Apache, LLC
Applicant	Withey Morris PLC
Zoning District	CSS, Commercial Shopping and Services
Gross/Net site area	0.52 acres
Total Building Area	16,013 s.f.
Lot Coverage	36.28% (50% maximum allowed)
Building Height	35 ft. (35 ft. maximum allowed)
Building Setbacks	20'-5" front, 20'-5" west side, 34' east side (lease line), 10'-0" rear (lease line), (0, 0, 0, 10 min.)
Landscape area	15% minimum required
Vehicle Parking	12 spaces on leased lot (54 required per code, 158 required per parking analysis)
Bicycle Parking	12 spaces (4 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby II, Planner I

COMMENTS:

This site is located on the southeast corner of Rural Road and Apache Boulevard. The property currently contains the Tempe Chamber of Commerce building which will be demolished prior to construction of the 13,013 square-foot retail store. The proposed site shares a lot with the 1333 Hotel (formerly known as the Four Points Sheraton) to the north of this site is a restaurant and multi-family housing, to the west is a bar, to the south is a hotel, to the east is a restaurant and multi-family housing.

This request includes the following:

1. Development Plan Review for a site plan, building elevations and a landscape plan for a new 16,013 square-foot retail store

PRELIMINARY SITE PLAN REVIEW

- July 1, 2015: Preliminary Site Plan Review (site plan only) was completed. The primary comment made by staff was to have the street frontages meet Transportation Overlay District (TOD) pedestrian oriented design standards.
- August 19, 2015: 2nd Preliminary Site Plan Review was completed. Primary comments made by staff were concerns in regards to building design and that there was a shortage of parking for this use and parking analysis would be required to demonstrate how this project would meet parking requirements.
- September 16, 2015: Formal application was submitted. Primary comment made by staff were concerns regarding building design.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of the report, staff has not received public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site in its entirety is 3.81 acres in size, but the proposed building is going on a 0.57 acre leased area. The plan identifies a new single-story building that fronts the intersection of Rural Road and Apache Boulevard. The majority of parking is on the east side of the building. The existing driveway on Apache Boulevard nearest to Rural Road will be converted into landscaping and hardscape and the other remaining driveways will be brought up to current design standards. The existing access on this property with the hotel to the south will remain.

Building Elevations

The majority of the building is going to be composed of a decorative stone veneer. The elevations depict columnar forms that start at the base but do not continue all the way up to top of building. Conditions are included to have these forms continue to the top of building to create more architectural breaks. Canopies will be aluminum with a charcoal gray finish and are located over the windows and both entrances to the building. Remaining portions of the building will be EIFS with a textured stucco finish painted to compliment the canopy structures and stone veneer. The entrance located on the corner of Rural Road and Apache Boulevard will be emphasized with a glass tower feature above the canopy structure.

Landscape Plan

The street frontages for this proposal are meeting TOD requirements for landscaping to create a pedestrian friendly environment. There will be a dense assortment of groundcover placed in all landscaping areas with decomposed granite.

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; to provide convenient access from the parking lot to the building that has an entrance on the elevation facing the parking lot.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the landscape is meeting TOD pedestrian guideline standards along the street frontages and having shaded trees in the parking lot, in conjunction with the canopy structures on the building, will help mitigate heat/retention gain.*
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; the building is appropriately scaled to the site. A tower element projects over the rest of the building to emphasize Rural Road and Apache Boulevard corner entrances and create verticality at the intersection.*
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; building design consists of a defined base and top with a clear pedestrian connectivity entrance.*
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 development. The building facades rhythmically introduce different material and forms.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; plans demonstrate convenient access to multi-modal transportation option and support the potential for transit patronage by providing shade through means of canopy structures, landscaping, and seating nodes. The plans also indicate an allotted area to create a pathway for future proposed streetcar.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site has been designed to minimize pedestrian access and circulation by proposing detached sidewalks along the street frontage and eliminating the driveway on Apache Boulevard closest to Rural Road and the customer entrance on the east elevation.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents provide delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project.*
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 not a part of this review; however, the proposed elevations will provide an appropriate and well-proportioned area for signs.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All parking lot lighting and wall-mounted lighting will need to comply with code requirements.*

Conclusion

Based on the information provided 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 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:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and landscape plan dated October 20, 2015; and building elevations dated October 5, 2015 and October 19, 2015. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. Provide service yard and mechanical (cooling tower/generator) 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, as indicated.
4. 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.
5. Provide upgraded paving at each driveway consisting of 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.
6. Locate a "One-Way" sign in the median across from the north driveway.
7. Locate a "No Left Turn" sign on the east side of the north driveway.
8. 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.
9. 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

10. The materials and colors are approved as presented October 5, 2015:

Primary Building – Trenwyth Industries – Trendstone Plus – Mojave Brown (West Group)

Secondary Building – Trenwyth Industries – Trendstone Plus – Mission White (West Group)

Building Base – Trenwyth Industries – Trendstone Plus – Opal (West Group)

EIFS / Stucco Banding (Aligned with Canopies) – Integral color to match Dunn Edwards – Black Tie (DE6357)

EIFS / Stucco (Above Canopy Line) – Integral color to match Pale Yellow

Windows – Aluminum Storefront – Firestone Building Products – Kynar 500 / Hylar 5000 – Charcoal Gray

Trim - Painted Metal Cladding – Kynar 500 / Hylar 5000 – Charcoal Gray

Provide primary building 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. Additions or modifications may be submitted for review during building plan check process.

11. Provide consisting window shading throughout street front windows, using a tinted glazing (up to 50% opaque).
12. All canopies shall be solid on top and bottom.
13. Columnar forms on elevations shall continue to top building.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. 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.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
20. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

Landscape

21. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
22. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
23. 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". 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 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.
24. 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.
25. 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.
26. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting

separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

27. 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) 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.

- 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.
- 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.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the 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.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details 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.
- **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 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.
- SECURITY REQUIREMENTS (refer to Public Safety and Security Considerations report, dated **(insert date)** and included in the Site Plan Review markup packet):
 - 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. 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.
- 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.
- ENGINEERING:
 - Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines greater than 12.5k.
 - 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.
- 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.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - 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 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.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - 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.
- **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 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

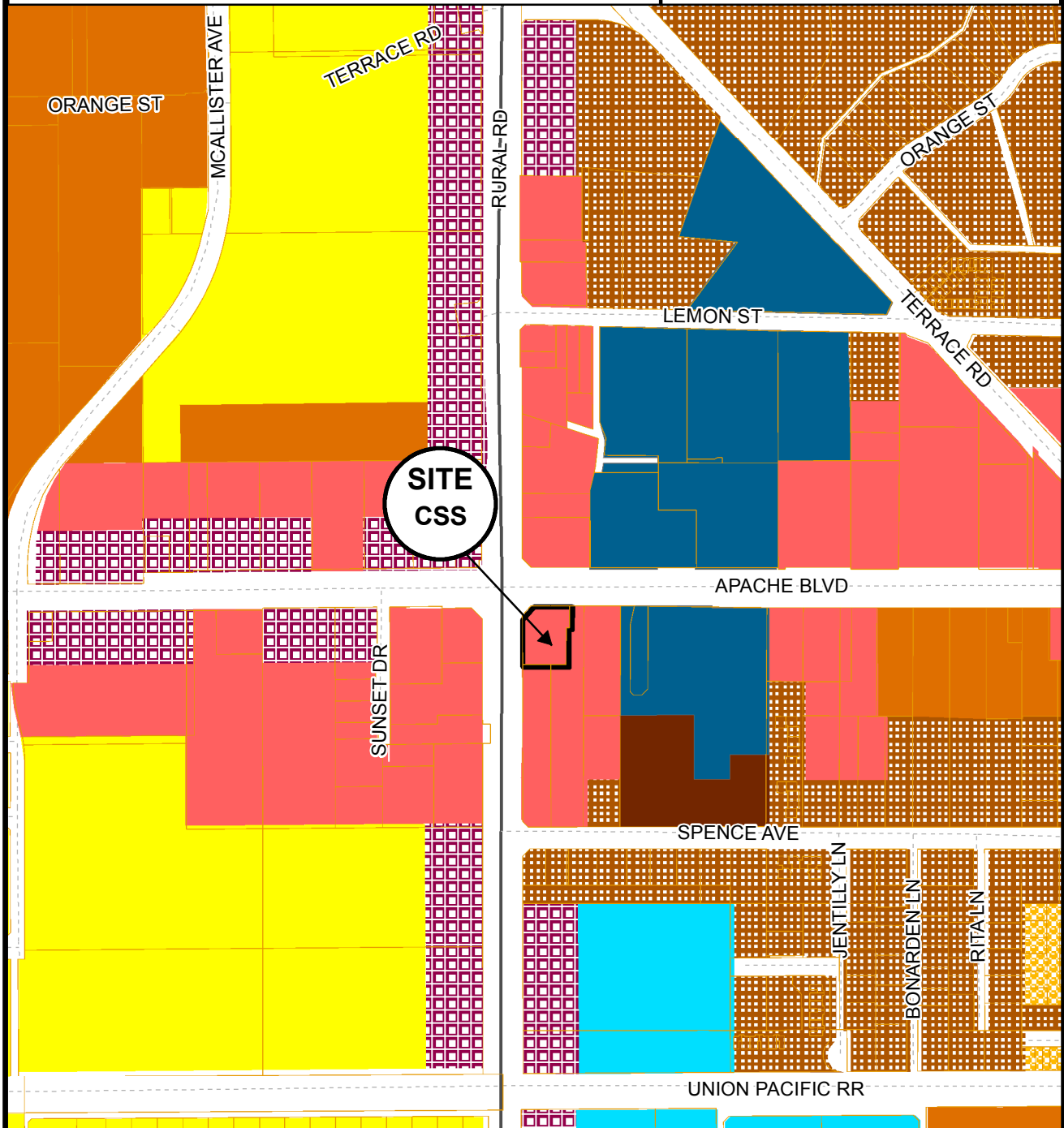
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| April 19, 1995 | Hearing Officer approved a use permit to allow the Tempe Chamber of Commerce office and a variance to reduce the required parking for the office from 28 spaces to 9. |
| April 20 1995 | Design Review Board approved the building elevations, sit plan, landscape plan and signage for the Tempe Chamber of Commerce. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
 Section 6-311, Shared Parking

CVS PHARMACY #10928

PL150374

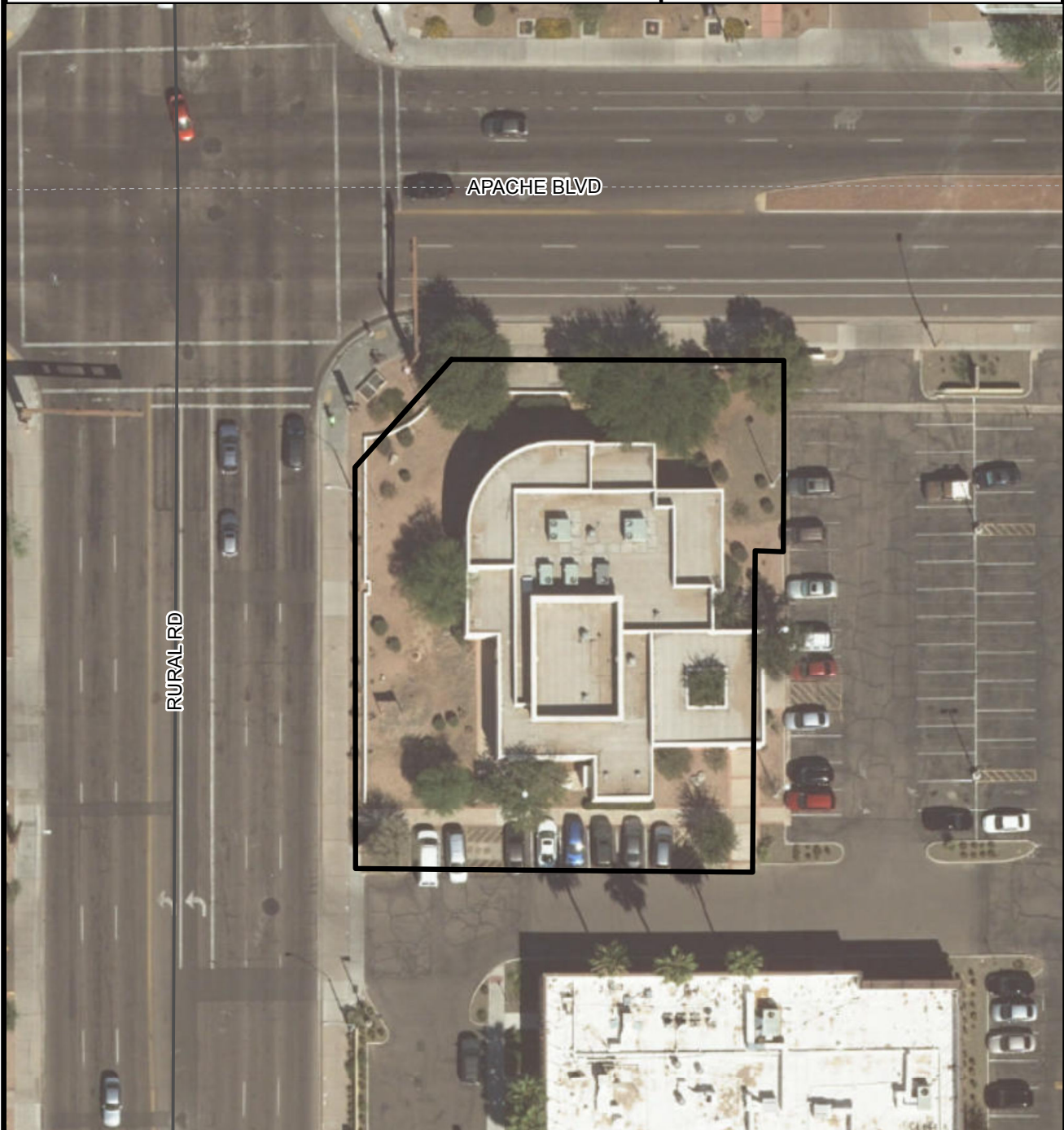


Zoning



Location Map

CVS PHARMACY #10928	PL150374
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Aerial Map

Letter of Explanation

CVS/pharmacy #10928 SEC Rural Road and Apache Boulevard Tempe, AZ

This application requests Development Review Approval for an approximate 0.57-acre site located at the SEC Rural Road and Apache Boulevard. CVS Pharmacy & Armstrong Development Properties Inc. proposes to develop this site with a freestanding 13,013 total square-foot neighborhood pharmacy. The existing site is currently zoned CSS, Commercial Shopping and Services. This application proposes the construction of a CVS Pharmacy located at the southeast corner of this arterial intersection.

The site is the existing office of the Tempe Chamber of Commerce, which will be vacated to allow for construction of the proposed CVS building.

ADJACENT ZONING AND USES

The surrounding area is a mix of commercial retail and hotel uses and student residential housing. To the north is a restaurant use with a drive-through zoned CSS; to the east is student housing zoned MU-4; to the south is a hotel zoned CSS; to the west is a gas station zoned CSS; and to the northwest is student housing zoned MU-ED. The site will utilize a shared parking model with the adjacent hotel to the south.

The proposed retail pharmacy meets the objectives of the Apache Boulevard Redevelopment Plan, which the site is within, and is complimentary to the surrounding student housing, hotels and other commercial developments.

