

# 83 MARKETPLACE

## CITY OF PEORIA PLANNED AREA DEVELOPMENT STANDARDS AND GUIDELINES REPORT

9.09 ACRES LOCATED AT THE SOUTHEAST  
CORNER OF 83RD AVENUE AND HAPPY VALLEY ROAD

MAY 2016

### PLANNING & ZONING

*Planned Area Development Approval*

P/Z Commission Date: 06/16/16

City Council Approval Date: 07/05/16

Planner: Aaron Frank

Administrative Approval Date: 07/05/16

PREPARED BY LVA URBAN DESIGN STUDIO, LLC

## Development Team

### **Owner**

83<sup>rd</sup> Ave. & Happy Valley, LLC  
15300 N. 90<sup>th</sup> Street, Suite 200  
Scottsdale, AZ 85260  
Phone: 480-695-2415  
Fax: 480-510-1622  
Contact: Mark Cavan  
Email: [mark@mdcavanland.com](mailto:mark@mdcavanland.com)

### **Developer**

MDC Land Development, LLC  
15300 N. 90<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85260  
Phone: 480-695-2415  
Fax: 480-510-1622  
Contact: Mark Cavan  
Email: [mark@mdcavanland.com](mailto:mark@mdcavanland.com)

### **Applicant/Planner**

LVA Urban Design Studio, LLC  
120 South Ash Avenue  
Tempe, Arizona 85281  
Phone: 480-994-0994  
Fax: 480-994-7332  
Contact: Mark Reddie  
Email: [mreddie@lvadesign.com](mailto:mreddie@lvadesign.com)

### **Engineer**

DAC Consulting  
15300 N. 90<sup>th</sup> Street, Suite 200  
Scottsdale, AZ 85260  
Phone: 602-828-2246  
Fax: 888-458-7687  
Contact: Dennis Cain, P.E.  
Email: [denniscain@gmail.com](mailto:denniscain@gmail.com)

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## I. Introduction

LVA Urban Design Studio, LLC, acting on behalf of 83<sup>rd</sup> Ave. & Happy Valley, LLC, is pleased to submit this Planned Area Development (PAD) Rezoning Application for an approximate 9.09-acre property located at the southeast corner of 83<sup>rd</sup> Avenue and Happy Valley Road within the City of Peoria, Arizona. See **Exhibit 1, Existing Conditions Map** for the location of the property and surrounding area.

The following outlines the request for this application:

### A. Planned Area Development Rezoning

The purpose of this request is to seek a rezoning from SR-43 (Suburban Ranch) to Planned Area Development (PAD) for approximately 9.09 acres property at the southeast corner of 83<sup>rd</sup> Avenue and Happy Valley Road. The intent of this zone change is to permit the development of a neighborhood-scaled planned commercial center with slightly modified development standards from the traditional PC-1 zoning district to provide local shopping, dining and retail support services for the existing and future residential population within the immediate area.

As part of this rezoning request, the applicant is requesting a waiver of the ten (10) acre minimum size requirement per **Article 14-33-2.B.c** of the *Peoria Zoning Ordinance*. While the property is very close to the minimum size requirement, it is slightly less at 9.09 gross acres. Due to the unique size, configuration, surrounding uses, and proposed development plan, a waiver is justified in order to accomplish the development goals and design concept for the property. Specifically, the PC-1 (Planned Neighborhood Commercial) district, which is the most equivalent zoning district based on the proposed uses, scale and intensity for the site, includes a requirement for sixty (60) foot front, corner and interior rear/side building setbacks. This would push the pad sites deep into the parcel, and due to the shallow configuration of the site, would result in parking fields between the buildings and the street. These standards also require a minimum of 60-feet of separation between side yards internal to the site, which would limit the clustering of pad sites to create a more dynamic, pedestrian-oriented commercial center with joint outdoor plaza areas between uses. The proposed development plan concept includes locating building pad sites closer to the street in a cluster configuration, with parking internalized. This will create a more dynamic pedestrian environment and a more functional and attractive development plan when viewed both internally and from the street. Rather than parking fields dominating the viewshed into the property from surrounding streets, the proposed plan will incorporate attractive, appropriately scaled buildings with four-sided architecture, outdoor plazas and patios, and parking areas screened behind the buildings internal to the property at the primary intersection of 83<sup>rd</sup> Avenue and Happy Valley Road.

## II. Legal Description of Property and Parcels

### A. Site Location

The subject site is approximately 9.09 acres and is located at the southeast corner of 83<sup>rd</sup> Avenue and Happy Valley Road within the City of Peoria. The site consists of three separate assessor parcel numbers, including APN#201-14-012E, 203-14-014C, and 201-14-017D within the City of Peoria, as legally described below.

### B. Written Legal Description

#### *Parcel 1 (APN 201-14-012E)*

*The East half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;*

*Except the South 230 feet thereof; and*

*Excepting and reserving unto the United States of America, all the oil, gas and other mineral deposits, as set forth in patent of said land; and also*

*Except that portion conveyed to the City of Peoria in Warranty Deed recorded in Document No. 2000-0425994; and also*

*Except that portion taken by Final Order of Condemnation recorded in Document No. 20090472324.*

#### *Parcel 2 (APN 201-14-014C)*

*The West half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;*

*EXCEPT the South 230 feet thereof; and*

*EXCEPT all oil, gas and other mineral deposits as reserved to the United States of America in the recorded patent to said land; and*

*EXCEPT that portion conveyed to the City of Peoria in Special Warranty Deed recorded in Document No. 2008-0460298.*

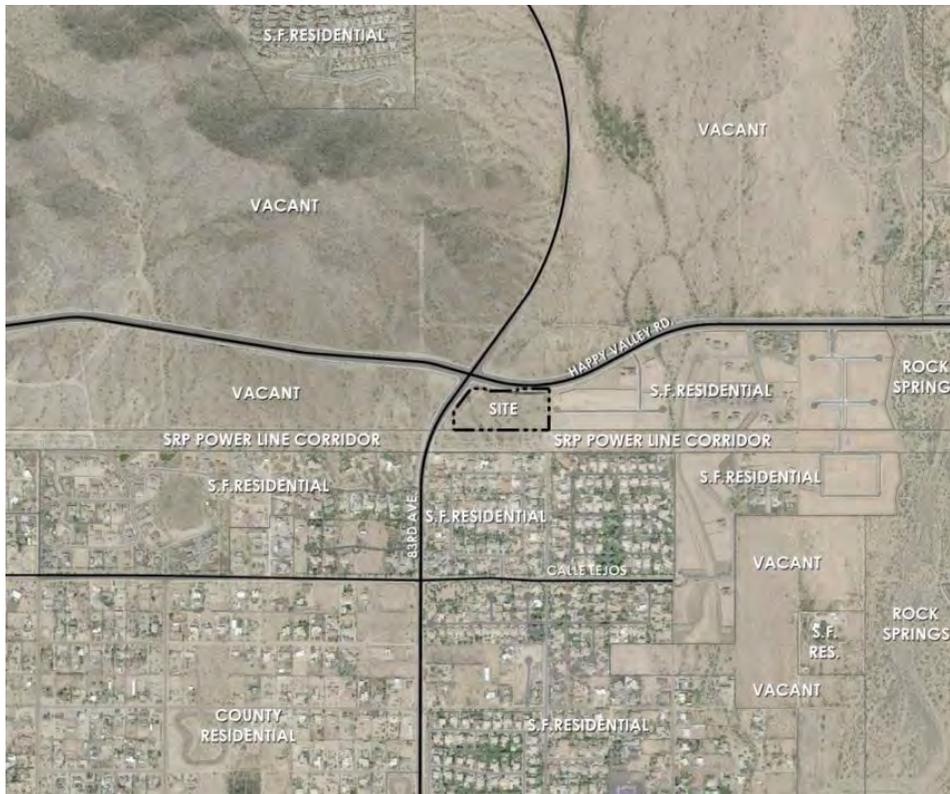
#### *Parcel 3 (APN 201-14-017D)*

*The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;*

*Except the South 230 feet thereof; and*

*Except that portion of said land conveyed to the City of Peoria by deed recorded in Document No. 2008-0466996; and*

