

Staff Summary Report



Development Review Commission Date: 03/24/09

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Plan Review for FIRST BAPTIST CHURCH, located at 4525 S. McClintock Drive.

DOCUMENT NAME: DRCr_FirstBaptistChurch_0324009

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **FIRST BAPTIST CHURCH (PL080376)** (Dr. Roger Ball, Senior Pastor of First Baptist Church of Tempe, property owner; Denise Andreas, AIA, Todd & Associates, applicant) consisting of a new two-story 25,000 s.f. educational facility added to the existing church complex to create a total building area of 73,110 s.f. on 5.2 net acres, located at 4525 S. McClintock Drive in the R1-6 Single Family Residence District. The request includes the following:

DPR09001 – Development Plan Review including site plan, building elevations, and landscape.

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

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

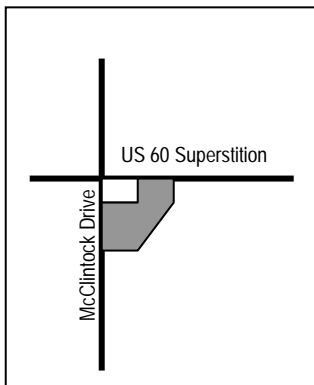
A handwritten signature in black ink, appearing to be 'LC' or similar initials.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	5.2 acres
Total Building area	73,110 s.f.
Lot Coverage	28 % (45% maximum allowed)
Building Height	32.67 ft (30 ft maximum per R1-6, variance to 40 previously entitled)
Building setbacks	25' front, 5' side, 15' rear (20, 0, 10 min.)
Landscape area	22%
Vehicle Parking	444 total: 200 spaces on site and 244 off-site shared (321 min. required with existing entitled 1/300 ratio for gym parking, 401 max. surface on-site allowed)
Bicycle Parking	64 spaces (64 minimum required)

A neighborhood meeting was not required with this application.

PAGES:

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

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. Site plan
- 6-8. Floor plans
9. Building Elevations
10. Building Sections
11. Landscape Plan

COMMENTS:

This site is located on the south side of Interstate 60, and on the east side of McClintock Drive on an L-shaped parcel sharing the corner and parking with an office complex. Existing entitlements for this property that will remain in effect are:

- A variance to allow the partial waiver of screen walls and landscaping to allow two pedestrian and one vehicular access way between the office building to the north and the church to the south.
- A shared parking model based on demand for two adjoining lots, and to allow the gymnasium to be calculated for parking at a ratio of 1 to 300 s.f. instead of 1 to 100 s.f.
- A variance to increase the allowed building height from 30 feet to 40 feet.

Existing uses on the site include: worship space, classroom space, office space a gymnasium/social hall, kitchens and meeting rooms for ministries. The proposed addition would expand the existing uses on the site. There is no intention of operating a shelter, daycare or school within this facility; all uses are related to the primary use of the site for worship. This request includes a Development Plan Review for a building addition with site and landscape modifications. The proposed building is a new detached but integrated 23,835 square-foot addition split between two stories, the first floor to be finished out, the second floor to remain shell space until funding is available to finish. This addition would bring the entire site up to 71,945 square feet on approximately 5.2 acres within the R1-6 Single Family District. A neighborhood meeting is not required for this request. The applicant is requesting the Development Review Commission take action on the items listed above. No further entitlement processing will be necessary after this action.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The existing site is located on the south east corner of the U.S. 60 freeway and McClintock Drive. Commercial offices are located at the corner, creating an L-shaped parcel separated by an alley from the single-family residences surrounding the east and south side of the site. The existing church and ancillary offices, classrooms and gymnasium front McClintock Drive, with a 5-foot setback adjacent to the alley on the south of the site. The existing building has been added onto over the years, bringing the structure to 48,110 square feet, just under the 50,000 square foot size limit that would require a 20 foot landscape buffer adjacent to single-family residential (Section 4-706 D 6. Land Use Buffers). The proposed building is a new 23,835 square-foot addition split between two stories; this addition would bring the entire site up to 71,945 square feet. Although the new addition is on the north side of the existing building, staff was concerned with the incremental expansion of the site leading to a non-conforming condition without mitigation for the residents to the south who face the 30 foot structure located five feet from the property line, with a 20-foot alley as the buffer. Staff worked with the applicant to address this existing narrow buffer, which is not large enough for screen trees without interference of exiting requirements. The applicant is proposing a green screen with landscape materials to break up the massing of the building and soften the structure. An existing playground built within a niche between two previous phases of development recently had a shade canopy added that did not receive development plan review. The colors of the structure match the playground equipment, but are not architecturally integrated to the building. A condition of approval has been added to allow the new canopy to remain until such time as it needs replacement; at that time, a more aesthetically integrated color scheme must be used to minimize visual discord for neighbors to the south. The eastern leg of the site will be improved with replacement of missing landscape material. The remainder of the proposed site improvements are on the western leg of the site, on the north side of the existing buildings. Modifications are being made to the circulation, parking, retention and landscape to accommodate the building addition. The site plan meets traffic, fire and refuse requirements for circulation.

Building Elevations

The new addition integrates architectural style and massing from the older building design, but updates the campus with a more contemporary entrance and façade. The proposed building addition would be constructed as separate from the existing structure, allowing continual use of existing facilities, but is connected to the existing building by a corridor. The primary building material is stucco painted *Navajo White* with *North Rim*, a light brown tone as an accent. Painted masonry matching the existing *LeGrand*, darker brown color, breaks up the massing. The existing teal canopies will be replaced with metal canopies painted *Anthem*, a rust tone. The use of this accent shows up as an asymmetric cross form in elevation. The elevations provide limited variation in material but provide more color than the existing palette, updating the existing buildings with the introduction of new accents. The height of the building is kept low, with architectural forms such as the canopies and window bands accentuating the horizontal form of the structure. The addition of the green screens on the south face of the existing building helps break up the back side of the building, which had been previously approved with little architectural detail. This proposal attempts to provide a more four-sided approach to

architectural design, beyond the scope of the proposed addition.