BUILDING PLACEMENT AND DESIGN

The building is placed in a streetscape setting with a primary entrance on the building corner and a second entry from the parking lot. This placement is per the TOD requirements for Pedestrian Oriented Design Standards. The building has a mix of building materials: metal canopies, stucco, and polished ground-face masonry. It also has large windows that will house both display areas and views directly into the store's interior. The elevation wall planes are broken up into smaller masses with the addition of pilasters and horizontal metal canopies.

While the building does have a substantial amount of glazing on the west and east faces, it also has large overhanging metal canopies above to provide a high window shading coefficient. Furthermore, the building is designed with glazing with a low solar heat gain coefficient (SHGC), walls with continuous insulation, insulated roof, and the roofing system is a Cool Roof Rating

Council (CRRC)-listed product. The mechanical units are also high efficiency units with high-efficiency filters. The building's lighting, both interior and exterior, is on an energy management system and is mostly long-life LEDs and high-performance T8 interior lighting. The building will also be equipped with automatic motorized sunshades that roll down when the photovoltaic sensor is triggered.

The materials being proposed are high quality materials. A Polished Ground-face CMU will be the primary cladding with stucco areas in the upper bays of the building. The ground-face CMU is a high quality product that looks almost like stone and a fine feel finish. Metal-clad canopies are proposed on all four sides of the building and dark bronze aluminum storefront system with quality glazing.

The building is a single story structure with a mezzanine to fully screen the roof-top mechanical units. The building design includes massing that breaks up the façade into a pedestrian oriented design. This is primarily achieved through window sills at pedestrian height and large shade canopies over a large expanse of the exterior. The masses are broken horizontally by pilasters and depths of installed materials.

There are a number of pilasters and canopies that break up the façade expanse horizontally and vertically, respectively. The vertical expanse is defined by a solid wainscot along the bottom. The windows and masonry wall sections take up about half of the vertical height, and there is a datum line made by the metal canopies that carries through the length of the façade with a different masonry color on the pilaster and scorelines at the stucco sections.

The windows start at 3'-4" and go up to approximately 13'. This creates a large view into the interior of the store. The merchandise plan has not been finalized but it is planned to have both display windows as well as complete views into the store's interior. The canopies will provide shade and a landscape buffer with a treeline along the streetscape will help keep the sidewalks cool and provide visual interest. Pilasters around the building are also affixed with a wall-sconce light fixture.

MULTI-MODAL TRANSPORTATION AND VEHICULAR ACCESS

Through the use of TOD standards the site plan takes into account pleasant and convenient access to multi-modal transportation options and supports the potential for future street car transit patronage.

Vehicular and pedestrian circulation was considered as part of the site design as demonstrated by the removal of an existing nonconforming driveway located along the Apache Boulevard frontage thus minimizing conflicts. A median break has also been provided within the center drive aisle to aide with pedestrian circulation.

CPTED INTEGRATION

The building's windows will provide views into a majority of the store. The secure areas of the building, including the pharmacy and storage, are not easily accessible from the exterior. The building as a whole is reinforced concrete masonry and security mesh can be added to the pharmacy walls to prevent access by breaking down an interior wall. The man door at the receiving area is equipped with a four-point locking mechanism and will have a vision panel (security glass) in the door. Since this store is open 24-hours a day, there will be a locked door on the restrooms and elevated loss prevention standards applied to the store.

LANDSCAPE DESIGN

The landscape concept has been developed as a means to provide year round color and interest through the use of evergreen trees, and flowering shrubs and groundcover. Street frontage plant selections include species (Oak tree and Red Yucca) that were selected specifically for their durability and attractiveness. These plants will be able to allow for ease of pedestrian activity and vehicular traffic as well as maintain their appearance over time due to their predictable growth patterns which will avoid over pruning and sustainability in wind.

The driveway entrance along Apache includes the use of Dwarf Nandina, Yellow Lantana and Red Yucca which pay tribute to the school colors of ASU particularly during the cooler months when the foliage colors are most prominent. Foundation plantings have been selected to provide color, texture and continuity of character on the four elevations and allow for open sight lines and to comply with CPTED requirements. Species include Giant Hesperaloe, Dwarf Myrtle and Yellow Lantana on the north, south and west elevations. The east elevation also includes the addition of Red Yucca and Dwarf Nandina to mirror the character at the north driveway entrance and to further reinforce the sense of arrival coming from the vehicular entry to the store entry.

Parking lot landscape treatments have been again addressed with durable species selections to allow for cut-through pedestrian traffic and vehicle clearances which is a common concern in retail environments. Single trunk Pistache trees and Natal Plum groundcover will be able to sustain their natural appearance with minimal pruning over time.

The east perimeter will be treated with evergreen trees (Sissoo) and low evergreen groundcover (Natal Plum) which also maintain the required site visibility requirements of CPTED while the trees will provide the much needed vertical screening to block views of the taller surrounding buildings.

LIGHTING

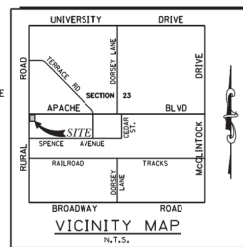
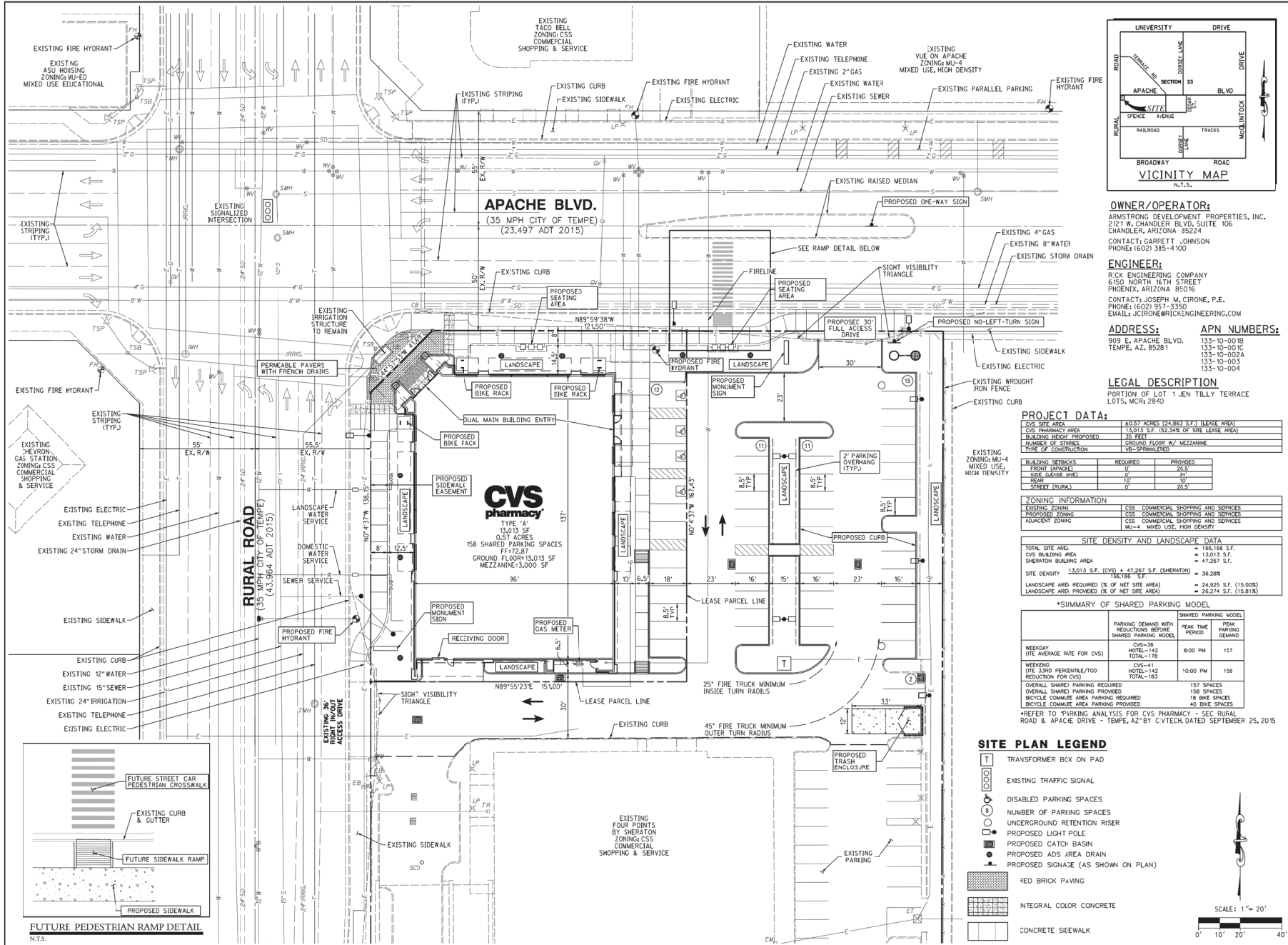
Site Lighting, per the photometrics plan, is designed to provide necessary security illumination while also not being excessive. There are a total of three light poles that will concentrate lighting the parking lot on the CVS premises. There will also be sufficient lighting for the receiving area while also being shielded from the street. Canopies will have lighting where they occur over sidewalks and there will be wall sconce downlights on the pilasters around the building.

The proposed CVS Pharmacy is consistent with the goals and intentions of the current and anticipated development in this portion of The City of Tempe. In general, we believe that the corner, the City and those individuals will benefit from both the proposed use and the architectural manner in which it is proposed to be developed.

Sincerely,
Withey Morris P.L.C.

Jason Morris / by JT
By

Jason Morris



CVS pharmacy
 WESTERN - 13,013 - DUAL ENTRY NO DRIVE-THRU
 STORE NUMBER 10928
 SEC. APACHE BLVD & RURAL RD
 TEMPE, AZ
 PROJECT TYPE: NEW STORE
 DEAL TYPE: FEE FOR SERVICE
 CS PROJECT NUMBER: 89011

OWNER/OPERATOR:
 ARMSTRONG DEVELOPMENT PROPERTIES, INC.
 221 W. CHANDLER BLVD., SUITE 106
 CHANDLER, ARIZONA 85224
 CONTACT: GARRETT JOHNSON
 PHONE: (602) 385-4100

ENGINEER:
 RICK ENGINEERING COMPANY
 6150 NORTH 16TH STREET
 PHOENIX, ARIZONA 85016
 CONTACT: JOSEPH M. CIRONE, P.E.
 PHONE: (602) 957-3350
 EMAIL: JCIRONE@RICKENGINEERING.COM

ADDRESS: 909 E. APACHE BLVD. TEMPE, AZ 85281
APN NUMBERS: 133-10-001B, 133-10-001C, 133-10-002A, 133-10-003, 133-10-004

LEGAL DESCRIPTION
 PORTION OF LOT 1, JEN TILLY TERRACE
 LOTS, MCR# 2840

PROJECT DATA:

CVS SITE AREA	0.57 ACRES (24,863 S.F.) (LEASE AREA)
CVS PHARMACY AREA	13,013 S.F. (57.34% OF SITE LEASE AREA)
BUILDING HEIGHT-PROPOSED	30 FEET
NUMBER OF STORES	GROUND FLOOR / MEZZANINE
TYPE OF CONSTRUCTION	NEW-SPRINKLERED

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (APACHE)	0'	20.5'
SIDE (RURAL RD)	0'	31'
REAR	10'	10'
STREET (RURAL)	0'	20.5'

ZONING INFORMATION

EXISTING ZONING	CVS COMMERCIAL SHOPPING AND SERVICES
PROPOSED ZONING	CVS COMMERCIAL SHOPPING AND SERVICES
ADJACENT ZONING	CVS COMMERCIAL SHOPPING AND SERVICES MU-4 MIXED USE, HIGH DENSITY

SITE DENSITY AND LANDSCAPE DATA

TOTAL SITE AREA	= 166,166 S.F.
CVS BUILDING AREA	= 13,013 S.F.
SHERATON BUILDING AREA	= 47,267 S.F.
SITE DENSITY	13,013 S.F. (CVS) + 47,267 S.F. (SHERATON) = 36.28%
LANDSCAPE AREA REQUIRED (% OF NET SITE AREA)	= 24,925 S.F. (15.00%)
LANDSCAPE AREA PROVIDED (% OF NET SITE AREA)	= 26,274 S.F. (15.81%)

***SUMMARY OF SHARED PARKING MODEL**

WEEKDAY (SITE AVERAGE RATE FOR CVS)	PARKING DEMAND WITH REDUCTIONS BEFORE SHARED PARKING MODEL	SHARED PARKING MODEL	PEAK PARKING DEMAND
	CVS-35 HOTEL-142 TOTAL-178		8:00 PM 157
	CVS-41 HOTEL-142 TOTAL-183		10:00 PM 158

OVERALL SHARED PARKING REQUIRED: 157 SPACES
 OVERALL SHARED PARKING PROVIDED: 198 SPACES
 BICYCLE COMMUNE AREA PARKING REQUIRED: 18 BIKE SPACES
 BICYCLE COMMUNE AREA PARKING PROVIDED: 40 BIKE SPACES

*REFER TO 'PARKING ANALYSIS FOR CVS PHARMACY' SEC. RURAL ROAD & APACHE DRIVE - TEMPE, AZ BY C.VTECH, DATED SEPTEMBER 25, 2015

SITE PLAN LEGEND

- T TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- DISABLED PARKING SPACES
- NUMBER OF PARKING SPACES
- UNDERGROUND RETENTION RISER
- PROPOSED LIGHT POLE
- PROPOSED CATCH BASIN
- PROPOSED ADS AREA DRAIN
- PROPOSED SIGNAGE (AS SHOWN ON PLAN)
- RED BRICK PAVING
- INTEGRAL COLOR CONCRETE
- CONCRETE SIDEWALK

SCALE: 1" = 20'
 0' 10' 20' 40'

ENGINEER OF RECORD
RICK ENGINEERING COMPANY
 6150 NORTH 16TH STREET
 PHOENIX, AZ 85016
 (FAX) 602-957-3396
 San Diego - Riverside - Orange - Sacramento
 San Luis Obispo - Phoenix - Tucson - Denver
 rickengineering.com

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 Contact Arizona 911 or other local law
 working days before you begin excavation
 Call 811 or click Arizona811.com

DEVELOPER:
ARMSTRONG DEVELOPMENT PROPERTIES, INC.
 221 W. CHANDLER BLVD., SUITE 106
 CHANDLER, AZ 85224
 PHONE (602) 385-4100
 F.X. (602) 385-4101



SEAL:
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REVISIONS:

DRAWING BY: JMC
 DATE: 05-OCT-2015
 JOB NUMBER: 4608
 TITLE:

SITE PLAN
 SHEET NUMBER:
FSP-1 1 OF 1
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



WESTERN 13013-RH (A-TYP)
REAR DRIVE-THRU

STORE NUMBER: #10928

SEC APACHE & RURAL
TEMPE, ARIZONA

PROJECT TYPE: FEE FOR SERVICE/GL

DEAL TYPE: NEW STORE

CS PROJECT NUMBER: 89011

ARCHITECT OF RECORD

JACOBS
JACOBS ENGINEERING GROUP INC.

