

Staff Summary Report



Development Review Commission Date: 11/18/08

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Plan Review for CHASE BANK located at 830 South Mill Avenue.

DOCUMENT NAME: DRCr_ChaseBank_111808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CHASE BANK (PL080257)** (Todd A. Sergi, Bear Down Partners L.L.C., owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) for a 3,838 s.f. branch bank with site and landscape improvements on +/- 0.478 net acres. The site is located at 830 South Mill Avenue in the CC, City Center District. The request includes the following:

DPR08219 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

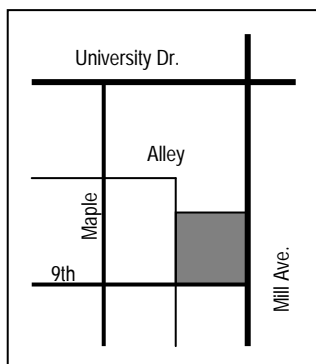
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	+/- 0.478 acres
Total Building area	3,838 s.f. (excluding covered drive through)
Lot Coverage	18 % (100 % maximum allowed)
Building Height	26 ft (50 ft maximum allowed)
Building setbacks	11.00 ft front yard (south), 6.00 ft street side (east), 33.00 ft side yard (west), 68.00 ft rear yard (north)min.)
Landscape area	26 % (0 % minimum required)
Vehicle Parking	17 spaces (13 minimum required, 17 maximum allowed)
Bicycle Parking	4 spaces (4 minimum required)

The site at the northwest corner of 9th Street and Mill Avenue contains a one story retail building with adjacent surface parking. This building is proposed for demolition and replacement with a J.P. Morgan Chase Branch Bank. This one story branch bank includes a four lane covered drive through and site and landscape improvements. The site plan layout includes access to the alley immediately west of the site.

The request before the Development Review Commission includes a Development Plan Review. A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
- 2-4. Comments / Reasons for Approval
- 4-7. Conditions of Approval
- 8-10. Code / Ordinance Requirements
- 10-11. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Applicant's Project Narrative
- 4-5. Site Plan and Project Data
6. Floor Plan
- 7-8. Presentation Building Elevations and Exterior Finish Legend
9. Building Sections
- 10-11. Landscape Plan and Landscape Legend
- 12-15. Aerial Photo with Key and Site Photographs

COMMENTS:

This site is located at the northwest corner of 9th Street and Mill Avenue. The recently completed C.V.S. Pharmacy # 9205 at the southwest corner of Mill and University is immediately north. A 20'-0" wide public right of way alley is immediately west and a portion of the Maple-Ash residential neighborhood is west of the alley. The site—Lots 5, 6 and 7 of Block 21—is part of the 1909 Gage Addition to Tempe. This historic subdivision also includes the northern part of the Maple-Ash neighborhood in its western portion. The site is in the CC, City Center District, as is the C.V.S. site to the north. The neighborhood to the west of the alley is within the R-3, Multi-Family Residential Limited District. The site and the adjacent sites described are not in an Overlay District, although the C.V.S. site is allowed a parking reduction by Development Disposition Agreement with the City of Tempe.

Previous site use includes a fuel/service station (demolished in 1979). The commercial building that currently occupies the site houses a hair styling business. The original business use for this building was a shoe store.

There are no existing planning entitlements that remain in effect for the subject property. Maricopa County record indicates the three parcels of the property are currently held as one by a recorded Covenant and Agreement (Affidavit # 79-075). This lot tie allows the existing building and parking to straddle property lines between the parcels. The three parcels share a single County Assessor's parcel number (APN # 132-42-025A).

The applicant requests the Development Review Commission take action on the following: A Development Plan Review which includes a 3,838 s.f. branch bank with site and landscape improvements on +/- 0.478 net acres. The bank includes a covered four lane drive through with alley access. A vehicle drive through is not subject to a use permit request in the City Center District.

For further processing, the applicant will need approval for a Final Subdivision Plat from City Council. The subdivision plat will combine the individual lots into one and dedicate public right of way for Mill Avenue. The subdivision plat is not required until after construction is underway to allow measurement of parking setback from the existing right of way line.

PUBLIC INPUT

- A neighborhood meeting is not required with this request.
- The Development Services Department Planning Division Neighborhood Outreach Coordinator has mailed copies of the November 18, 2008 Development Review Commission agenda to the MAPLE and MANA neighborhood organizations.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed site layout is similar to what currently exists, except the traffic pattern relies on vehicle circulation and connection with the alley to the west. The existing site layout does not include direct vehicle access between the site and the alley except for refuse. Refuse currently is picked up from the northwest site corner with an overhead loader that drives north through the alley. This pattern will be maintained, although the proposed on-site refuse enclosure will be placed farther south than the existing enclosure. The bank is placed in the southeast quadrant of the site adjacent to the 9th and Mill intersection. Parking, including four surplus spaces, is to the north of the building with drive connections to Mill Avenue and the alley. The covered four lane drive through extends from the west elevation of the bank exits on 9th Street. Because of a raised median on Mill Avenue north of 9th, vehicle customers coming northbound on Mill will turn west to 9th, turn north to the alley, then U-turn into the site to access the drive through. Southbound Mill vehicle customers would have the option to use the site Mill driveway to access the drive through.

Building Elevations

The proposed building elevations are richly appointed bands of red brick and light stone veneer alternating with an exterior plaster (EIFS) surface. Storefront glazing is used most prominently for office and conference spaces on the east and for the entrance lobby on the north. Glass is otherwise used sparingly in the building. The majority of roof area is concealed behind parapets. The feature metal standing seam hip with roof crowns the tall lobby/business entrance hall at the north of the bank. The building form is articulated with indents and projections that add interest to the elevations. Metal fascia, coping and shade canopies further accentuate the building form. The materials and colors overall compliment but do not copy the nearby C.V.S. Pharmacy.

Landscape Plan

The landscape proposal has been modified by conditions of approval on the west and south to extend the Maple Ash neighborhood context, and along the north and east to fit the urban streetscape extending south from the University and Mill intersection and following the example of C.V.S. Pharmacy.

- With regard to the Maple Ash neighborhood the landscape plan will incorporate the following features:
 - During the site plan review process the 9th Street sidewalk has been separated from the street with a landscape strip to preserve the historic sidewalk alignment and reinforce the pedestrian entrance into the neighborhood. The effect is similar to the alignment that was restored at Subway at the northwest corner of 10th and Mill (950 South Mill Avenue).
 - Preserve in place the existing mature Shamel Ash closest to the 9th and Mill intersection, which is between the building and the sidewalk. The size and species of this tree fits well the character of the adjacent properties and of the neighborhood in general. The proposed building is setback from 9th Street the same as the existing, which allows the existing tree to remain without disturbing the proposed site plan.
 - Add Shamel Ash as the predominant tree type in the tree buffer between the drive through and the neighborhood to the west. Use of this broadly spreading, dense tree type will assist in prevention of noise and light transmission from the drive through and parking area to the neighborhood.
- With regard to the urban streetscape the landscape plan will incorporate the following features:
 - Change the graced tree type on Mill Avenue to Heritage Live Oak to match the recent street tree substitution on C.V.S. The Palo Brea size originally scheduled for C.V.S. could not be installed due to a size disparity between the grate width and the tree box size. The reduced tree size proved to be unacceptable due to the inability to establish a canopy for pedestrians.
 - Change the driveway sentinel tree to Palo Brea to match that used at the C.V.S. Mill Avenue driveway.