Landscape Plan

The proposed landscape plan improves the existing conditions. Trees along the eastern perimeter of the site are currently a deciduous variety that provides little visual screening during the winter months. The applicant is proposing to provide new Sissoo trees every 20 feet on center along the eastern perimeter. Existing trees along the southern perimeter, as well as along the northern and western perimeter, are proposed to be retained, with the addition of trees as needed to meet code requirements. Proposed tree species within the parking lot would be Evergreen Elm, proposed species along the north-west borders are Cathedral Oak, and street tree additions would be Sissoo. All proposed new species are evergreen variety. The shrubs are a combination of flowering plants, accents are red yucca and deer grass, and ground covers and vines provide additional color accents. Turf is limited to existing locations. Green screens have been added with Brazilian Skyflower Vine to soften the southern façade of the existing building.

Section 6-306 D Approval criteria for Development Plan Review

1. The placement of building natural surveillance and visibility of pedestrian areas by providing more view corridors from the building to the parking areas. It enhances the character of the surrounding area and improves the street-front appearance of the site. The placement of the building facilitates pedestrian access and circulation with closer entrance points to parking. The project mitigates heat gain by tucking the new two-story addition into the northern niche of two existing buildings.
2. Shade for energy conservation and comfort as an integral part of the design, through the building orientation, placement of windows and extensive use of trees on the site.
3. Materials are compatible with the surroundings and complimentary to the existing building.
4. Buildings and landscape elements have proper scale with the site and surroundings, no additional height is requested, and massing of the building is broken up by the use of materials, colors and landscape.
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk.
6. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
7. Special treatment of windows through the proportionality and scale and the rhythm created by their placement, contributes to an attractive public space.
8. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
9. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
10. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
11. 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.
12. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
13. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
14. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

Conclusion

Based on the information provided by the applicant 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.

CONDITIONS OF APPROVAL:

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

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by March 24, 2010 and upon completion of permits, or Development Plan approval will expire.
2. City requires that "as-built" drawings of approved plans dated 2/19/97 be submitted, no permits for the proposed new addition will be issued until a final inspection and certificate of occupancy is issued for the expired permit BP961733 (21,410 s.f. addition of gymnasium and office) and final inspections on expired permits BP920130 (remodel) and EA920703 (electrical remodel) are received.

Site Plan

3. For ground-mounted equipment, provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
4. Where gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
7. For any new shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings, use one of the four proposed colors within the color palette for these canopies.
 - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

8. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

9. The materials and colors are approved as presented:
Primary field – painted stucco Dunn Edwards Navajo White DE772 to match existing
Accent – painted stucco Dunn Edwards Galax-Z paint North Rim SP2590 to match existing
Masonry – painted Dunn Edwards Galax-Z paint Le Grand DE1067 to match existing
Painted steel canopies– Frazee Anthem CLV1111N
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.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Landscape

14. The plant palette is approved as proposed and specified on the landscape plan, including replacement of non-evergreen (deciduous species) with evergreen species along the east and south perimeter of the property. Any additions or modifications may be submitted for review during building plan check process.
15. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. 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.
16. 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.
17. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

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

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated October 15, 2008 and January 7, 2009. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **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 this project. 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 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). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS:**
 - 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.
 - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
 - Provide emergency radio amplification for the building, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact Information Technology Department (480-350-8364) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- **FIRE:** Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

- **ENGINEERING AND LAND SERVICES:**
 - Underground overhead utilities on or adjacent to the site. 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:**
 - Container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation Division (480-350-8131) 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-319 per January 7, 2009 Site Plan Review comments of Public Works, Traffic Engineering (480-350-2775)
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services 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.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Follow requirements of ZDC Part 4 chapter 8
 - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with trees and lights in order to maintain illumination levels for exterior lighting.
 - All exterior pathways and adjacent landscape within 20 feet of the pathway shall be illuminated with one-half foot-candle of light at finish grade.
 - Drive aisles shall be illuminated with at least one foot-candle, including parking drive aisles.
 - Parking spaces for vehicles and bicycles shall be illuminated with two foot-candles.
 - There shall be no light trespass or glare from the site into the adjacent residential neighborhood.
- **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 (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to “form”, to “native plants”, and to “notice intent to clear land”.