101 N. FIRST AVE.
SUITE 2600
PHOENIX, AZ 85003
TEL (602) 253-1200
FAX (602) 253-1202

CONSULTANT:

DEVELOPER:



2121 W. CHANDLER BLVE. SUITE 106
CHANDLER, AZ 85048
TEL (602) 385-4100
FAX (602) 385-4101

SEAL:

REVISIONS:

DRAWING BY: CGN

DATE: 02 OCTOBER 2015

JOB NUMBER: FBWB7161

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-4.1

COMMENTS:

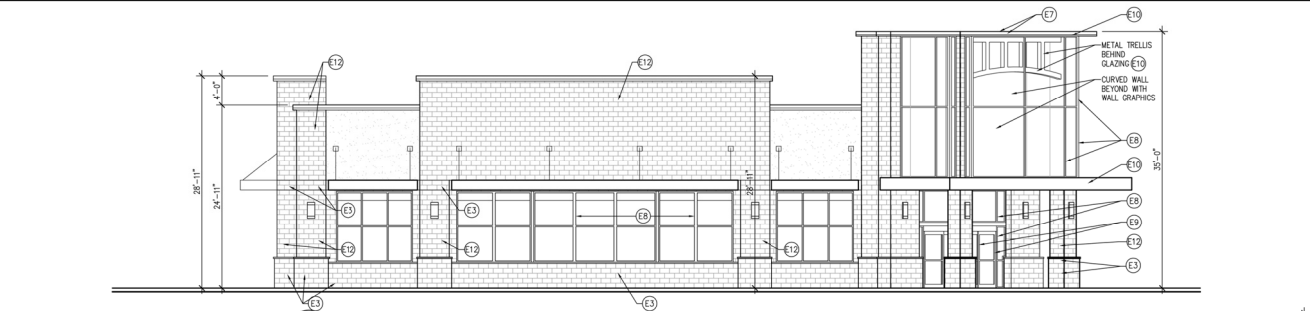
NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT. NO.	COLOR	NOTES
(1)	EPS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	NAFI-004B "PALE YELLOW"	RE: SPECIFICATION
(2)	METAL CORNICE	FIRESTONE SHEET	KYNAR 500	CHARCOAL GRAY	
(3)	POLISHED GROUND FACE CMU	TRENWYTH	TRENDSTONE PLUS	WESTERN COLOR - "SPAL"	MORTAR COLOR HOLCIM RAINBOW MORTAR MIX TO MATCH BLOCK
(4)	PAINT	BENJAMIN MOORE		SEE NOTE	PAINT TO MATCH DOWN-WARDS #60357 - "BLACK TIE"
(5)	BOLLARD COVER	SEE "SITE & STREET FURNISHINGS" SPEC		YELLOW	TYP FOR ALL PIPE BOLLARDS (L&R)
(6)	PAINT	BENJAMIN MOORE		PAINT TO MATCH EPS "T"	
(7)	PRIMEFINISHED METAL			COLOR TO MATCH CORNICE "T"	METAL COPING
(8)	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CHARCOAL ANODIZED	
(9)	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CHARCOAL ANODIZED	
(10)	EXPOSED STEEL / METAL	BENJAMIN MOORE		PAINT TO MATCH CORNICE "T"	TYP FOR EXPOSED STEEL STRUCTURE / METAL DECK
(11)	POLISHED GROUND FACE CMU	TRENWYTH	TRENDSTONE PLUS	WESTERN COLOR - "MISSION WHITE"	MORTAR COLOR HOLCIM RAINBOW MORTAR MIX TO MATCH BLOCK
(12)	POLISHED GROUND FACE CMU	TRENWYTH	TRENDSTONE PLUS	WESTERN COLOR - "WAGLIVE BROWN"	MORTAR COLOR HOLCIM RAINBOW MORTAR MIX TO MATCH BLOCK
(13)	EPS / STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	SEE NOTE	RE-SPECIFICATION INTERNAL COLOR TO MATCH DOWN-WARDS #60357 - "BLACK TIE"

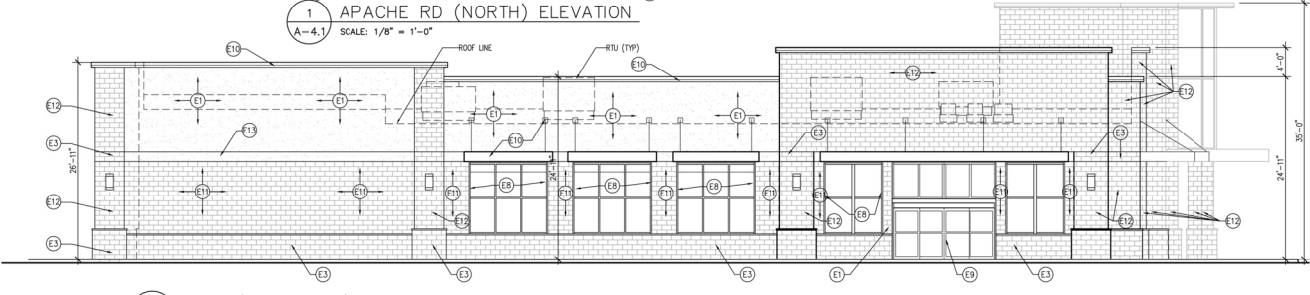
NOTE: SIGNAGE UNDER SEPARATE PERMIT

LEGEND

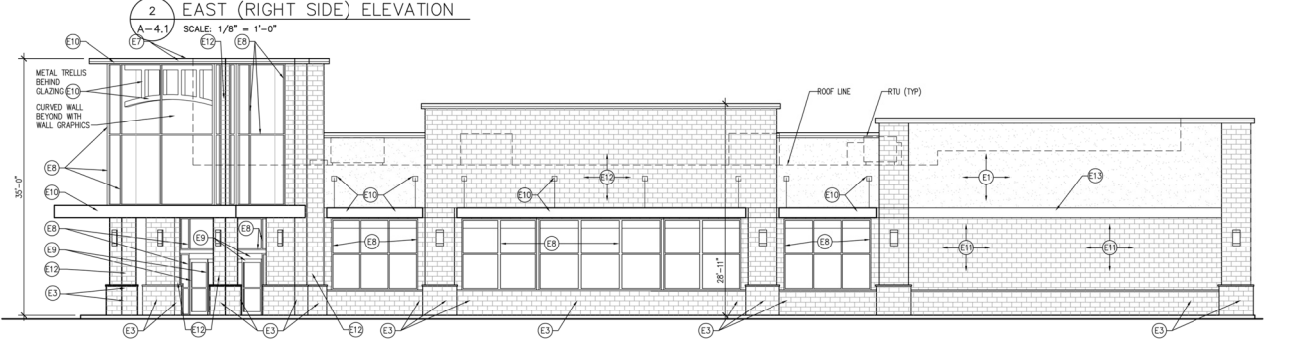
(X) - RE: EXTERIOR FINISH SCHEDULE



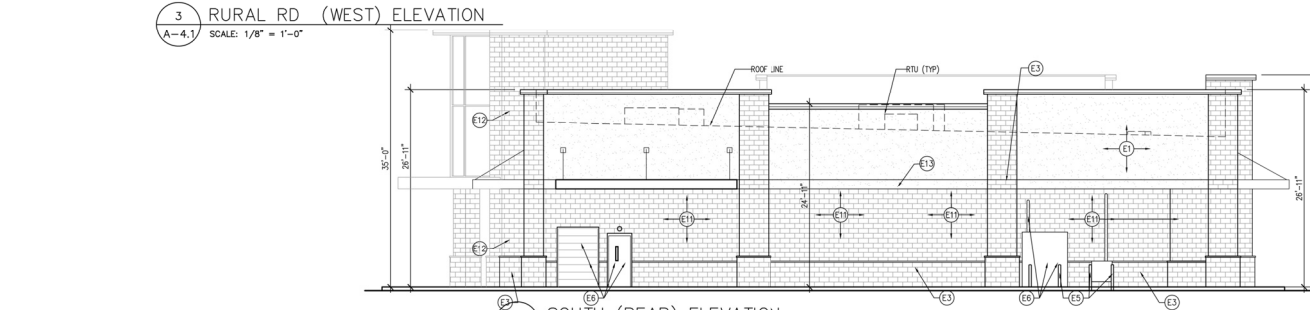
1 APACHE RD (NORTH) ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



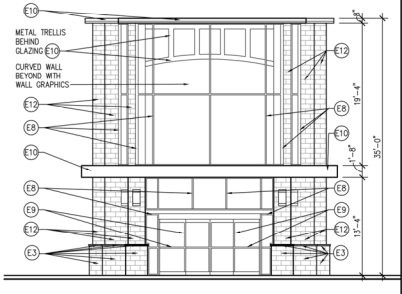
2 EAST (RIGHT SIDE) ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



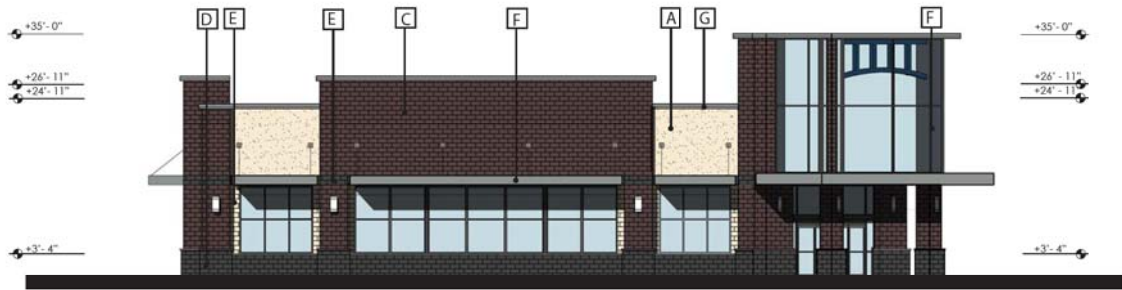
3 RURAL RD (WEST) ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



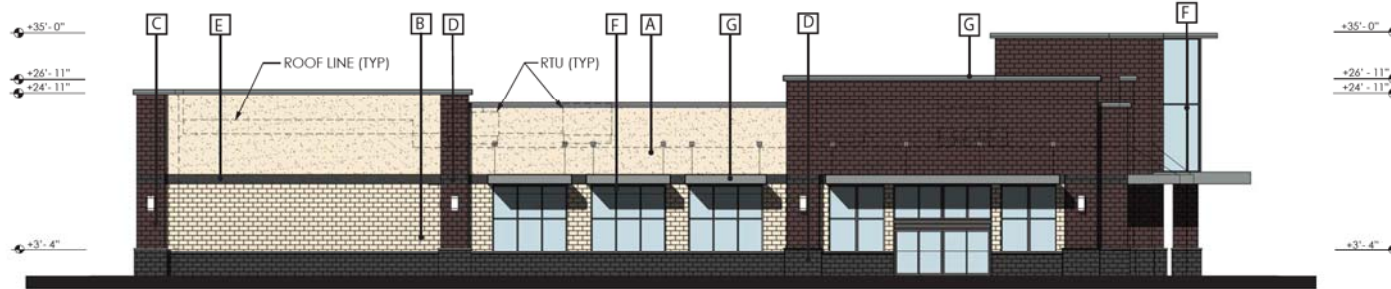
4 SOUTH (REAR) ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



5 CORNER ENTRANCE ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



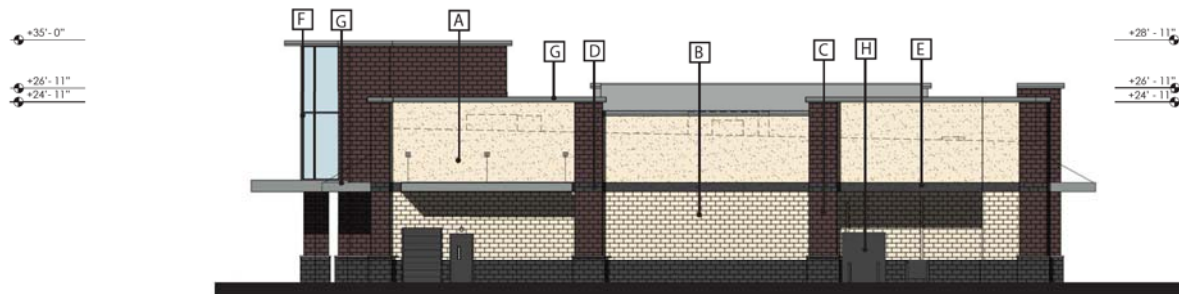
APACHE RD (NORTH) ELEVATION



EAST (RIGHT SIDE) ELEVATION



RURAL RD (WEST) ELEVATION



SOUTH (REAR) ELEVATION

CVS/pharmacy

SEC Apache & Rural
Tempe, Arizona 85281

Store# 10928

Finish Colors:

- A EIFS / STUCCO
STO NA01-0048
Pale Yellow
- B Trendstone Plus
West Group
Mission White
- C Trendstone Plus
Southwest Group
Mojave Brown
- D Trendstone Plus
West Group
Opal
- E EIFS / STUCCO
STO Corp
Integral color to match
Dunn-Edwards DE6357 "Black Tie"
- F Aluminum Storefront
Charcoal Gray
- G Prefinished metal cladding
Firestone building products
"Charcoal Gray"
- H Doors/Gas Meter/ Electrical Cabinet
Painted metal/ steel to match "Opal"
Dunn Edwards DE6357- "Black Tie"

ALL SIGNAGE BY
SEPARATE PERMIT

FINISH FLOOR= 0' - 0"

10 - 05 - 2015

ARMSTRONG
DEVELOPMENT
PROPERTIES, INC.
2121 W. CHANDLER BLVD, SUITE 106
CHANDLER, AZ 85224
TEL (602) 385-4100

JACOBS
101 N. FIRST AVE, SUITE 2600
PHOENIX, AZ 85003
TEL (602) 253-1200



STORE # 10928
SEC APACHE BOULEVARD & RURAL ROAD | TEMPE, AZ

LANDSCAPE PLAN



WESTERN-13,013-DUAL ENTRY
NO DRIVE-THRU

STORE NUMBER: 10928

SEC APACHE BLVD & RURAL ROAD
TEMPE, AZ

PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 89011

ENGINEER OF RECORD
RICK
ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX) 602.285.2396
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Bakersfield
rickengineering.com

LANDSCAPE ARCHITECT:
Young Design Group
Landscape Architecture
Land Planning
133 East Sherman Ave
Scottsdale, Arizona 85251
Tel: 480.210.1444

DEVELOPER:
ARMSTRONG DEVELOPMENT
PROPERTIES, INC.
2121 W. CHANDLER BLVD. SUITE 106
CHANDLER, AZ 85224
PHONE: (602) 385-4100
FAX: (602) 385-4101

SEAL:
3794
JOSEPH M.
YOUNG
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
AZ
EXPIRES: 9/30/17