*Except all oil, gas and other mineral deposits reserved to the United States of America in Patent to said land.*



*Vicinity Map of Property*

**C. Existing Uses, General Plan Land Use Designation, and Zoning**

The property is surrounded primarily by existing residential subdivisions and vacant land. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

**Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation**

	<b>Existing Land Uses</b>	<b>General Plan Land Use Designation(s)</b>	<b>Existing Zoning Designation(s)</b>
<b>Site</b>	Vacant Land	Residential/Estate, Open Space	SR-43
<b>South of Site</b>	SRP Powerlines, SF Residential further south	Open Space, Residential/Estate further south	SR-43, R1 - 18 further south
<b>West of Site</b>	83rd Avenue, Vacant Land	Residential/Estate	SR-43
<b>North of Site</b>	Happy Valley Road, Vacant Land	Residential Low, Open Space	SR-43
<b>East of Site</b>	SF Residential Subdivision (under construction)	Residential/Estate	R1 - 18

**D. General Plan Land Use Designation and Analysis**

The property is currently designated as a combination of Open Space and Residential/Estate within the General Plan Land Use Map. The open space designation is located along the northern portion of the property adjacent to the primary arterial roadways, and does not appear to be affiliated with a connected open space system

associated with any significant natural features that would warrant preservation. The Residential/Estate land use designation appears to be a long-standing designation for the property prior to any significant development within this area. Based on the recent development, including the realignment of 83<sup>rd</sup> Avenue to the east, and existing and planned development within this area, these two land use designations are not appropriately suited for the property. As such, as part of this PAD zoning request, a companion Minor General Plan Amendment has been filed to request a change from Open Space and Residential/Estate to Neighborhood Commercial. The details related to the rationale and justification for this change is provided within the Minor General Plan Amendment application request (GPA-16-0001).

E. Existing Land Use

The site is currently vacant desert land with no existing uses or structures. There is sporadic native desert vegetation found throughout the site, and two washes that enter the property via pipes from the northwest under Happy Valley Road and 83<sup>rd</sup> Avenue, flowing through the property in a southeasterly direction. See **Exhibit 2, Aerial Photograph of Site** for the existing uses and condition on the property.

F. Existing Zoning

Existing zoning on the property is Suburban Ranch District (SR-43). The purpose of the SR-43 district is to “*provide for and conserve existing rural and low density residential uses in their present or desired character fostering orderly growth in rural areas.*” Based on existing and recent growth in this area, the site is not within a “rural” area as several suburban residential subdivisions and master planned communities have been built and are planned within the vicinity of this property. As such, a rezoning request to a more appropriate designation is justified. See **Exhibit 3, Existing Zoning Map** for the current zoning on the site and surrounding area.

### III. Preliminary Development Plan

The proposed development, called 83 Marketplace, provides for neighborhood-scaled commercial and retail uses utilizing the PAD zoning district in order to allow modified development standards to the PC-1 zoning designation, primarily related to the front and side yard setbacks where adjacent to the major arterial roads. The plan will include up to 80,000 square feet of commercial/retail uses on the 9.09 acre property based on a gross floor area ratio of approximately 0.20 FAR. The development plan will include a combination of an anchor tenant, in-line shops and freestanding and clustered pad sites along the 83<sup>rd</sup> Avenue and Happy Valley Road frontage. While the specific location of the buildings and parking configuration will be determined at the time of final site plan, there are several design characteristics that will be incorporated into the overall development plan. See **Exhibit 6, Proposed Zoning Map** and **Exhibit 7, Conceptual Open Space and Access Plan** for the proposed zoning and conceptual open space, access and general on-site circulation layout of the property.

The following features will be incorporated into the final site plan:

- Minimal conservation features exist on the property and the goals of the DLCO will be satisfied by providing an abundant perimeter landscape buffer along 83<sup>rd</sup> Avenue and Happy Valley Road, and by preserving portions of the

existing wash corridors. The excess right-of-way areas provided along the roadway frontages and additional landscape setbacks provided along the perimeters of the site will be landscaped with native landscaping materials. Native landscaping will also be provided internal to the site within parking lots and pedestrian circulation and gathering areas to further enhance the native desert character of the commercial center.

- A prominent pedestrian-oriented retail node will be provided at the northwest corner of the site, adjacent to the intersection of 83<sup>rd</sup> Avenue and Happy Valley Road. Outdoor patio areas, pedestrian shaded areas, and other pedestrian amenities will be provided between the building pads and the adjacent roadways and buildings to create a dynamic, attractive and pedestrian-oriented environment within the most visible and accessible areas of the neighborhood retail center.
- Pedestrian connections will be provided to and from 83<sup>rd</sup> Avenue, Happy Valley Road, future building pads, and the main anchor location to promote safe, attractive, comfortable and convenient pedestrian connectivity throughout 83 Marketplace. This will include at least one primary pedestrian connection from Happy Valley Road, utilizing an enhanced, 10-foot wide shaded sidewalk incorporating pedestrian-scaled shade elements such as shade trees, trellises, awnings and/or other shade structures.



*Photographic examples of a prominent pedestrian walkway connection through the property.*

- Buildings located within 200-feet of the south property line shall not occupy more that 50% of the linear distance of south property line.

#### **IV. Permitted, Conditional and Accessory Uses**

Land uses within 83 Marketplace shall be governed by the Permitted, Conditional, and Accessory Uses described within the PC-1 (Planned Neighborhood Commercial) Zoning District of the City of Peoria Zoning Ordinance, with the following exceptions:

- Outdoor Dining and Seating Areas (within Eating and Drinking Establishments) shall be permitted land uses, subject to the following conditions:
  - Outdoor Dining Uses within 150-feet of the eastern property line shall require a Conditional Use Permit.

- Outdoor Dining Uses shall conform to the provisions within §14-9-5.B.3.a, b and c.
- Section 14-9-5.B.3.d shall only apply if a Conditional Use Permit is required.
- Drive-thru uses shall be restricted as follows:
  - No more than one (1) drive-thru permitted with food sales as the primary sales.
  - No more than one (1) drive-thru permitted with coffee and/or pastries as the primary sales and may include food sales as secondary sales.
  - No more than three drive thrus total on the site.
  - Drive-thru uses shall be prohibited at the prominent pedestrian-oriented retail node located at the northwest corner of the site.
  - Drive-thru uses shall maintain a setback of at least 200 feet from the east property boundary and 40 feet from the south property boundary.
- All automobile related land uses, including gas stations, as identified in §14-9-3 shall be prohibited, with the exception of (a) Auto Parts and Accessory Store and (b) Electric Vehicle Charging Equipment.
- School bus parking and maintenance facilities as identified in §14-9-3 shall be prohibited.

## V. Phasing, Development Schedule & Market Study

83 Marketplace construction is anticipated to commence in 2017. The site will likely be developed in one phase; however, there may be minor phasing of individual pad sites and building permits based on the needs of individual users and tenants.

A Retail Market Demand Study (“Market Study”) has been prepared and submitted as an Appendix to this PAD document. The Market Study addresses the retail market area, existing commercial uses within the area, consumer base, and retail market demand for 83 Marketplace. The Market Study concludes that there is sufficient demand for a small-scale retail shopping center in the Market Area and the subject site is well situated for the proposed development.

## VI. Development Standards

The development standards for 83 Marketplace shall conform to the development standards identified in the PC-1 Zoning District of the City’s Zoning Ordinance, except as modified below:

### A. Minimum Building Setbacks

- 83<sup>rd</sup> Avenue & Happy Valley Road: 20 feet
- South Perimeter: 40 feet
- East Perimeter: 40 feet
- Interior Rear & Side: 15 feet

### B. Minimum Landscape Setbacks

- 83<sup>rd</sup> Avenue & Happy Valley Road: 20 feet

- South Perimeter: 20 feet
- East Perimeter: 30 feet

C. Maximum Building Height

Building height shall not exceed 30 feet.

D. Open Space

25% of the site area shall be provided as Open Space.