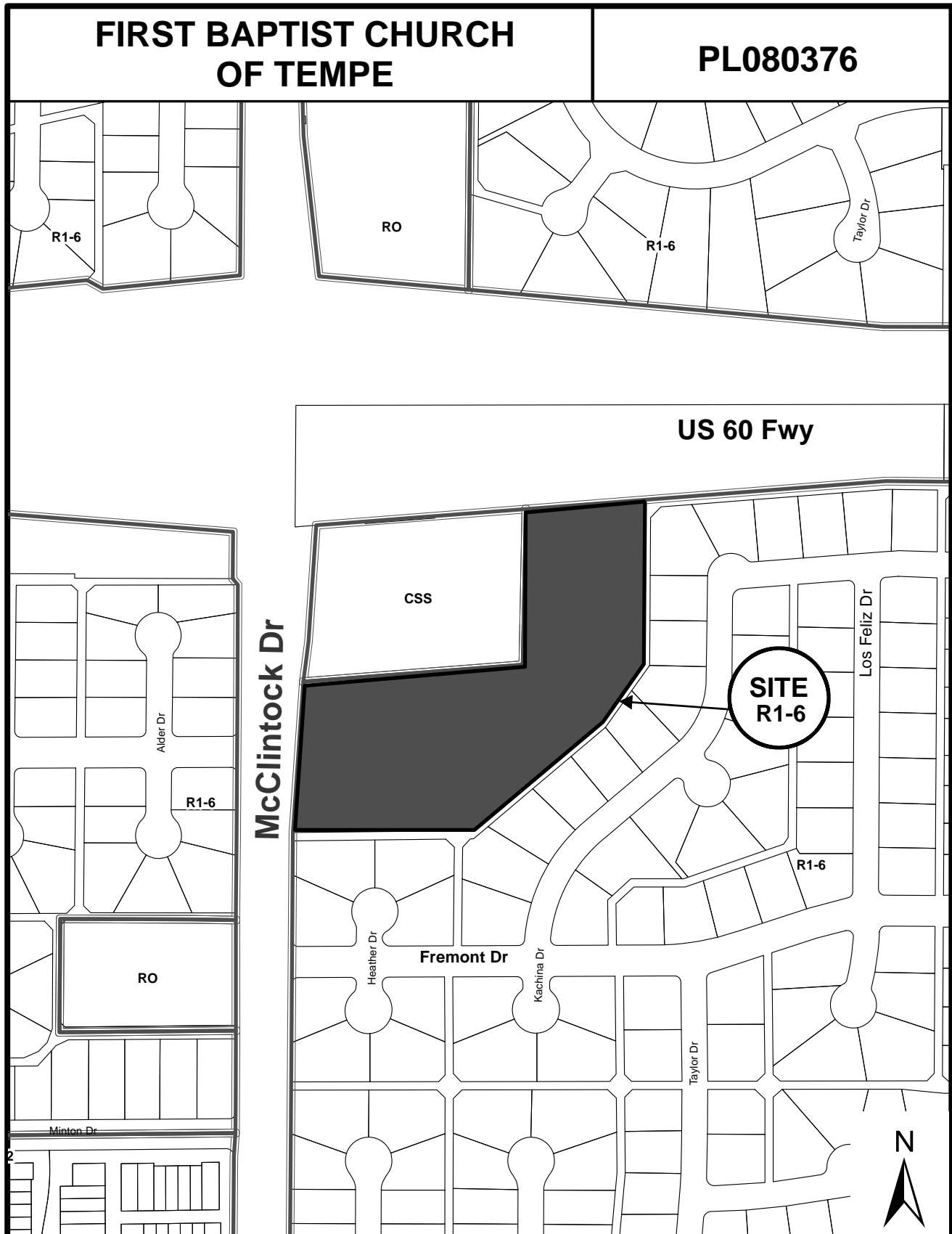
- **SIGNS:** Obtain sign permit for any identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part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

HISTORY & FACTS:

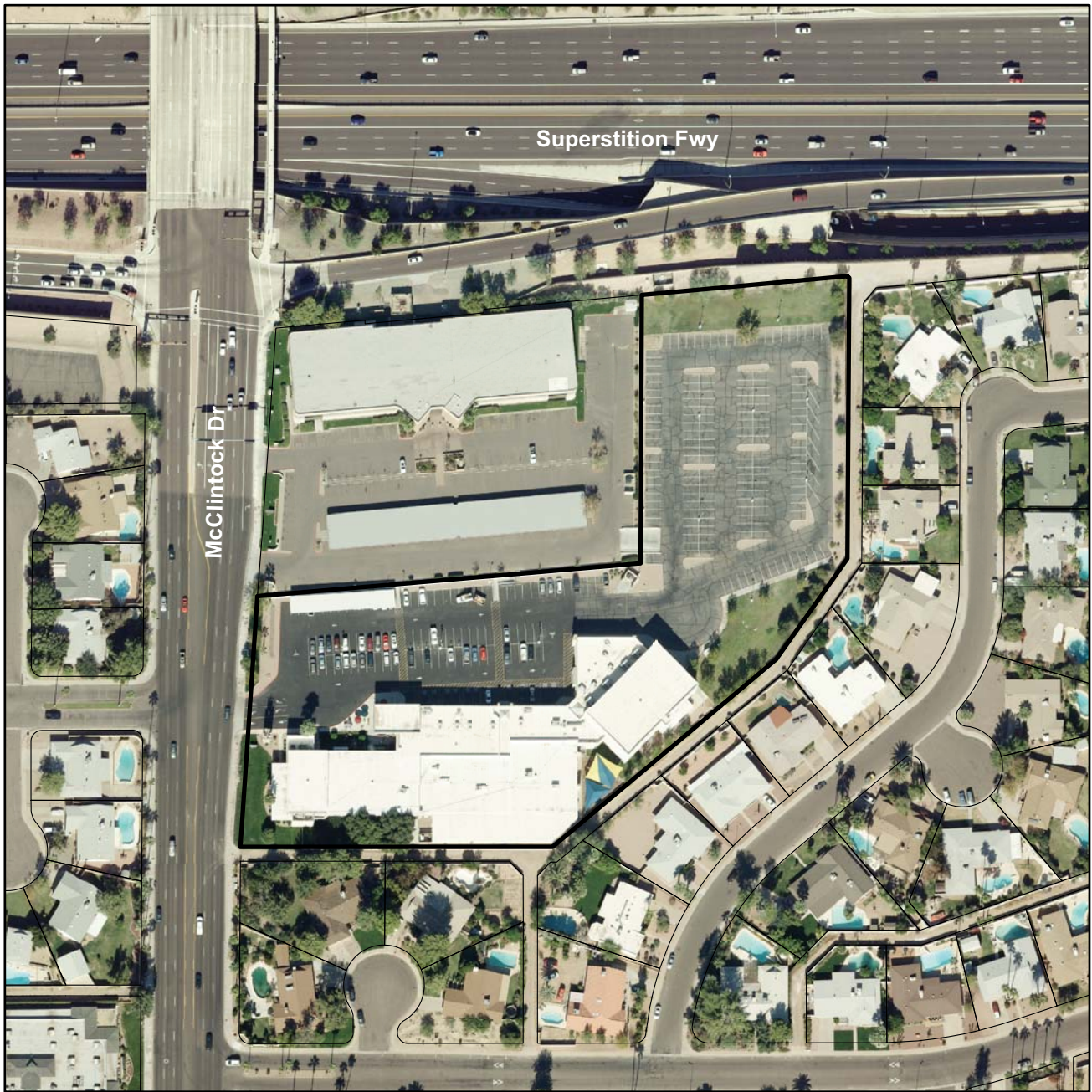
August 3, 1973	First Baptist Church received certificate of occupancy for original building.
June 2, 1976	Design Review Board approved the addition of a 41-foot bell tower.
October 3, 1983	Design Review Board approved a 4,540 s.f. addition to the church.
November 5, 1986	Design Review Board approval of a temporary building located on site for 20 months.
July 3, 1996	Design Review Board approved the request for a building addition, site plan and landscape plan a phased development. Phase one would be a 22,614 s.f. addition with a gymnasium, locker rooms, restrooms, classrooms and additional parking, landscaping and lighting; and phase two would be a 14,081 s.f. elevated parking structure, plaza area, classrooms, office and choir room.
May 15, 2001	Hearing Officer approved a variance to allow the partial waiver of screen walls and landscaping to allow two pedestrian and one vehicular access way between the office building to the north and the church to the south.
March 5, 2002	Hearing Officer approved a use permit to allow a shared parking model based on demand for two adjoining lots.
July 15, 2002	Hearing Officer approved an amendment of the existing shared parking permit to allow the gymnasium to be calculated for parking at a ratio of 1 to 300 s.f. instead of 1 to 100 s.f.
October 15, 2002	Hearing Officer heard a request for a 10' building height variance and continued the case to the October 23, 2002 Board of Adjustment meeting due to public opposition.
October 23, 2002	Board of Adjustment continued the request for a variance to increase the allowable proposed building height from 30 feet to 40 feet, at the applicant's request, to address neighborhood concerns.
November 25, 2002	Board of Adjustment approved a variance to increase the allowed building height from 30 feet to 40 feet within the R1-6 Single Family Residential District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



FIRST BAPTIST CHURCH OF TEMPE (PL080376)



TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

Phoenix • Olympia

February 19, 2009

Diana Kaminski, Project Coordinator
Development Services Department
CITY OF TEMPE
31 E 5th Street, Garden Level
Tempe, Arizona 85281

Re: City of Tempe Development Plan Review – Letter of Explanation
First Baptist Church of Tempe
4525 South McClintock Drive
Tempe, AZ 85282
Project No. 08-6006-01

Dear Ms. Kaminski:

First Baptist Church of Tempe (FBC Tempe) is preparing to add a Classroom / Administration Building to their existing campus (approximately 5.2 acres net developed area) located at McClintock Drive and the US60 freeway. The proposed building is intended to allow the Church to better serve their congregation and the surrounding community. The location of the proposed building expansion is directly north and west, of the existing Worship Center, Classroom and Administration building, on what is currently a paved parking lot. The proposed building will be structurally detached from the existing building and will be separated by a fire rated wall.

The Classroom / Administration Building is approximately 25,000 s.f. on 2 floors, including a lobby; classrooms for the Church's 'Adult', 'Youth' and 'College / Singles' Ministries; restrooms; storage; and a future office for the Church's administrative staff. The proposed new construction is predominantly a shell-building that accommodates the Church's current need and will accommodate their future needs when it is fully completed. The initial phase of construction will include the 'Adult Ministry' Areas, Lobby / Waiting Area and the central Corridor. The remainder of the building will be constructed as shell space. There will be no change to the Worship Center or to the existing building at this time. When completely occupied, the new building will serve the Church's existing High School, College / Young Adult, and Adult Ministries, as well as the Church's Administration office. The existing Classroom / Administration areas will be reconfigured to better accommodate the existing Children's Ministries. The Administrative offices and each Ministry will have a small kitchen / break room to accommodate smaller functions and make each area self-sufficient to minimize the moving of coffee, etc. from remote locations. There is no plan to have a homeless shelter on campus. The expansion is

A R C H I T E C T U R E P L A N N I N G L A N D S C A P E A R C H I T E C T U R E

4019 N. 44th Street • Phoenix, AZ 85018 • (602) 952-8280 p • (602) 952-8995 f • www.toddassoc.com w

J:\Prj08\08-6006-01\Corr\Kaminski DRC 2nd Submittal Narrative ltr.docx

Ms. Diana Kaminski (08-6006-01)
February 19, 2009
Page 2

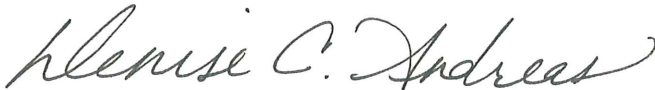
intended to meet the needs of the current congregation and is not intended for a daycare and / or a private school.

The facility is located within FBC Tempe's existing campus and the impact to the existing site is confined to the area immediately surrounding the proposed building, including modification to the parking area northwest of the existing building to accommodate the encroachment of the expansion. The landscaping around the building has been increased to soften the appearance of the campus as vehicles and pedestrians approach the proposed building. All new screen trees are of the "evergreen" variety to provide. Strategically placed "green-screens" have been added to the South elevation to add interest to the side of the building which is closest to the adjacent residential neighborhood. The church also plans to paint the structure of the shade structure for the playground to coordinate with the existing building colors.

The overall architectural character for FBC Tempe's proposed building is intended to complement the existing permanent buildings on campus; to provide visual continuity throughout the campus. The architectural character is contemporary and reflects a continued use of the existing materials, details, and vocabulary of forms. The building colors are proposed to match the existing campus colors. The elevations have been revised to show the proposed building and green-screen.

