

SECTION TWO

ARCHITECTURAL CRITERIA

A. SITE DEVELOPMENT

The design and development of all site requirements and improvements within the contracted boundaries of the Lessee's parcel is the sole responsibility of the Lessee unless specifically noted otherwise in the Lease Agreement. All design development for site improvements must conform to codes and requirements as set by the City of Tempe Planning and Zoning Department, and the City of Tempe amended building codes outlined throughout this criteria package.

1. GENERAL REQUIREMENTS:

- a) Setbacks for buildings and structures are to be 25 feet from the property line along McClintock Drive and Rio Salado Parkway. There is a 25 foot setback for parking areas along McClintock Drive and Rio Salado Parkway.

2. SITE GRADING:

- a) Parcels will be provided a nominal rough grade elevation indicated on the Civil Drawings. Building Pads will be constructed to within $\pm .10$ and 95% compaction with a typical 5' blow-up. Developer will provide certifications evidencing the foregoing.
- b) The Lessee shall be responsible for all other grading related to its leased parcel. Exporting or importing of materials will be at the Lessee's expense. Neither removal of soil/materials from adjacent site parcels or dumping of soil/materials on adjacent site properties is allowed.
- c) Underground utility systems will be installed as a part of the on-site improvements and will be stubbed to the parcels.

3. PARKING LOT DESIGN:

- a) A combination of 3' high berms and 3' high screen walls is required where parking areas are adjacent to roads/streets. Heights are measured from finished grade of parking lot paving.
- b) Landscaped areas must be separated from parking areas by concrete curbs of at least 6" high.
- c) Per Town requirements, pedestrian walkways are mandatory across the site. The Lessee is responsible for design, development and construction costs of pedestrian walkways with and without accent pavers that are on their parcel. Walkway design and pavers are to match the center design and site plan (see Section 6).

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- d) Parking lot materials are asphaltic concrete paving over a crushed aggregate base. The minimum section design to be in accordance with report by soils engineer.
 - e) Parking lot striping for accessible and normal parking, and crosswalks are to match the standard design and color as established for City of Tempe (see Section 5).
 - f) The Lessee's architect must allow for and graphically designate on the parcel's site plan all accessible parking spaces, as designated on the City of Tempe approved Design Review site plan, and include location of required signage, ramps and any necessary crosswalks from parking area to building.
 - g) All sidewalk and parking lot ramps must adhere to ADA codes and City of Tempe planning and building department requirements.
 - h) When changes to off-site improvements are required to properly adapt the Lessee's building and site design to the specific parcel location, it should be understood that all modifications are subject to Developer review and approval. If modifications are allowed to existing improvements, the cost of said improvements, including design and construction costs, would be the responsibility of the Lessee.

B. LANDSCAPE & IRRIGATION

1. The design and installation of all landscape improvements and irrigation systems are the responsibility of the Lessee. The landscape design should compliment the architecture and be cohesive across the parcel and strengthen the unified look of the whole center. The landscape palette must match the center palette.
2. The Lessee is responsible for submitting a site hardscape plan to the Lessor delineating walkways; sidewalk finishes and accent detailing at entries, patios and outdoor spaces.
3. Acceptable plant types shall conform to the City of Tempe and Lessor's requirements for this project as reflected in the Permitted Plant Palette from the Tempe Marketplace Design Guidelines (see Section 6).
4. The Lessee is responsible for providing a time clock controlled site irrigation system that services Lessee's parcel. The Lessee is responsible for all accruing utility fees.

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C. SITE LIGHTING

1. A complete site lighting design must be provided by the Lessee and approved by the developer. This design should provide for site lighting necessary to ensure public safety, security, lighting pedestrian walkways and accenting architectural elements such as building façades, entries, outdoor seating, patios, etc.
2. Arizona has a “dark sky ordinance” that prohibits random up lighting on architectural elements. Indiscriminate illumination of large architectural elements or landscape areas will not be allowed. The Lessee should ensure that accent lighting design is established through wall washing down lights or low-level wall mounted uplights in accordance with the dark sky ordinance. Lights mounted on ground or on poles specifically for the purpose of illuminating the building façade are prohibited.
3. Site lighting fixtures and poles are to match Tempe Marketplace’s standard fixtures in design and detailing (see Section 5).
4. Maximum fixture heights are as follows:
 - i. Walkway Pole: 12’-0”
 - ii. Parking Lot Pole: 40’-0”
5. Lessee to coordinate with developer to determine the hours the site lights will be turned on or off.
6. Site lighting should provide 2.0 average maintained foot-candle level on site with an average to minimum uniformity ratio of 3:1 and a maximum to minimum uniformity ratio of 8:1. Full cut off fixtures shall be used throughout. Maximum lighting level at property lines shall not exceed 0.5 foot-candle.

D. BUILDING IMPROVEMENTS AND APPURTENANCES

The Lessee is strongly encouraged to incorporate, with design sensitivity and accuracy of detailing, some of the architectural elements noted in this section. Details of the architectural elements listed are available at the Lessee’s request from the developers architect, Butler Design Group, Inc.

Metal Canopies and roofing
Illuminated Fragment Walls
Approved Color Palette
Storefront Type and Glazing
Greenscreen
Accent Light Fixtures

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1. BUILDING ELEVATIONS:
 - a) The proposed individual pad buildings shall match the center architecture, including details, materials, finishes, color, etc. and shall require separate Development Review Board approval.
 - b) No exterior vending or display shall be allowed.
 - c) Paint service entrance sections to match the building and/or screen from view.
 - d) Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos in locations visible from public streets, as determined by and to the satisfaction of Lessor.
 - e) All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure and follow City of Tempe's "flat plane screening rule.
 - f) All ground mounted mechanical equipment shall be completely screened by green screen or walls with color and texture to match the building.
 - g) Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or freestanding screen walls subject to Developer approval.
 - h) Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Developer approval.

2. ROOF ACCESS:
 - a) No exterior visible ladders allowed.

3. ROOF DRAINAGE:
 - a) Provide interior roof drainage.

4. REFUSE COLLECTION:
 - a) Where service areas occur, they should be gated and screened from view by fences or walls. Trash enclosures shall be incorporated into the building footprint or be constructed as freestanding, gated enclosures, surrounded by walls of at least 8 feet in height. Enclosure to be CMU with painted, sand finished stucco or concrete walls with gate to match center detail.

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- b) Refuse enclosures shall be constructed to City of Tempe standards (see Section 5).
- c) An area ten feet (10'-0") long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
- d) Enclosures must:
 - ◆ Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 35' inside and 55' outside.
 - ◆ Be positioned to facilitate collection without "backtracking".
 - ◆ Be easily accessible by a simple route.
 - ◆ Not require backing of more than 50 feet.
 - ◆ Not be located on dead-end parking aisles.
 - ◆ Enclosure services on one side of a drive must be positioned at a 30° angle to the centerline of the drive.

E. BUILDING MATERIALS AND FINISHES

In keeping with the distinctive look of the center, the use of sand finished stucco on masonry is required. Design colors approved by the developer are noted in the Exhibit section. The center primary materials are the following:

Pre-cast Tilt Slab
Concrete

Painted

Stucco:

Sand Finish, painted

Storefronts:

Kawneer Trifab II 400 stick system., 2" x 4½" system, ¼" glass with PPG Industries "clear" glass

Storefront colors can be selected from the material board to allow for additional accent

Green Screen:

Contact: John Souza
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F. SIGNAGE AND GRAPHICS

Architectural graphics and ornamentation have been given a special priority throughout Tempe Marketplace. The design of the exterior signage should express both the Lessee's unique identity and the spirit of the Arizona outdoor lifestyle in the signage materials selections and retro style fabrication.

Lessees have the opportunity to place identity signage on multiple building façades fabricated from a number of materials types and styles, so long as they are unique and creative graphic expressions, which compliment the building's exterior design.

A copy of the shopping center sign criteria is attached. In addition, Paul Bleier of Bleier Industries can provide advice for processing signs through the City of Tempe (all signage will require separate approvals and permits).