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REVISIONS:
CITY COMMENTS

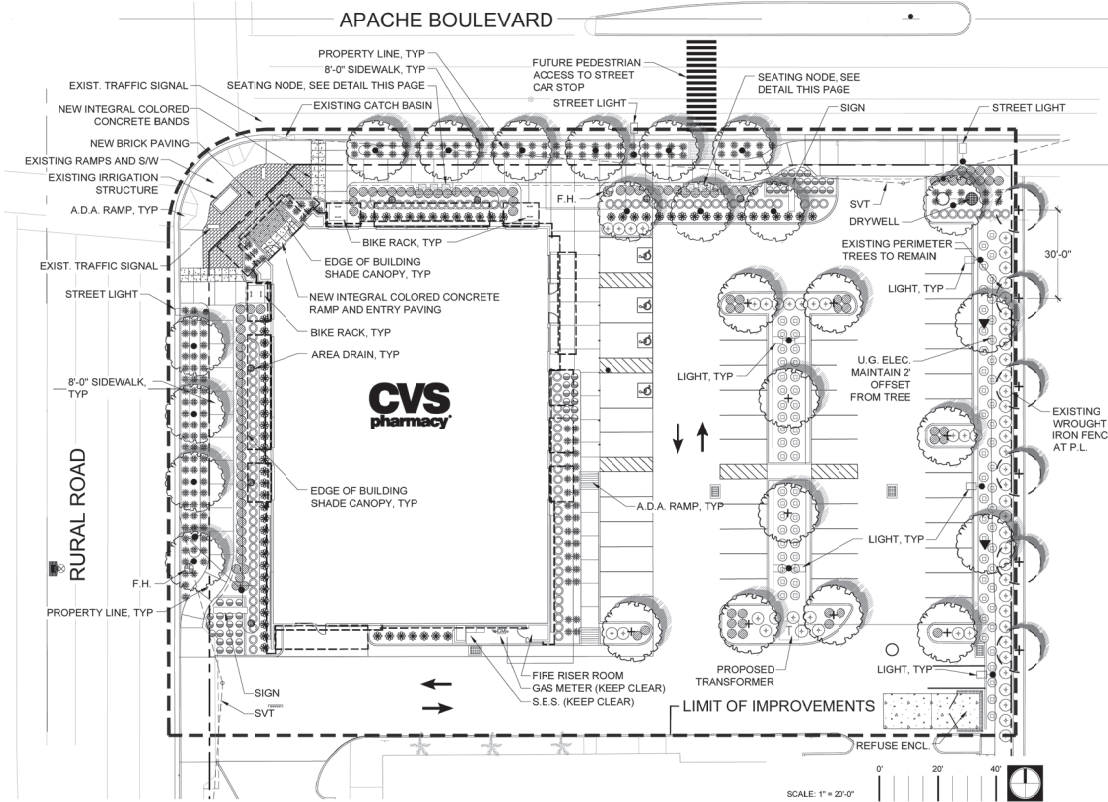
DRAWING BY: YDG
DATE: 10-20-15
JOB NUMBER: 1525
TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L1.1 1 OF 1

COMMENTS:



PLANT SCHEDULE

NOTE: FINAL QTY'S AND SPECIES TO BE PROVIDED AT CONSTRUCTION DOCUMENT SUBMITTAL

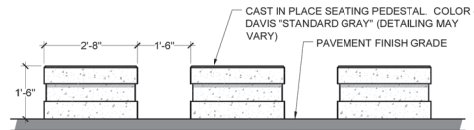
EXISTING VEGETATION	SIZE	HTxW	QTY
EXISTING PERIMETER TREE TO REMAIN (LIVE OAK)	N/A	N/A	N/A
TREES			
DALBERGIA SISSOO SISSOO TREE	24" BOX STD. TRUNK MATCHED	N/A	2
ULMUS PARVIFOLIA CHINESE ELM (ALT. RED PISH PISTACHE)	24" BOX STD. TRUNK MATCHED	N/A	9
QUERCUS VIRGINIANA 'HERITAGE' LIVE OAK (ALT. HONEY LOCUST)	36" BOX STD. TRUNK MATCHED	N/A	14
ACCENTS			
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	4x5' BARRIER PLANT	67
HESPERALOE 'PERPA' BRAKELIGHTS BRAKELIGHTS HESPERALOE	5 GAL	2x2'	185
SHRUBS			
CARISSA GRANDIFLORA 'PROSTRATA' PROSTRATE NATAL PLUM	5 GAL	2x2'	84
MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL	2x2'	114
NANDINA DOMESTICA 'NANA' DWARF NANDINA	5 GAL	2x2'	49
RUELLIA PENINSULARIS BLUE RUELLIA	5 GAL	2x3'	58
GROUND COVER			
LANTANA MONTEVIDENSIS 'NEW GOLD' LANTANA	5 GAL	1.5x3'	110

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. COLOR TO BE DETERMINED.
- ALL PLANT MATERIAL SELECTIONS ARE TO BE COMPLIANT WITH CURRENT CITY OF TEMPE C.P.T.E.D. REQUIREMENTS.
- FINAL PLANT SPECIES SELECTED DURING CONSTRUCTION DOCUMENT PREPARATION MAY VARY DEPENDING ON AVAILABILITY.
- ALL TREES ARE TO BE TRIMMED TO HAVE A MINIMUM 6'-0" CANOPY CLEARANCE FROM ADJACENT GRADE.
- ALL SIGHT VISIBILITY TRIANGLES ARE TO BE KEPT CLEAR OF ANY OBSTRUCTIONS GREATER THAN 2'-0" IN HEIGHT.
- ALL PAVING MATERIALS SHALL BE COMPLIANT WITH A.D.A. REQUIREMENTS AS APPLICABLE.

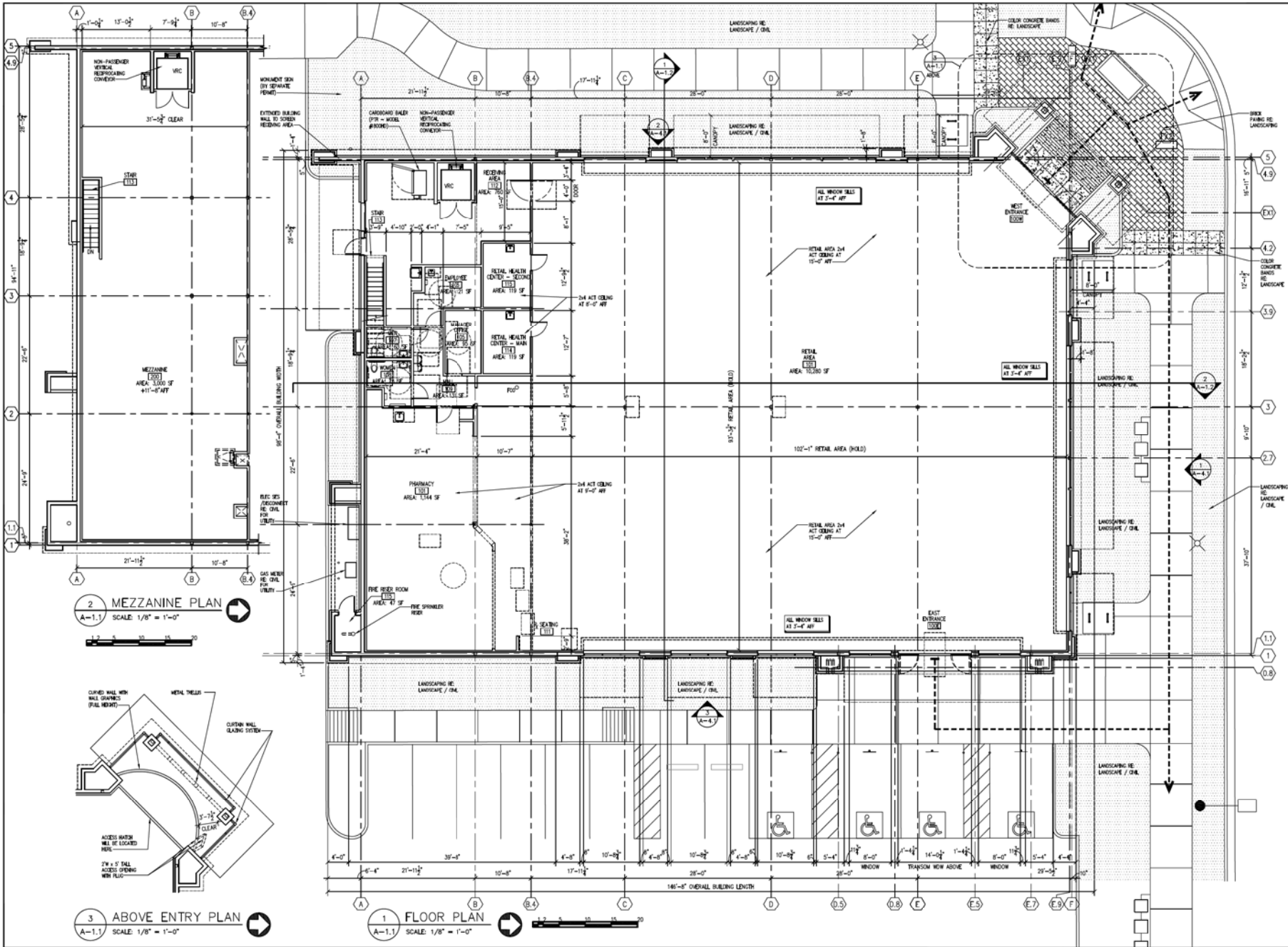
HARDSCAPE SCHEDULE

MATERIAL / MANUFACTURER	LOCATION
1 PERMEABLE ERICK PAVING BELGARD 'ECO DUBLIN' 4"x7" (OR EQUAL)	NWC STORE ENTRY
2 INTEGRAL CO. OR CONCRETE DAVIS COLOR 'LIGHT GRAY' (OR EQUAL) MEDIUM EXPOSED AGGREGATE FINISH	BANDING AT NWC STORE ENTRY



A SEATING NODE

N.T.S.



CVS
pharmacy

WESTERN 13013-FH (A-TYP)
REAR DRIVE-THRU

STORE NUMBER: 00000

SEC APACHE & RURAL
TEMPE, ARIZONA 85281

PROJECT TYPE: FEE FOR SERVICE / O/L
DEAL TYPE: NEW STORE

CS PROJECT NUMBER: 089011

ARCHITECT OF RECORD
JACOBS
JACOBS ENGINEERING GROUP INC.

101 N. FIRST AVE
SUITE 2600
PHOENIX, AZ 85003
TEL (602) 253-1200
FAX (602) 253-1202

CONSULTANT:

DEVELOPER:
ARMSTRONG DEVELOPMENT
PROPERTIES, INC.

2121 W CHANDLER BLVD, SUITE 106
CHANDLER, AZ 85224
PHONE (602) 385-4100
FAX (602) 385-4101

SEAL:

REVISIONS:

DRAWING BY: CGN
DATE: 08 SEPTEMBER 2015
JOB NUMBER: FBW87161
TITLE: FLOOR PLAN
SHEET NUMBER: A-1.1

CVS/pharmacy® Store #10928
SEC Apache & Rural
Tempe, Arizona 85281



Trenwyth Industries
Trendstone Plus
West Group
Mission White



Trenwyth Industries
Trendstone Plus
West Group
Mojave Brown



Trenwyth Industries
Trendstone Plus
West Group
Opal



Doors / Gas Meter / Elec Cabinet
Painted metal / steel to match "Opal"
Dunn Edwards
DE6357 - "Black Tie"

CVS/pharmacy[®]

Store #10928
SEC Apache & Rural
Tempe, Arizona 85281



EIFS / Stucco
STO NA01-0048
Pale Yellow

EIFS / Stucco
STO Corp
Integral color to match
Dunn-Edwards DE6357 "Black Tie"



Aluminum Storefront/Pre-finished metal cladding
Firestone Building Products (or approved equal)
Kynar 500 / Hylar 5000
"Charcoal Gray"



September 25, 2015

Joe Cirone
Rick Engineering
6150 North 16th Street
Phoenix, AZ 85016
Office: (602) 957-3350
email: jcirone@rickengineering.com



Expires 12-31-2015

RE: Parking Analysis for CVS Pharmacy – SEC Rural Road & Apache Drive – Tempe, Arizona

Dear Mr. Cirone:

CivTech Inc. has been retained to provide traffic engineering services for a Parking Analysis for the CVS Pharmacy project located in the southeast corner of Rural Road and Apache Drive in Tempe, Arizona. CivTech understands that the proposed CVS Pharmacy will occupy the parcel of the existing Tempe Chamber of Commerce building. The existing parking lot is currently shared between the Tempe Chamber of Commerce and a Four Points Sheraton Hotel and provides 181 shared parking spaces. The previous shared parking analysis for the site was based on the Tempe Chamber of Commerce building and Sheraton Hotel and was approved in 2008 with 181 parking spaces. The redevelopment of the site with a proposed CVS Pharmacy will result in a loss of 23 parking spaces. The overall parking for the site with the proposed redevelopment is 158 shared parking spaces between the Sheraton Hotel and CVS Pharmacy. The existing and proposed overall parking plans are attached to this letter.

CivTech has completed a parking analysis to clarify any disparity between the number of spaces originally approved (181 spaces) and the number of spaces provided with the CVS Pharmacy development (158 spaces). The results of this analysis are documented in this memorandum.

PROPOSED DEVELOPMENT

The proposed CVS Pharmacy will be located in the southeast corner of Rural Road and Apache Drive and will occupy the parcel of the existing Tempe Chamber of Commerce building. The CVS Pharmacy will not have a drive-through and is proposed with 13,013 square feet of floor area and a 3,000 square foot mezzanine. The CVS Pharmacy site plan depicts three bike stands with a total of 12 bicycle spaces adjacent to the building. The proposed site plan is attached as an **Exhibit**.

With redevelopment of the CVS Pharmacy, several seating areas and ample shade are being provided to support pedestrians and alternative modes of transportation along the street frontages on Apache Boulevard and Rural Road. The Tempe Streetcar route is proposed adjacent to the site. The site plan for the CVS includes a future pedestrian crosswalk for the Tempe Streetcar on Apache Boulevard. The location of the site is in close proximity of the ASU campus and alternative modes of transportation.

CITY OF TEMPE PARKING REQUIREMENTS

Parking requirements are specified in Section 4-603 of the Tempe Zoning Code. Table 1 summarizes the requirements per the City of Tempe's base parking ratios. A copy of the Tempe Zoning Ordinance parking regulations is included as an Attachment.

Table 1: Required Parking Spaces per City of Tempe Base Parking Ratios

Land Use: CVS Pharmacy	Size	Requirement Per Code ⁽¹⁾	Required Parking Spaces	Required Bicycle Spaces
CVS Pharmacy plus Mezzanine	16,013 SF	1.0 space per 300 SF 1.0 bicycle per 7,500 SF, 4 min ⁽³⁾	54	4.0
Land Use: Four Points Hotel ⁽²⁾	Size	Requirement Per Code ⁽¹⁾	Required Parking Spaces	Required Bicycle Spaces
Hotel Rooms	187 Rooms	1.0 space per 1 unit 1.0 bicycle per 20 units ⁽³⁾	187.00	9.35
Hotel Office	479 SF	1.0 space per 300 SF 1.0 bicycle per 8,000 SF, 4 min ⁽³⁾	1.60	4.0
Total Hotel Parking			189	14
Total Required Parking			243	18

1. The parking ratios are from Table 4-603E of the City of Tempe's Zoning Code.
2. The number of rooms was obtained from the Sheraton Hotel's website. The restaurant and lounge uses in the hotel are mostly utilized by hotel guests, therefore, parking was not included for these uses.
3. The bicycle rates are per the Bicycle Commute Area.

Per the City of Tempe's base parking ratios, 54 parking spaces are required for the CVS Pharmacy and 189 parking spaces are required for the Four Points Hotel resulting in a total of 243 parking spaces. The existing parking lot is currently shared between the Tempe Chamber of Commerce and a Four Points Sheraton Hotel and provides 181 parking spaces. With the redevelopment of the site with the CVS Pharmacy, 158 total parking spaces will be provided.

Per the City of Tempe's requirements, 18 bicycle spaces are required for the entire site. The proposed CVS Pharmacy will provide three bike racks with a total of 12 bicycle spaces adjacent to the building. The Sheraton hotel currently has four bike racks with 14 bicycle spaces. Therefore, the total provided for the entire site will be 38 bicycle spaces, which is in excess of the required 18 bicycle spaces.