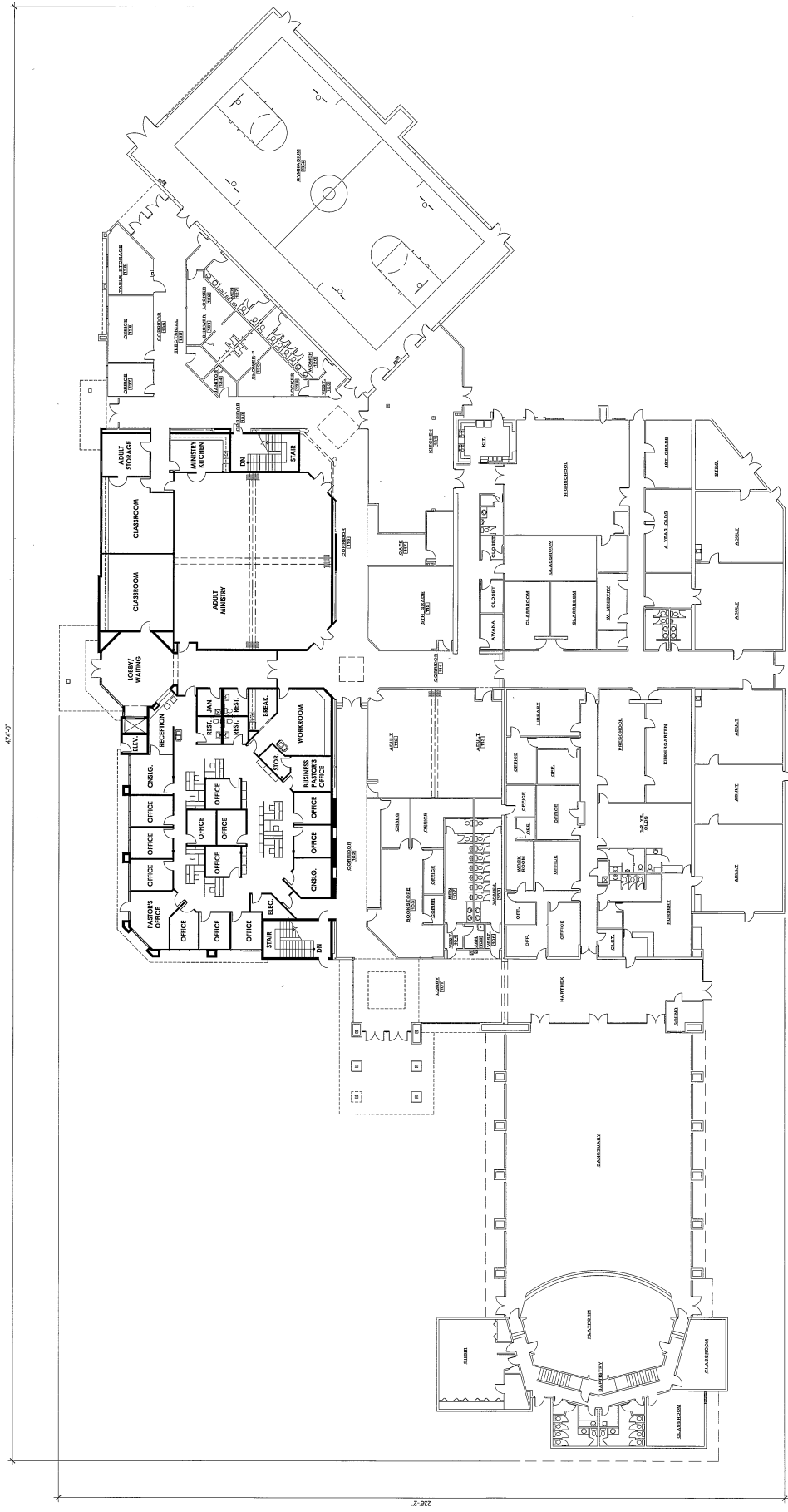
Please contact us if you shall need anything further information. Your assistance is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Denise C. Andreas".

Denise C. Andreas, AIA
Project Manager
TODD & ASSOCIATES, INC.

DCA\ms



CONCEPTUAL OVERALL 1ST FLOOR PLAN



First Baptist Church of Tempe
Tempe, AZ



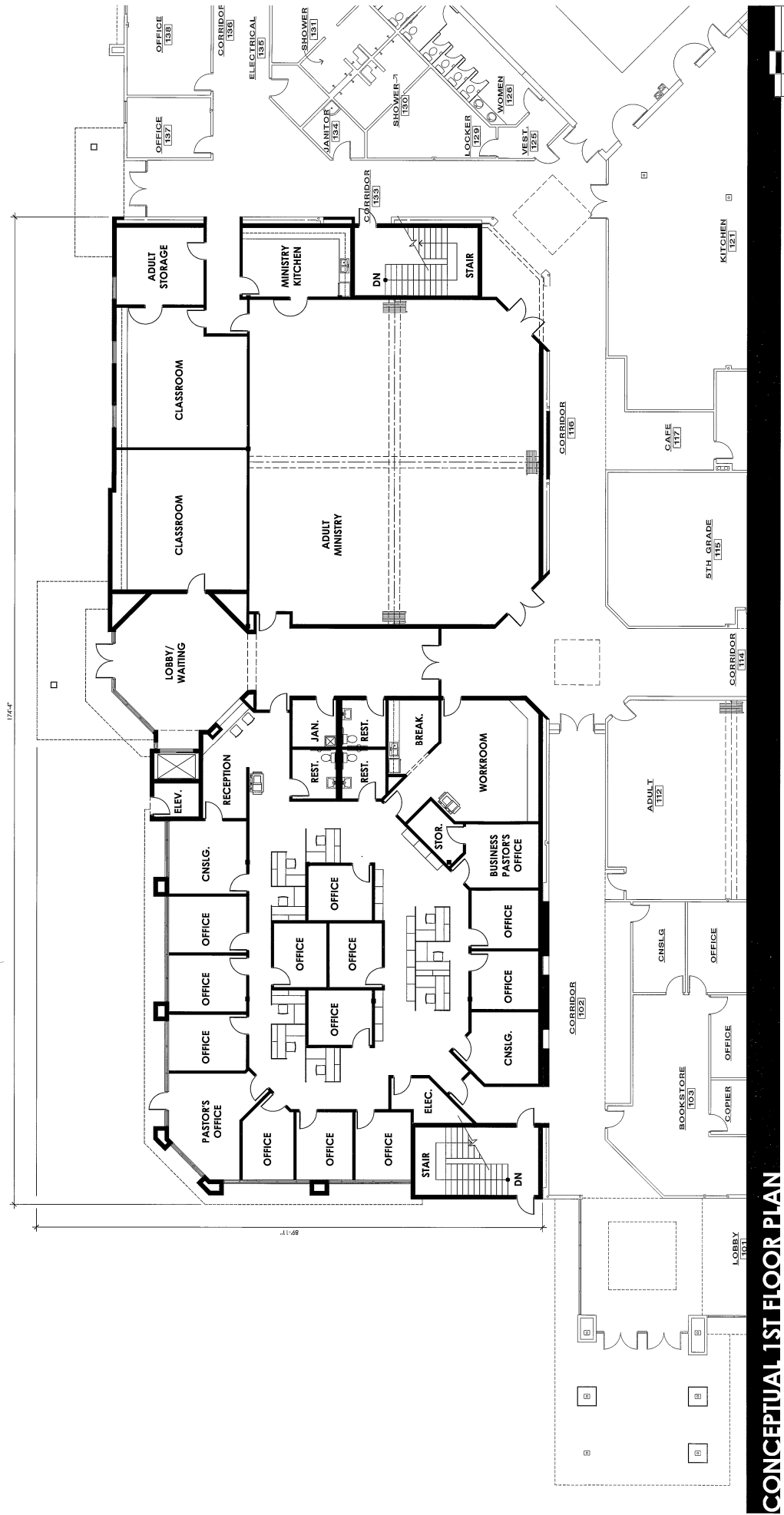
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.733.0775
www.toddassoc.com

