

Mid-Rise Overlay for additional building height. In addition, the request includes Preliminary Development Plan (PDP) approval for a Residential and Commercial Office/Retail development on an approximate 12-acre site located at the southeast corner of Chandler Boulevard and Hearthstone Way (1/2 mile west of the Loop 101 Price Freeway).

The subject site is bounded by Chandler Boulevard to the north, and Chandler Village Drive to the east, with the site wrapping around the existing Windmill Suites Hotel. Hearthstone Way abuts the site's west side. West of Hearthstone Way is vacant land zoned I-1/PAD as well as a recently constructed children's gymnastics facility. To the southeast is the existing woman's-health facility, Remuda Ranch. East of Chandler Village Drive is the Chandler Fashion Center regional mall.

The General Plan identifies the subject site as within one of the six Growth Areas as defined in the Growth Area Element. The area surrounding the intersection of the Loop 202 Santan Freeway and Price Road, including the Chandler Fashion Center regional mall, is generally described as an area 'targeted for more intensive development'. This identified Growth Area allows for the consideration of additional mixed-use opportunities that can accommodate higher intensity concentrated development or re-development with a mixture of land uses. The proposed rezoning is consistent with the General Plan.

MID-RISE OVERLAY

The application requests approval of a mid-rise overlay to construct buildings over 45' in height. The proposed buildings range from one to six stories, with the five story buildings averaging 55-feet in height and the six story buildings peaking at 69-feet high. Mechanical equipment or architectural embellishments such as the cylindrical screening elements are not counted toward the overall building height. For reference, the maximum height of the mechanical screening is 78-feet.

This site is eligible for mid-rise consideration given its adjacency to the Chandler Fashion Center regional mall, as prescribed within the Mid-Rise Development Policy. It is important to note that although this application was filed prior to the approval of the 2006 revised Mid-Rise Development Policy, the proposal does adhere to the location criteria and performance characteristics as defined within the revised Policy. All buildings within the site, regardless of height, are greater than 300-feet away from the nearest existing or planned residential property line.

Height reducing techniques have been utilized throughout the building architecture to visually reduce the height impacts. These include varied roof heights and roof features that break up the skyline view. Additionally, mid-rise buildings employ two-story elements to further reduce the building's scale and provide a pedestrian element. The overall vertical building masses have been broken up by the incorporation of horizontal façade treatments, material variations including concrete stone tile applied to the first two floors, and color variations.

PROPOSED DEVELOPMENT

The proposal includes a total of 12 buildings organized around the Metropolitan's signature feature, the grand promenade that provides for a 'main street' feel. The promenade consists of a tree-lined boulevard that is intended to promote connections between the retail shops, office buildings and the residential units. Extensive pedestrian walkways with potentials for outdoor

patio space are located throughout. The site is designed to focus internally with buildings setback from Chandler Boulevard approximately 150 feet. All buildings along Hearthstone Way and Chandler Village Drive are placed within a landscape setting, yet oriented internally to the grand promenade. This not only provides for an attractive street scene, but also contains the developments intensity internally. Additionally, a gated pedestrian access is provided to the adjacent Windmill Suites hotel allowing hotel patrons easy access to the proposed development.

Buildings 1 and 2 are proposed as 2-story retail buildings. Buildings 3, 4 and 11 contain retail uses on the first two floors, with residential condominium units located on floors four through six. Building 5 is a two-story office building, while buildings 6 and 7 contain ground floor retail, with office space located on floors two and three. Buildings 8 and 10 are identified as six-story residential condominiums connected by the pool courtyard and building 9, the two-story community building/clubhouse. The clubhouse building includes amenities such as a fitness room featuring state of the art exercise area, large patio and pool, business center and media room. Finally, building 12 is proposed as a high-profile 8,000 square-foot gourmet restaurant. The proposal includes a total of 342 residential condominium units located within buildings 3, 4, 8, 10 and 11. The units range in size from approximately 900 square-feet to 1,900 square-feet. The proposal represents an approximate residential density of 29 units per acre.

A unique feature of this proposal is the minimal amount of at-grade surface parking provided. The minimized amount of surface parking further evokes a sense of pedestrian scale to the project. Of the 1,267 total parking spaces provided, only 213 parking spaces are provided at-grade. The majority of the parking is provided below-grade within the underground parking structure. In reality, the majority of the development is built above the underground parking garage. Three ramps provide vehicular access to the underground garage with numerous pedestrian elevator and stair access points provided throughout the site. Residential parking is separated from the general public parking and requires access cards to enter. The single-level sit-down restaurant is proposed to be exclusively valet parked within the underground parking structure. As such, a drop-off and pick-up vehicular queuing area is provided adjacent to the restaurant to allow for valet services.

The development is anticipated to construct in phases with Phase 1 including the three story retail/office buildings 6 and 7, the six-story residential condo buildings 8 and 10, and the two-story community clubhouse building 9. The underground parking garage for Phases 1 through 3 will be constructed with Phase 1. Phase 2 includes the six-story retail/residential building 11, and the restaurant building 12. Phase 3 includes the two-story office building 5, with Phase 4 completing the development with the two-story retail buildings 1 and 2, the underground parking garage for Phase 4, as well as the six-story retail/residential buildings 3 and 4.

The building architecture portrays a Manhattan Urban architectural style. The buildings utilize strong geometric architectural forms, softened by decorative parapet details and recessed window treatments. The buildings are broken down into a two-story base clad in concrete stone tiles. Decorative metal canopies are utilized at the building entrances to provide not only shade, but a pedestrian scale as well. The upper residential condominium floors utilize vertical and horizontal breaks as well as color variations to provide architectural interest. The upper residential floors are recessed back from the two-story base fronting the grand promenade enhancing the pedestrian scale. Glass balcony railing is utilized on the third floor residential

units to 'break-down' the barriers between the residents and the grand promenade furthering the mixed-use nature.