SITE'S PROXIMITY TO ALTERNATE MODES OF TRANSPORTATION

With redevelopment of the CVS Pharmacy, several seating areas and ample shade are being provided to support pedestrians and alternative modes of transportation along the street frontages on Apache Boulevard and Rural Road.

BUS ROUTES

The CVS/Hotel site is located about 1.1 miles from the Tempe Transportation Center, which is a major multi-modal transportation hub. The Tempe Transportation Center can also be accessed via light-rail. Dozens of bus routes serve the center including the free Orbit local shuttle.

The proposed site is directly serviced by the Valley Metro bus service, Flash and the Orbit neighborhood transit circulators. The Orbit operates with "flag stops" which provide direct origin to destination service along the designated bus routes. The Flash has designated transit stop locations and runs generally from 7:00 AM to 6:00 PM daily. The Flash McAllister route travels east on Apache Boulevard and turns south on Rural Road before crossing over to McAllister Avenue. The Flash McAllister stop is located at Rural Rd and Spence Avenue within 1/8 mile of the proposed site. The Orbit operates throughout the City of Tempe from 6:00 AM to 10:00 PM (generally), Monday through Saturday with limited hours on Sunday. There is currently no cost to the riders for these services. The Orbit route is located within 0.20 miles of the proposed site along Terrace Road. The Valley Metro provides direct origin to destination service in and around Tempe. The Valley Metro operates through the City of Tempe and surrounding City destinations from 4:45 AM to 12:30 AM (Generally), Monday through Saturday with limited hours on Sunday. Valley Metro route 72 is located on Rural Road within 1/8 mile of the proposed site.

PEDESTRIAN/BICYCLE

The proposed site is located just outside of the ASU campus making pedestrian and bicycle activity convenient for accessing the ASU campus. The farthest side of the ASU campus may be reached within 25 minutes by walking, and the majority of campus is reached within 15 minutes. The area around the ASU campus is designed to be pedestrian friendly.

Several apartment developments are within walking distance to the site, thus decreasing vehicle trips. Immediately across the street, north side of Apache Boulevard, is a proposed mixed-use development with student housing (922 Place with 132 multi-bedroom units), adjacent to the site on the east is a mixed-use development with student housing (The District with 279 multi-bedroom units), and a mixed-use apartment development was recently approved at 1000 E Apache Boulevard with 384 DUs. ASU's Barrett's Honor College dormitory is within walking distance in the immediate northwest corner of the Rural Road/Apache Boulevard intersection. The surrounding high density multi-family housing developments would provide significant pedestrian traffic to the CVS Pharmacy.

TEMPE'S TRANSPORTATION OVERLAY DISTRICT (TOD)

Figure 1, on the next page, depicts the site's close proximity to the City of Tempe's Transportation Overlay District (TOD). The property immediately east of the site (The District) is within the TOD as well as the property directly across from the site on the north side of Apache Boulevard (922 Place). Per the City of Tempe's Zoning and Development Code Section 5-6-2, to qualify for the TOD, any portion of the parcel or development must be:

- 1. Adjacent to a public right-of-way located within 1,950 linear feet from the center of a light rail station platform, measured along the center of the public right-of-way; or
- 2. Along a corridor ranging in width up to 800 feet, centered on the light rail line.

The project site is approximately 2,550 feet from the center of the light rail station platform on Apache Boulevard to the east and approximately 2,300 feet from the center of the Rural/ASU light rail station platform to the north.

Figure 1: Location of Site to Tempe Transportation Overlay District (TOD)

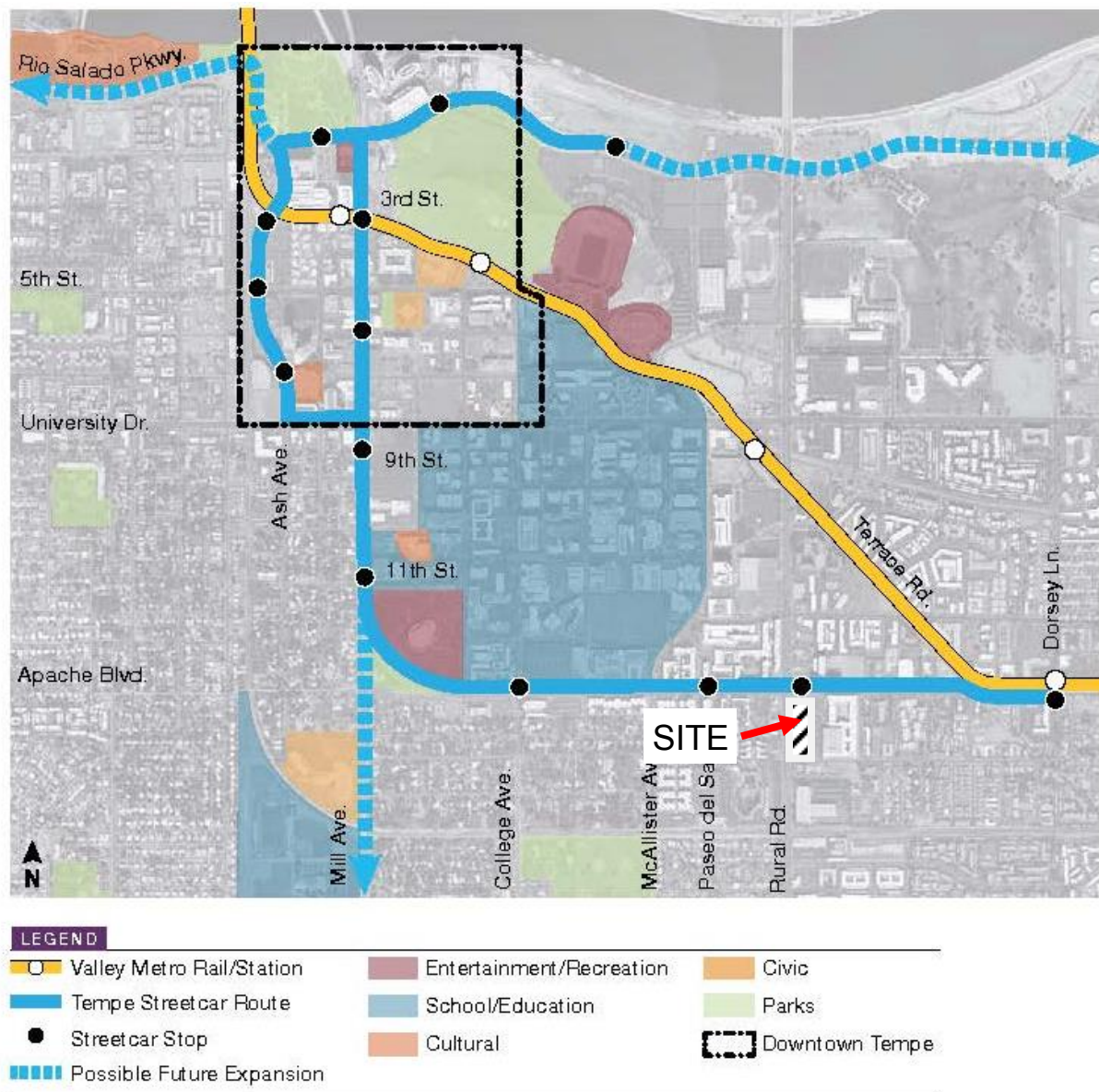


Source: City of Tempe website

TEMPE STREETCAR ROUTE

The Tempe Streetcar route is proposed adjacent to the site. A Tempe Streetcar station is also proposed adjacent to the site on Apache Boulevard, and the site plan for the CVS includes a future pedestrian crosswalk for the Tempe Streetcar. The future Streetcar Route is illustrated below in **Figure 2**.

Figure 2: Tempe Streetcar Route



Source: Valleymetro.org

PARKING REDUCTIONS

Because the location of the CVS/Hotel site is adjacent to the TOD, the future Tempe Streetcar route, bus routes, and is anticipated to attract significant pedestrian/bicycle trips, alternative parking calculations and reductions have been applied in this analysis.

ITE PARKING GENERATION FOR CVS PHARMACY

Parking demand for the CVS Pharmacy was estimated utilizing the Institute of Transportation Engineers (ITE) *Parking Generation, 4th Edition*. The ITE parking rates are more specific to the land use rather than the general City of Tempe's 'retail' parking ratio. *Parking Generation* contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and parking demand for each categorized land use.

ITE land use Pharmacy without Drive-Through (Land Use Code 880) was utilized to estimate the parking demand for the proposed CVS Pharmacy. The parking generation is summarized in **Table 2** for a weekday and **Table 3** for the weekend. Detailed parking generation worksheets are included as an **Attachment**.

Table 2: ITE Parking Generation – Weekday Peak Parking Demand

Land Use	Size	Average Peak Period Parking Demand (2.20 veh per 1,000 SF GFA)	33 rd Percentile Peak Period Parking Demand (1.90 veh per 1,000 SF GFA)	85 th Percentile Peak Period Parking Demand (2.72 veh per 1,000 SF GFA)
Pharmacy without Drive-Through (ITE Code 880)	16,013 SF	36 parking spaces	31 parking spaces	44 parking spaces

Table 3: ITE Parking Generation – Weekend Peak Parking Demand

Land Use	Size	Average Peak Period Parking Demand (2.94 veh per 1,000 SF GFA)	33 rd Percentile Peak Period Parking Demand (2.53 veh per 1,000 SF GFA)	85 th Percentile Peak Period Parking Demand (3.74 veh per 1,000 SF GFA)
Pharmacy without Drive-Through (ITE Code 880)	16,013 SF	47 parking spaces	41 parking spaces	60 parking spaces

Based on the calculations per ITE's *Parking Generation*, the average peak parking demand is 36 parking spaces on a weekday and 47 parking spaces on the weekend. The 33rd percentile was also calculated, since the proposed CVS Pharmacy is likely to have significant pedestrian and bicycle traffic due its location near ASU and transit. The location of the proposed CVS pharmacy would attract less vehicle traffic resulting in a lower parking demand than a typical pharmacy. Based on the calculations per ITE's *Parking Generation*, the 33rd percentile peak parking demand is 31 parking spaces on a weekday and 41 parking spaces on the weekend.

PARKING REDUCTION BASED ON PROXIMITY TO TRANSPORTATION OVERLAY DISTRICT (TOD)

The CVS/Hotel site is just outside the Tempe's Transportation Overlay (TOD) as illustrated in **Figure 1**. The property immediately east of the site (The District) is within the TOD as well as the property directly across from the site on the north side of Apache Boulevard (922 Place).

Properties that are within the TOD are permitted to apply reductions to the parking requirements. Per Table 5-612A, retail sales may waive parking for the first 25 percent of floor area not to exceed 10,000 square feet of floor area. There is not a specific reduction for hotels, however, the multi-family use TOD rate is 0.75 parking spaces per bedroom, which is a reduction of 50% from the base rate of 1.5 parking spaces per bedroom (for a one-bedroom unit). For this analysis, the 0.75 parking spaces per bedroom rate was applied for the hotel, which results in a 25% reduction. **Table 4** represents the parking demand considering the TOD reductions. Although the CVS/Hotel property is not zoned in the district, the parking demand is expected to be less due the reasons discussed earlier.

Table 4: Required Parking Spaces per with TOD Reduction Applied

Land Use: CVS Pharmacy	Size	Base Requirement Per Code ⁽¹⁾	Required Base Parking Spaces	TOD Reduction	Required Parking With TOD Reduction
CVS Pharmacy plus Mezzanine	16,013 SF	2.0 space per 300 SF	54	Waive parking for the first 25 percent of floor area not to exceed 10,000 square feet of floor area ⁽³⁾	41
Land Use: Four Points Hotel ⁽²⁾	Size	Base Requirement Per Code ⁽¹⁾	Required Base Parking Spaces	TOD Reduction	Required Parking With TOD Reduction
Hotel Rooms	187 Rooms	1.0 space per 1 unit	187.00	25% Reduction similar to multi- family use TOD Reduction ⁽⁴⁾	140.25
Hotel Office	479 SF	1.0 space per 300 SF	1.60	Not applied	1.60
Total Hotel Parking			189		142
Total Required Parking			243		183

1. The parking ratios are from Table 4-603E of the City of Tempe's Zoning Code.
2. The number of rooms was obtained from the Sheraton Hotel's website. The restaurant and lounge uses in the hotel are mostly utilized by hotel guests, therefore, parking was not included for these uses.
3. TOD reduction per Table 5-61A of the City of Tempe's Zoning Code
4. There is not a specific reduction for hotels, however, the multi-family use TOD rate is 0.75 parking spaces per bedroom, which is a reduction of 50% from the base rate of 1.5 parking spaces per bedroom (for a one-bedroom unit). For this analysis, the 0.75 parking spaces per bedroom rate was applied for the hotel, which results in a 25% reduction.

When applying the reductions allowed for properties within the TOD, the parking demand for the CVS Pharmacy would be 41 spaces, and the parking demand for the Hotel would be 142 spaces resulting in a total parking demand of 183 spaces.

PARKING DEMAND WITH REDUCTIONS

Table 5 compares the proposed parking reductions with the City of Tempe’s base requirements on a weekday, and **Table 6** provides a comparison for the weekend.

Table 5: Parking Spaces with Reductions - Weekday

Land Use: CVS Pharmacy	Size	Requirement Per Code ⁽¹⁾	Tempe Base Requirement	ITE Parking Generation-Weekday		TOD Reduction ⁽³⁾
				Average Rate	33 rd Percentile	
CVS Pharmacy	16,013 SF	1.0 space per 300 SF	54	36	31	41
Land Use: Four Points Sheraton Hotel⁽²⁾	Size	Requirement Per Code⁽¹⁾	Tempe Base Requirement	25% Reduction similar to multi-family use TOD Reduction⁽⁴⁾	25% Reduction similar to multi-family use TOD Reduction⁽⁴⁾	25% Reduction similar to multi-family use TOD Reduction⁽⁴⁾
Hotel Rooms	187 Rooms	1.0 space per 1 unit	187.00	140.25	140.25	140.25
Hotel Office	479 SF	1.0 space per 300 SF	1.60	1.6	1.6	1.6
Total Hotel Parking			189	142	142	142
Total Required Parking			243	178	173	183

1. The parking ratios are from Table 4-603E of the City of Tempe’s Zoning Code.
2. The number of rooms was obtained from the Sheraton Hotel’s website. The restaurant and lounge uses in the hotel are mostly utilized by hotel guests, therefore, parking was not included for these uses.
3. TOD reduction per Table 5-61A of the City of Tempe’s Zoning Code.
4. There is not a specific reduction for hotels, however, the multi-family use TOD rate is 0.75 parking spaces per bedroom, which is a reduction of 50% from the base rate of 1.5 parking spaces per bedroom (for a one-bedroom unit). For this analysis, the 0.75 parking spaces per bedroom rate was applied for the hotel, which results in a 25% reduction.