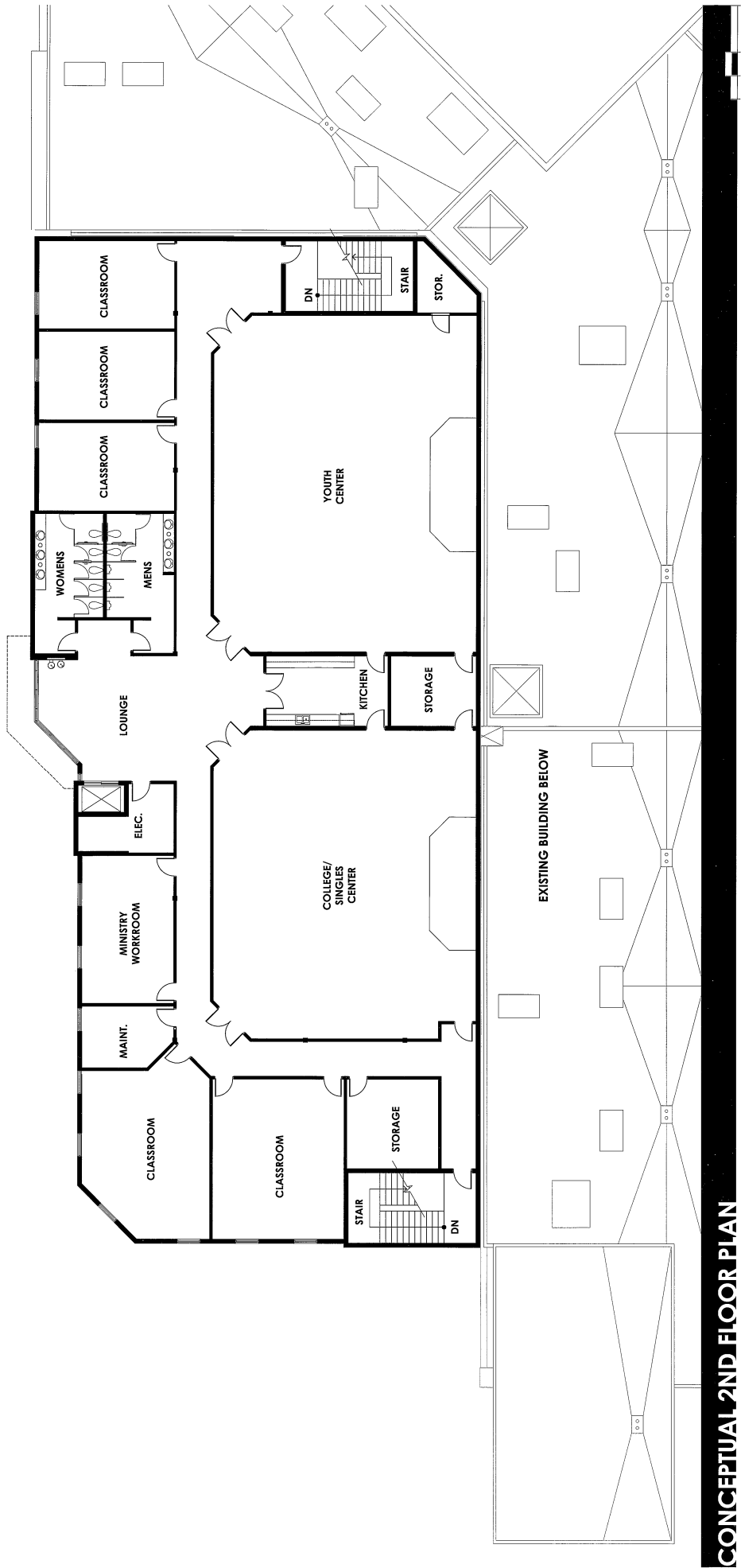
Project No. 08.606.01
Date: 12.23.08
Development Plan Review & Approval
Preliminary NOT for Construction



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280 p 602.952.8995 f www.toddsoc.com

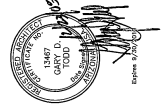
Project No. 08.6006.01
Date: 12.23.08
Development Plan Review Submittal
Preliminary Not For Construction