A comprehensive sign package is included for all monument and building signs. Two freestanding two-tenant panel monument signs are proposed along Chandler Boulevard, with a single two-tenant panel sign along Chandler Village Drive. The signs are proposed at 24-feet high, yet the tenant panels are kept below approximately 12-feet. The sign carries a very unique design that compliments the urban nature of the project. The freestanding monument sign panels are proposed as painted halo-illuminated individual lettering upon a reflective aluminum panel. A secondary six-foot high freestanding monument sign is proposed along Chandler Village Drive reserved for the restaurant pad. Building mounted signage is proposed as either halo illuminated or non-illuminated reverse pan-channel lettering. Under canopy hanging signs are proposed for the various retail tenants along the grand promenade, as well as four-foot high directional signage throughout the site.

DISCUSSION

Staff recommends approval of the application, finding the proposed development to be a high quality addition to the area surrounding the Chandler Fashion Center. The project represents true mixed-use that compliments the adjacent regional commercial shopping center while maintaining sensitivity to the nearby residential community by prohibiting the ability for cut-through traffic through the proposed site. The site's design fosters a level of urban intensity yet internalizes the intensity to buffer the neighboring homes. Through the project's superior design, Staff finds the requested residential density appropriate for this location.

Staff supports the requested mid-rise overlay finding merit in the site's design through implementation of the previously discussed design techniques that warrant the additional height. Additionally, placing the bulk of parking underground, which allows additional space for pedestrian amenities and circulation, has diminished the otherwise typical 'sea' of parking.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code. Public hearing notices were sent to all property owners within a ¼ mile radius and registered neighborhood associations within ½ mile.
- Two separate neighborhood meetings were held to address the proposed development. An open house meeting was held on January 31, 2006 at the Windmill Suites Hotel, with approximately 5 residents in attendance. A second meeting was held on September 26, 2006 at the Windmill Suites Hotel to discuss the proposal along with the mid-rise overlay request. A subsequent meeting was held with a neighboring community association on February 3, 2006. Comments received at all three meetings were positive and in support.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

Discussion occurred during the Planning Commission Study Session regarding the lack of pedestrian connectivity between the subject site and the Chandler Fashion Center mall. Through

the addition of condition no. 19, Planning Commission directed the applicant to work with Staff and the adjacent property owners to further investigate the ability to provide a pedestrian crossing, traffic calming and/or a signal along Chandler Village Drive. Additionally, Planning Commission felt the comprehensive sign package needed some adjustments. Condition no. 20 was added requiring the comprehensive sign package to return through a separate future Preliminary Development Plan.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the rezoning from Planned Industrial District (I-1) with a Planned Area Development (PAD) Overlay, to Planned Area Development (PAD) Amended Mixed Use with a Mid-Rise Overlay for additional building height, including Preliminary Development Plan (PDP) approval for a Residential and Commercial Office/Retail development on an approximate 12-acre site, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE METROPOLITAN OF CHANDLER" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0011, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
10. Landscaping shall be in compliance with current Commercial Design Standards.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
13. All raceway signage shall be prohibited within the development.
14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. The applicant shall work with Staff to striping pattern for lane design of the Hearthstone Way and Chandler Boulevard intersection.
16. The southern residential only gated entrance shall provide the standard turn-around detail. Details to be worked out with Staff.
17. Permitted uses within the proposed Commercial/Retail component shall be limited to include all uses permitted by right within the Community Commercial District (C-2) zoning district, including all professional, business, administrative, executive and medical office uses.
18. The multi-family residential units shall be individual 'for-sale' only units at the time of development.
19. The applicant shall work with Staff and adjacent property owners to investigate the ability to provide traffic calming, a pedestrian crossing and/or signal along Chandler Village Drive.
20. The comprehensive sign package shall return through a separate Preliminary Development Plan.
21. The applicant shall work with Staff to develop the potential future 'sun-room' option.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 3904 approving DVR06-0011 THE METROPOLITAN OF CHANDLER rezoning, as recommended by Planning Commission and Staff.

CC Memo No. 07-058

March 8, 2007

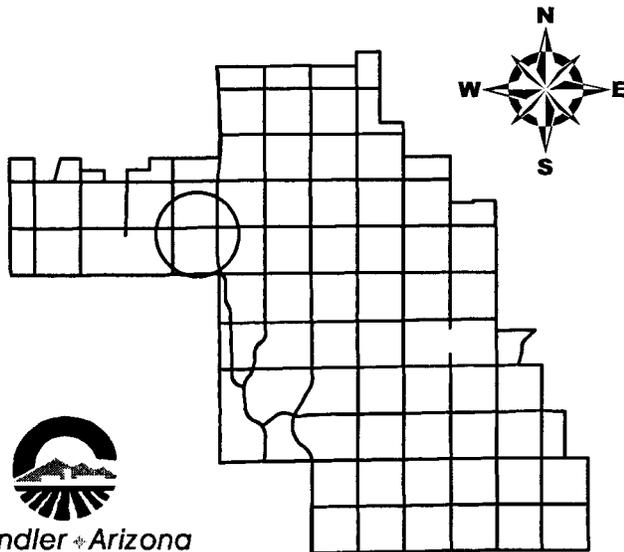
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Attachments

1. Vicinity Map
2. Ordinance No. 3904
3. Site Plan
4. Building Perspective Renderings
5. Building Elevations
6. Development Booklet, Exhibit 'A'



Vicinity Map



DVR06-0011

The Gate Way of Chandler



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/20/2005

ORDINANCE NO. 3904

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO PLANNED AREA DEVELOPMENT (PAD) AMENDED MIXED-USE WITH A MID-RISE OVERLAY (DVR06-0011 THE METROPOLITAN OF CHANDLER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from Planned Industrial District (I-1) with a Planned Area Development (PAD) Overlay, to Planned Area Development (PAD) Amended Mixed Use with a Mid-Rise Overlay for additional building height, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE METROPOLITAN OF CHANDLER" kept on file in the City of Chandler

Current Planning Division, in file number DVR06-0011, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

10. Landscaping shall be in compliance with current Commercial Design Standards.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
13. All raceway signage shall be prohibited within the development.
14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. The applicant shall work with Staff to striping pattern for lane design of the Hearthstone Way and Chandler Boulevard intersection.
16. The southern residential only gated entrance shall provide the standard turn-around detail. Details to be worked out with Staff.
17. Permitted uses within the proposed Commercial/Retail component shall be limited to include all uses permitted by right within the Community Commercial District (C-2) zoning district, including all professional, business, administrative, executive and medical office uses.
18. The multi-family residential units shall be individual 'for-sale' only units at the time of development.
19. The applicant shall work with Staff and adjacent property owners to investigate the ability to provide traffic calming, a pedestrian crossing and/or signal along Chandler Village Drive.
20. The comprehensive sign package shall return through a separate Preliminary Development Plan.
21. The applicant shall work with Staff to develop the potential future 'sun-room' option.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

PARCEL NO. 1

LEGAL DESCRIPTION

LOT 3, CHANDLER COMMERCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14, TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDERS NUMBER 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 3, AS PROVIDED FOR BY A.R.S. 28-7205;

EXCEPTING THEREFROM THAT PORTION;
COMMENCING FOR A TIE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH BEARS NORTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, 2671.86 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST (SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, RECORD), ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 341.02 FEET (341.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 3, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE (SOUTH 01 DEGREES 47 MINUTES 51 SECONDS WEST, RECORD), 312.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE NORTH 67 DEGREES 32 MINUTES 55 SECONDS WEST (NORTH 65 DEGREES 43 MINUTES 47 SECONDS WEST, RECORD), ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 75.73 FEET;
THENCE NORTH 21 DEGREES 27 MINUTES 53 SECONDS WEST, 157.58 FEET TO A POINT ON THE NON-TANGENT CURVE LEFT HAVING A RADIAL BEARING OF NORTH 78 DEGREES 04 MINUTES 07 SECONDS WEST, SAID POINT BEING ON THE WEST LINE OF SAID LOT 3;
THENCE ALONG SAID WEST LINE AND ALONG SAID CURVE LEFT HAVING A RADIUS OF 632.86 FEET (633.00 FEET, RECORD), A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 05 SECONDS, AN ARC DISTANCE OF 133.67 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 10 MINUTES 12 SECONDS WEST (NORTH 01 DEGREES 47 MINUTES 52 SECONDS EAST, RECORD), ALONG SAID WEST LINE, 3.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS EAST (SOUTH 88 DEGREES 12 MINUTES 06 SECONDS EAST, RECORD), ALONG SAID NORTH LINE, A DISTANCE OF 113.15 FEET (113.17 FEET, RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL 2

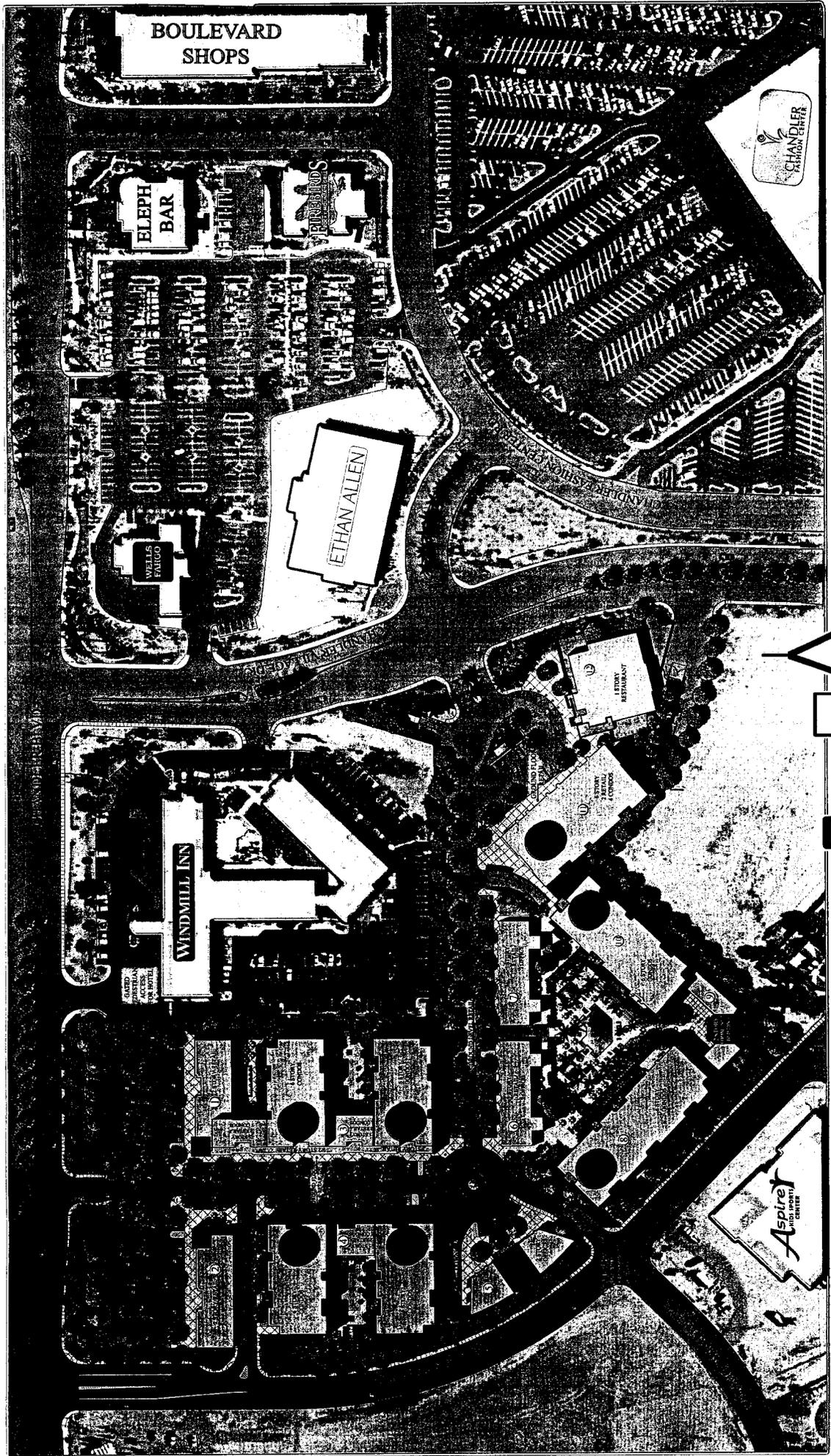
LOT 4, CHANDLER COMMERCE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14, TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDERS NUMBER 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 3, AS PROVIDED FOR BY A.R.S. 28-7205;