Table 6: Parking Spaces with Reductions - Weekend

Land Use: CVS Pharmacy	Size	Requirement Per Code ⁽¹⁾	Tempe Base Requirement	ITE Parking Generation-Weekend		TOD Reduction ⁽³⁾
				Average Rate	33 rd Percentile	
CVS Pharmacy	16,013 SF	1.0 space per 300 SF	54	47	41	41
Land Use: Four Points Sheraton Hotel⁽²⁾	Size	Requirement Per Code⁽¹⁾	Tempe Base Requirement	25% Reduction similar to multi-family use TOD Reduction⁽⁴⁾	25% Reduction similar to multi-family use TOD Reduction⁽⁴⁾	25% Reduction similar to multi-family use TOD Reduction⁽⁴⁾
Hotel Rooms	187 Rooms	1.0 space per 1 unit	187.00	140.25	140.25	140.25
Hotel Office	479 SF	2.0 space per 300 SF	1.60	1.6	1.6	1.6
Total Hotel Parking			189	142	142	142
Total Required Parking			243	189	183	183

1. The parking ratios are from Table 4-603E of the City of Tempe's Zoning Code.
2. The number of rooms was obtained from the Sheraton Hotel's website. The restaurant and lounge uses in the hotel are mostly utilized by hotel guests, therefore, parking was not included for these uses.
3. TOD reduction per Table 5-61A of the City of Tempe's Zoning Code.
4. There is not a specific reduction for hotels, however, the multi-family use TOD rate is 0.75 parking spaces per bedroom, which is a reduction of 50% from the base rate of 1.5 parking spaces per bedroom (for a one-bedroom unit). For this analysis, the 0.75 parking spaces per bedroom rate was applied for the hotel, which results in a 25% reduction.

TEMPE SHARED PARKING MODEL

Because the parking lot will be shared, a shared parking model was prepared for the CVS Pharmacy and the Four Points Hotel utilizing the percentages provided in Section 4-604 of the Tempe Zoning Code to determine the peak hour of demand between the two land uses.

When reviewing the parking numbers in **Table 5** and **Table 6**, it was determined that the ITE average rate from *ITE Parking Generation* is the most applicable to use to estimate parking demand for the CVS Pharmacy on a weekday. The ITE parking rates are more specific to the land use rather than the general City of Tempe 'retail' parking ratio.

For the weekend shared parking analysis, a parking demand of 41 spaces was utilized, which correlates to both the TOD reduction and the 33rd percentile ITE rate. The weekend rates in *ITE Parking Generation* are based on only 3 studies, which included suburban and not urban sites. The 33rd percentile ITE rate is reasonable, since it results in the same parking demand (41 spaces) as the TOD reduction.

There is not a specific reduction for hotels, however, the multi-family use TOD rate is 0.75 parking spaces per bedroom, which is a reduction of 50% from the base rate of 1.5 parking spaces per bedroom (for a one-bedroom unit). For this analysis, the 0.75 parking spaces per bedroom rate was applied for the hotel, which results in a 25% reduction. The TOD reduction was applied to the hotel parking demand in the shared parking analysis to account for the site's close proximity to the TOD, Tempe Streetcar, bus routes, and anticipated pedestrian trips.

Shared parking model analyses were prepared for a weekday and weekend, and the detailed analyses are included as an **Attachment**. **Table 6** summarizes the results of the shared parking model analyses.

Table 7: Summary of Shared Parking Model

	Parking Demand with Reductions before Shared Parking Model	Shared Parking Model	
		Peak Time Period	Peak Parking Demand
Weekday (ITE Average Rate for CVS)	CVS-36 Hotel-142 Total-178	8:00 PM	157
Weekend (ITE 33 rd percentile/TOD Reduction for CVS)	CVS-41 Hotel-142 Total-183	10:00 PM	156

According to the shared parking model, utilizing the average rate from *ITE Parking Generation* and reducing the required hotel parking by 25% (0.75 spaces per room), the peak parking demand is 157 spaces on a weekday at 8:00 PM. For the weekend, when utilizing the 33rd percentile ITE rate (same result as TOD reduction) and reducing the required hotel parking by 25% (0.75 spaces per room), the peak parking demand is 156 spaces at 10:00 PM.

With the CVS Pharmacy redevelopment, there will be 158 total shared parking spaces. The shared parking model results in a surplus of one parking space on a weekday and a surplus of two parking spaces on the weekend during the peak hour of demand.

CONCLUSIONS

- The existing parking lot is currently shared between the Tempe Chamber of Commerce and a Four Points Sheraton Hotel and provides 181 shared parking spaces.
- The redevelopment of the site with a proposed CVS Pharmacy will result in a loss of 23 parking spaces. The overall parking for the site with the proposed redevelopment is 158 shared parking spaces between the Sheraton Hotel and CVS Pharmacy.
- Based on the calculations per ITE's *Parking Generation*, the average peak parking demand for the CVS Pharmacy is 36 parking spaces on a weekday and 47 parking spaces on the weekend. The 33rd percentile was also calculated, since the proposed CVS Pharmacy is likely to have significant pedestrian and bicycle traffic due its location near ASU, TOD corridor, Tempe Streetcar, bus routes and high density residential. The location of the proposed CVS pharmacy would attract less vehicle traffic resulting in a lower parking demand than a typical pharmacy. Based on the calculations per ITE's *Parking Generation*, the 33rd percentile peak parking demand is 31 parking spaces on a weekday and 41 parking spaces on the weekend.
- According to the shared parking model, utilizing the average rate from *ITE Parking Generation* and reducing the required hotel parking by 25%, the peak parking demand is 157 spaces on a weekday at 8:00 PM. For the weekend, when utilizing the 33rd percentile ITE rate (same result as TOD reduction) and reducing the required hotel parking by 25%, the peak parking demand is 156 spaces at 10:00 PM. With the CVS Pharmacy redevelopment, there will be 158 total shared parking spaces. With the CVS Pharmacy redevelopment, there will be 158 total shared parking spaces. The shared parking model results in a surplus of one parking space on a weekday and a surplus of two parking spaces on the weekend during the peak hour of demand.
- The provided 158 shared parking spaces is sufficient per the shared parking model when utilizing *ITE Parking Generation* data and applying a 25% reduction to the hotel parking. The 25% reduction was applied to account for the site's close proximity to the TOD, Tempe Streetcar, bus routes, and anticipated pedestrian trips from nearby multi-family high density residences. The 25% reduction was derived from the TOD reduction allowed for multi-family uses. There is not a specific TOD reduction for hotels, however, the multi-family use rate is 0.75 parking spaces per bedroom, which is a reduction of 50% from the base rate of 1.5 parking spaces per bedroom (for a one-bedroom unit). Applying the 0.75 parking spaces per bedroom rate for the hotel results in a 25% reduction.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



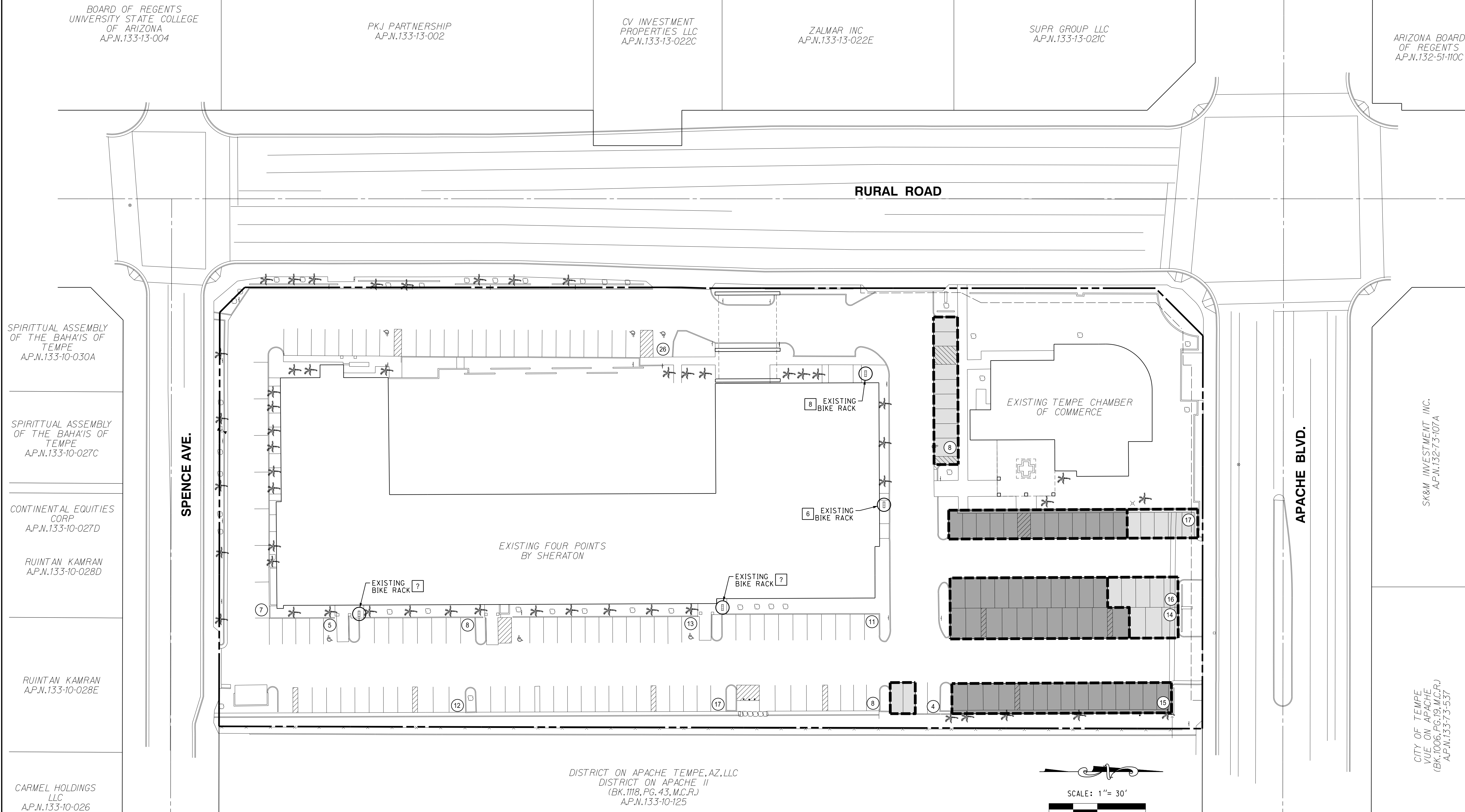
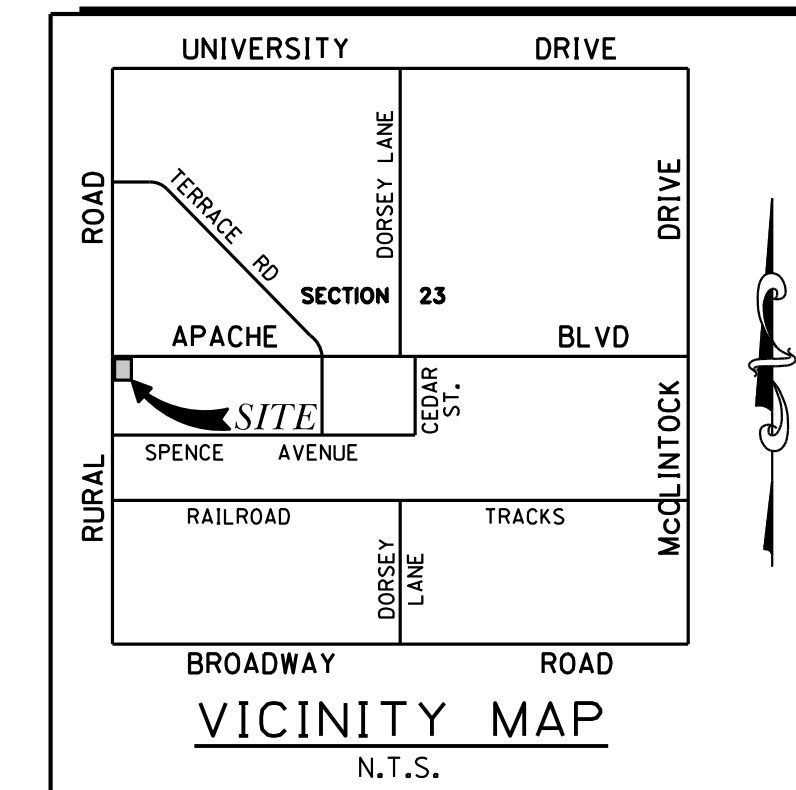
Kelly S. Fletcher, P.E.
Project Engineer

PARKING SPACES

REFER TO PARKING ANALYSIS FOR TEMPE 4 POINTS BY SHERATON PREPARED BY JENSEN/FEY ARCHITECTURE & PLANNING DATED MARCH 16, 2007

LEGEND

- DISABLED PARKING SPACES
- NUMBER OF PARKING SPACES
- NUMBER OF BICYCLE SPACES
- 23 SPACES TO BE REMOVED
- 49 SPACES TO BE RECONFIGURED



WESTERN - 13,013 - DUAL ENTRY NO DRIVE-THRU

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PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

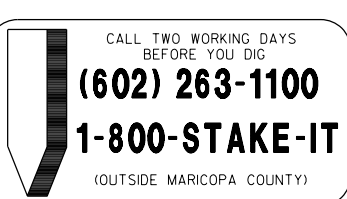
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JOB NUMBER: 4608
TITLE: **PARKING EXHIBIT PRE-PROJECT**

SHEET NUMBER: **1 OF 1**

COMMENTS:

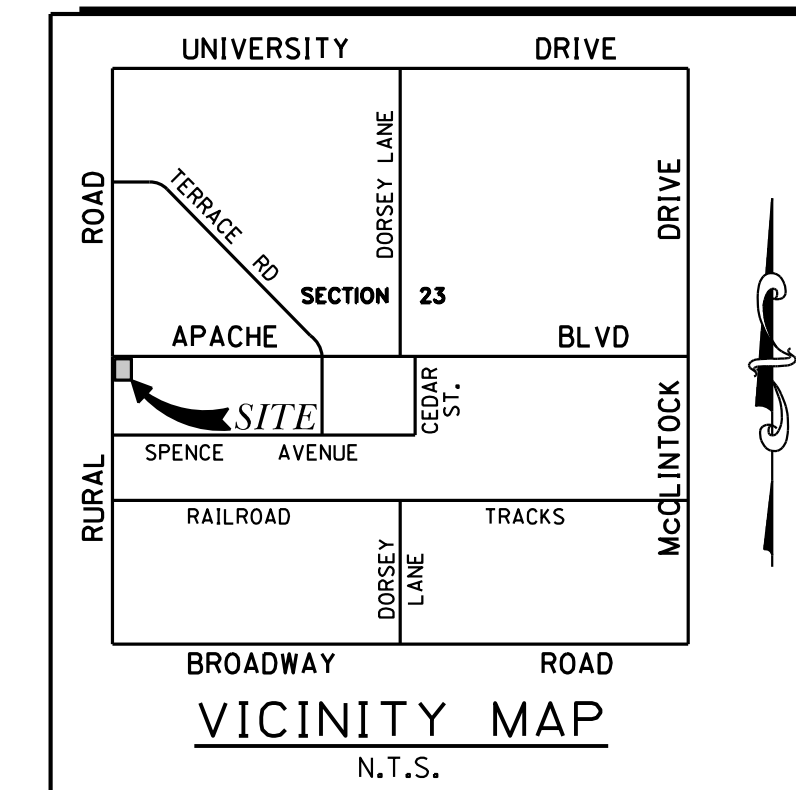
PARKING SPACES

SUMMARY OF SHARED PARKING MODEL

WEEKDAY (ITE AVERAGE RATE FOR CVS)	PARKING DEMAND WITH REDUCTIONS BEFORE SHARED PARKING MODEL	SHARED PARKING MODEL	
		PEAK TIME PERIOD	PEAK PARKING DEMAND
WEEKDAY (ITE AVERAGE RATE FOR CVS)	CVS-36 HOTEL-142 TOTAL-178	8:00 PM	157
WEEKEND (ITE 33RD PERCENTILE/TOD REDUCTION FOR CVS)	CVS-41 HOTEL-142 TOTAL-183	10:00 PM	156