Section 6-306 D Approval criteria for Development Plan Review

1. The placement of the building on site near the 9th and Mill intersection reinforces the street wall and maximizes natural surveillance and visibility of pedestrian and vehicle business transaction areas. This includes the north business and ATM lobby entrance which faces the parking area and is adjacent to Mill Avenue. This also includes the vehicle drive through lanes which face 9th Street. The building position, which is similar to what exists today, enhances the character of the surrounding area, facilitates pedestrian access to the building, and with the addition of landscape mitigates heat gain and heat retention.
2. Shade for energy conservation and comfort is achieved, where major building glazed surfaces face north and east and by employment of a low-E insulated glass system. The building form itself helps to shade a portion of the Mill Avenue sidewalk from afternoon sun.
3. The materials used in the building elevations, including brick veneer, stone accent veneer and metal sheathing and roofing, are of superior quality and are generally complimentary to the adjacent C.V.S. Pharmacy.
4. Building and landscape elements have proper scale with the site and surroundings
5. The four sides of the building mass is highly articulated with material banding, fenestration and with shallow recesses and projections that create visual interest and enhance the human scale characteristic of the building.
6. The building has a distinct base and top, as identified by ground floor elements, roof forms, and architectural detailing.
7. Fenestration is placed to preserve security of adjacent outdoor spaces by maximizing natural surveillance and visibility
8. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) all contribute to an attractive public space.
9. On-site utilities will be placed underground in accordance with Engineering Design criteria.
10. The site including the entrance walkway, drive aisle, drive through lanes and refuse enclosure will be adequately illuminated in accordance with the ZDC Part 4 Chapter 8.
11. Lighting will be made compatible with the proposed building and with adjoining buildings and uses without negative effect on the latter. Light transfer will be minimized to the neighbors to the west with a large tree landscape buffer.
12. Accessibility will be provided in conformance with the Americans with Disabilities Act, as administered through the Building Safety Division.
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
14. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
15. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control and activity support.
16. Landscape enhances the commercial use on site and separates this commercial use from the residents to the west.

Conclusion

Based on the information provided by the applicant and the analysis above, staff recommends approval of the requested Development Plan Review.

REASONS FOR APPROVAL:

1. The project meets the intention of the General Plan Projected Land Use (Mixed-Use) where this commercial site serves adjacent commercial and residential sites as well as the downtown.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The project meets the required approval criteria for Development Plan Review and will conform to the conditions of approval.

DPR08219

CONDITIONS OF APPROVAL

General

1. Submit drawings to the Development Services Building Safety Division for building permit by November 18, 2009. Obtain building permit within the one year limit allowed for building plan check or Development Plan approval will expire.
2. Prior to issuance of building permit, process through Engineering Department the removal of existing, unneeded easements (if any) and add new easements to property by separate instrument(s). Record the instrument(s) with the Maricopa County Recorder's Office.
3. Prior to Certificate of Occupancy, process a Subdivision Plat to combine lots 5, 6, and 7 and dedicate 5'-0" to public right of way on Mill Avenue. Do not modify position of existing corner cut off at northwest of Mill Avenue / 9th Street intersection. Indicate easements for property on Subdivision Plat. Place the Subdivision Plat into proper engineered format with appropriate signature blanks and record with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. At the same time, terminate the existing Covenant and Agreement (#79-075) to hold the three parcels as one by lot ties.
4. At same time as dedication of 5'-0" wide strip to public right of way and prior to Certificate of Occupancy, obtain Encroachment Permit for overhanging east elevation canopies, subject to requirement of Engineering Division. An Encroachment Permit for the canopies is not required if the canopies do not cross the adjusted right of way line.

Site Plan

5. Provide 6'-0" high security fence composed of steel vertical picket panels supported with masonry pilasters. Locate fence in the landscape area immediately west of vehicle drive through bays, from the refuse enclosure to the 9th Street right of way line near the ATM lane. The purpose of this fence is to deter criminal ambush from the adjacent landscape area. Detail fence and pilasters similar to fence on the adjacent C.V.S. site except provide exposed masonry pilasters that match the Chase building.
6. Driveways:
 - a. Provide brick pavers at Mill Avenue driveway from back of Standard Detail T-320 concrete apron to the nearest parking space curb alignment.
 - b. Provide brick pavers at 9th Street exit driveway between back of sidewalk and edge of concrete pad under drive through canopy.
7. Sidewalks:
 - a. Delete narrow landscape strip and extend sidewalk brick pavers on Mill Avenue to east elevation of building. Maintain minimum 8'-0" wide clear path on Mill Avenue sidewalk. Locate 4'-0" by 12'-0" grated planting areas with tree guards on Mill so there is a minimum 2'-0" gap between the east edge of the grates and the back of curb.
 - b. At corner of 9th and Mill, extend brick pavers west to align with east edge of walkway to door in south elevation of building, similar to the existing brick configuration that exists with the Payless/Supercuts development. Provide 45 degree flair on south side of 9th Street concrete sidewalk where it touches this brick edge to allow pedestrians to easily circulate past the existing irrigation stand pipe.

- c. Remove existing concrete along the 9th Street curb. Complete the proposed layout of the landscape strip along 9th Street that separates the concrete sidewalk from the curb, as indicated on the landscape and site plans. Do this to restore the Maple Ash neighborhood sidewalk/landscape character on this site.
8. Freestanding site equipment:
- a. Indicate site transformer location. Verify clearance requirements around transformer with respect to landscape and other site features.
 - b. Finish utility equipment boxes in a color (subject to utility provider approval) that compliments the overall color theme. Do not paint over utility company warning decals.
 - c. Enclose backflow prevention, double check valve, and similar equipment 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 masonry screen wall (see Engineering Standard Detail T-214). Match this screen wall to the exposed masonry of other freestanding site walls and the building.

Floor Plan

9. Public Restroom Security:
- a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware: Provide a key bypass on the exterior side

Building Elevations

- 10. On the east elevation, if shade canopies cross the adjusted right of way line, detail shade canopies on Mill Avenue so they are removable and can be re-installed as required for work in adjacent right of way.
- 11. Locate electrical service entrance section inside the building or in an enclosed exterior yard so it is not visible to the public. If an enclosed, exterior yard is proposed in the niche at the northwest corner of the building, this enclosure will fulfill the intent of the following condition.
- 12. To increase safety at lobby entrance and lobby ATM during night time use, do the following. On the north elevation, provide a **3'-6" 6'-0"** high steel vertical picket fence. Extend fence in landscape area from northwest corner of the ATM equipment closet and terminate fence with a masonry pilaster that is minimum 21'-0" away from the lobby entrance. Match materials and construction detailing to security fence west of the drive through. **(MODIFIED BY THE COMMISSION)**
- 13. Conceal roof access within the building as indicated. Top of roof ladder is not allowed to protrude above roof parapet. Conceal all roof mount mechanical and other equipment behind parapets or other building features on all four sides.
- 14. Materials included with the submittal are approved as presented, or provide additional information, as follows:
 - a. Masonry and stone wall veneer materials are approved:
 - 1) Acme Brick: Red Sunset, blend 150
 - 2) Savannah Stone Band, Size 48" length x 16" high x 4" deep, white color and smooth texture
 - 3) Savannah Stone Trim, white color and smooth texture.
 - b. Metal materials (Bank):
 - 1) Berridge, Satin Finish Galvalume standing seam metal roofing.
 - 2) Metal top of wall coping of color to match "Omega-Lite Bright Silver".
 - 3) Metal trim and shade canopies on Mill Ave.: Omega-Lite Aluminum Panels, "Bright Silver" color
 - 4) Lobby entrance canopy: Omega-Lite Aluminum Panels, "Regal Blue" color
 - c. Metal materials at drive through
 - 1) Upper fascia panel: natural brushed aluminum finish.
 - 2) Lower (recessed) fascia panel: Reynobond Kong Blue finish
 - 3) Steel Tube Column: paint to match natural brushed aluminum finish of upper fascia panel
 - 4) Protective bollard with "Ideal Shield Cover"- Model #BPD-OBE-6-52-S, color to match "Ole Blue Eyes"
 - d. Exterior Finish Insulation System (E.I.F.S.) Color – STO # 36331

- e. Window and door storefront system:
 - 1) Clear anodized aluminum frame
 - 2) 1" low 'E' double glazing
- f. Hollow metal door & frame paint: SW 6053 "Reddened Earth"
- g. Match brick unit pavers at sidewalks and driveway entrances to sidewalk at C.V.S. site, 802 South Mill Avenue.
- h. Provide site screen and refuse enclosure walls that match exposed masonry of building.
- i. Indicate paint colors of transformer box and exposed utility equipment that compliments the color scheme of the development.

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.

- 15. Conceal roof drainage system including primary and overflow drains within the building. Minimize visible, external features and position these where exposed to enhance the architectural design. Position roof drain primary and overflow outlets to minimize storm water flow on walkways.
- 16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed to enhance the architectural design. Exposed conduit, piping, or related materials is not permitted.

Lighting

- 17. Provide illumination standards in addition to those indicated in the ZDC Sections 4-801 through 4-805, as follows:
 - a. Illuminate underside of drive through with a minimum of 5.0 and a maximum of 10.0 foot-candles of light from dusk to dawn.
 - b. Illuminate building entrances including exterior roof access closet door from dusk to dawn.
 - c. If an exterior, enclosed equipment yard is provided, illuminate the interior of this yard with minimum 2.0 foot-candles from dusk to dawn.
- 18. Provide house side shields as needed so no direct light from this development is visible from the alley or the existing residential properties in the adjacent Maple-Ash neighborhood.

Landscape

- 19. Retain the existing eastern Shamel Ash (*Fraxinus uhdei*) on 9th Street that is between the existing Supercuts building and the sidewalk. Other existing trees on site may be removed. If any other existing trees on site are to remain, identify these by species and genus and, along with the Shamel Ash, indicate these as "existing to remain" on site and landscape plans. Include requirement in site landscape work to water, protect, maintain and generally provide husbandry for the Shamel Ash and any other trees to remain. Protect tree and surrounding soil area with a barricade from beginning of site demolition period until landscape operations are underway at conclusion of construction. Lightly prune and shape tree as necessary. If the subject Shamel Ash dies or shows probability of dying during construction, replace with a Shamel Ash or other canopy tree that fits the character of the Maple-Ash neighborhood of minimum 48" box installation size including minimum 4.0" caliper.
- 20. Coordinate tree placement on site with buried utilities and other buried structures, particularly including the dual chamber drywell that is proposed in the landscape area west of the drive through.
- 21. Reinforce the landscape buffer between the bank and neighborhood west of alley with trees that are more in character with the predominant plant palette of the neighborhood, as follows:
 - a. Provide one Shamel Ash (*Fraxinus uhdei*) of minimum 36" box and 3.0" caliper installation size at the wide landscape island at the northwest site corner in lieu of the Parkinsonia hybrid (Desert Museum Palo Verde).
 - b. Provide five trees in lieu of four at long planting strip between site and alley. Change three of these trees from Willow Acacia (*Acacia salicina*) to Shamel Ash (*Fraxinus uhdei*) of minimum 36" box and 3.0" caliper installation size. The remaining two trees may remain as Willow Acacia (*Acacia salicina*) or may be changed to Orange Lucky Nut (*Thevetia Peruviana*), Littleleaf Ash (*Fraxinus greggii*) or another petite non-deciduous tree of minimum 24" box size. Select trees with upright growth habit.
- 22. Match the adjacent Mill Avenue street tree installation on the C.V.S. site, as follows:

- a. Change two Mill Avenue street trees in grates to Heritage Live Oak (*Quercus virginiana* 'Heritage'), standard (single trunk) specimens of minimum 36" box installation size, including minimum 12'-0" height and 3.0" caliper. Lightly prune these trees of lower branches to foster minimum 7'-0" high canopy growth.
 - b. Change two trees flanking Mill Avenue driveway to Palo Brea (*Parkinsonia Praecox*) of 36" box and minimum 2.5" caliper installation size. Select matching, single trunk specimens that have an upright growth habit. Avoid low-branch specimens.
23. Coordinate layout of trees at north property line with existing trees and security lights on the adjacent C.V.S. site as well as proposed security lights on the subject site.
24. Irrigation:
- a. Indicate landscape water source and reduced pressure backflow protection.
 - b. Controller location: do one of the following:
 - 1) Enclose controller in the ladder access closet or (if provided) in an enclosed yard with conduit for valve wire access to the nearest planter.
 - 2) Surface mount the controller in a lockable, vandal-resistant housing on a site screen wall and conceal the power and valve wire conduits in the wall.
 - 3) Enclose controller in a freestanding, lockable, vandal-resistant pedestal and conceal the power and valve wire conduits in the wall.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Provide minimum schedule 40 PVC mainline (upstream of valves) as indicated and minimum class 200 PVC feeder line (within each valve station). Provide layout and details of water distribution system.
 - e. Provide adequate temporary irrigation during length of construction period for existing tree(s) that remain(s).
25. Include requirement in site / landscape work to de-compact soil and pull asphalt and construction debris out of planting areas prior to landscape installation.
26. Indicate decomposed granite application throughout site and at adjacent off-site landscape areas. Coordinate pre-emergence application and do not plastic underlay decomposed granite application. Do not introduce river run rock or similar sized stone landscape material to site unless it is pressed 2/3 into a concrete substrate or otherwise secured.

Signage

27. Provide address of Mill Avenue street number only, 12" high, individual metal pan channel characters, illuminated and secured to wall. Locations are subject to Planning staff approval. Display address signs as follows:
- a. On building: one address sign on the east elevation near the southeast corner and one on the west elevation near the northwest corner.
 - b. On Mill Avenue freestanding monument sign (if provided) one address sign below the business identification.
 - c. Provide white vinyl die cut or similar address numbers on entrance storefront.
 - d. Do not address 9th Street elevation with Mill Avenue address.

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.

- **ZONING AND DEVELOPMENT CODE:** Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and the DS details are found under Civil Engineering
- **SITE PLAN REVIEW:** Verify all comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Reviews dated July 23, 2008 and September 8, 2008. Direct to the appropriate department any questions related to specific comments and coordinate necessary modifications with concerned parties prior to building permit submittal. During building plan check, planning staff will review construction documents to ensure consistency with this approval.
- **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). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding this process.
- **SECURITY REQUIREMENTS:**
 - The Owner is required to prepare with the Police Department a security plan for the bank. Involve the architect to verify modifications that would require design revisions. At a minimum, the Owner shall contact the Police Department (dan_brown@tempe.gov or 480-858-6343) to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of solid walls, shrubs and plant ground covers, and design columns or corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel or vehicle monetary transaction point and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under Appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at south exit door. Vision panel consists of a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door. Vision panel is not required at east roof access closet door.
 - Maintain window design with glass areas uninterrupted by low horizontal mullions that allow criminal access to smaller, low glass areas.
 - Do not propose tall landscaping or screen walls that conceal area around lower part of windows.
 - As indicated on site plan, do not gate the refuse enclosure at the alley.
- **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 bank. Have the landscape architect and the 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, available from Building Safety (480-350-8341). Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the conservation reports.
- **ENGINEERING—GENERAL:**
 - Clearly indicate property lines and the dimensional relation of the building to the property lines.
 - Dedicate 5'-0" wide strip along Mill Avenue to public right of way.
 - Provide Encroachment Permit for any part of building overhanging the public right of way.

- Protect in place existing, adjacent flood irrigation line in the right of way.
- Public Works Department shall approve roadway and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- Off-site improvements to bring roadways, alley and site to current standards may include, but not be limited to, water lines and fire hydrants, sewer lines and roadway improvements including streetlights, curb, gutter, bike parking, sidewalk and related amenities.
- Provide 100 year on-site storm water retention. This site is not in the Alternative Retention Criteria area. Verify if water runoff from alley adjacent to site is to be captured and included in the on-site storm water retention requirement.
- Place utilities underground in accordance with the Code of the City of Tempe - Section 25.120. Overhead utilities on west side of alley are not required to be placed underground as part of this development.
- Coordinate site layout with utility provider(s) to provide adequate utility access easements. Obtain approval of off-site plans prior to recordation of Final Subdivision Plat in order to finalize easement requirements and indicate these on the Plat.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Provide reduced pressure back flow prevention devices at domestic water meter and (if provided) at separate dedicated landscape water meter. If domestic and landscape irrigation water source is combined, provide separate backflow prevention for each water use and do not cross connect domestic and landscape water supply lines downstream of backflow preventers.
- **ENGINEERING—TRAFFIC:**
 - Remove existing driveways and replace with curb gutter and sidewalk per Engineering Design Standards.
 - Provide 7" vertical curb on Mill Avenue.
 - Provide minimum 6'-0" wide concrete sidewalk per Engineering Design Standard on 9th Street.
 - Provide minimum 8'-0" wide brick sidewalk on Mill Avenue with 4'-0" x 12'-0" tree grates and tree guards per downtown Engineering Design Standards, including Standard Details T-353 (modified for tree grate and guard) and T-439. Look at adjacent C.V.S. site frontages (802 South Mill Avenue) for example of brick and tree grate and guard installation. Provide materials and installation that is compatible with the Americans with Disabilities Act.
 - Repave alley per Engineering Design Standard. Coordinate alley and on-site paving grades.
 - Replace existing accessible sidewalk ramp that directs flow into Mill Avenue with separate directional ramps to Mill and 9th Street per current Engineering design standard, subject to approval of Engineering Division.
 - Provide Mill Avenue driveway per Engineering Design Standard Detail T-320 modified for downtown brick sidewalk. See driveway on 5th Street at 5th and Mill building (425 South Mill Avenue) for example of driveway.
 - Provide 5th Street driveways per Standard Detail T-320 except driveway to alley may be 28'-0" wide instead of the minimum 30'-0" standard.
- **FIRE:**
 - Provide 45'-0" turn radius and 20'-0" wide fire lane through site. Indicate fire lane layout on site and landscape plans. Provide a 14'-0" vertical clearance from the fire lane surface to the underside of mature tree canopies or other overhanging projections.
 - Maintain maximum 150'-0" access to any portion of building floor plan.
 - Locate fire dept connection on main entry side within 150'-0" of a fire hydrant. Location subject to approval of Fire Department (Jim Walker 480-350-8341).
- **REFUSE:**
 - Provide single container enclosure in position with alley access as indicated on site plan with maximum 27 degree alignment angle from centerline of alley. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Develop strategy for recycling collection and pick-up from site with Solid Waste Division (480-350-8131). Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.

- Locate bike parking area near main entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **BUILDING HEIGHT:** Measure height of building from top of curb at center front of property on 9th Street.
- **LIGHTING:**
 - To demonstrate light level calculations, follow the guidelines listed under ZDC Appendix E "Photometric Plan".
 - Indicate the location of all exterior light fixtures on the site and photometric plans. When laying out security lights, avoid planting areas in order to maintain illumination levels for exterior lighting as landscape matures.
- **LANDSCAPE:**
 - Conform to the Arizona Department of Water Resources Low Water Using List for plant selection in the public right of way.
 - Correctly indicate clear vision triangles at the three driveways on the landscape plan. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
 - Indicate final locations of exterior light fixtures on landscape plan. Position trees so they do not conflict with security lighting. Avoid conflicts between lights and landscape in order to maintain illumination levels for lights.
 - Follow these plant palette guidelines when preparing the construction landscape plan.
 - Mature plant height (except trees) shall not exceed 2'-0" when planted within 6'-0" of pedestrian or vehicle paving or within 21'-0" of the outside of an exterior door, gate or within a sight visibility triangle.
 - Mature plant height (except trees) outside of the areas described above shall not exceed 3'-0" within 12'-0" of pedestrian or vehicle paving.
 - Plants with tall center stalks or a skeletal growth habit that can easily be seen through are exempt from height restriction on a case by case basis, subject to approval of Planning staff.
 - Verify plant clearance requirements around transformer and other exterior utility equipment with utility providers and coordinate landscape layout with this equipment.
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for permit of signs, see ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

Gage Addition

February 4, 1909 Tempe Land and Improvement Company prepared Plat of the Gage Addition to Tempe, Arizona. Note: Lots 5, 6, and 7 of Block 21 of the Gage Addition make up the subject property.

Union Oil

October, 1960 Building Permit (# not available) issued for Johnson Union 76 Station at 830 South Mill Avenue, Gage Subdivision, Lot 5 and 6, Block 21 (Plumbing Permit # 5543; Electrical Permit # 4855).

April 30, 1974 People living in a converted bus on site (Complaint Z-3357). Motor bus home removed on May 3, 1974.

May 16, 1977 The Design Review Board approved the sign request and elevation change for Union Oil at 830 South Mill Avenue in the CCD, Central Commercial District. This request included the removal of the service bay door for this fuel station.

June 30, 1977 Cover front of building with plywood siding (Building Permit # 49582).

April 26, 1979 Apply for demolition (Building Permit # 56260). Final inspection completed on November 26, 1979.

Payless Shoes Source (later Supercuts)

September 26, 1979 The Board of Adjustment approved a use permit to operate a family shoe store at 830 South Mill Avenue in the CCD, Central Commercial District.

October 3, 1979 The Design Review Board approved the building elevations, site plan, landscape plan and signage for Payless Shoe Source.

December 12, 1979 The Design Review Board approved an internally illuminated, building mount sign of 50 s.f. area for Payless Shoe Source at 830 South Mill Avenue in the CCD, Central Commercial District.

December 17, 1979 Building Permit (# 57926) issued for Payless Shoe Store at 830 South Mill Avenue, Gage Subdivision, Lot 5, 6 and 7 Block 21 (Plumbing Permit # 43674; Electrical Permit # 50039; Mechanical Permit # 8115).

January 15, 1980 Building Safety Department received Recorded Affidavit on this date. Affidavit # 79-075 is a Covenant and Agreement to hold Lot 5, 6 and 7 that make up the property as one parcel. Note, these three lots together currently have one Assessor's parcel number (APN # 132-42-025A) but they have not been re-platted into one lot.

July 24, 1985 Request for variance to increase the Ordinance 808 maximum allowable sign area (from 50 s.f. to 74 s.f.) for Payless Shoe Source was withdrawn from the Board of Adjustment agenda.

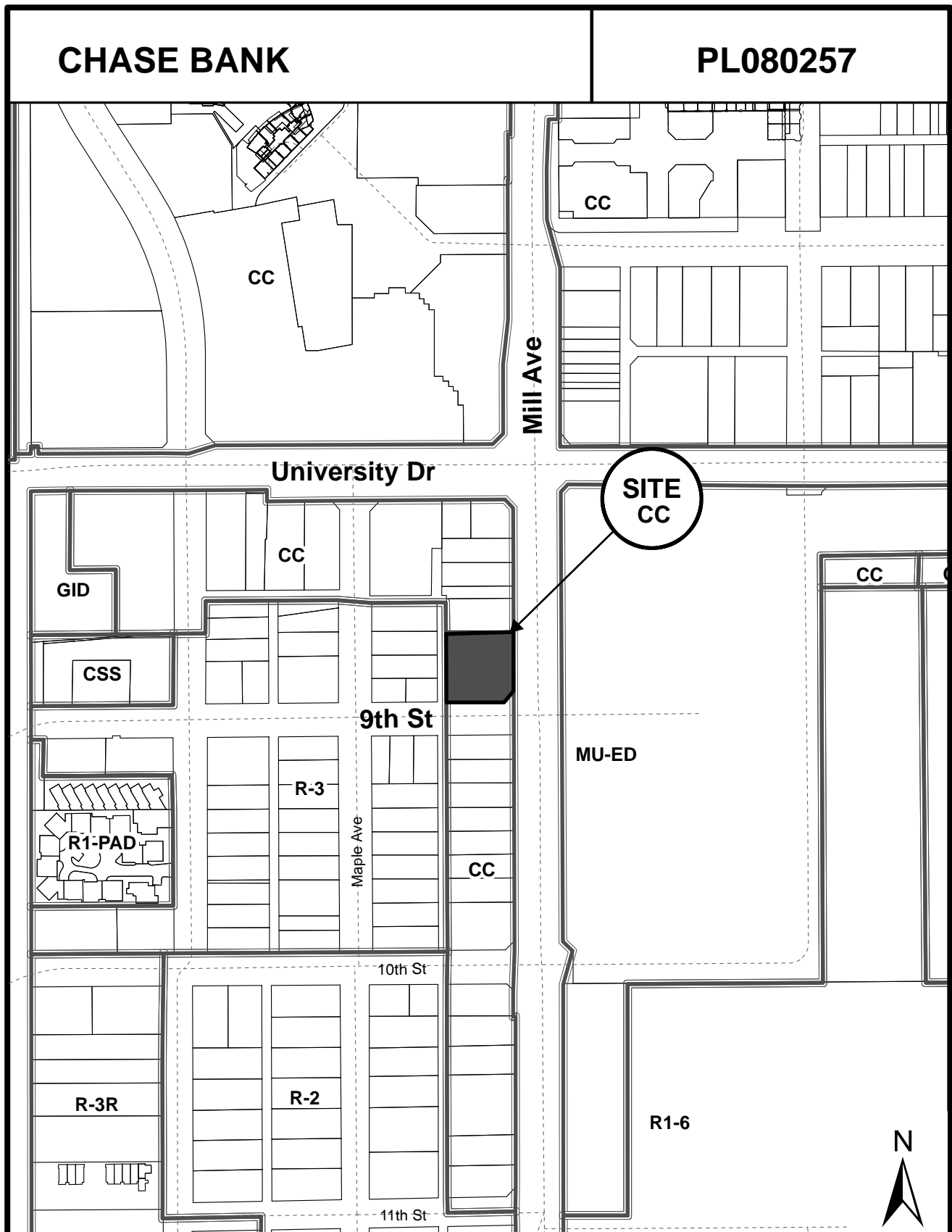
September 15, 1992 Sign permits issued for Supercuts (# SGN92405--freestanding and # SGN92406—building mount) for rebranding of building and site. Sign area totals 50 s.f. Supercuts' business dates from 1992 to the present.

Chase Bank

December 10, 2007 Completion of transfer of property from George Evans Klindt and Shirley Jean Klindt to Bear Down Partners, L.L.C. Maricopa County Recorder's Office recordation of Special Warranty Deed is # 20071304924. The property is defined as Lots 5, 6, and 7, Block 21, Gage Addition to Tempe except the portion of Lot 5 that is the corner cut off previously dedicated to public right of way adjacent to the 9th and Mill intersection.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



CHASE BANK (PL080257)

HUELLMANTEL
& AFFILIATES
ATTORNEYS AT LAW

ADMITTED IN:
ARIZONA
DISTRICT OF COLUMBIA

September 30, 2008

City of Tempe
Development Services Department
31 East 5th Street
Tempe, Arizona 85281

PROJECT NARRATIVE
JP Morgan Chase Bank Branch
Mill Avenue and 9th Street

The northwest corner of 9th Street and Mill Avenue is proposed to be the new home for a JP Morgan Chase Bank branch. The site is properly zoning as CC for the proposed project and we seek approval of a Development Review Plan. The existing building, currently leased to Supercuts, will be removed and a new bank will be built in its place. The new building has been designed to continue a pedestrian edge along Mill Avenue and to sit along the wider sidewalk where significant afternoon shade has been provided by the building and landscaping.

The proposed bank building is a single-story with approximately 4,300 square feet of building space with three drive-through teller lanes and a by-pass lane with ATM. The design provides an urban signature with masonry exterior veneer walls, glass in aluminum frames, and a tower entry accent element with a metal roof. The design concept is urban contemporary. A materials sample board has been included in the submittal.

The landscape pallet has been carefully designed to complement the adjacent CVS Pharmacy to the north and to provide helpful shade to pedestrians along Mill Avenue and along 9th Street.

Lighting and additional security details will be established through a Security Plan with the Tempe Police Department.