EXCEPTING THEREFROM THAT PORTION;
COMMENCING FOR A TIE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH BEARS NORTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, 2671.86 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST (SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, RECORD), ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 653.02 FEET (653.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 4, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST (SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, RECORD), ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER AND SAID EAST LINE OF LOT 4, A DISTANCE OF 208.75 FEET TO A POINT ON A NON-TANGENT CURVE LEFT HAVING A RADIAL BEARING OF SOUTH 85 DEGREES 10 MINUTES 55 SECONDS WEST;
THENCE ALONG SAID CURVE LEFT HAVING A RADIUS OF 508.68 FEET, A CENTRAL ANGLE OF 16 DEGREES 38 MINUTES 48 SECONDS, AN ARC DISTANCE OF 147.79 FEET TO A POINT OF TANGENCY;
THENCE NORTH 21 DEGREES 27 MINUTES 53 SECONDS WEST, 101.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;
THENCE SOUTH 67 DEGREES 32 MINUTES 55 SECONDS EAST (SOUTH 65 DEGREES 43 MINUTES 47 SECONDS EAST, RECORD), ALONG SAID NORTH LINE OF LOT 4, A DISTANCE OF 75.73 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

LOT 20, CHANDLER COMMERCE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14, TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDERS NUMBER 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 3, AS PROVIDED FOR BY A.R.S. 28-7205;

EXCEPT THEREFROM THAT PORTION OF SAID LOT 20 DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 89 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 215.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB WAY AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY SUBTENDING AN ANGLE OF 20 DEGREES 13 MINUTES 45 SECONDS WITH A RADIUS OF 567.00 FEET, AN ARC DISTANCE OF 200.19 FEET TO A POINT;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE WEST A DISTANCE OF 342.54 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 496.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD;
THENCE EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174.65 FEET TO THE POINT OF BEGINNING.



SITE PLAN

STATSMEDIA
 LAWRENCE & GEYSER
 ARCHITECTURE AND PLANNING



THE METROPOLITAN

GVA
 Urban Center
 Studio L.L.C.

PK
 KLAND

WHITNEYBELL PERRY INC
 ARCHITECTURE AND PLANNING



DEVELOPMENT DATA

PARCEL NUMBERS: 301-45-3360, 301-45-1498, 301-45-3392

ZONING: L-1, P10
PROPOSED: P10

SITE AREA:
 LOTS: 1 LOT
 GROSS 615,939 = 14.14 ACRES
 NET: 525,333 = 12.06 ACRES

USE: COMMERCIAL W/RESIDUAL FLOOR RETAIL OFFICE
 BUILDINGS, RESTAURANT
 RETAIL SPACE = 58,200 SF
 OFFICE SPACE = 38,000 SF
 CONDO UNITS = 342 UNITS

AMENITIES:
 CENTRAL WATER FOUNTAIN AT CIRCLE DRIVE
 (1) PARKING GARAGE WITH RESIDENTIAL COURTS
 (2) MARKED WATER FOUNTAINS @ SOUTH COURT
 (3) BARBECUE RAMADAS
 (4) RAISED FIRE PITS
 (5) NORTH RESIDENTIAL COURTS
 (6) SOUTH PUBLIC/PRIVATE COURT
 (7) SHARED TRELLIS SEATING AREAS @ SOUTH COURT
 (8) SHARED TRELLIS SEATING AREAS @ SOUTH COURT
 POOL @ SOUTH COURT
 2 STORY COMMUNITY BUILDING INCLUDING:
 - MULTIPURPOSE ROOM
 - CAFE ROOM

OCCUPANCY:
 CONDOMINIUM: R-2
 RESTAURANT: A-2
 OFFICES: B
 RETAIL: M

TYPE OF CONSTRUCTION:
 TYPE I, TYPE IV, TYPE V

CODES:
 INTERNATIONAL BUILDING CODE 2003
 INTERNATIONAL PLUMBING CODE 2003
 INTERNATIONAL MECHANICAL CODE 2003
 INTERNATIONAL ELECTRICAL CODE 2003
 NATIONAL ELECTRICAL CODE 2008

DEVELOPMENT PHASING:
 4 PHASE DEVELOPMENT

BUILDING HEIGHT:
 ALLOWED: 45'
 PROVIDED: 2, 3, 5, 6 STORY
 69' MAX. HT. (78' TO TOP OF MECH. SCREENING)

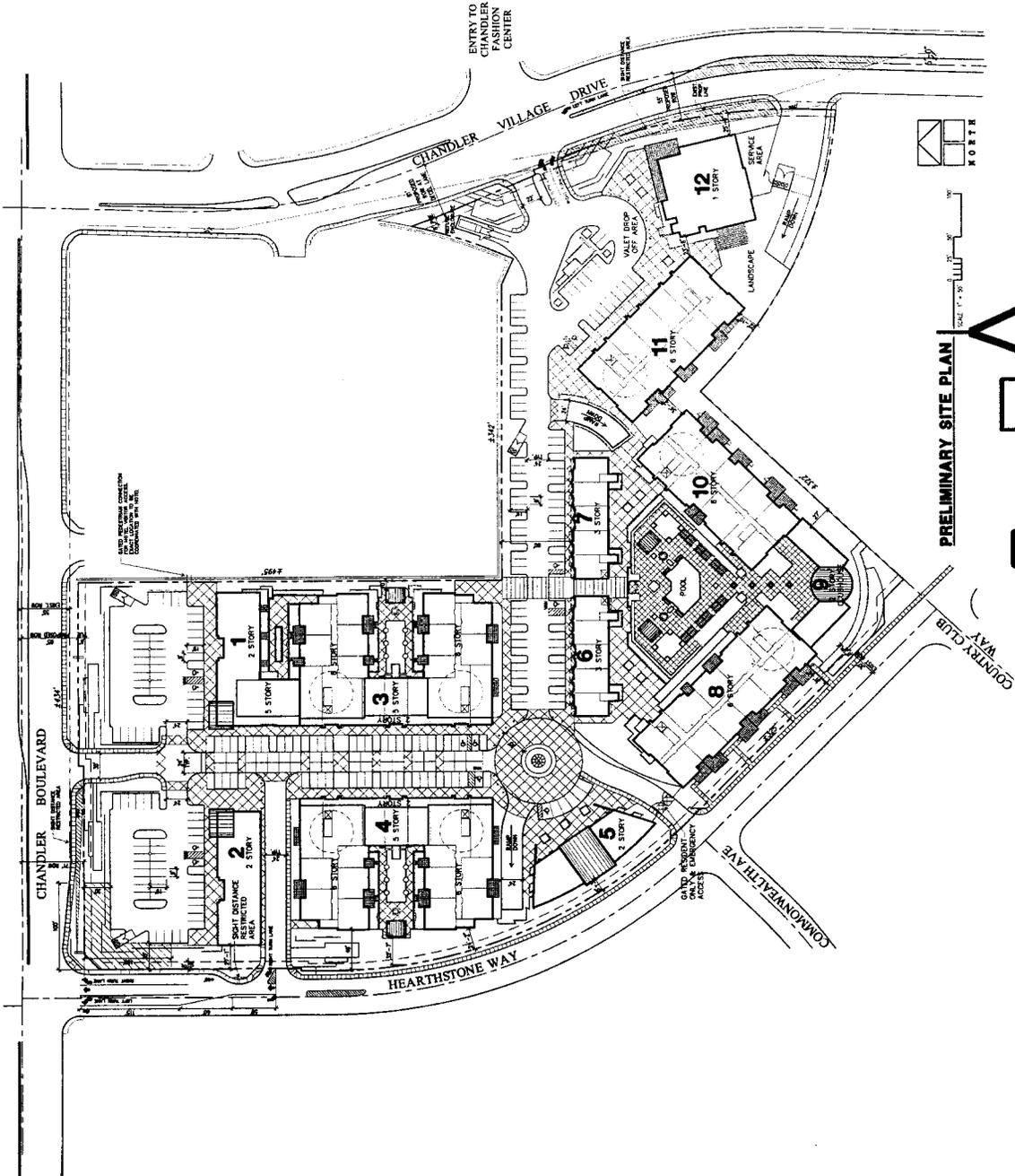
DENSITY:
 18 UNITS PER ACRE
 PROVIDED: 29 UNITS PER ACRE

LOT COVERAGE:
 PROVIDED: 45.63%
 LOT COVERAGE PROPOSED: 28.60%

LAND USE:
 COMMON OPEN SPACE REQUIRED = 97,200 SF
 (150 SF PER BEDROOM: 688 x 150 = 91,200)
 COMMON OPEN SPACE PROVIDED = 97,700 SF

PARKING:
 PARKING REQUIRED: 48,000 SF / 190-213
 RESTAURANT DINING: 4,800 SF / 90-116
 RESTAURANT PREP: 3,200 SF / 200-180
 OFFICE: 38,000 / 200-190
 1 BEDROOM CONDO: 88 x 1.5-132
 2+ BEDROOM CONDO: 234 x 2-508
 GUEST (1 PER 4 UNITS): 342/14-86
 TOTAL: 1,281

PARKING PROVIDED:
 OFFEN SPACES: 213
 GARAGE SPACES: 1054
 TOTAL (INCLUDES 26 ACCESSIBLE): 1,287



TECHNICAL SITE PLAN

STATSMAN
with beautiful luxury lifestyle

LAWRENCE & GUYER
 ARCHITECTURE

PK KLAND

WHITNEYBELL PERRY INC
 ARCHITECTURE AND PLANNING

UVA
 Urban Design Studio, L.L.C.

THE METROPOLITAN

COUNTRY CLUB WAY



NORTHERN VIEW OF BUILDINGS 1, 2, 3 & 4

LAWRENCE
& GEYSER
ARCHITECTS

STATESMAN
The City of Berkeley's City of Alameda

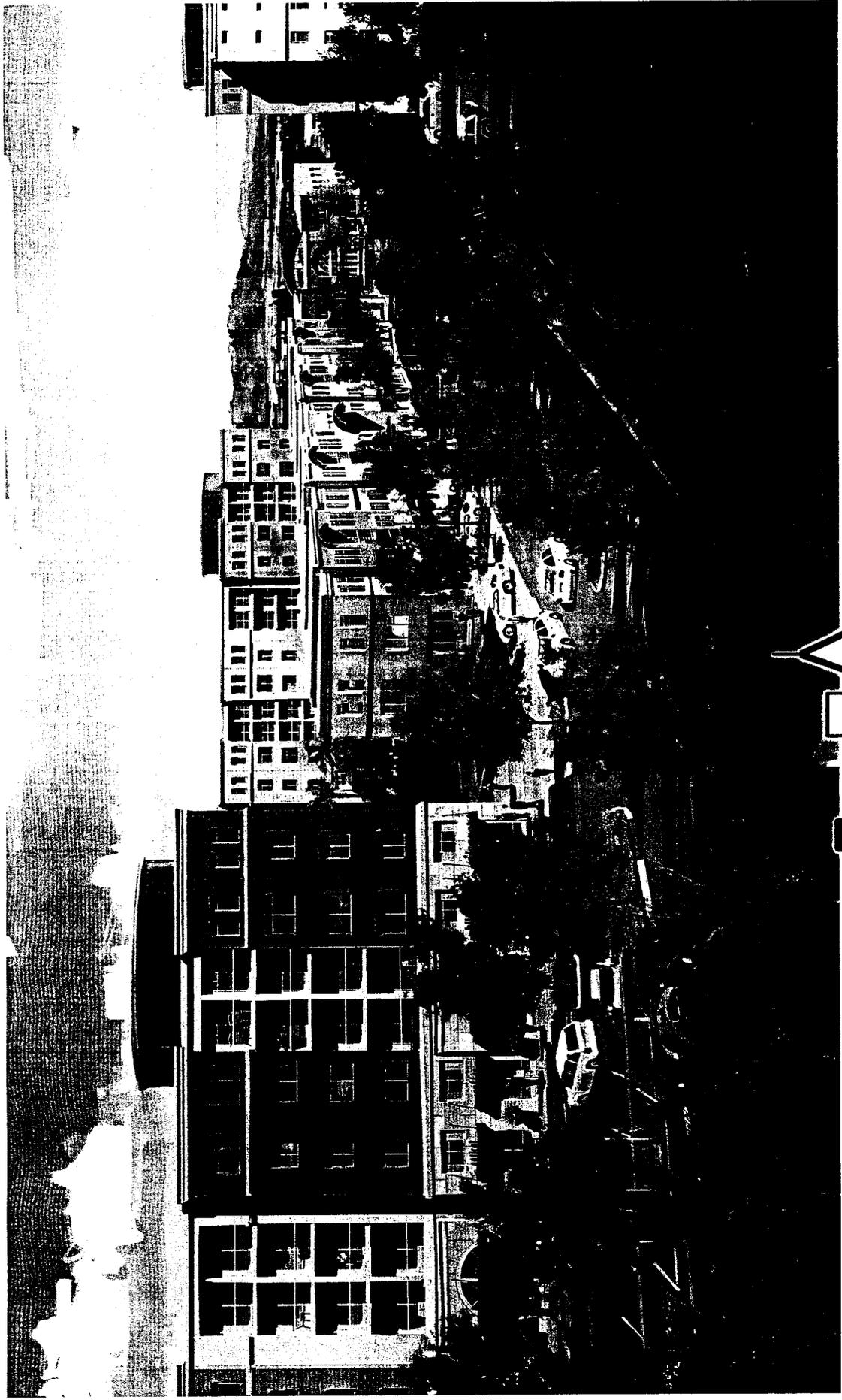
THE METROPOLITAN

WVA
Urban Design
Studio, L.L.C.

PK
KLAND

WHITNEYBELL PERRY INC
ARCHITECTURE AND PLANNING

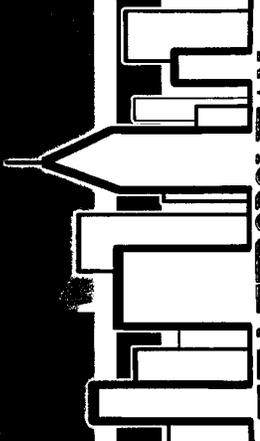




EASTERN VIEW OF BUILDINGS 6, 7 & 11

**LAWRENCE
& GYSEYER**
ARCHITECTS

STATESMAN
The Metropolitan
The Metropolitan
The Metropolitan

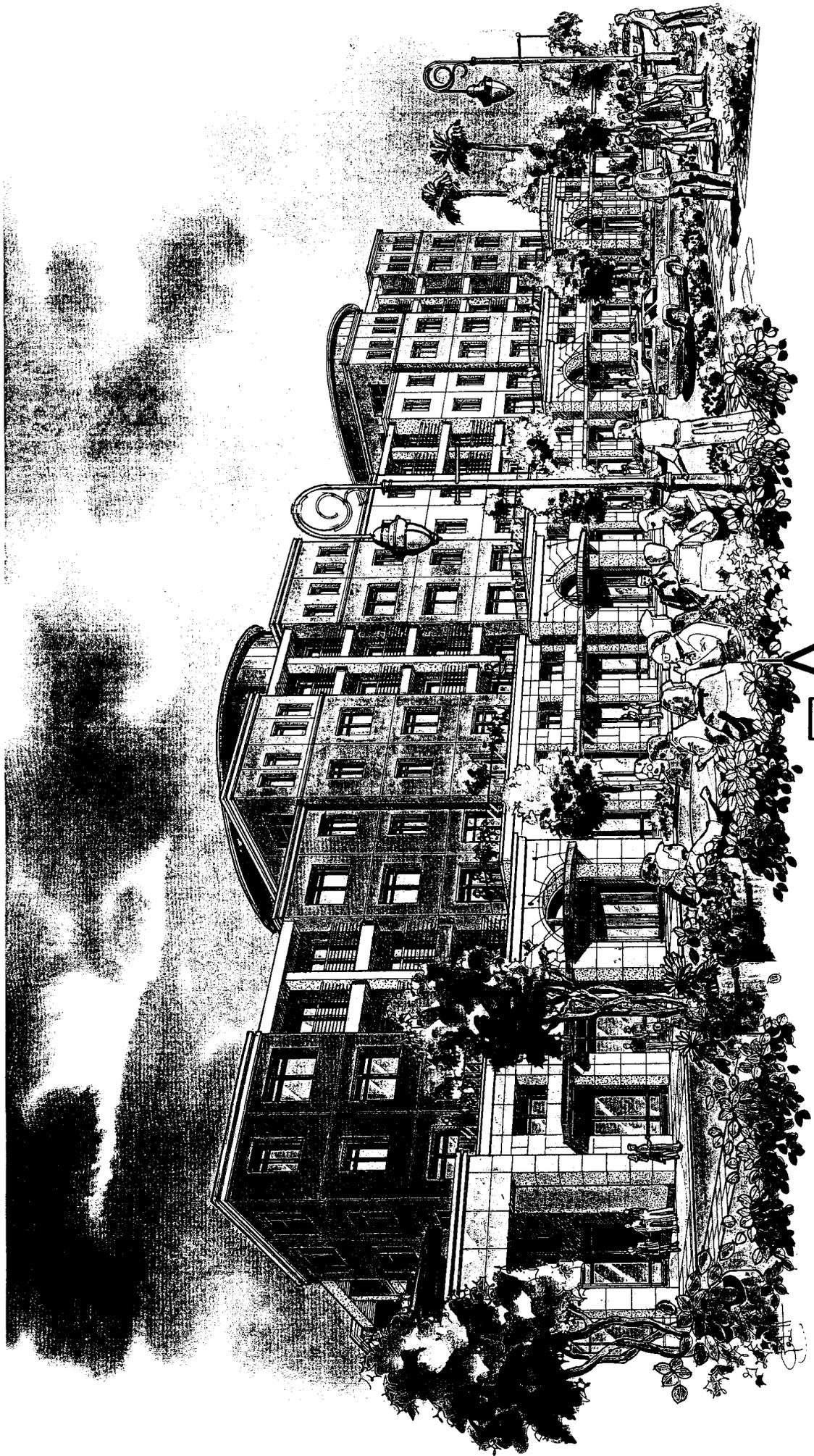


(LVA)
Landscape
Studio LLC

PK
KLAND

WHITNEYBELL PERRY INC
ARCHITECTURE AND PLANNING





WESTERN VIEW OF BUILDING 3

LAWRENCE
& GENSER
ARCHITECTS

STATSMAN
ARCHITECTURAL GROUP

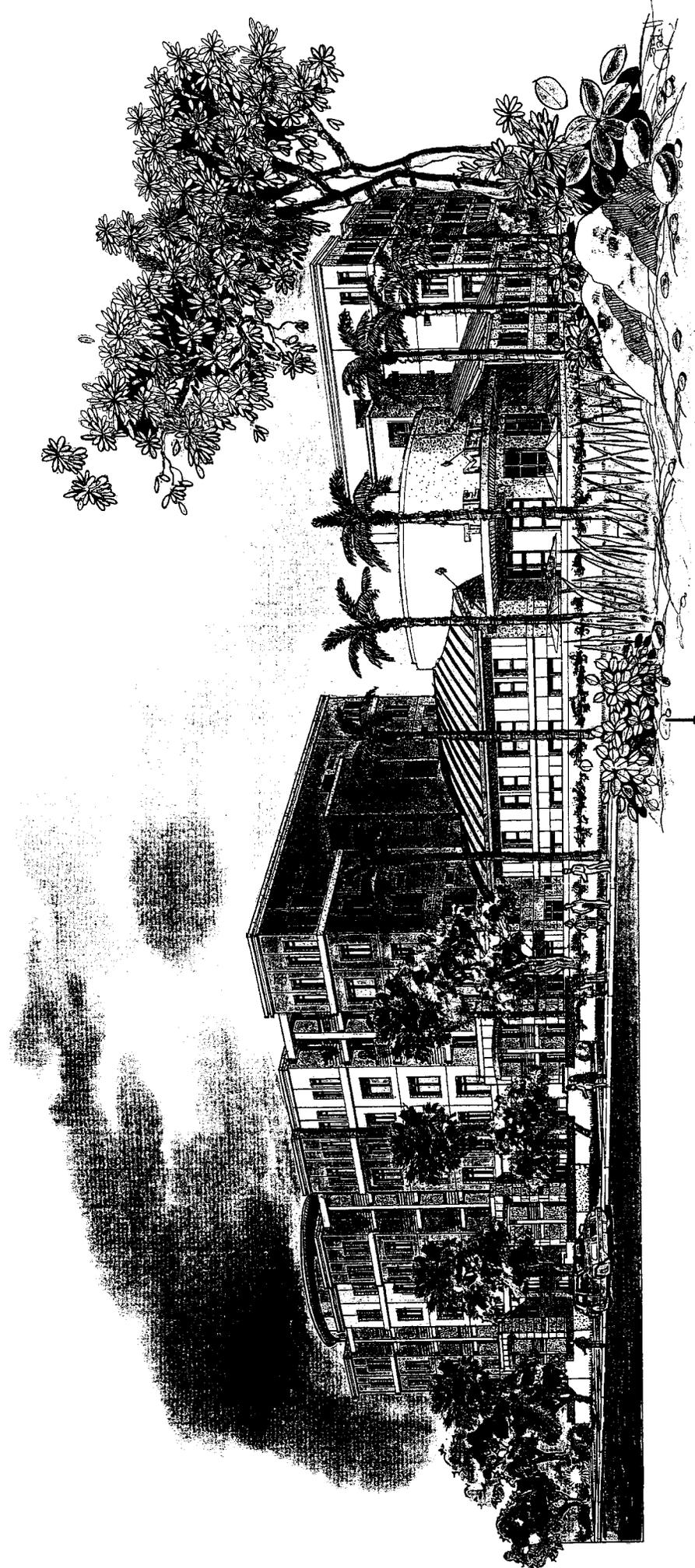
LVA
Urban Design
Studio, L.L.C.

PK
KLAND

WHITNEYBELL PERRY INC
ARCHITECTURE AND PLANNING



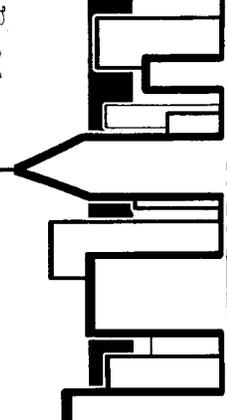
THE METROPOLITAN



SOUTHERN VIEW OF BUILDINGS 8, 9, 10

LAWRENCE
& GEYSER
REAL ESTATE

STATESMAN
The most beautiful way to live



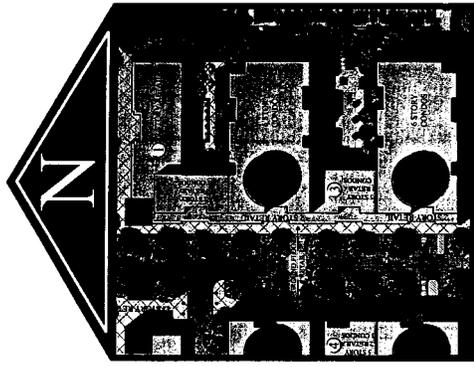
THE METROPOLITAN

UVA
Urban Design
Studio, L.L.C.

PK
KLAND

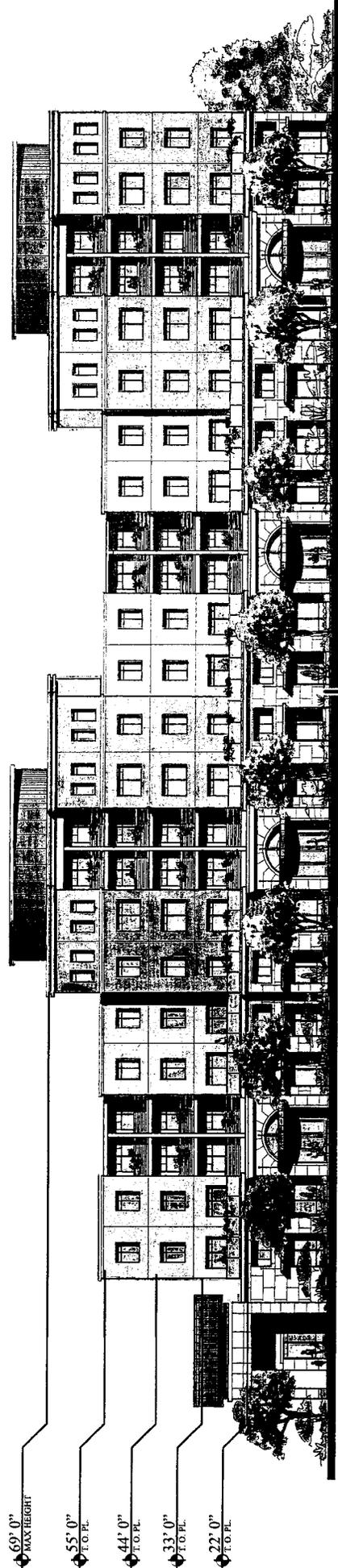
WHITNEYBELL PERRY, INC
ARCHITECTURE AND PLANNING





SOUTH ELEVATION

0' 8' 16' 32'



WEST ELEVATION

0' 8' 16' 32'

- 69' 0" MAX HEIGHT
- 55' 0" F.O. PL.
- 44' 0" F.O. PL.
- 33' 0" F.O. PL.
- 22' 0" F.O. PL.

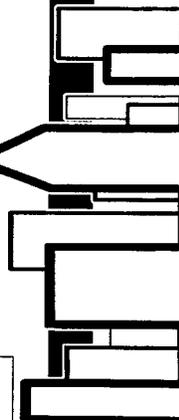
COLOR SCHEME: 1

WHITNEYBELL PERRY INC
ARCHITECTURE AND PLANNING



PK KLAND

UVA
Urban Design
Studio LLC



THE METROPOLITAN

1ST FLR RETAIL/CONDO BLDNGS 1 & 3

STATSMAN
What's beautiful never dies

LAWRENCE
& GEYSER
ARCHITECTS