The overall design intent related to open space for 83 Marketplace includes three primary objectives: 1) to provide an enhanced native desert open space buffer along the Happy Valley Road and 83<sup>rd</sup> Avenue frontage; 2) to provide appropriate landscaping along the south and east site boundaries to buffer and screen 83 Marketplace from nearby residential properties; and 3) to incorporate pedestrian-oriented amenities, including a primary pedestrian spine to and from Happy Valley Road, plazas, courtyards, patios and/or other pedestrian gathering areas.

83 Marketplace will include approximately 100,000 square feet (minimum of 25%) of on-site native landscaping and usable open space areas plus approximately 30,000 square feet of excess right-of-way and City-owned property that will be landscaped with native desert landscaping adjacent to 83<sup>rd</sup> Avenue and Happy Valley Road. See **Figure 7, Conceptual Open Space and Access Plan.**

Open Space features will be provided on the site as described below:

83<sup>rd</sup> Avenue and Happy Valley Road Frontage: Approximately 200 feet of the existing wash located within the site and the abutting right-of-way to the northwest corner of the property (Wash #1) will be preserved in its existing condition. Additionally, the vegetation associated with an existing wash along the 83<sup>rd</sup> Avenue right-of-way (Wash #2) will be preserved as practical for approximately 75 linear feet, measured from the existing storm drain outlet. The vegetation within Wash #1 and #2 will be preserved to a width in accordance with the lesser of the following: (1) minimum width of 30'; or (2) the width of the existing vegetation.

South and East Perimeter Landscape Buffer: Landscaped open space areas and decorative perimeter screen walls will be provided along the south and east property boundaries, providing buffers between 83 Marketplace and the surrounding residential properties. See the Landscape Buffer section below under Section VIII, Landscape Standards, for a description of the landscaping within the buffer areas.

Internal Open Space and Pedestrian Amenities: 83 Marketplace will be designed to create an attractive pedestrian-oriented environment that will encourage social gathering and interaction through safe, comfortable, and convenient pedestrian access and connectivity throughout the site. Enhanced landscape and hardscape treatment will be provided near the intersection at the northwest corner of the site. The landscape design will incorporate on-site salvageable vegetation throughout the site in highly visible areas to enhance the native desert character of the property.

The precise location of internal open space areas and pedestrian amenities will evolve based on the final site plan, but will include at a minimum, the following elements:

- Pedestrian courtyard/plaza at the northwest corner of the site;
- 10-foot enhanced pedestrian walkway with shade trees, trellises and/or other physical shade elements and seating areas;
- Parking lot landscaping and a shade-protected walkway;
- Architectural shade elements along primary buildings where pedestrian circulation occurs, such as arcades, awnings, and other architectural enhancements.



*Shaded walkway example*

E. Lighting

Development of this project will carefully consider and mitigate the visual impact to surrounding properties, including the Calle Lejos community to the south. Freestanding lighting shall be limited to a height of 25 feet, shall comply with the City's Dark Sky Ordinance, and will contain glare controls. Wall pack security lighting will be shielded to mitigate off-site visual impacts.

Illuminated building-mounted signage will not be permitted on south-facing building facades located less than 100 feet from the southern property boundary.

F. Screening and Walls

Retaining walls along the perimeter of the site shall not exceed 4 feet in height. The height of the screen wall will be no less than four (4) feet and no taller than eight (8) feet. Screen wall colors will be compatible with the architectural style of the site.

A solid screen wall will be provided along the south and east property boundaries of the site to mitigate any impacts to neighboring properties. The maximum total wall height, including retaining and screening wall, is limited to 8 feet. View fencing may be used in areas where no buildings or parking warrants screening with a solid wall.

G. Enhanced Design Review Standards

Clustering of commercial users is strongly encouraged. 83 Marketplace will incorporate attractive, appropriately scaled buildings with four-sided architecture, outdoor plazas and/or patios, pedestrian-scaled articulation, and parking areas screened from the street by buildings, parking screen walls, berms or other methods compliant with the City's Zoning Ordinance and Design Review Manual. High quality architectural elements such as fenestration, awnings, pop-outs, and/or other architectural embellishments will be incorporated into the building designs to provide enhanced front façade appearances. Enhanced, high quality architecture, decorative pavers and prominent entry features will be provided similar to the architecture character photos below.



H. Parking

Parking shall be provided in accordance with the requirements identified in §14-23 “*Parking & Loading Requirements*”. No parking will be provided between the prominent pedestrian-oriented retail node located at the northwest corner of the site and the intersection of 83<sup>rd</sup> Avenue and Happy Valley Road. Parking will be internalized to the center of the site to allow for the creation of pedestrian nodes (shaded courtyards, plazas, etc.) and native landscaped open spaces around the perimeter of the site.

I. Access

Access to and from the site will occur at three locations, two along Happy Valley Road and one along 83<sup>rd</sup> Avenue as shown on **Exhibit 7**.

- Along 83<sup>rd</sup> Avenue, a  $\frac{3}{4}$  access driveway (Access #1) will be provided near the southern end of the site, providing right-in, right-out, and left-in turn movements into and out of the property. This will require a new southbound left turn pocket within the existing center median to allow left turns into the site. Right-in and right-out turn lanes will be designed to prevent unauthorized left-out turns to minimize traffic impacts to through traffic and may include channelized lanes with median separations or other physical barriers.
- Along Happy Valley Road, a limited right-in, right-out access driveway (Access #2) will be provided at approximately 330 feet east of the intersection to provide access to the central portion of the site. Internal vehicular circulation will connect driveway #1 and #2 without interference from adjacent parking to improve site circulation.
- Also along Happy Valley Road, approximately 660 feet east of the intersection, a  $\frac{3}{4}$  access driveway (Access #3) will allow right-in, right-out and left-in turn movements into and out of the site. The left-in movement will require a new westbound left turn lane to be constructed in the existing median on Happy Valley Road. The median modifications will allow the left-in movement but prevent any left-out turns across the median.
- Final geometry of all driveways and existing median modifications will be determined during the site plan approval process.

## VII. Signage Standards

Signage will conform to the requirements within §14-34 “*Signs*” of the City of Peoria Zoning Ordinance. Freestanding monument signs may be located off-site in the area immediately adjacent to Access #1 pending agreement by the City to be determined during site plan review. This signage will be regulated through any approved easement language, which should also address off-site landscaping and maintenance.

## VIII. Landscape Standards

Unless otherwise specified herein, 83 Marketplace will adhere to the landscape requirements identified in §14-35 “*Landscape Requirements*” of the City of Peoria Zoning Ordinance.

### A. Native Vegetation

The property has been inventoried for native plant material in accordance with the Desert Lands Conservation Overlay District, and includes sporadic native vegetation throughout the property. The predominant native plant species include Creosote, Blue Palo Verde, Foothills Palo Verde, Saguaro, Wolfberry, and Ironwood. Other native plant materials include Cat Claw Acacia, Salt Bush, Buckhorn Cholla, and Barrel Cactus. All of the native plant material has been inventoried and is provided on **Exhibit 5, *Native Plant Inventory***.

B. Landscape Buffer

Native landscaping will be utilized in locations and densities that meet or exceed City of Peoria landscape requirements. On-site salvageable native plant materials will be replanted throughout the site, creating an attractive, native desert landscape palette and theme for the site. Additional details related to the overall landscape and open space plan is provided in **Section XI, *Desert Lands Conservation Overlay*** of the PAD.

The landscaping will complement the colors and materials of the buildings, signage and decorative screen walls throughout the property. Perimeter landscape materials will provide an additional buffer from surrounding land uses, ensuring appropriate compatibility between the site and adjacent properties.

A landscape buffer and screen wall will be provided along the south and east boundary of the site. Trees will be provided within these landscape setbacks in accordance with City landscape requirements to provide ample screening of adjacent properties. Landscaping will be provided on the City-owned property encompassing Driveway #1 as agreed upon by the developer and the City.



*Representative examples of the landscape theme.*

IX. **Topography / Slopes**

The site topography slopes from the northwest to the southeast at approximately 2.5%. The total elevation change on the property is approximately 20-feet with no rock outcropping or dominant terrain features. The property will be developed with

care taken to ensure the finished grade at the southern perimeter will minimize grade differences from pre-development conditions to the greatest extent possible based on best engineering practices for a commercial center. A tiered approach to graduated elevation change is envisioned to provide compatible building heights between 83 Marketplace and adjacent properties, and to preserve existing sight lines to Sunrise Mountain to the greatest extent possible.

## **X. Infrastructure / Utilities**

### **A. Grading / Drainage**

Offsite and Pass-through Drainage - The site includes two wash corridors entering the site at the northwest corner that carry stormwater runoff from offsite areas. The northernmost wash (“Wash #1”) receives a peak (100-year, 2-hour) stormwater flow rates of approximately  $100\pm$  cfs from the undeveloped, mountainous land to the northwest of the intersection of these two arterial streets. A 42-inch culvert (System 46 per the drainage report for said project) runs from the northwest corner to the southeast corner of this intersection and discharges its flow into Wash #1. It then runs in a southeasterly direction within a naturally defined channel until it reaches the eastern 1/3 of the site. At this point the channelization dissipates and the flow is generally distributed in a sheet flow fashion before it ultimately exits the site to the south and into the SRP transmission corridor located immediately south of the site. The natural outfall of this discharge occurs at the southeast corner of the site.

The southernmost wash (“Wash #2”), receives a peak (100-year, 2-hour) off-site stormwater flow of  $50\pm$  cfs from an existing 36-inch pipe outlet (System 43 per the referenced drainage report). Said flow is made up solely of on-street runoff from the improvements to Happy Valley Road that is collected into System 43 which includes the existing 36-inch pipe that crosses 83<sup>rd</sup> Avenue and discharging, at the west property line, into Wash #2 at a point located approximately 200 feet south of the intersection. Wash #2 flows southward across the site and discharges across the south property line and into the same SRP tract where it appears to spread out into sheet flow, meanders to the east across said tract and merges with the sheet flow from Wash #1.

The combined flows of Wash #1 and Wash #2 then appear to continue east where they are intercepted by the existing stormwater detention basin system associated with the Sunrise Vista Subdivision, located to the east of the subject site and within the SRP transmission corridor. Ultimately it is through these facilities (the detention basin system) that offsite flows are controlled and discharged to the Rock Springs Wash which is located approximately 1,300 feet east of the proposed commercial site.

While both washes have a defined wash bottom, they are both relatively small, are disturbed upstream via the public drainage systems (#43 and #46, previously mentioned) constructed with the Happy Valley Road project, and are disturbed downstream by improvements constructed within the SRP transmission corridor, also as described above. Due to the disturbance both upstream and downstream, and the relative isolation in terms of any connectivity, the applicant proposes to:

- Protect and enhance the natural open channel of Wash #1 for 200+ feet beyond the 42-inch pipe outlet at 83<sup>rd</sup> Avenue;

- Intercept the flow from Wash #1 at the terminus of the above protected channel and convey it to the historical point of discharge located at the southeast corner of the site, using best engineering practices;
- Divert the flow from Wash #2 at the 36-inch pipe outlet at 83<sup>rd</sup> Avenue and convey it around the commercial node improvements to the historical point of discharge located along the south boundary of the site.
- Use low impact development techniques at the stormwater inlet at the terminus of Wash #1 to provide a naturalized appearance.

See **Exhibit 4**, *Wash Corridor* for a visual representation of the existing washes on site.

Onsite Drainage - Onsite stormwater storage for the 100-year 2-hour storm as required by the City of Peoria will be provided for the development. The onsite storage volume will be based on the gross site area which includes the adjacent half street public right-of-way area for Happy Valley Road and 83<sup>rd</sup> Avenue. Such stormwater storage will be retained and dissipate onsite or detained and metered to the historical points of runoff discharge, unless alternative off-site facilities can be arranged that are acceptable to the City, Developer and affected adjacent land owners, as determined during the site plan approval process.

**B. Water / Sewer**

Water – Potable water service to the property is provided by Sunrise Water Company via existing water distribution mains in 83<sup>rd</sup> Avenue and at the eastern boundary of the site, within the Sunrise Vista Subdivision. Developer will install a waterline extension across the site to connect these two existing lines, providing looped service for the proposed commercial development. An existing 375,000 gallon storage tank and pumping station is located approximately 350 feet south of the property, on the east side of 83<sup>rd</sup> Avenue. The Sunrise Water Company has additional water storage reservoirs that can supplement the water supply for this development. Recent fire flow tests indicate adequate pressures and flow rates are available to support the proposed development.

Sanitary Sewer – Sanitary sewer services will be provided by the City of Peoria Public Works Utilities Division. Existing sanitary sewer collection lines are available to the site from a 15-inch sewer main in 83<sup>rd</sup> Avenue and a 21-inch sewer main running south along the eastern edge of the property (the undeveloped 81<sup>st</sup> Avenue alignment). Sanitary service for this development will be provided via the existing 21 inch sewer main. Based on the proximity and sizes of the sewer lines adjacent to the proposed development, it is anticipated that the sewer system has adequate capacity for the proposed commercial uses.

**C. Electric Power / Natural Gas / Telephone Service**

Power – Electrical service to the property is provided by Arizona Public Service Company (APS) under existing tariffs. There are no significant off-site extensions or modification anticipated for the proposed project.

Natural Gas – Southwest Gas Company will provide natural gas service to the proposed project through its existing regulator station located within the 83<sup>rd</sup> Avenue right-of-way at the southwest corner of the property. Gas availability is sufficient for the proposed project.

Telephone/CATV/Internet – Telephone, cable TV and high-speed internet services to the site will most likely be through CenturyLink, Cox Communications and/or other authorized, competitive telecommunications providers.

## **XI. Desert Lands Conservation Overlay**

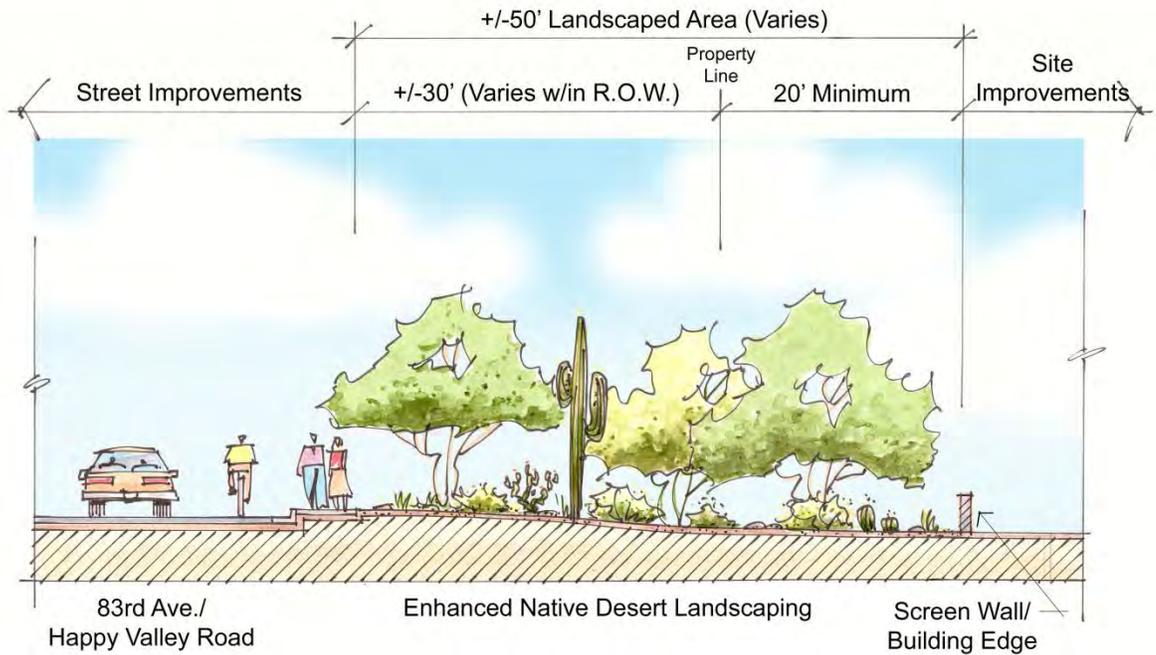
This project is located north of Pinnacle Peak, and therefore subject to §14-22B *Desert Lands Conservation Overlay District* (DLCO). The purpose of the DLCO is to identify and protect the unique and environmentally sensitive Sonoran Desert lands in the City north of Pinnacle Peak Road and conserve the distinctive desert character. The overlay establishes criteria for determining conservation priorities based on existing resources and conservation opportunities. This site has been evaluated and contains a lack of significant conservation features, although specific measures have been taken to meet the intent of the ordinance. The project will meet the intent of the DLCO as defined below, and the content herein shall qualify as adherence to the Natural Open Space provisions of the DLCO.