OCT -1 2008

[illegible]

ATTACHMENT 4

ADJACENT ZONING/ LAND USE:

NORTH CC EXISTING COMMERCIAL
 SOUTH CC EXISTING COMMERCIAL
 EAST MU-ED MIXED USE EDUCATIONAL
 WEST R-3 MULTI-FAMILY
 RESIDENTIAL LIMITED

PROPOSED USE:

BANK FACILITY WITH DRIVE THRU

PROJECT DATA:




ASSESSOR'S PARCEL NO.:	132-42-025-A
ZONING (EXISTING/PROPOSED):	CC/CC
GENERAL PLAN 2030 PROJ. LAND USE:	MIXED USE
GENERAL PLAN 2030 PROJ. DENSITY:	N/A
BLDG. AREA:	3,838 SF
PARCEL AREA (NET=GROSS):	20,802 SF (0.4775 AC.)
% LOT COVERAGE:	18% (3,838 SF/20,802 SF)
BLDG. HEIGHT:	26'
# OF STORIES:	1
CONSTRUCTION TYPE:	V-B
OCCUPANCY CLASSIFICATION:	V-B-BUSINESS
FIRE PROTECTION:	SPRINKLER
PARKING (MIN. REQUIRED):	13 MIN. (3,838 SF/300 SF)
PARKING (MAX. ALLOWED):	17 (13 X 125%)
PARKING (PROVIDED):	17
BICYCLE PARKING (MIN. REQUIRED):	0.5 (3,774 SF/7,500 SF), (4 MINIMUM)
BICYCLE PARKING (PROVIDED):	4

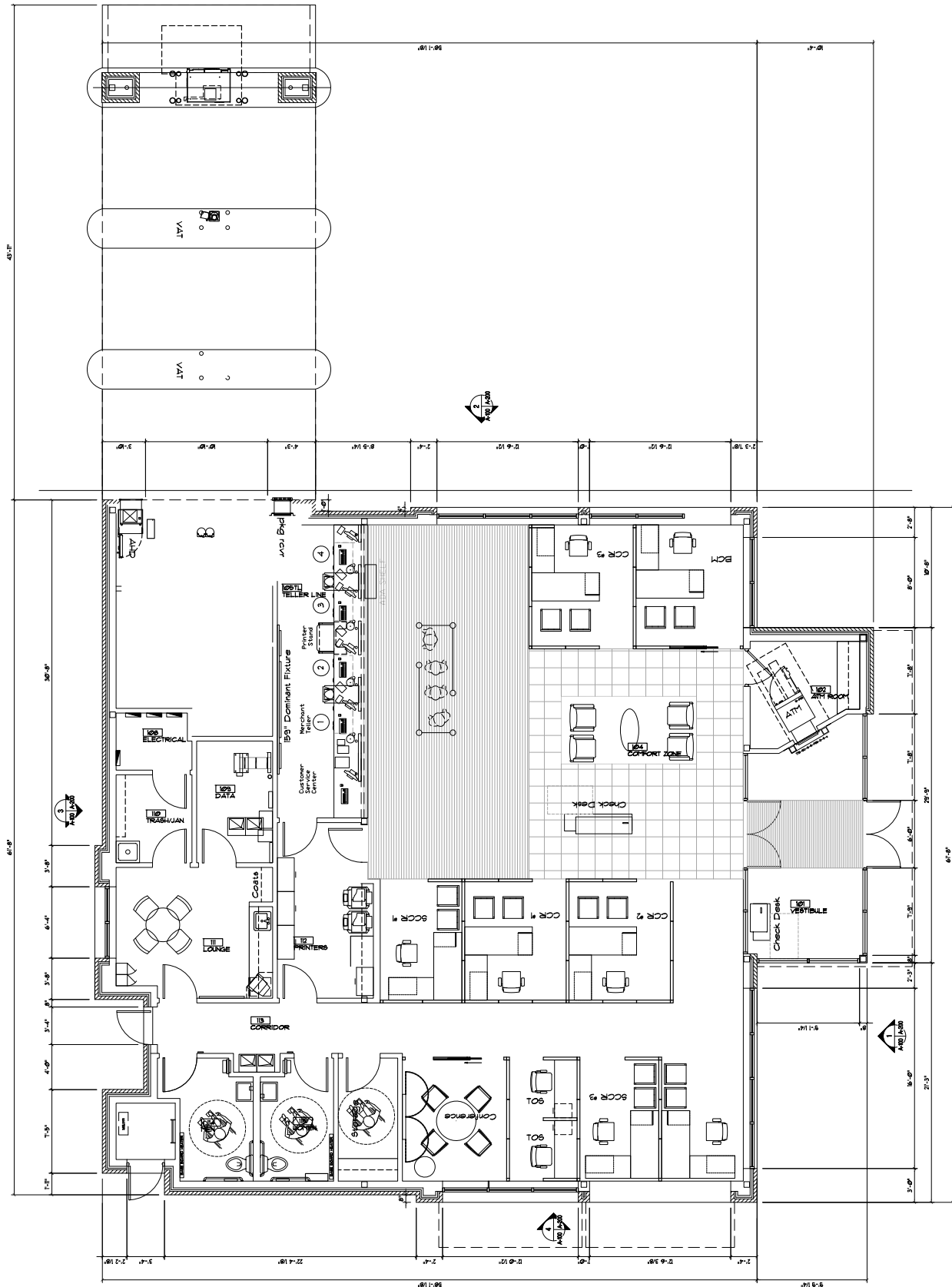
ENGINEER'S NOTES:

1. R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.
2. ALL DIMENSIONS ARE TO FACE OF CURB/BUILDING UNLESS OTHERWISE NOTED.
3. THIS PLAN IS BASED ON DIGITAL TOPOGRAPHIC AND BOUNDARY INFORMATION PER ALTA/ACSM LAND TITLE SURVEY BY CAVE CREEK LAND SURVEYORS, PROVIDED BY THE OWNER. R.A. SMITH NATIONAL HAS NOT VERIFIED ITS ACCURACY OR PRECISION AND IS NOT LIABLE FOR ANY INFORMATION PROVIDED.
4. UTILITY INFORMATION HAS NOT BEEN FIELD VERIFIED. DATA WAS PROVIDED BY THE TOPOGRAPHIC SURVEY AND TEMPE AS-BUILT INFORMATION.
5. THERE IS NO FLOOD PLAIN OR FLOODWAY ON THIS PROJECT.

(X) NOTES:

- | | |
|---|---|
| 1. EXISTING FIRE HYDRANT | 8. DRIVEWAY PER TEMPE STD. DET. T-320, MODIFIED WITH PAVERS. |
| 2. FIRE DEPARTMENT CONNECTION | 9. DRIVEWAY PER TEMPE STD. DET. T-320 |
| 3. PROPOSED REFUSE AREA PER TEMPE STD. DTL. DS-116 | 10. CONCRETE PAD UNDER CANOPY |
| 4. EMERGENCY APPARATUS TURNING RADII (35' INSIDE, 55' OUTSIDE RADIUS) | 11. BIKE RACK, PER TEMPE STD. DET. T-578. |
| 5. A.D.A. ACCESSIBLE ROUTE MAX 2% CROSS SLOPE, 5% MAX RUNNING SLOPE | 12. RAMP WITH HANDRAILS |
| 6. SIDEWALK, WIDTH PER PLAN | 13. 36" HIGH CMU SCREEN WALL, SEE ARCHITECTURAL PLANS FOR DETAILS |
| 7. LINE OF VEHICULAR OVERHANG (2.0-FEET) | 14. 72" CMP UNDERGROUND RETENTION PIPE |

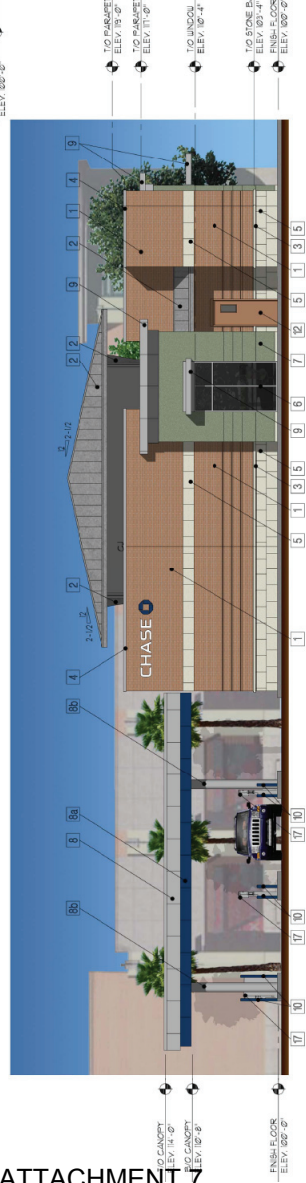
	NUDELL ARCHITECTS	601 S. 43rd St. STE#12 ANCHORAGE, AK 99503 1-800-446-3800 1-480-444-3801 OFFICE IN: Fairbanks, AK, Midway Anchorage, AK, Anchorage Delta, Texas Chicago, Idaho Chicago, Illinois Chicago, Kansas PH: 907-579-0300 Chicago, Rhode Chicago, South Dakota 202-500-7144	NOTICE THIS ARCHITECTURAL CONTRACT IS NOT VALID UNLESS IT IS SIGNED BY THE ARCHITECT AND THE CLIENT IN TWO WRITTEN COPIES OF A FULLY EXECUTED AND SIGNED CONTRACT. IT IS THE POLICY OF NUDELL ARCHITECTS TO REQUIRE ALL PROJECTS TO BE FULLY SIGNED BY THE ARCHITECT AND THE CLIENT.		Expires 12/31/2010 project title CHASED SNC UNIVERSITY & MILL NUDELL ARCHITECTS TEMPE, AZ sheet title FLOOR PLANS 	project number 2008-020 drawn <u> </u> PKX checked <u> </u> EW approved <u> </u> JIN issued for <u> </u> date <u> </u> PRELIMINARY REVIEW 10/06/08 FINAL PLAN REVIEW 5/30/09 _____ _____ _____ _____ sheet <u> </u>	A-100
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

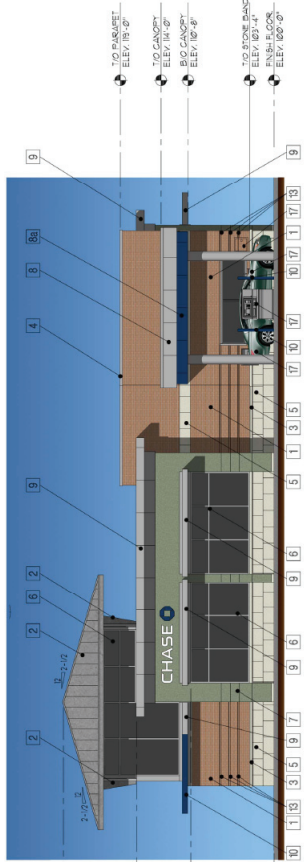


NORTH ELEVATION

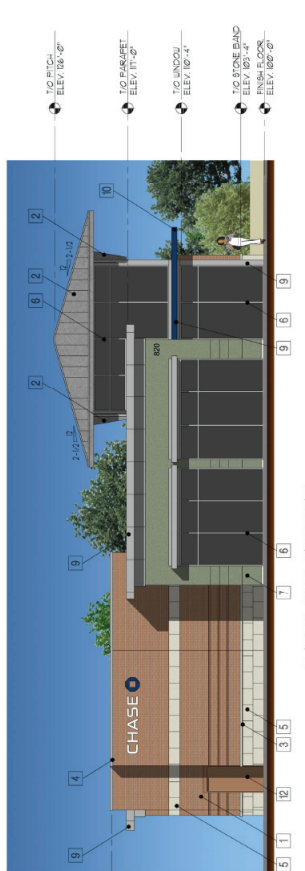


SOUTH ELEVATION

EXTERIOR FINISH LEGEND	
1	ACME BRICK, RED BANET, SLIND NO
2	BRICK, BRIGHT SLURK
3	SAVANNAH STONE, TRIT COLOR, BATE, TROURE SMOOTH
4	ALUMINUM PANEL, CLEAR ANODIZED ALUMINUM
5	ALUMINUM WINDOW FRAME, CLEAR ANODIZED ALUMINUM
6	ALUMINUM WINDOW FRAME, CLEAR ANODIZED ALUMINUM
7	EXTERIOR INSULATION FINISH SYSTEM -
8	UPPER MATCH PANEL - NATURAL
9	UPPER MATCH PANEL - NATURAL
10	UPPER MATCH PANEL - NATURAL
11	UPPER MATCH PANEL - NATURAL
12	UPPER MATCH PANEL - NATURAL
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WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISH LEGEND

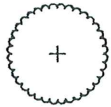
- | | |
|---|--|
| <p>1 ACME BRICK: RED SUNSET, BLEND 150</p> <p>2 STANDING SEAM METAL ROOFING:
-BERRIDGE - COLOR "SATIN FINISH GALVALUME"</p> <p>3 SAVANNAH STONE TRIM, COLOR: WHITE, TEXTURE SMOOTH</p> <p>4 METAL COPING - COLOR TO MATCH "OMEGA-LITE BRIGHT SILVER"</p> <p>5 SAVANNAH STONE BAND, SIZE 48"L X 16"H X 4"D,
COLOR: WHITE, TEXTURE: SMOOTH.</p> <p>6 ALUMINUM WINDOW FRAME: CLEAR ANODIZED ALUMINUM
W/ 1" LOW E INSULATED GLASS</p> <p>7 EXTEERIOR INSULATION FINISH SYSTEM -
COLOR - STO * 36331</p> <p>8 UPPER FASCIA PANEL - NATURAL
BRUSHED ALUMINUM FINISH</p> <p>8a LOWER FASCIA PANEL - REYNOBOND
KONG BLUE FINISH</p> <p>8b STEEL TUBE COLUMN TO BE PAINTED BY G.C.
- COLOR TO MATCH 8 .</p> | <p>9 OMEGA-LITE ALUMINUM PANELS -
COLOR "BRIGHT SILVER"</p> <p>10 OMEGA-LITE ALUMINUM PANELS -
COLOR "REGAL BLUE"</p> <p>11 PROTECTIVE BOLLARD W/ "IDEAL SHEILD COVER"
- (MODEL *BPD-OBE-6-52-8) -COLOR TO MATCH
"OLE' BLUE EYES"</p> <p>12 HOLLOW METAL DOOR & FRAME PAINT- SW 6053
"REDDENED EARTH"</p> <p>13 BRICK REVEALS</p> <p>14 NOT USED</p> <p>15 SIGNAGE - NO POWER REQ'D</p> <p>16 SIGNAGE - POWER REQUIRED</p> <p>17 BANK EQUIPMENT BY OWNER - G.C. TO
PROVIDED OPENINGS AND ELECTRICAL
REQUIREMENTS.</p> |
|---|--|



LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
--	----------------	-------------	------	-----	---------