CONCEPTUAL 2ND FLOOR PLAN

First Baptist Church of Tempe
Tempe, AZ

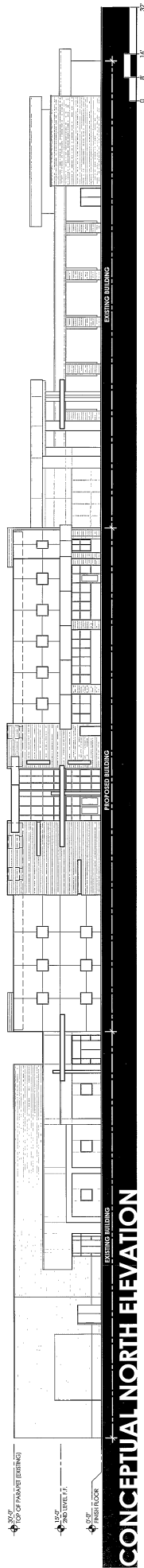
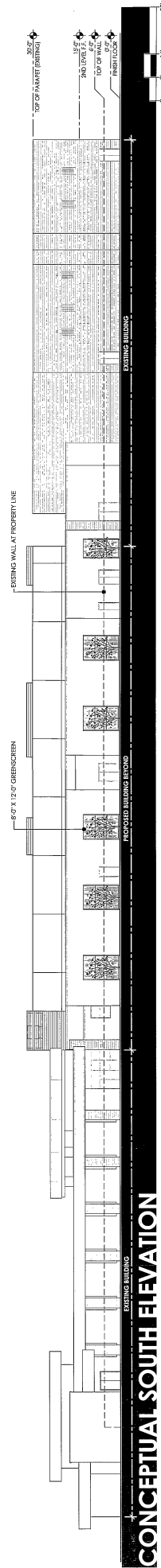
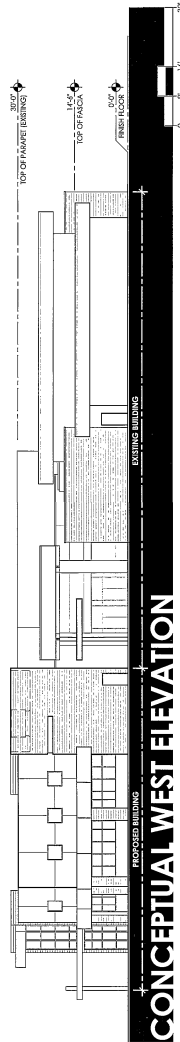


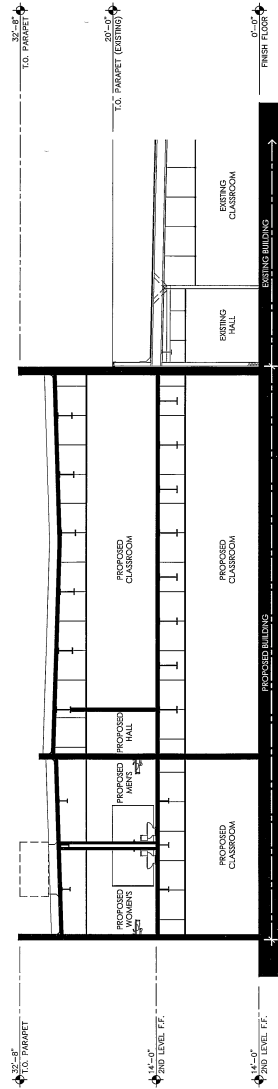
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
4401 N. 44TH AVENUE
TEMPE, AZ 85281-1971
WWW.TODDASSOCIATES.COM

Project No. 08-0004-01
Date: 12/23/08
Developed for the First Baptist Church of Tempe
Preliminary Not for Construction

COLOR/MATERIAL SCHEDULE

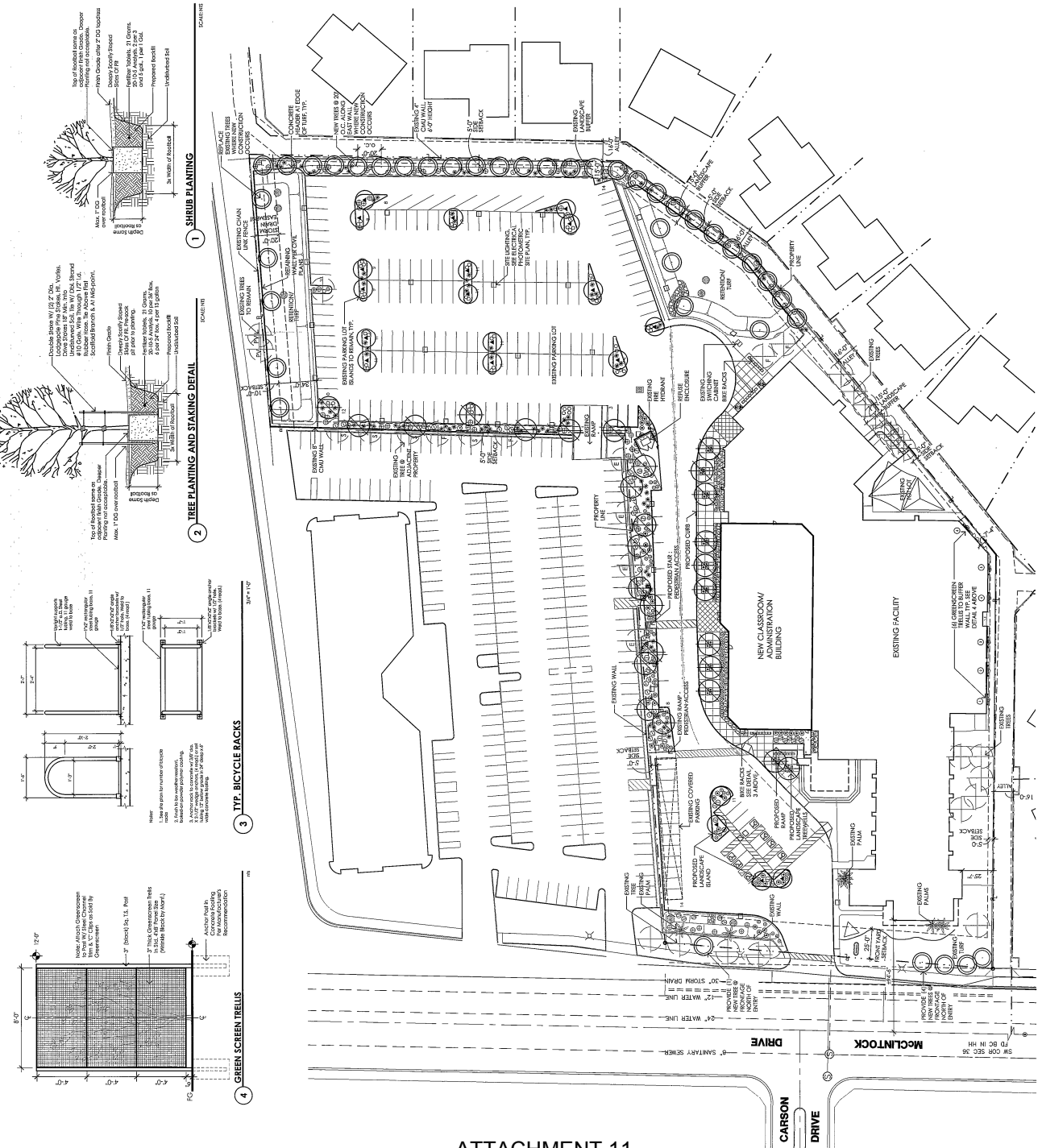
	Solid Color (match existing) Color: Nantux White (RWC272) By: Dunn-Edwards Paint
	Accent Color (match existing) Color: North Elm (BP 289) By: Dunn-Edwards Paint
	Masonry / Accent Color (match existing) Color: Grand (JH106) By: Dunn-Edwards Paint
	Canvas Color: Anthem (CIV1111N) By: Farrow & Ball