As detailed in Section X, *Infrastructure/Utilities*, two washes are located on the project site (see discussion on Wash #1 and Wash #2). Each of these washes are classified as Major Wash conservation features according to §14-22B. Preservation of each of these washes was considered during the conceptual plan development and zoning phase of review, and partial preservation of these washes and/or associated vegetation is recommended.

Although the flow rates of each of these washes (100 cfs and 50 cfs, respectively) would categorize them within the DLCO as primary washes, the impacts of the upstream improvements (public storm systems) and the isolated nature of the site with existing developments adjacent on all sides suggest that extensive conservation of these potential wash resources is not desirable for this property. Alternatively, the plan proposes to preserve the upper reaches only of the northern wash (Wash #1) in a naturalized open channel state but then to convey the off-site flows through the site via a pipe system to their respective discharge points along the south boundary of the site. Approximately 200 linear feet of the upper reach of Wash #1, measured from the wash corridor daylight at 83<sup>rd</sup> Avenue, along with its existing vegetation will be preserved and additional native plants will be planted to enhance this wash corridor while integrating it with the proposed development. The preservation area within a 30-foot width of Wash #1 is envisioned to extend a total of approximately 300 feet along Happy Valley Road from the intersection of 83<sup>rd</sup> Avenue to maintain a naturalized environment and anchor a natural desert thematic belt along the northern boundary of the site.

Within Wash #2, the existing native vegetation within approximate 75 linear feet of the storm drain outlet will be preserved. However, the stormwater flows will be diverted and conveyed across the site to the existing outflow point at the south boundary line.

The Site's landscaping design will enhance the natural desert character and meet the intent of the DLCO. The following examples of renderings and photos display the general character and theme of the landscaping within 83 Marketplace.



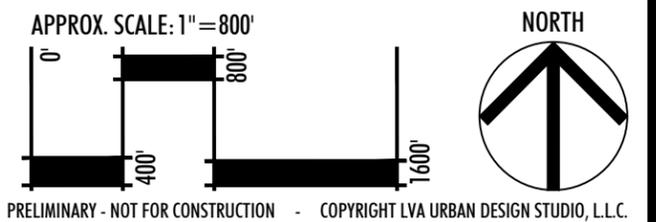
*Conceptual landscape cross-section of 83<sup>rd</sup> Avenue and Happy Valley Road.*



# 83 MARKETPLACE

PAD REZONING

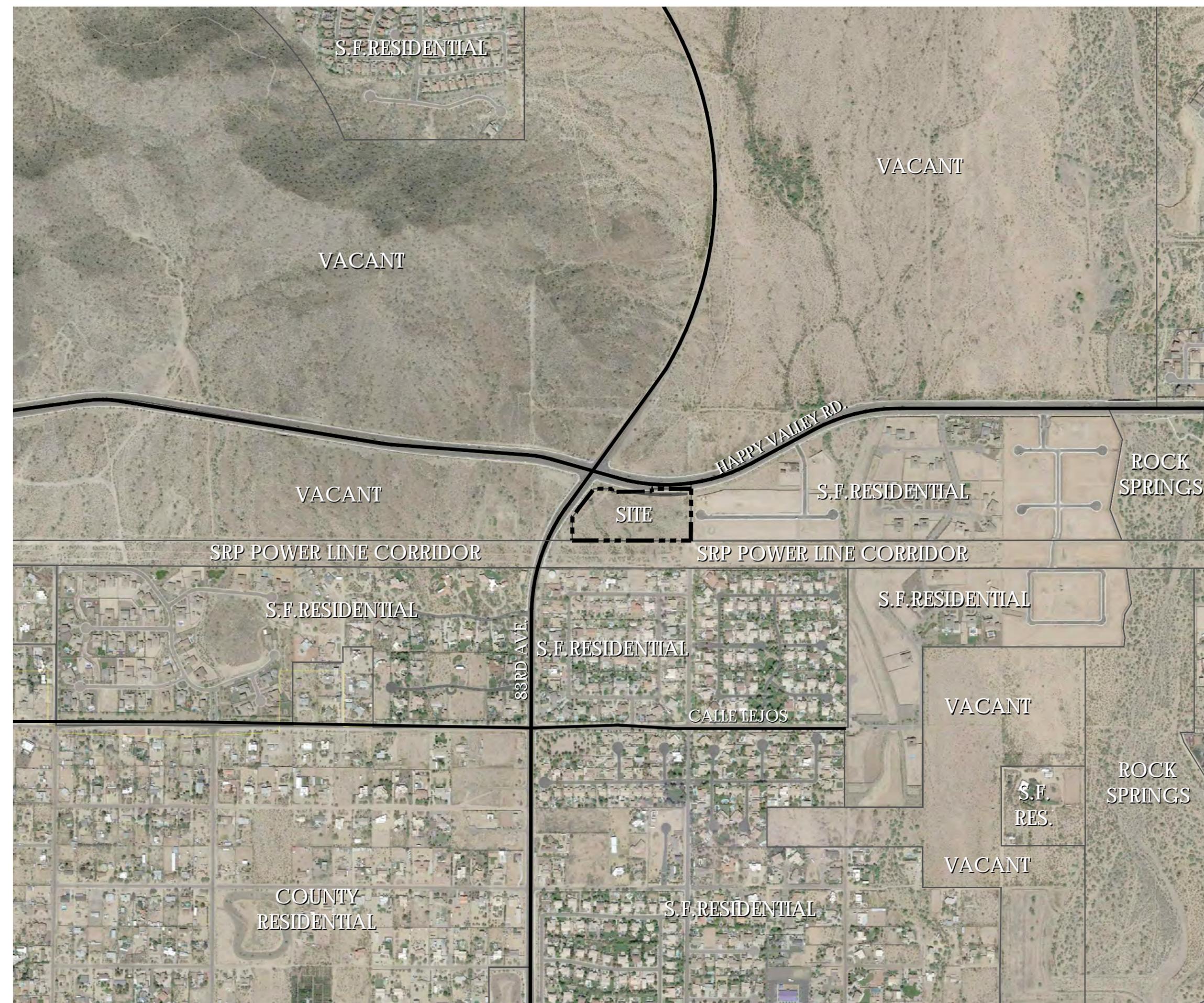
## Exhibit 1 EXISTING CONDITIONS MAP



Date: 1/14/16 Project No. 1579

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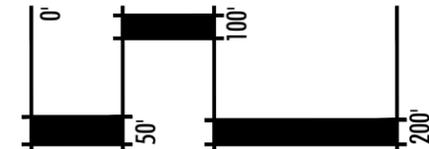


# 83 MARKETPLACE

PAD REZONING

## Exhibit 2 AERIAL PHOTOGRAPH OF SITE

APPROX. SCALE: 1" = 100'



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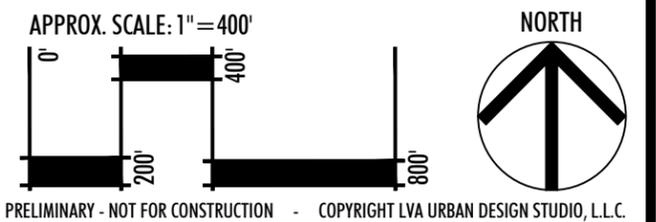
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# 83 MARKETPLACE

PAD REZONING

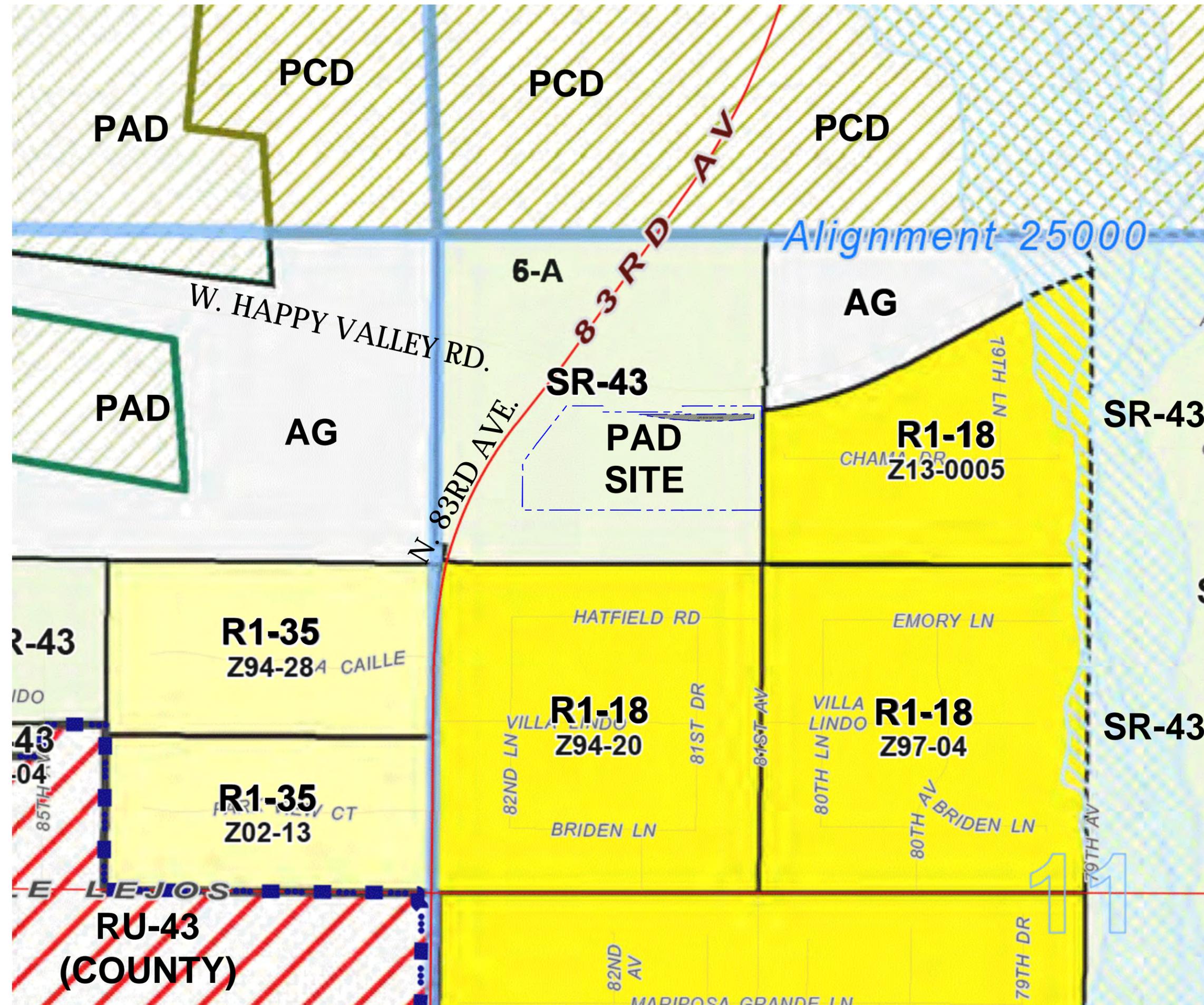
## Exhibit 3 EXISTING ZONING MAP



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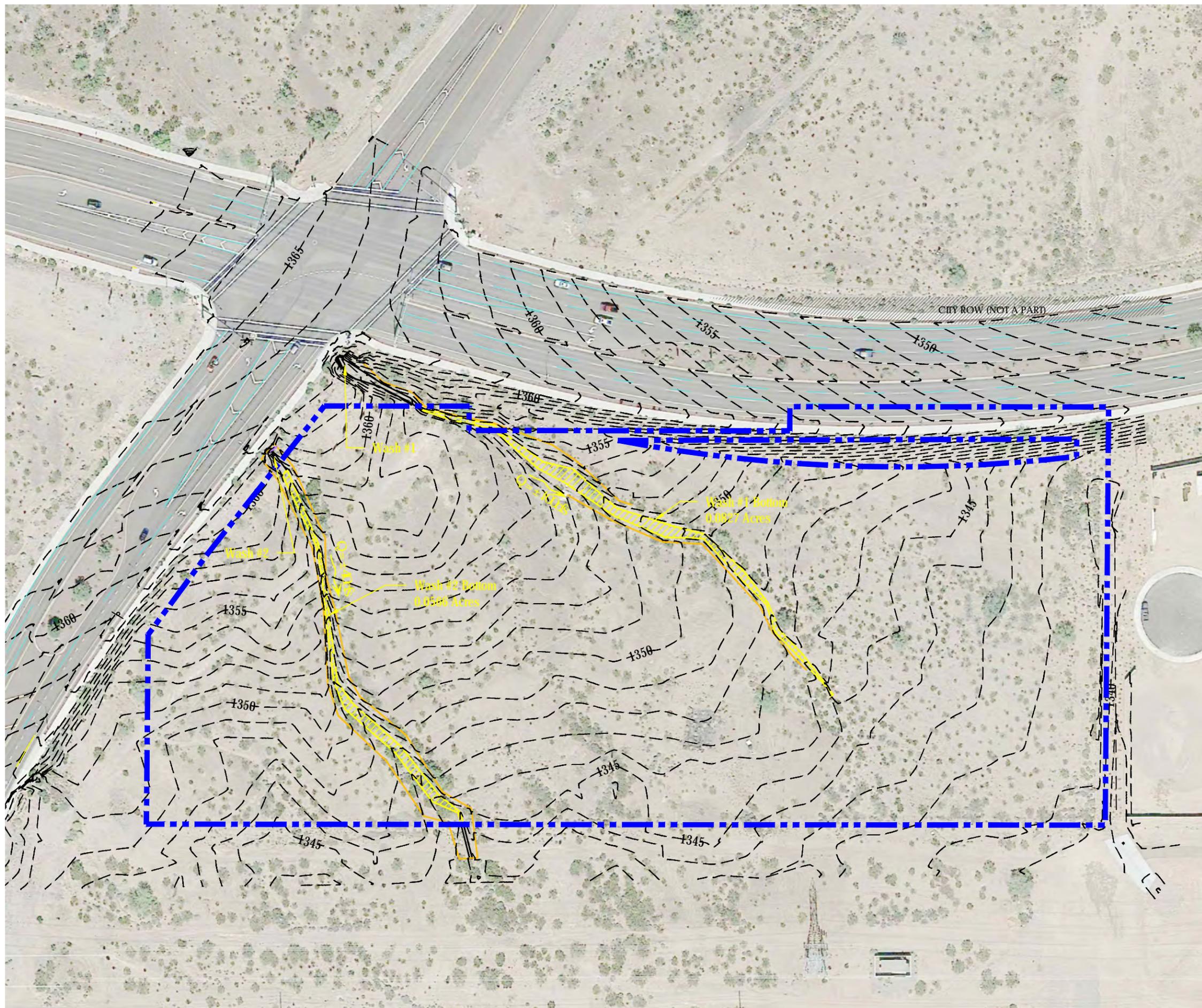


# 83 MARKETPLACE

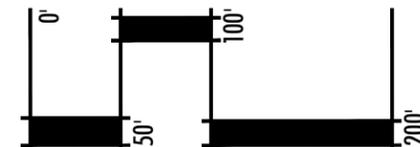
## PAD REZONING

### Exhibit 4 SITE DRAINAGE

-  WASH BOTTOM
-  FLOOD PLAIN
-  TOPOGRAPHY



APPROX. SCALE: 1" = 100'



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# LANDSCAPE CONSERVATION AND SALVAGE PLAN DATA TABLE

TREE #	BOTANICAL NAME / COMMON NAME	SIZE (feet)	INVENTORY STATUS S - SALVAGE NS - NOT SALVAGE RP - REMAIN IN PLACE	CALIPER (inches)	NOTES
101	PARKINSONIA FLORIDA / BLUE PALO VERDE	8 x 12	S	16	MULTI-TRUNK, GOOD FORM
102	IRONWOOD / OLNEYA TESOTA	20 x 25	S	12	MULTI-TRUNK, GREAT FORM, NICE TREE
103	PARKINSONIA FLORIDA / BLUE PALO VERDE	20 x 25	S	12	SINGLE TRUNK, GOOD FORM
104	PARKINSONIA FLORIDA / BLUE PALO VERDE	20 x 25	S	20	GOOD FORM, NEEDS PRUNE EXCESSIVE DIEBACK
105	PARKINSONIA FLORIDA / BLUE PALO VERDE	12 x 12	S	6	MULTI-TRUNK, GOOD FORM
106	PARKINSONIA FLORIDA / BLUE PALO VERDE	6 x 8	S	6	MULTI-TRUNK, GOOD FORM, SMALL
107	PARKINSONIA FLORIDA / BLUE PALO VERDE	25 x 30	S	57	LARGE TREE, GOOD FORM, BRANCH DIE BACK
108	PARKINSONIA FLORIDA / BLUE PALO VERDE	22 x 25	S	30	MULTI-TRUNK, GOOD FORM, BRANCH DIE BACK
109	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	18 x 30	S	30	BRANCH DIE BACK, ENTRENCHED INTO SLOPE
110	PARKINSONIA FLORIDA / BLUE PALO VERDE	22 x 35	S	28	BRANCH DIE BACK, ENTRENCHED INTO SLOPE
111	PARKINSONIA FLORIDA / BLUE PALO VERDE	15 x 15	S	20	MULTI-TRUNK, GOOD FORM
112	ACACIA GREGGII / CAT CLAW ACACIA	10 x 12	NS	12	ROOTS WOVEN WITH HACKBERRY
113	LYCIUM ANDERSONII / WOLFBERRY	10 x 12	S	12	MULTI-TRUNK, GOOD FORM, DENSE CANOPY
114	LYCIUM ANDERSONII / WOLFBERRY	8 x 10	S	6	MULTI-TRUNK, GOOD FORM, DENSE CANOPY
115	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	25 x 30	S	45	BRANCH DIE BACK, GOOD FORM
116	IRONWOOD / OLNEYA TESOTA	12 x 10	S	8	GOOD FORM
117	PARKINSONIA FLORIDA / BLUE PALO VERDE	6 x 6	S	5	OK FORM
118	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	10 x 12	S	10	MULTI-TRUNK, GOOD FORM
119	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	12 x 12	S	18	MULTI-TRUNK, GOOD FORM
120	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	10 x 15	S	18	BRANCH DIE BACK, GOOD FORM
121	CARNEGIA GIGANTIEA / SAGUARO	6' TALL	NS	25	SPEAR, SEVERE CAMBRIUM DAMAGE
122	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	20 x 15	S	25	NICE TREE, GOOD FORM
123	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	15 x 25	S	21	BRANCH DIE BACK, GOOD FORM
124	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	20 x 25	S	20	SPECIMEN TREE, GOOD FORM
125	IRONWOOD / OLNEYA TESOTA	25 x 30	S	50	BRANCH DIE BACK, SPECIMEN TREE
126	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	20 x 25	S	30	SPECIMEN, BRANCH DIE BACK, BRANCH ROT
127	CARNEGIA GIGANTIEA / SAGUARO	3' TALL	S	28	GOOD FORM, SPEAR
128	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	28 x 25	S	30	SPECIMEN, GOOD FORM, BRANCH DIE BACK
129	IRONWOOD / OLNEYA TESOTA	25 x 30	S	60	SPECIMEN, GOOD FORM, BRANCH DIE BACK
130	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	18 x 25	S	28	SPECIMEN, GOOD FORM, BRANCH DIE BACK
131	PARKINSONIA FLORIDA / BLUE PALO VERDE	15 x 20	S	21	MULTI-TRUNK, GOOD FORM
132	FEROCACTUS WZLZNEII / BARREL CACTUS	3' TALL	S	21	GOOD FORM, LARGE WIDTH
133	PARKINSONIA FLORIDA / BLUE PALO VERDE	18 x 20	S	24	GOOD FORM, NEEDS PRUNING
134	PARKINSONIA FLORIDA / BLUE PALO VERDE	20 x 25	S	24	GOOD FORM, DENSE
135	LARREA TRIDENTATA / CREOSOTE	12 x 20	S	16	GOOD FORM
136	LARREA TRIDENTATA / CREOSOTE	12 x 20	S	16	GOOD FORM
137	LARREA TRIDENTATA / CREOSOTE	12 x 20	S	16	GOOD FORM
138	BACCHARIS SAROTHROTIES / SALT BUSH	8 x 10	S	20	GOOD FORM, DENSE
139	LARREA TRIDENTATA / CREOSOTE	8 x 15	S	15	GOOD FORM, DENSE
140	LARREA TRIDENTATA / CREOSOTE	8 x 15	S	12	GOOD FORM, DENSE
141	LARREA TRIDENTATA / CREOSOTE	8 x 15	S	25	SPECIMEN, GOOD FORM
142	LARREA TRIDENTATA / CREOSOTE	8 x 15	S	20	SPECIMEN, GOOD FORM
143	CYLINDROPUNTIA ACANTHOCARPA / BUCKHORN CHOLLA	3' TALL	S	5	GOOD FORM
144	PARKINSONIA FLORIDA / BLUE PALO VERDE	18 x 20	S	28	SPECIMEN, GOOD FORM
145	LYCIUM ANDERSONII / WOLFBERRY	6 x 10	S	6	GOOD FORM
146	LYCIUM ANDERSONII / WOLFBERRY	6 x 10	NS	8	ROOT PROXIMITY TO OTHER SHRUBS

TREE #	BOTANICAL NAME / COMMON NAME	SIZE (feet)	INVENTORY STATUS S - SALVAGE NS - NOT SALVAGE RP - REMAIN IN PLACE	CALIPER (inches)	NOTES
147	LARREA TRIDENTATA / CREOSOTE	8 x 12	S	12	GOOD FORM, DENSE
148	LARREA TRIDENTATA / CREOSOTE	8 x 12	S	12	GOOD FORM, DENSE
149	LARREA TRIDENTATA / CREOSOTE	8 x 12	S	14	GOOD FORM, DENSE
150	CARNEGIA GIGANTIEA / SAGUARO	10' TALL	NS	25	ROTTING, HALF DEAD, HEAVILY DAMAGED
151	CARNEGIA GIGANTIEA / SAGUARO	15' TALL	S	25	6 ARMS, SPECIMEN, SMALL AMOUNT OF ROT
152	CARNEGIA GIGANTIEA / SAGUARO	20' TALL	S	25	6 ARMS, SPECIMEN
153	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	25 x 35	S	30	HUGE TREE, SPECIMEN, BRANCH DIE BACK
154	PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	20 x 30	S	28	SPECIMEN
155	LARREA TRIDENTATA / CREOSOTE	10 x 12	S	12	GOOD FORM
156	LARREA TRIDENTATA / CREOSOTE	8 x 10	S	8	GOOD FORM
157	LARREA TRIDENTATA / CREOSOTE	6 x 10	S	6	GOOD FORM
158	LARREA TRIDENTATA / CREOSOTE	8 x 8	S	8	GOOD FORM
159	LARREA TRIDENTATA / CREOSOTE	8 x 12	S	10	GOOD FORM
160	LARREA TRIDENTATA / CREOSOTE	8 x 12	S	10	GOOD FORM
161	LARREA TRIDENTATA / CREOSOTE	7 x 10	S	8	GOOD FORM
161	CARNEGIA GIGANTIEA / SAGUARO	1' TALL	S	12	SMALL, NO DAMAGE, PROTECTED SPECIES