TREES



EXISTING TREE



PARKINSONIA PRAECOX

PALO BREA

48" BOX
3.5" CAL.
12' H X 12' W

2

MULTI TRUNK



PARKINSONIA HYBRID

DESERT MUSEUM

36" BOX
2.5" CAL.
10' H X 8' W

8

MULTI TRUNK



ACACIA SALICINA

WILLOW ACACIA

36" BOX
2.5" CAL.
14' H X 6' W

4

STD TRUNK

ACCENTS



HESPERALOE PARVIFLORA

RED YUCCA

5 GALLON

44



OPUNTIA SANTA-RITA

PURPLE PRICKLY PEAR

5 GALLON

10

SHRUBS



RUELLIA PENINSULARIS

DESERT RUELLIA

5 GALLON

7



CHRYSACTINIA MEXICANA

DAMIANITA

5 GALLON

23



MYRTUS COMMUNIS COMPACTA

DWARF MYRTLE

5 GALLON

43

GROUNDCOVERS



LANTANA MONTIVIDENSIS

GOLD MOUND LANTANA

1 GALLON

23



LANTANA MONTIVIDENSIS

PURPLE MOUND LANTANA

1 GALLON

30



GRANITE GROUNDCOVER:
COLOR: MOHAVE GOLD

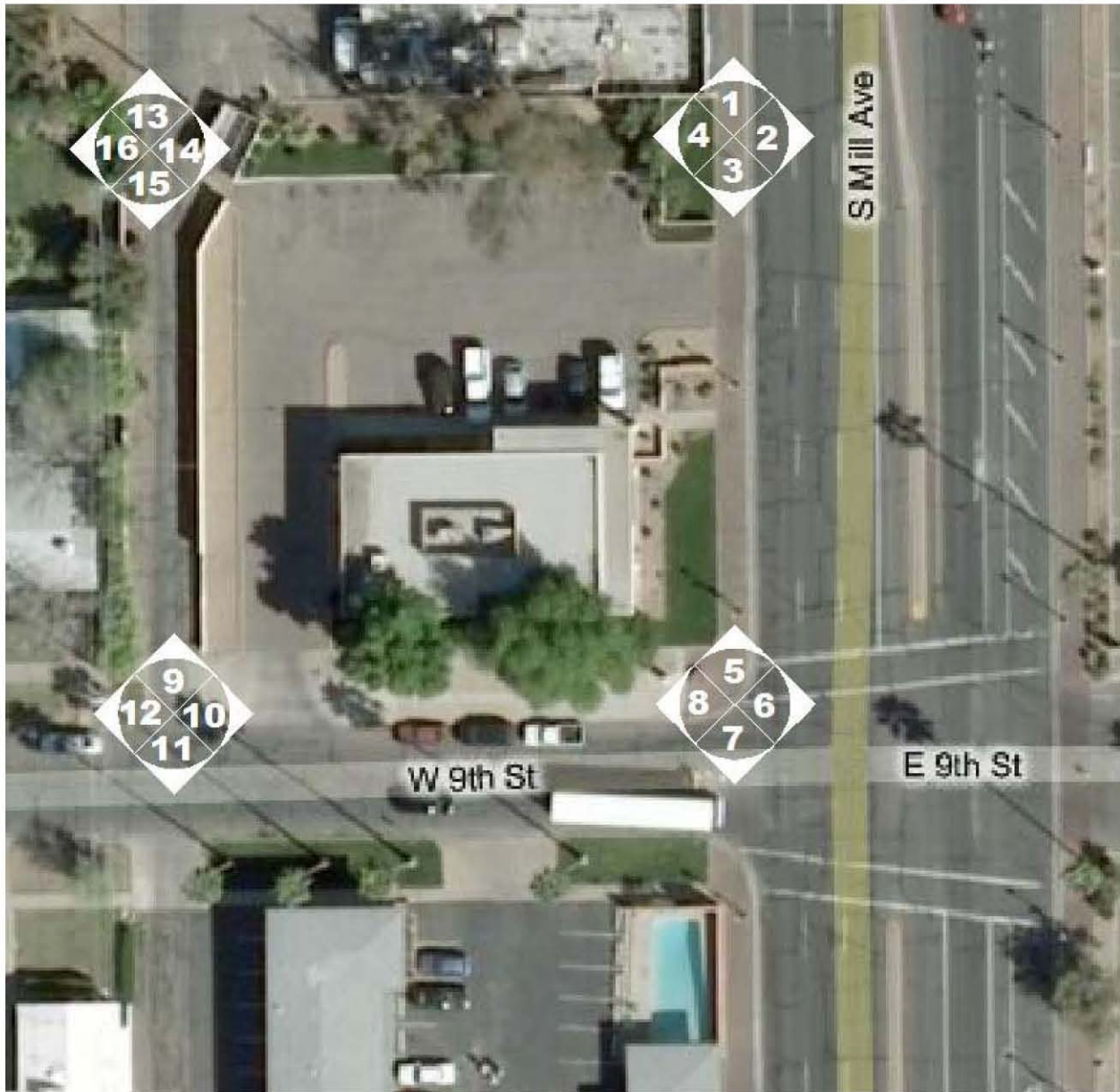
3/4" MINUS SCREENED
2" MINIMUM THICKNESS IN ALL
LANDSCAPE AREAS AS NOTED

±5,400 SF.

LANDSCAPE NOTES

1. ALL PLANT MATERIALS EXCLUDING TREES WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE A MAXIMUM OF 24" IN HEIGHT PER THE CITY OF TEMPE CLEAR VISION REQUIREMENTS AND ALL TREES WITHIN THESE AREAS SHALL HAVE A MINIMUM CANOPY HEIGHT OF 7'-0" OR AS APPROVED BY THE CITY OF TEMPE DESIGN REVIEW BOARDS.
2. ALL LANDSCAPE INSTALLED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE OWNER.
3. ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 2" DECOMPOSED GRANITE TOPDRESS OR OTHER APPROVED DUST CONTROL METHOD.
4. ALL TREES SHALL MEET SIZE REQUIREMENTS PER ARIZONA NURSERYMAN ASSOCIATION PUBLISHED STANDARDS.
5. TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20'-0") FEET MEASURED HORIZONTALLY FROM A LIGHT SOURCE.
6. GROUNDCOVERS AND SHRUBS WITHIN 6'-0" OF PATHWAYS SHALL NOT EXCEED 2'-0" IN HEIGHT AT MATURITY. BETWEEN 6'-0" - 12'-0" OF THE EDGE OF PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED 3'-0" HEIGHT AT MATURITY.

O. SITE PHOTOS



1.



Looking North @ NEC of Site, along S. Mill Ave.

2.



Looking East @ NEC of Site

3.



Looking South @ NEC of Site, along S. Mill Ave.

4.



Looking West @ NEC of Site

5.



Looking North @ SEC of Site, along N. Mill Ave.

6.



Looking East @ SEC of Site and the intersection of W. 9th Street and S. Mill Ave.

7.



Looking South @ SEC of Site and the intersection of W. 9th Street and S. Mill Ave.

8.



Looking West @ SEC of Site and the intersection of W. 9th Street and S. Mill Ave.

9.



Looking North @ SWC of Site and the intersection of W. 9th Street and rear alley

10.



Looking East @ SWC of Site and the intersection of W. 9th Street and rear alley

11.



Looking South @ SWC of Site and the intersection of W. 9th Street and rear alley

12.



Looking West @ SWC of Site and the intersection of W. 9th Street and rear alley



NUDELL ARCHITECTS

13.



Looking North @ NWC of Site

14.



Looking East @ NWC of Site

15.



Looking South @ NWC of Site

16.



Looking West @ NWC of Site