Project No. 08-6506.01
Date: 12.23.08
Development Plan Review Submittal
Preliminary Not For Construction

8 of 11



PRELIMINARY LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CAL	QUAN.
TREES				
	DALEGERIA SSSOO	SSOO TREE	1.50	40
	QUERCUS WICHIANA	CATHERAL OAK	1.50	28
	LIASIS PARVIFOLIA	BOQUE ELM	1.50	20
	TO REMAIN			
SHRUBS				
	TECOMA X SUNBUR	YELLOW TRUMPET BUSH	5 GAL	29
	CONVOLVULUS CHORONA	BUSH MORNING GLORY	5 GAL	37
	JUSTICIA SPOCEA	AMERICAN HONEYSUCKLE	5 GAL	59
	RIELIA BRITANNICA	KATIE RUELIA	5 GAL	4
	RIELIA PENINSULARIS	DESERT RUELIA	5 GAL	74
ACCENTS				
	HEPITALICE PAVLOVIA	RED YUCCA	5 GAL	113
	MULHENDERIA LINCHMBI	AUTUMN GLOW DEER GRASS	5 GAL	43
GROUNDCOVERS				
	LANTANA CANARIA	NEW GOLD LANTANA	1 GAL	137
	'NEW GOLD'	TRAILING LANTANA	1 GAL	51
	LANTANA MONTENSIS	YELLOW DOT	1 GAL	22
	WIGELIA TELLOVIA	SILVER GLOD DALLA	1 GAL	12
VINES				
	DURANIA BRCCA	BRAZILIAN EYEFLOWER VINE	5 GAL	9
MISCELLANEOUS				
	DECOMPOSED GRANITE	1/2" SCREENED 2" DEPTH, COLOR TO MATCH EXISTING		
	CYNANCH DACTYLON TRIMWAY 4" X 200	TURFGRASS		

- NOTES
- THE SCOPE OF LANDSCAPE WORK AREA DOES NOT ENTAIL WORK WITHIN THE STREET RIGHT-OF-WAY. EXISTING LANDSCAPE TO REMAIN.
 - NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE.
 - PLANT MATERIALS TO BE GUARANTEED AFTER FINAL ACCEPTANCE AS FOLLOWS: TREES - 1 YEAR SHRUBS AND GROUND COVERS - SIXTY DAYS. CONTRACTOR SHALL PROVIDE ALL GUARANTEES REQUIRED BY THE CITY.
 - ALL TREES SHALL MEET THE ARIZONA NURSERY ASSOCIATION STANDARD SPECIFICATIONS FOR HEIGHT, WIDTH AND CALIBER FOR THEIR CORRESPONDING SIZE. UNLESS OTHERWISE INDICATED ON THE PLAN.
 - ANY PRELIMINARY SUGGESTIONS FOR LANDSCAPE MATERIALS SHALL BE SUBMITTED TO THE CITY OF TEMPE FOR REVIEW AND APPROVAL.
 - NO CLONES OR SET TO BE USED.
 - REDUCED PRESSURE BACKFLOW ASSEMBLIES ARE EXISTING AND TO BE MAINTAINED IN WORKING ORDER FOR FRESH AND POTABLE.

Site Area:	248,725 sq/ft	15.4 acres
Site Area:	224,512 sq/ft	53.2 acres
Site Area:	248,725 sq/ft	15.4 acres
Site Area:	224,512 sq/ft	53.2 acres
Site Area:	248,725 sq/ft	15.4 acres
Site Area:	224,512 sq/ft	53.2 acres
Site Area:	248,725 sq/ft	15.4 acres
Site Area:	224,512 sq/ft	53.2 acres
Site Area:	248,725 sq/ft	15.4 acres
Site Area:	224,512 sq/ft	53.2 acres

First Baptist Church of Tempe
Tempe, AZ

TODD & ASSOCIATES, INC.
ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
602.232.8991
www.toddassoc.com

Project No. 08-00401
Date: 02.19.09
Development Plan Review 2nd Submittal
Preliminary Not for Construction

9 of 11