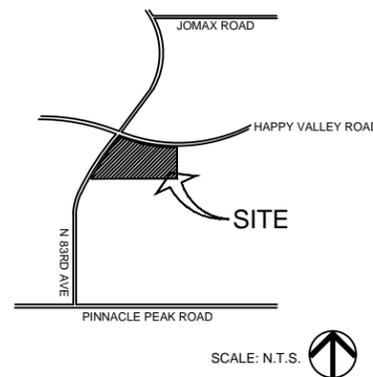
### INVENTORY TOTALS

BOTANICAL NAME / COMMON NAME	TOTAL #	INVENTORY STATUS	
		S	NS
ACACIA GREGGII / CAT CLAW ACACIA	1		1
BACCHARIS SAROTHROTIES / SALT BUSH	1	1	
CARNEGIA GIGANTIEA / SAGUARO	6	4	2
CYLINDROPUNTIA ACANTHOCARPA / BUCKHORN CHOLLA	1	1	
FEROCACTUS WZLZNEII / BARREL CACTUS	1	1	
IRONWOOD / OLNEYA TESOTA	4	4	
LARREA TRIDENTATA / CREOSOTE	17	17	
LYCIUM ANDERSONII / WOLFBERRY	4	3	1
PARKINSONIA FLORIDA / BLUE PALO VERDE	14	14	
PARKINSONIA MICROPHYLLA / FOOTHILLS PALO VERDE	13	13	
<b>TOTALS</b>	<b>62</b>	<b>58</b>	<b>4</b>

### SUMMARY

INVENTORY STATUS	TOTALS
SALVAGABLE	58
NON-SALVAGABLE	4

### VICINITY MAP



ZONING: Z-90-26

### PROJECT TEAM

Discipline	Company Contact Info.
Client	Mark Cavan MDC Land Development 15300 N. 90th St., Suite 200 Scottsdale, AZ 85260 phone email
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 lthelen@lvadesign.com 480.994.0994
Salvage Contractor	Native Resources International Brian Kater 1540 West Happy Valley Road Phoenix, AZ 85085 623.869.6757

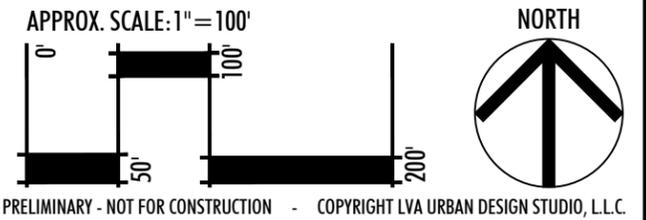
# 83 MARKETPLACE

## PAD REZONING

# Exhibit 5A NATIVE PLANT PRESERVATION PLAN

### PLANT LEGEND

- TREE / SHRUB - SALVAGEABLE
- TREE / SHRUB - NON SALVAGEABLE
- CACTI - SALVAGEABLE
- CACTI - NON SALVAGEABLE



Date: 5/6/16 Project No. 1579

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# 83 MARKETPLACE

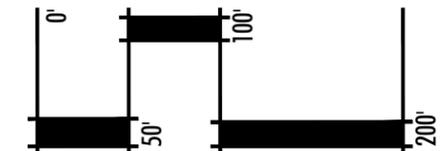
## PAD REZONING

### Exhibit 5 NATIVE PLANT INVENTORY

#### PLANT LEGEND

-  TREE / SHRUB - SALVAGEABLE
-  TREE / SHRUB - NON SALVAGEABLE
-  CACTI - SALVAGEABLE
-  CACTI - NON SALVAGEABLE

APPROX. SCALE: 1" = 100'



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Date: 1/14/16

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# 83 MARKETPLACE

## PAD REZONING

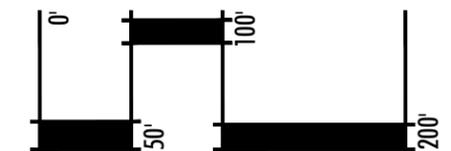
### Exhibit 7 OPEN SPACE & ACCESS PLAN

-  NATURAL /IMPROVED ROADWAY FRONTAGE OPEN SPACE
  -  PERIMETER BUFFER OPEN SPACE
  -  INTERNAL OPEN SPACE AND PEDESTRIAN AMENITIES
- \*(NOTE: ALL INTERNAL O.S. & PAD SITES SUBJECT TO CHANGE PER FINAL SITE PLAN)

#### ACCESS

- #1 RIGHT IN, RIGHT OUT, LEFT IN ONLY
- #2 RIGHT IN, RIGHT OUT ONLY
- #3 RIGHT IN, RIGHT OUT, LEFT IN ONLY

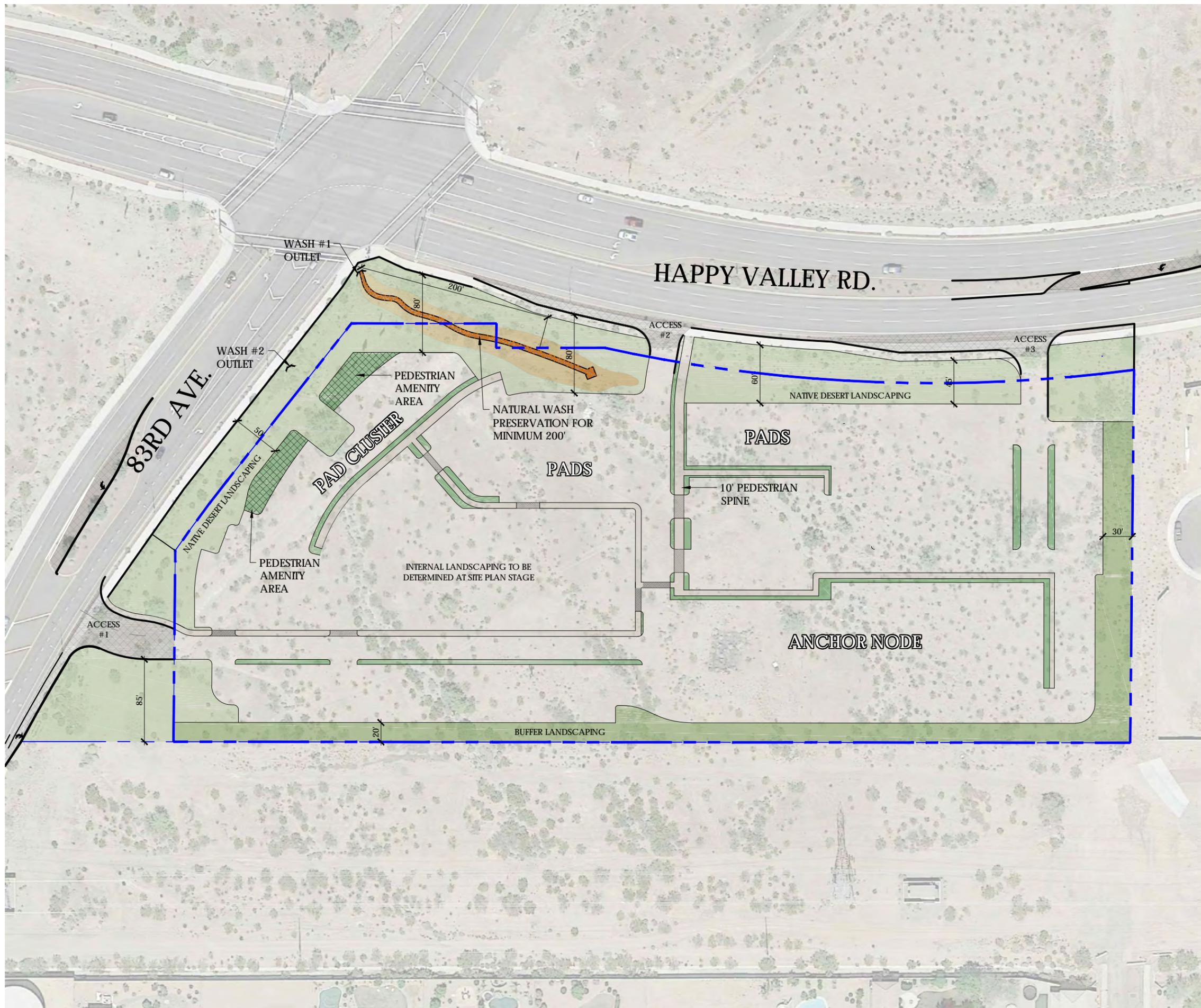
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