LEGEND

- DISABLED PARKING SPACES
- NUMBER OF PARKING SPACES
- NUMBER OF BICYCLE SPACES



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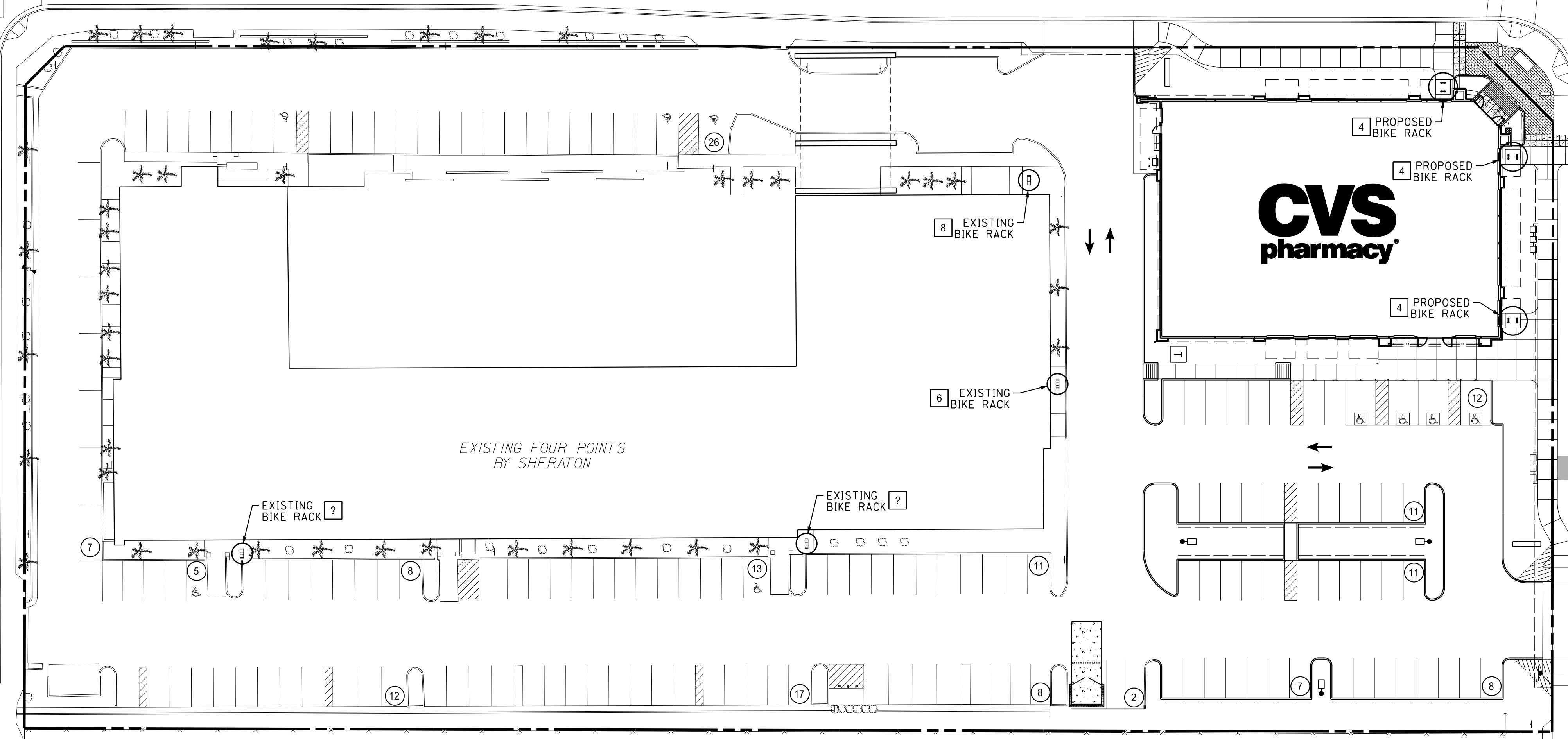
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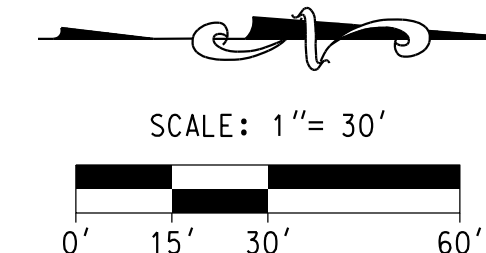
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CVS
pharmacy

WESTERN - 13,013 - DUAL ENTRY
NO DRIVE-THRU

STORE NUMBER: 10928
SEC APACHE BLVD & RURAL RD
TEMPE, AZ

PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 89011

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REVISIONS:

DRAWING BY: JMC

DATE: 05-OCT-2015

JOB NUMBER: 4608

TITLE: **PARKING EXHIBIT
POST-PROJECT**

SHEET NUMBER:

1 OF 1

COMMENTS:

LAND USE: 880
Pharmacy/Drugstore without Drive-Through

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	2:00-4:00 PM
Number of Study Sites	5
Average Size of Study Sites	15,100 sq. ft. GFA
Average Peak Period Parking Demand	2.20 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.81
Coefficient of Variation	37%
Range	1.47-3.58 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.72 vehicles per 1,000 sq. ft. GFA
33rd Percentile	1.90 vehicles per 1,000 sq. ft. GFA

CVS Pharmacy	
Size (1,000 sq. ft. GFA)	16.013
Average Peak Period Parking Demand	36
85th Percentile Parking Demand	44
33rd Percentile Parking Demand	31

LAND USE: 880
Pharmacy/Drugstore without Drive-Through

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekend

Statistic	Peak Period Demand
Peak Period	1:00-2:00 PM; 4:00-7:00 PM
Number of Study Sites	3
Average Size of Study Sites	18,100 sq. ft. GFA
Average Peak Period Parking Demand	2.94 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.14
Coefficient of Variation	39%
Range	1.82-4.10 vehicles per 1,000 sq. ft. GFA
85th Percentile	3.74 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.53 vehicles per 1,000 sq. ft. GFA

CVS Pharmacy	
Size (1,000 sq. ft. GFA)	16.013
Average Peak Period Parking Demand	47
85th Percentile Parking Demand	60
33rd Percentile Parking Demand	41

Project: CVS Pharmacy
 Location: Southeast Corner of Rural Road & Apache Drive - Tempe, Arizona
 Date: September 25, 2015

TEMPE SHARED PARKING MODEL ANALYSIS - WEEKDAY (ITE Average Rate)

Land Use	Sheraton Hotel Rooms		Sheraton Hotel Office		CVS Pharmacy		Total Parking per Tempe Base Code: 243	Parking Provided per Site Plan: 158
Size	187 keys		479 SF		16,013 SF			
Pkg Rate	1 space/key Reduced by 25% in below rows similar to TOD reduction for multi-family (0.75 space/room)		1 space/300 SF		ITE Parking Generation Average Rate Average Rate: 2.20 spaces/1,000 SF GLA		Total Parking with applied reductions: 178.00	Parking Surplus or Shortage
Req'd Spaces	187		1.60		36			
Adjustments	25%		n/a		n/a			
Reduced	140.25		1.60		36			
Seasonal Adj.	100%		100%		100%			
Beginning Hour	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Total Shared Parking Demand	Parking Surplus or Shortage
7:00 AM	85%	119	20%	0	8%	3	122	36
8:00 AM	65%	91	63%	1	18%	6	98	60
9:00 AM	55%	77	93%	1	42%	15	93	65
10:00 AM	45%	63	100%	2	68%	24	89	69
11:00 AM	35%	49	100%	2	87%	31	82	76
12:00 PM	30%	42	90%	1	97%	35	78	80
1:00 PM	30%	42	90%	1	100%	36	79	79
2:00 PM	35%	49	97%	2	97%	35	86	72
3:00 PM	35%	49	93%	1	95%	34	84	74
4:00 PM	45%	63	77%	1	87%	31	95	63
5:00 PM	60%	84	47%	1	79%	28	113	45
6:00 PM	70%	98	23%	0	82%	30	128	30
7:00 PM	75%	105	7%	0	89%	32	137	21
8:00 PM	90%	126	7%	0	87%	31	157	1
9:00 PM	95%	133	3%	0	61%	22	155	3
10:00 PM	100%	140	3%	0	32%	12	152	6
11:00 PM	100%	140	0%	0	13%	5	145	13
12:00 AM	100%	140	0%	0	0%	0	140	18
PEAK							157	1

Project: CVS Pharmacy

Location: Southeast Corner of Rural Road & Apache Drive - Tempe, Arizona

Date: September 25, 2015

TEMPE SHARED PARKING MODEL ANALYSIS - WEEKEND (ITE Average Rate)

Land Use	Sheraton Hotel Rooms		Sheraton Hotel Office		CVS Pharmacy		Total Parking per Tempe Base Code: 243	Parking Provided per Site Plan: 158
Size	187 keys		479 SF		16,013 SF			
Pkg Rate	1 space/key Reduced by 25% in below rows similar to TOD reduction for multi-family (0.75 space/room)		1 space/300 SF		ITE Parking Generation Average Rate Average Rate: 2.94 spaces/1,000 SF GLA		Total Parking with applied reductions: 189.00	Parking Surplus or Shortage
Req'd Spaces	187		1.60		47			
Adjustments	25%		n/a		n/a			
Reduced	140.25		1.60		47			
Seasonal Adj.	100%		100%		100%		Total Shared Parking Demand	Parking Surplus or Shortage
Beginning Hour	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Total Shared Parking Demand	Parking Surplus or Shortage
7:00 AM	70%	98	7%	0	3%	1	99	59
8:00 AM	60%	84	20%	0	10%	5	89	69
9:00 AM	50%	70	25%	0	30%	14	84	74
10:00 AM	40%	56	25%	0	45%	21	77	81
11:00 AM	35%	49	35%	1	73%	34	84	74
12:00 PM	30%	42	35%	1	85%	40	83	75
1:00 PM	30%	42	30%	0	95%	45	87	71
2:00 PM	35%	49	20%	0	10%	5	54	104
3:00 PM	40%	56	15%	0	10%	5	61	97
4:00 PM	50%	70	15%	0	90%	42	112	46
5:00 PM	60%	84	5%	0	75%	35	119	39
6:00 PM	70%	98	2%	0	65%	31	129	29
7:00 PM	80%	112	2%	0	60%	28	140	18
8:00 PM	90%	126	0%	0	55%	26	152	6
9:00 PM	95%	133	0%	0	40%	19	152	6
10:00 PM	100%	140	0%	0	38%	18	158	0
11:00 PM	100%	140	0%	0	13%	6	146	12
12:00 AM	100%	140	0%	0	0%	0	140	18
PEAK							158	0

Project: CVS Pharmacy
 Location: Southeast Corner of Rural Road & Apache Drive - Tempe, Arizona
 Date: September 25, 2015

TEMPE SHARED PARKING MODEL ANALYSIS - WEEKDAY (ITE 33rd Percentile)

Land Use	Sheraton Hotel Rooms		Sheraton Hotel Office		CVS Pharmacy		Total Parking per Tempe Base Code: 243	Parking Provided per Site Plan: 158
Size	187 keys		479 SF		16,013 SF			
Pkg Rate	1 space/key Reduced by 25% in below rows similar to TOD reduction for multi-family (0.75 space/room)		1 space/300 SF		ITE Parking Generation 33rd Percentile Average Rate: 1.90 spaces/1,000 SF GLA		Total Parking with applied reductions: 173.00	Parking Surplus or Shortage
Req'd Spaces	187		1.6		31			
Adjustments	25%		n/a		n/a			
Reduced	140.25		1.6		31			
Seasonal Adj.	100%		100%		100%			
Beginning Hour	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Total Shared Parking Demand	Parking Surplus or Shortage
7:00 AM	85%	119	20%	0	8%	2	121	37
8:00 AM	65%	91	63%	1	18%	6	98	60
9:00 AM	55%	77	93%	1	42%	13	91	67
10:00 AM	45%	63	100%	2	68%	21	86	72
11:00 AM	35%	49	100%	2	87%	27	78	80
12:00 PM	30%	42	90%	1	97%	30	73	85
1:00 PM	30%	42	90%	1	100%	31	74	84
2:00 PM	35%	49	97%	2	97%	30	81	77
3:00 PM	35%	49	93%	1	95%	29	79	79
4:00 PM	45%	63	77%	1	87%	27	91	67
5:00 PM	60%	84	47%	1	79%	24	109	49
6:00 PM	70%	98	23%	0	82%	25	123	35
7:00 PM	75%	105	7%	0	89%	28	133	25
8:00 PM	90%	126	7%	0	87%	27	153	5
9:00 PM	95%	133	3%	0	61%	19	152	6
10:00 PM	100%	140	3%	0	32%	10	150	8
11:00 PM	100%	140	0%	0	13%	4	144	14
12:00 AM	100%	140	0%	0	0%	0	140	18
PEAK							153	5

Project: CVS Pharmacy

Location: Southeast Corner of Rural Road & Apache Drive - Tempe, Arizona

Date: September 25, 2015

TEMPE SHARED PARKING MODEL ANALYSIS - WEEKEND (ITE 33rd Percentile)

Land Use	Sheraton Hotel Rooms		Sheraton Hotel Office		CVS Pharmacy		Total Parking per Tempe Base Code: 243	Parking Provided per Site Plan: 158
Size	187 keys		479 SF		16,013 SF			
Pkg Rate	1 space/key Reduced by 25% in below rows similar to TOD reduction for multi-family (0.75 space/room)		1 space/300 SF		ITE Parking Generation 33rd Percentile Average Rate: 2.53 spaces/1,000 SF GLA		Total Parking with applied reductions: 183.00	Parking Surplus or Shortage
Req'd Spaces	187		1.60		41			
Adjustments	25%		n/a		n/a			
Reduced	140.25		1.60		41			
Seasonal Adj.	100%		100%		100%		Total Shared Parking Demand	
Beginning Hour	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces		
7:00 AM	70%	98	7%	0	3%	1	99	59
8:00 AM	60%	84	20%	0	10%	4	88	70
9:00 AM	50%	70	25%	0	30%	12	82	76
10:00 AM	40%	56	25%	0	45%	18	74	84
11:00 AM	35%	49	35%	1	73%	30	80	78
12:00 PM	30%	42	35%	1	85%	35	78	80
1:00 PM	30%	42	30%	0	95%	39	81	77
2:00 PM	35%	49	20%	0	10%	4	53	105
3:00 PM	40%	56	15%	0	10%	4	60	98
4:00 PM	50%	70	15%	0	90%	37	107	51
5:00 PM	60%	84	5%	0	75%	31	115	43
6:00 PM	70%	98	2%	0	65%	27	125	33
7:00 PM	80%	112	2%	0	60%	25	137	21
8:00 PM	90%	126	0%	0	55%	23	149	9
9:00 PM	95%	133	0%	0	40%	16	149	9
10:00 PM	100%	140	0%	0	38%	16	156	2
11:00 PM	100%	140	0%	0	13%	5	145	13
12:00 AM	100%	140	0%	0	0%	0	140	18
PEAK							156	2

Project: CVS Pharmacy

Location: Southeast Corner of Rural Road & Apache Drive - Tempe, Arizona

Date: September 25, 2015

TEMPE SHARED PARKING MODEL ANALYSIS - WEEKEND (TOD REDUCTION)

Land Use Size	Sheraton Hotel Rooms		Sheraton Hotel Office		CVS Pharmacy		Total Parking per Tempe Base Code: 243	Parking Provided per Site Plan: 158
	187 keys		479 SF		16,013 SF			
Pkg Rate	1 space/key Reduced by 25% in below rows similar to TOD reduction for multi- family (0.75 space/room)		1 space/300 SF		1 space/300 SF TOD Reduction - Waive parking for first 25% of floor area not to exceed 10,000 square feet of floor area		Total Parking with applied reductions: 183.00	Parking Surplus or Shortage
Req'd Spaces	187		1.60		54			
Adjustments	25%		n/a		n/a			
Reduced	140.25		1.60		41			
Seasonal Adj.	100%		100%		100%		Total Shared Parking Demand	
Beginning Hour	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces		
7:00 AM	70%	98	7%	0	3%	1	99	59
8:00 AM	60%	84	20%	0	10%	4	88	70
9:00 AM	50%	70	25%	0	30%	12	82	76
10:00 AM	40%	56	25%	0	45%	18	74	84
11:00 AM	35%	49	35%	1	73%	30	80	78
12:00 PM	30%	42	35%	1	85%	35	78	80
1:00 PM	30%	42	30%	0	95%	39	81	77
2:00 PM	35%	49	20%	0	10%	4	53	105
3:00 PM	40%	56	15%	0	10%	4	60	98
4:00 PM	50%	70	15%	0	90%	37	107	51
5:00 PM	60%	84	5%	0	75%	31	115	43
6:00 PM	70%	98	2%	0	65%	27	125	33
7:00 PM	80%	112	2%	0	60%	25	137	21
8:00 PM	90%	126	0%	0	55%	23	149	9
9:00 PM	95%	133	0%	0	40%	16	149	9
10:00 PM	100%	140	0%	0	38%	16	156	2
11:00 PM	100%	140	0%	0	13%	5	145	13
12:00 AM	100%	140	0%	0	0%	0	140	18
PEAK							156	2

Table 4-603E: Ratios for Off-Street Parking

Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Bed and breakfast	1 space per guest bedroom	NS	NS
Church/place of worship	1 space per 100 sf for sanctuary + school, etc.	1 per 1,500 sf	1 per 1,500 sf
Clinic (medical, dental, veterinary)	1 space per 150 sf	1 per 12,000 sf, 2 min	1 per 12,000 sf, 2 min
Club			
Bar/tavern/nightclub/teen night club	1 space per 50 sf	1 per 1,000 sf	1 per 500 sf
Lodge/club or similar	1 space per 125 sf	1 per 2,000 sf	1 per 2,000 sf
Outdoor (no parking first 300 sf; per tenant space)	1 space per 150 sf	1 per 2,000 sf	1 per 2,000 sf
Conference/assembly	1 space per 125 sf	1 per 2,000 sf	1 per 2,000 sf
Childcare center	1 space per 300 sf	1 per 3,000 sf	1 per 1,500 sf
Entertainment			
Amusement park	1 per 500 sf of public area	1 per 5,000 sf	1 per 2,500 sf
Arcade	1 space per 150 sf	1 per 1,000 sf	1 per 500 sf
Billiard establishment	1 space per 125 sf	1 space per 2,000 sf	1 space per 1,500 sf
Bowling alley	5 spaces per lane + bar, etc.	0.5 per lane	0.5 per lane
Court (tennis, racquetball, etc.)	2 per court + restaurant, etc.	0.5 per court	0.5 per court
Golf course/clubhouse	4 spaces per green + restaurant, pro shop, etc.	0.2 per green	0.2 per green
Golf driving range	0.5 space per tee + retail (pro shop)	1 per 10 tees	1 per 10 tees
Mini-golf	1 space per hole + arcade, etc.	0.5 per hole	0.5 per hole
Museum	1 space per 250 sf	1 per 4,000 sf	1 per 3,000 sf
Stadium/arena	0.2 space per seat + restaurant, etc.	1 per 100 seats	1 per 100 seats
Team sports (volleyball, baseball, soccer, etc.)	9 per field or court	4 per field or court	4 per field or court
Theater	1 space per 3 seats	1 per 40 seats	1 per 30 seats
Fitness center	1 space per 125 sf or sum of components (courts, daycare, office, etc.), whichever is less	1 per 2,000 sf	1 per 2,000 sf
Fraternity/sorority	1.5 spaces per bedroom	0.5 per bedroom	1 per bedroom
Hospital	0.5 space per bed & 1 space per doctor on staff + 0.5 space per employee	0.2 space per employee	0.2 space per employee
Hotel/motel	1 space per unit + office, etc.	1 per 20 units	1 per 20 units
Manufacturing	1 space per 1,000 sf + office	1 per 10,000 sf	1 per 10,000 sf
Mini-warehouse/rental storage facilities	1 per 5,000 sf; includes manager's office	NS	NS

KEY:

NS = No Standards
sf = square feet

Table 4-603E: Ratios for Off-Street Parking

Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Mortuary	1 space per 125 sf	2 spaces	2 spaces
Nursing home/elder care	0.5 space per bed	0.05 per bed	0.05 per bed
Office	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 8,000 sf, 4 min
Call center	1 space per 150 sf	1 per 1,500 sf	1 per 750 sf
Restaurant			
Indoor	1 space per 75 sf	1 per 1,000 sf	1 per 500 sf
Outdoor (no parking first 300 sf; per tenant space)	1 space per 150 sf	1 per 2,000 sf	1 per 2,000 sf
Take out only (no tables/chairs)	1 space per 300 sf	1per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Retail			
Indoor	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Outdoor (no parking first 300 sf; per tenant space)	1 space per 500 sf	1 per 5,000 sf	1 per 5,000 sf
Convenience store/gas	1 space per 300 sf	1 per 2,000 sf	1 per 1,000 sf
Furniture sales	First 10,000 sf @ 1 space per 500 sf + 1 space per 5,000 sf remaining	1per 5,000 sf	1 per 5,000 sf
Residential			
Mobile home/trailer	2 spaces + 0.2 guest spaces per unit	NS	NS
Multi-family			
Guest	0.2 space per unit	0.2 space per unit	0.2 space per unit
Studio	1 space per unit	0.5 per unit	0.75 per unit
1 Bedroom	1.5 spaces per unit	0.5 per unit	0.75 per unit
2 Bedroom	2 spaces per unit	0.5 per unit	0.75 per unit
3 Bedroom	2.5 spaces per unit	0.75 per unit	1 per unit
4 Bedroom	3 spaces per unit	0.75 per unit	1 per unit
Single-family	2 spaces per unit	R1-PAD requirement shall be established with the PAD Overlay	R1-PAD requirement shall be established with the PAD Overlay
School			
Elementary/junior high	1 space per 300 sf of classroom + office	1 per 1,000 sf	1 per 1,000 sf
Instructional	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf
High school/college	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf
Vocational	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf

KEY:

NS = No Standards
sf = square feet

Table 4-603E: Ratios for Off-Street Parking

Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Service	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Financial institution	1 space per 300 sf	1 per 3,000 sf	1 per 1,500 sf
Vehicles			
Car wash – automatic	1 space per 300 sf	4 spaces	4 spaces
Car wash – self serve	0.5 spaces per bay	NS	NS
Sales/rental	1 spaces per 300 sf; 7 spaces min	4 spaces	4 spaces
Services station	1 spaces per 300 sf; 7 spaces min	4 spaces	4 spaces
Warehouse			
Specified tenant(s)	First 10,000 sf of warehouse @ 1 space per 500 sf + 1 space per 5,000 sf for remaining warehouse+ office	1 per 10,000 total sf	1 per 10,000 total sf
Unspecified tenant(s)	See Section 4-603(D)(3)(b)	Based on any office space (1 per 10,000 sf)	Based on any office space (1 per 10,000 sf)

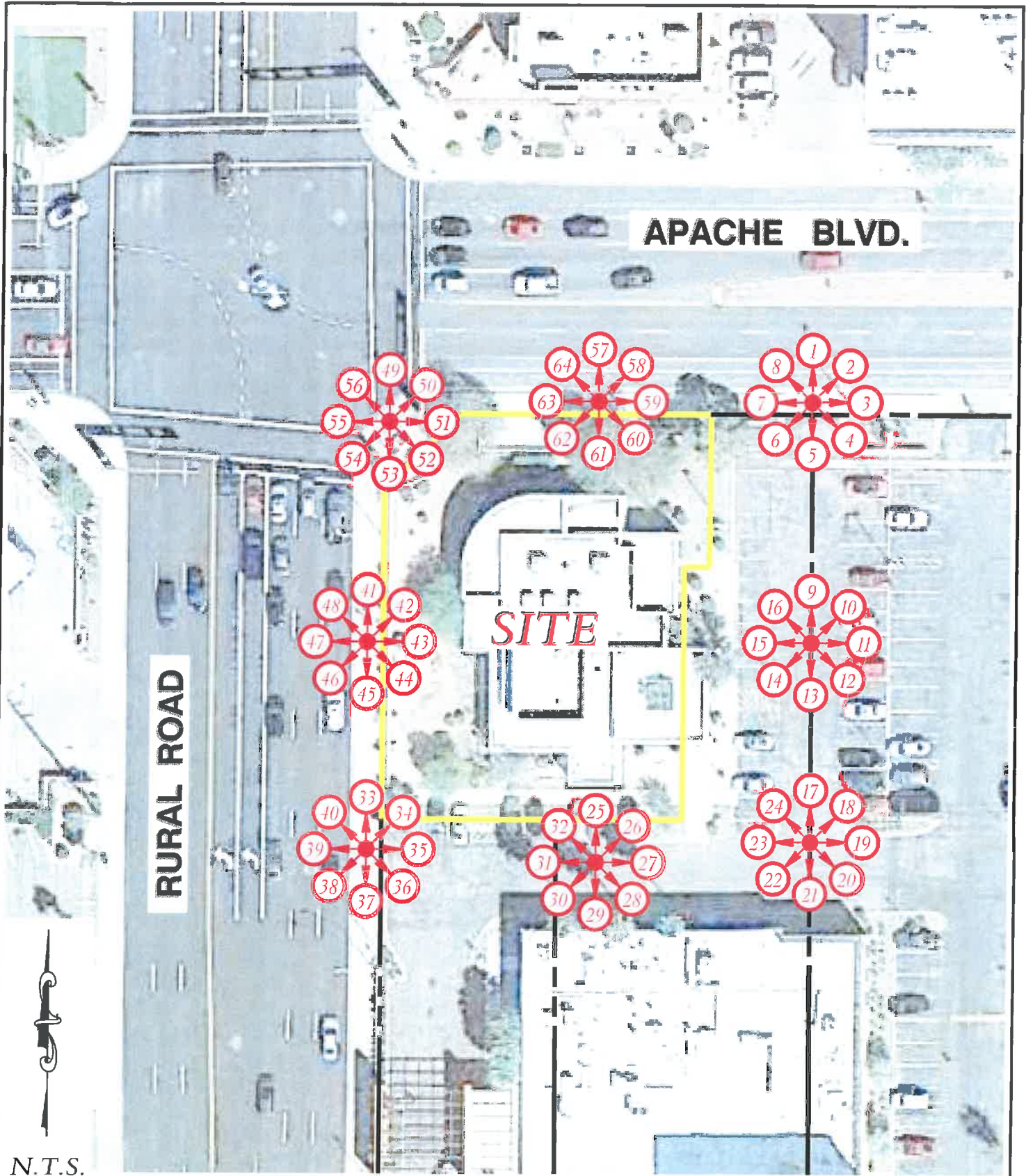
KEY:

NS = No Standards
sf = square feet

- I. Residential-Facing Façades.** The purpose of this section is to assure that new development retains privacy for existing residences and considers the views of the new development from the residences. For properties without an alley, adjacent to Single-Family, Multi-Family or Mixed-Use districts, the site design shall:
1. Provide landscape buffers and screening to assure the privacy of adjacent residents;
 2. Minimize building heights shade impacts on adjacent solar equipment, gardens or pools;
 3. Design buildings to have similar attention to detail as the street front façade to provide visual interest in materials and structure to address potential views from residences; and
 4. Screen delivery entrances from residential view.
- J. Minimum Parking Ratios.** The purpose of this section is to provide an optional reduction in parking to developments within the Overlay District; this may be done at the time of development, or planned into a future phasing to assure parking availability prior to light rail construction. The minimum number of required parking spaces, as provided in Section 4-603, is reduced for commercial uses that meet the criteria in Table 5-612A. The other methods of parking reduction (shared parking, parking demand model) provided in Section 4-604 Shared Parking, are also available for use in the Transportation Overlay District.

Table 5-612A - Transportation Overlay District Reductions to Minimum Parking		
	Developments Within Station Areas	Developments within Corridor
Retail sales and service uses; customer service offices; and entertainment uses, excluding theaters.	Parking waived for 50 percent of floor area not to exceed 30,000 square feet of floor area.	Parking waived for 25 percent of floor area not to exceed 10,000 square feet of floor area.
Theaters	Parking waived for first 150 seats.	Parking waived for first 50 seats.
<i>Restaurants, Bars and Clubs</i>	Parking waived for 50 percent of floor area not exceed 2,500 square feet of floor area.	Parking waived for 25 percent of floor area, not to exceed 1,250 square feet of floor area.
Multi-Family Use	0.75 parking spaces per bedroom (round up to whole number) plus guest parking.	0.75 parking spaces per bedroom (round up to whole number) plus guest parking.
Outdoor Dining Area	No Standard	No Standard

- K. Maximum Parking Ratios.** Uses in the Transportation Overlay District shall conform to the maximum parking ratios in Section 4-603(E).



N.T.S.

CONTEXT PLAN
SEC RURAL RD &
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P:\4608_DVS_SEC_RuralApache\Photo\Context_Plan\4608_context_plan.dwg (Modes De Fault)
 03-MAR-2015

JOB NUMBER
 4608

PREPARED BY:
 PV

DATE PREPARED:
 03-MAR-2015

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 1:



Photo 4:



Photo 2:



Photo 5:



Photo 3:



Photo 6:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 7:



Photo 10:



Photo 8:



Photo 11:



Photo 9:



Photo 12:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 13:



Photo 16:



Photo 14:



Photo 17:



Photo 15:



Photo 18:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 19:



Photo 22:



Photo 20:



Photo 23:



Photo 21:



Photo 24:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 25:



Photo 28:



Photo 26:



Photo 29:



Photo 27:



Photo 30:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 31:



Photo 34:



Photo 32:



Photo 35:



Photo 33:



Photo 36:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 37:



Photo 40:



Photo 38:



Photo 41:



Photo 39:



Photo 42:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 43:



Photo 46:



Photo 44:



Photo 47:



Photo 45:



Photo 48:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 49:



Photo 52:



Photo 50:



Photo 53:



Photo 51:



Photo 54:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 55:



Photo 58:



Photo 56:



Photo 59:



Photo 57:



Photo 60:

SITE PHOTOGRAPHS
SEC RURAL ROAD & APACHE BLVD



Photo 61:



Photo 64:



Photo 62:



Photo 63: