

Add info #64

MAY 22 2008

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May 21, 2008

Mayor Dunn and Members of the City Council
City of Chandler
Mail Stop 603
P.O. Box 4008
Chandler, Arizona 85244

RE: *DVR07-0058 Red Rock Business Plaza (14 acres)*
Northeast corner of Wright Drive and Germann Road.

Dear Mayor Dunn and City Council Members:

On behalf of our client, Mark IV Capital, we are providing you with this booklet that gives you a brief summary of the PAD Amendment being requested for the Red Rock Business Plaza property. This Amendment is to slightly expand the list of permitted uses for this new business park to allow "family recreational/instructional" uses such as bounce facilities, gymnastics, rock climbing, cheering, toddler gyms, and similar uses.

On May 7, 2008, after a thorough discussion of all issues raised by this request, the Planning and Zoning Commission recommended approval subject to 7 stipulations. With this letter and presentation booklet, Mark IV Capital accepts 6 of the 7 proposed stipulations. We would respectfully ask the City Council to remove proposed stipulation #4, which is not necessary since the percentage of these uses will be limited by the parking requirements.

Although Staff has not recommended approval of this request (citing inconsistency with the General Plan and PAD zoning), they did agree that the submitted parking study addressed their original concerns with parking. At the end of the Planning Commission's deliberations, it was the Planning Staff who recommended the 7 conditions that were applied to the case. It should also be noted that Chris Mackay with the City's Economic Development Department has been very supportive of this request at this particular location. In her testimony at the Commission hearing, she noted that these family recreational/instructional uses are an important lifestyle amenity for Chandler residents that are best located in this type of high quality mixed use business park project. The City's Airport Commission also found that the amendment would not conflict with airport operations.

Applicant's original parking study of other bounce facilities in the valley by Civtech Traffic Engineers was expanded between the first and second Planning Commission hearings to study a broad range of family recreational/instructional uses on a number of days both during the week and on week-ends. The key conclusion of the Civtech study was that none of these uses

(i.e. family bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms and similar uses) would result in any parking problem at Red Rock Plaza. This project is already parked at roughly 4 spaces per 1,000 square feet. None of the family recreational uses needed parking higher than 2.4 spaces per 1,000 square feet during normal business hours on weekdays and no more than 3.59 spaces per 1,000 square feet on week-ends (when most of the other tenants are closed).

The traffic engineers conducted their study in upscale business parks near Deer Valley Airport, Scottsdale Airpark and Falcon Field that were virtually identical to the one under consideration. In addition to the key finding on low parking demand, the team from Civtech also observed several additional important points that address other issues raised by Staff:

- No actual conflict existed between deliveries and family recreational uses. The primary time observed for truck deliveries was weekday mornings, when family recreational uses have little if any utilization. Moreover, upscale business parks such as Red Rock Plaza, do not have loading docks, so delivery trucks are of the smaller FedEx style.
- There were no children observed outside actual tenant suites without an adult present. In other words, no children were observed running through the business park unattended. By standard practice, the owners of these family recreational uses check children in and out of the tenant space. Children are not allowed to leave unattended.
- No long lines for drop-offs or pick-ups were observed. Parents coming to drop-off or pick-up children pulled into parking spaces and went in to the tenant space rather than merely dropping off children.
- High utilization of the tenant suites did not produce high parking demand because parents and children arrive together.
- Phoenix, Scottsdale, Tempe & Mesa have all found by actual experience that these family/recreational/instructional uses fit well into high quality, mixed use business parks like Red Rock Business Plaza.

Family/Recreational/Instructional uses do not located in retail shopping centers for the following reasons:

- Need ceiling height clearance of 18-feet or more – not found in retail shopping centers.
- Rents are too high in retail centers.

- Retail centers have high parking demand at same peak periods, so parking is scarce.
- Retail centers create too many distractions for children.
- Families prefer business park environment to busy retail shopping centers for these uses.

Staff's raised a concern that these family/recreational/instructional uses would push out more desirable office and light industrial uses. We do not believe this concern is well founded in the Chandler Airpark area. The City's Economic Development Department cites some 26 million square feet of non-residential uses within Chandler Airpark. Even if a handful of family recreational uses located in this business park, it would be a very small percentage of available business park space. Moreover, these recreational uses are an important lifestyle issue for the City residents. That is why the Economic Development Department has given full support to this application and the Airport Commission determined there was no conflict with airport operation. Relegating these family oriented uses into retail centers would simply push them out of the City all-together. It is a credit to the owners of Red Rock Business Plaza that they are committed to making room for several of these uses in their top quality business park.

Planning and Zoning Commission recommended stipulations

As noted above, the Planning and Zoning Commission carefully analyzed this request and recommended approval (5-1) subject to 7 stipulations. The applicant asks that only Stipulation #4 be deleted, because it is unnecessarily restrictive. The amount of available parking will properly govern the percentage of these uses in the business park.

1. Development shall be in substantial conformance with application materials, except as modified by conditions herein. **ACCEPTED**
2. Compliance with the original conditions adopted by City Council through Ordinance No. 3673, in case DVR04-0037 Chandler Airport Center, except as modified by the subject application and conditions herein. **ACCEPTED**
3. "Family Recreational" uses such as bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms and similar uses shall be allowed. Other public assembly uses such as theaters, school and churches shall not be allowed. **ACCEPTED**

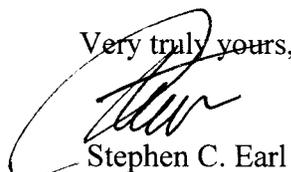
4. ~~The amount of "Family Recreational" uses shall be limited to no more than 25% of each building.~~ (**DELETE:** The number of these uses should not be dictated by a set percentage of the 3 buildings but rather by amount of parking available. These uses are appropriate in this particular park and contribute an important life style amenity for the thousands of families now living in this area.)
5. No "Family Recreational" use shall have their entrance on the immediate end cap suites adjacent to truck aisles. (**CLARIFICATION:** Based upon our conversation with Staff, we simply wish to emphasize that this limitation relates to the standard tenant suites at the ends of the 3 buildings next to the drive aisles).
6. Several parking spaces in front of the "Family Recreational" entrances shall be reserved and signed for pick up/drop off. **ACCEPTED**
7. There shall be no competitions held Monday through Friday. **ACCEPTED**

Conclusion

Mark IV Capital has made a concerted effort to address the perception issues raised by the City Planning Staff and to place certain protections on these uses into appropriate and enforceable stipulations recommended by the Planning Commission. As noted at the hearings by Chris Mackay, this is really a lifestyle amenity issue for Chandler residents. The City now has many affluent neighborhoods in the 2 to 3 mile radius around the Chandler Airpark that want access to these family recreational and training uses. The only legitimate place for them is in business parks like Red Rock Business Plaza. They simply don't fit in retail shopping centers. Red Rock Plaza has more than sufficient parking, convenient access, attractive rent structure and 18-foot clear heights to accommodate these uses. Moreover, these uses have repeatedly proven they are compatible with other office, showroom and light industrial uses. We hope you agree with this assessment and follow the recommendation of approval from the Planning Commission.

Please feel free to contact us if you have any questions. We look forward to presenting this case to you on Thursday evening.

Very truly yours,



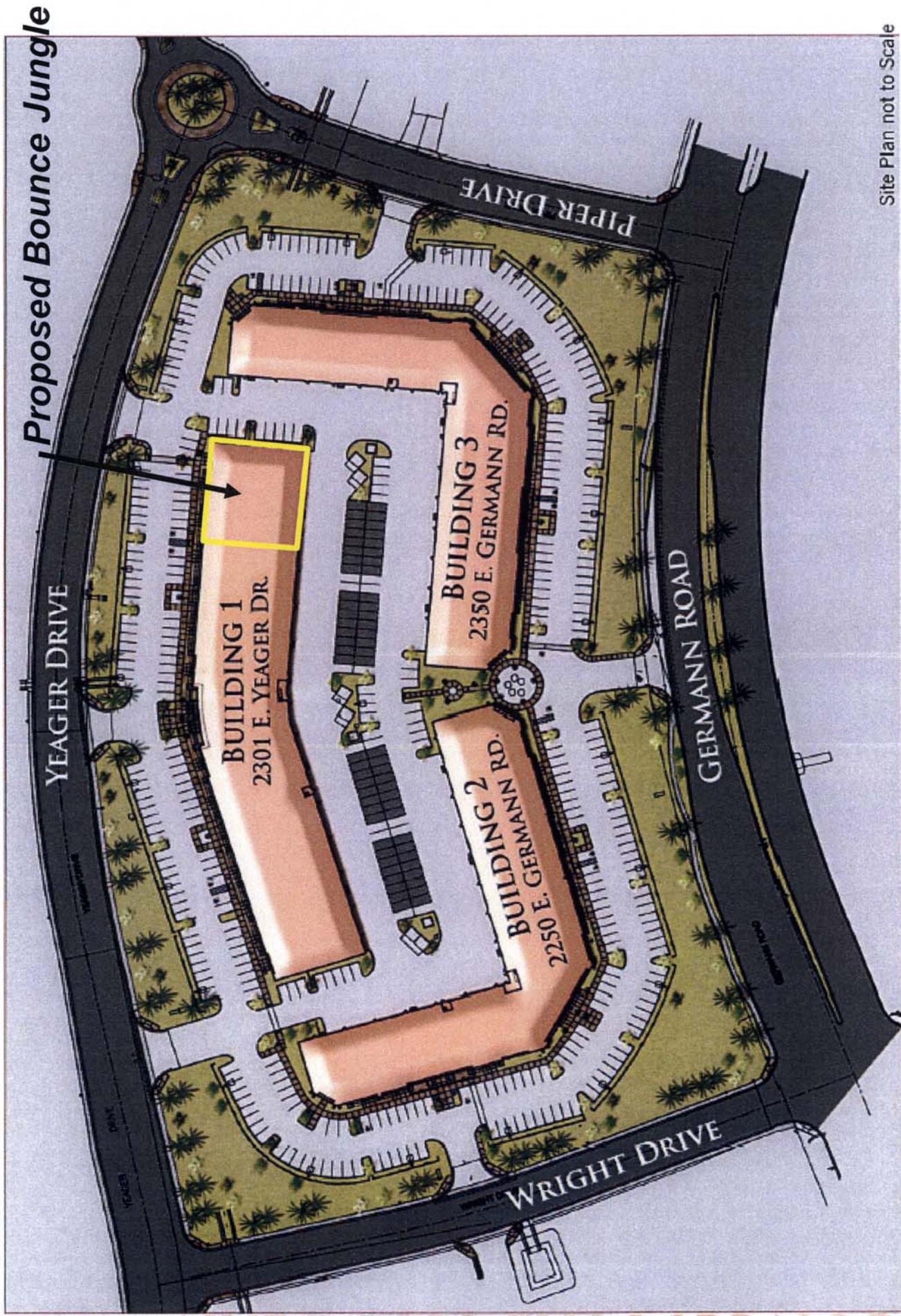
Stephen C. Earl

SCE/rot

CC: Paul Cate

Pat Jones

RED ROCK BUSINESS PLAZA



CONCEPTUAL SITE PLAN

CHANDLER, ARIZONA

RETAIL FRONTAGE | WALK-UP OFFICE | FLEX INDUSTRIAL



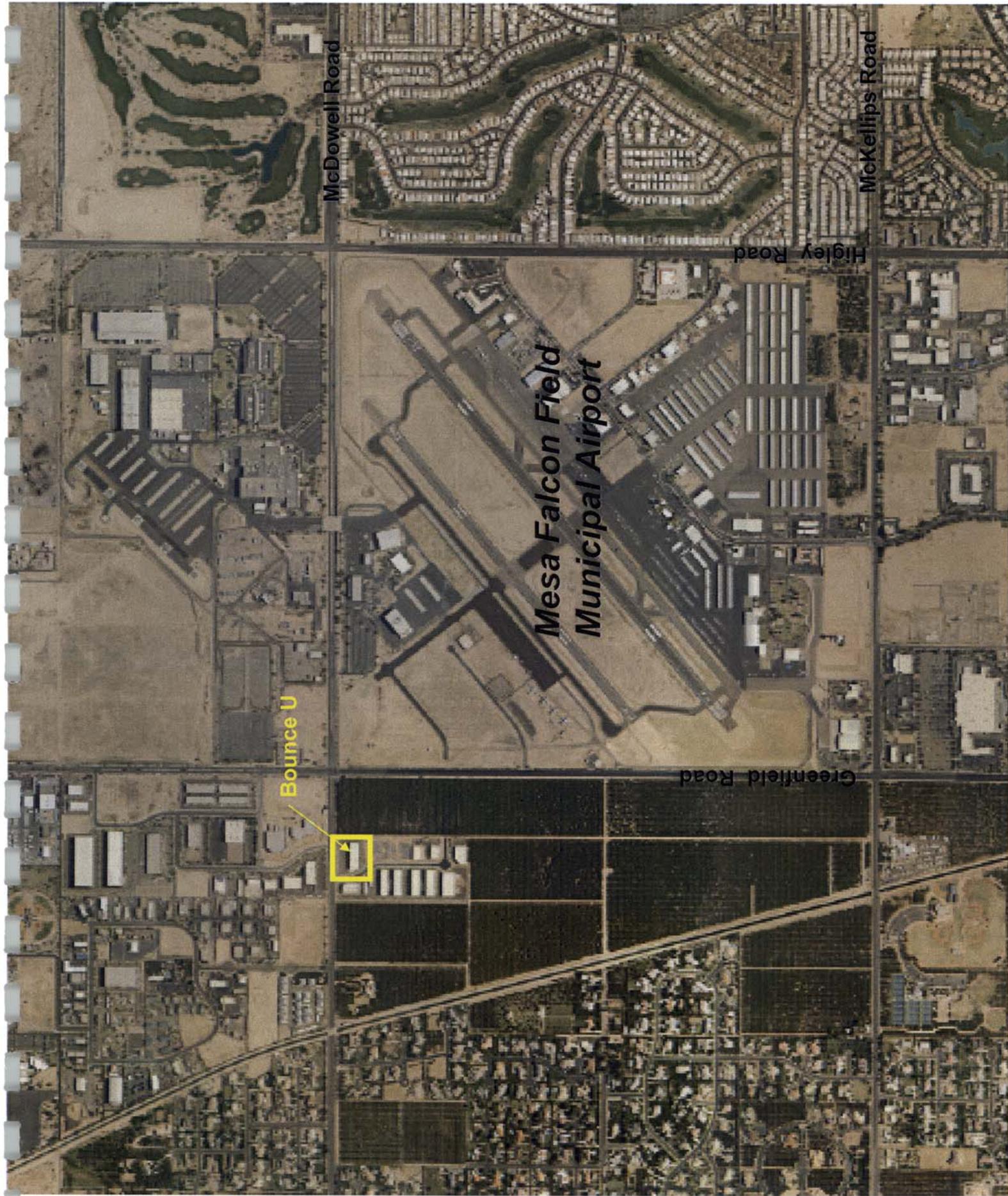
RED ROCK BUSINESS PLAZA

202 FEEWAY & COOPER ROAD

DELUXE ±1,800 TO ±50,400 SQUARE FOOT SPACES AVAILABLE

ADJACENT TO ±1.3 MILLION SF VESTAR CROSSROADS TOWNE CENTER

***“Family Recreational/Instructional” uses
Have Located In High Quality
Business Parks in
Phoenix, Scottsdale, and Mesa***



McDowell Road

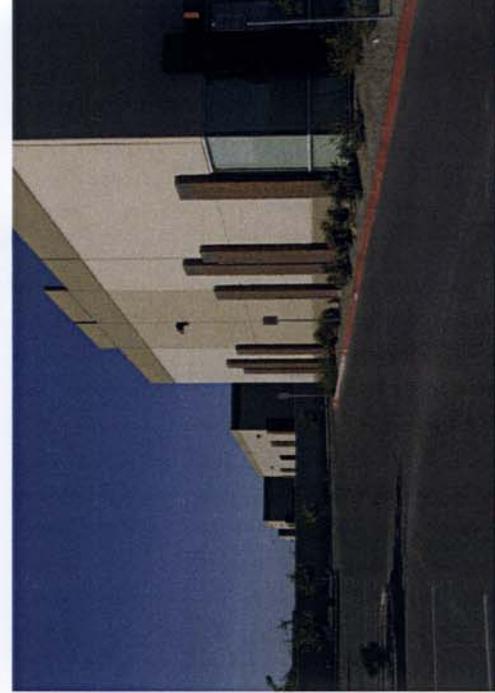
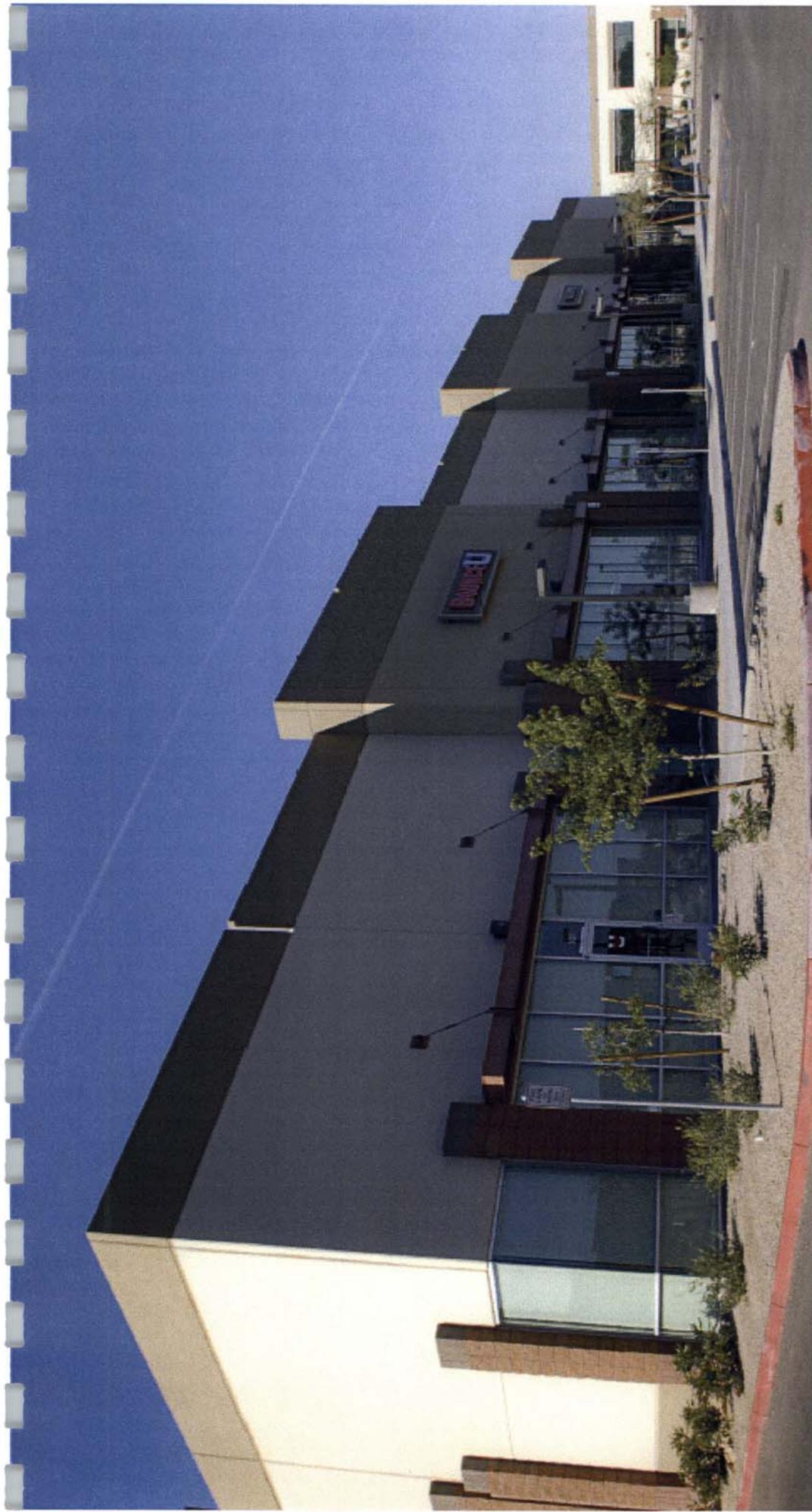
McKellips Road

Higley Road

Mesa Falcon Field
Municipal Airport

Bounce U

Greenfield Road



Bounce U
Falcon Field Municipal Airport
4255 E. McDowell Road
Mesa, AZ



American Elite
Gymnastics

Pump It up

My Gym

Bell Road

Boutique U

McDowell Ranch
Business Park

Extreme Cheerleading/
Gymnastic

Frank Lloyd Wright Blvd

Hayden Road

Scottsdale Airpark

Loop 101

Kids U

City of Scottsdale Airpark and McDowell Ranch Business Park



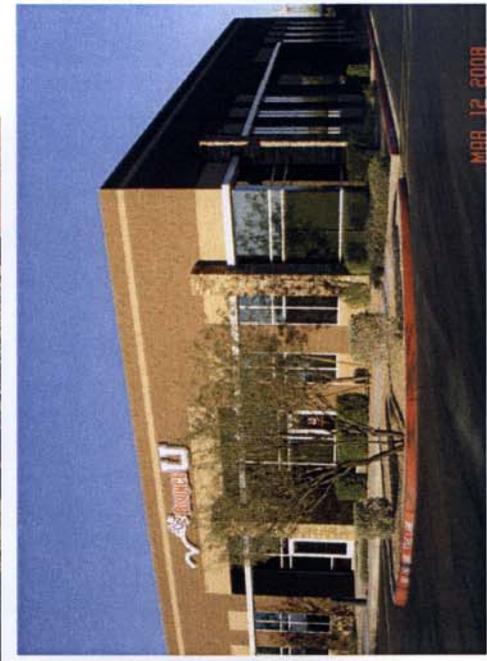
North



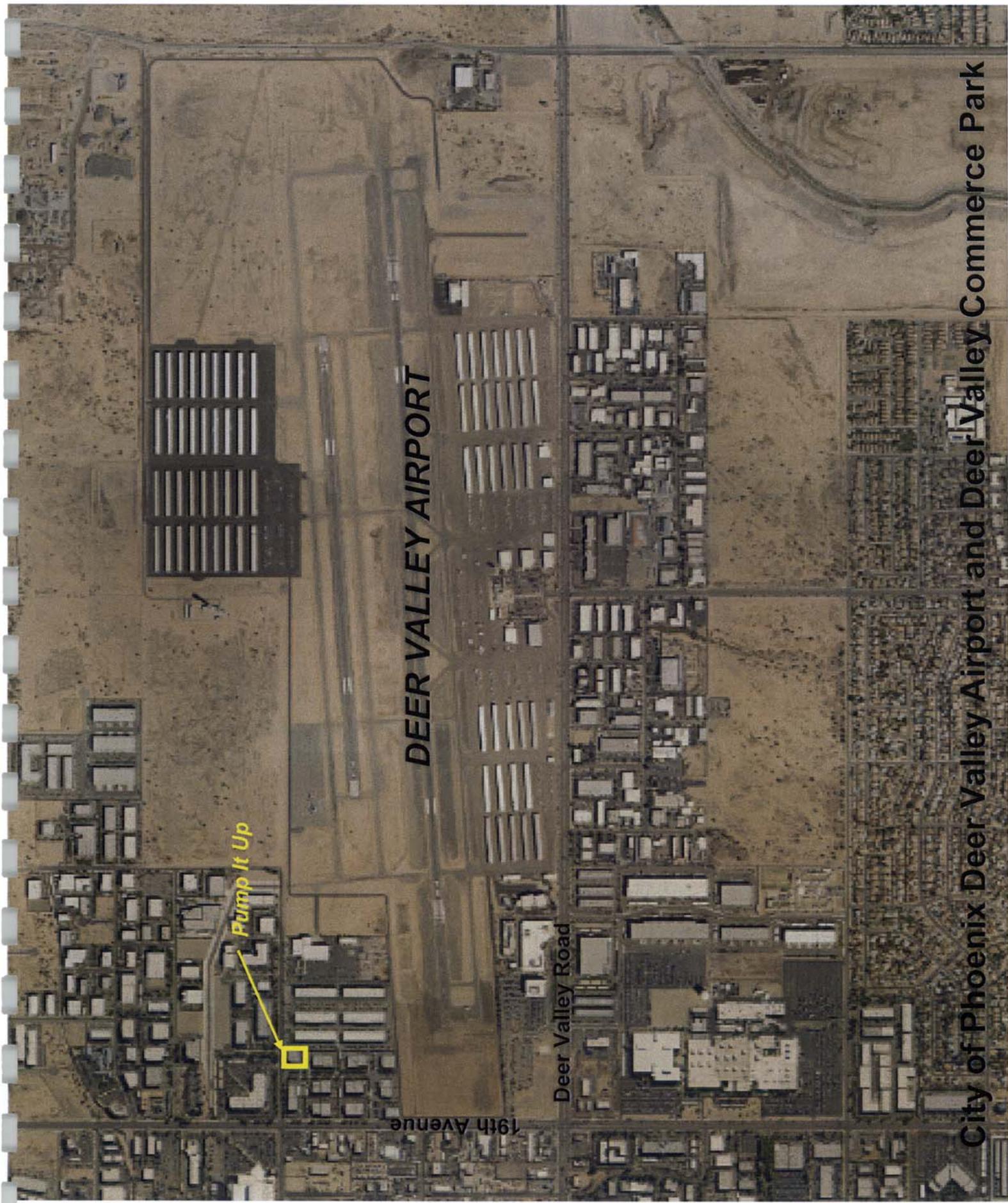
MAR 12 2008

Pump It Up

McDowell Mtn Ranch Business Park
(Scottsdale Airport)
9378 E. Bahia Dr. Scottsdale, Az



Bounce U
McDowell Mtn. Ranch Business Park
(Scottsdale Airport)
8970 E. Bahia Dr. Scottsdale, Az



DEER VALLEY AIRPORT

Pump It Up

19th Avenue

Deer Valley Road

City of Phoenix Deer Valley Airport and Deer Valley Commerce Park

#64

MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-102

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: DVR07-0058 RED ROCK BUSINESS PLAZA
Introduction and tentative adoption of Ordinance No. 4072

Request: Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the zoning district for a multi-tenant office/industrial development

Location: Northeast corner of Wright Drive and Germann Road (Approximately ¼ mile east of the northeast corner of Cooper and Germann Roads)

Applicant: Pat Jones
Mark IV Capital

Project Info: 14-acre site, three single-story flex-multi-tenant office/industrial buildings, 133,142 total building square footage

PLANNING COMMISSION RECOMMENDATION

Upon finding the request to be consistent with the General Plan and existing Planned Area Development (PAD) zoning, Planning Commission recommends approval subject to conditions.

STAFF RECOMMENDATION

Upon finding the request to be inconsistent with the General Plan and existing Planned Area Development (PAD) zoning, Staff recommends denial.

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to expand the list of permitted uses within the zoning district for a 14-acre multi-tenant office/industrial development at the northeast corner of Wright Drive and Germann Road. The additional uses are proposed to include specified Public Assembly uses, which the applicant refers to as "family recreational" uses: bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms, and similar uses.

The subject site is part of the 245-acre Chandler Airport Center, master planned employment center that flanks both sides of Cooper Road south of the Santan Freeway (Loop 202). The Chandler Airport Center received conceptual zoning approval in 2005. The master plan established the subject site for office, showroom, and light industrial uses. Adjacent to the north and northwest are vacant sites with the same zoning designation. To the east and west are recently constructed projects similarly designated for office/industrial/showroom uses. South across Germann Road is vacant land designated for office, light industrial, and hangar uses.

A Preliminary Development Plan (PDP) was approved in April 2007 for the subject 14-acre site. The PDP identified three single-story flex office/industrial buildings totaling approximately 133,000 square-feet. Sufficient parking is provided to accommodate a 50% Office - 50% Industrial build out, taken on a building-to-building basis. Based on parking, a minimum of 50% of each building will be utilized for warehouse and light manufacturing uses. The site is currently nearing the final stages of construction.

The approved zoning permits general office and service retail uses, showroom and warehouse uses, light manufacturing and industrial uses, or any combination thereof, pending compliance with the above mentioned parking restrictions. The site's zoning does allow the storage of hazardous materials by-right, with the Fire and Building Codes governing their storage and use. The approved zoning does not permit any type of family/children's recreational, instructional or training Public Assembly uses. The requested zoning amendment seeks to permit said uses within all three buildings, while not altering the retail/office/showroom versus warehouse/manufacturing percentage limitations. The proposed Public Assembly uses would count as part of the allowed retail/office/showroom space. Examples of the proposed amended Public Assembly uses include but are not limited to martial arts and gymnastics training facilities, musical instrument training studios, dance studios, and family/children's recreational facilities.

A specific user identified as a proposed tenant is Bounce Jungle, a jungle-themed entertainment facility that will include two arenas equipped with large inflatable play equipment to bounce, climb and slide upon, as well as two private party rooms for food, cake, beverages and other party activities. Additional entertainment activities will include clowns, magicians, balloon character artists, and minimal arcade games. Families reserve the Bounce Jungle facilities and services for events such as children's birthday parties. All parties are by invitation from the hosting family only. Bounce Jungle would occupy approximately 10,000 square-feet within one of the three buildings, with up to 15 employees on-site at any given time. Each party will allow up to 35 participants (parents and children) in each of the two arenas and two private party rooms.

PARKING STUDY

The applicant commissioned a parking demand study that provides vehicle counts for five (5) different types of family recreational assembly uses: gymnastics, rock climbing, cheerleading, toddler gym, and bounce facility (similar to Bounce Jungle, an identified potential user for the subject site). Vehicle counts were conducted on a weekday and a weekend for each use, all in April except the bounce facility that was previously studied in March. The highest peak parking demand observed was for the rock climbing use, at 4.8 spaces per 1,000 square feet of floor area. Other uses' parking demands ranged from 1.2 to 3.8 spaces per 1,000 square feet, not counting any drive-by drop-offs that did not use a parking space. Notably, the bounce facility is the only use type studied that had a higher peak on weekends than weekdays. Also, the rock climbing gym, oriented more toward adults, is the only use that had a weekday peak after 5 p.m. (it peaked at 6:45 p.m.). Since the peak parking demand for these uses (even accounting for some amount of drive-by drop-offs) appears to be under the 5 spaces per 1,000 square feet ratio of the office use it is replacing in the use mix of the buildings, the existing parking should be able to accommodate the uses' total demand.

Drive-by drop-offs, where the cars never enter a parking space, are believed to be common only for uses oriented toward 10 to 16 year olds, such as gymnastics or dance. The lack of defined pick-up/drop-off areas continues to be a concern for the gymnastics and dance types of uses that cater to this age group.

DISCUSSION

Staff recommends denial of the rezoning request finding the proposed uses incompatible with the Chandler Airport Center's existing business park zoning. Recreational uses such as martial arts and gymnastics training facilities, musical instrument training studios, dance studios, and family/children's recreational facilities are typically located in commercial zoning districts such as Community Commercial (C-2) and Planned Area Development (PAD) for retail where they are allowed by-right. Staff finds that children's activities are not compatible with uses such as warehousing and light manufacturing typically found in business parks such as the subject site. The traffic generated by parents dropping off children is not compatible with business park truck traffic. While all parents have the best intentions, children can get loose and run out into the drive isles that are intended for the light manufacturing and warehouse truck traffic.

Staff understands that various Public Assembly uses, as identified within this rezoning request, require higher ceiling heights and/or larger clear open space than typically found in traditional commercial retail developments, thus the attraction to industrial/office business parks. However in the case of this subject site, as constructed, no more than 50% of each building could be utilized for commercial purposes. The remaining 50% is slated for light manufacturing and warehousing uses, of which Staff finds the proposed Public Assembly uses incompatible. Business park uses can generate noise and odor as well as include the storage of hazardous materials, of which Staff finds incompatible with the identified Public Assembly uses, some of which may include children.

Additionally, Staff finds that many of the proposed Public Assembly uses, especially those oriented toward 10 to 16 year olds, will generate drive-by drop-off traffic that cannot be safely

accommodated in the established parking lot layout. A likely result for these types of use, if not managed well, is long lines of vehicles at peak hours extending from the suite entrances out onto the collector streets or Germann Road. The anticipated vehicle backup would conflict with office and truck traffic generated by the center's other uses.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 5 Opposed: 1 (Cason)

Planning Commission expressed concerns with the exact types of uses that would be allowed (gyms versus theaters, etc.), the distribution of the proposed uses within the project, the function of parking and pick-up/drop-off at times when events overlap or there are large events like competitions, and the potential presence of hazardous materials in the industrial suites. Many of the recommended conditions address these concerns.

AIRPORT RECOMMENDATION

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

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.
- A neighborhood meeting was held on February 28, 2008 at the Chandler Municipal Airport. No citizens attended.

Staff has received no phone calls from residents in opposition to the request. Staff has received three letters of support attached to this memo.

PLANNING COMMISSION RECOMMENDED ACTION

Planning Commission, upon finding consistency with the General Plan, recommends approval of DVR07-0058 RED ROCK BUSINESS PLAZA subject to the following conditions:

1. Development shall be in substantial conformance with the application materials, except as modified by conditions herein.
2. Compliance with the original conditions adopted by City Council through Ordinance No. 3673, in case DVR04-0037 Chandler Airport Center, except as modified by the subject application and conditions herein.
3. "Family recreational" uses such as bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms, and similar uses shall be allowed. Other public assembly uses such as theaters and schools shall not be allowed.

4. The amount of “family recreational” uses shall be limited to no more than 25% of each building.
5. No “family recreational” uses shall have their entrance on the endcap suites adjacent to the truck aisles.
6. Several parking spaces in front of the “family recreational” entrances shall be reserved and signed for pick-up/drop-off.
7. There shall be no competitions held Monday through Friday.

STAFF RECOMMENDED ACTION

Upon finding the request to be inconsistent with the General Plan, Staff recommends denial.

PLANNING COMMISSION PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4072 approving amended Planned Area Development zoning in case DVR07-0058 RED ROCK BUSINESS PLAZA subject to the conditions recommended by Planning Commission.

STAFF PROPOSED MOTION

Move to deny the rezoning request DVR07-0058 RED ROCK BUSINESS PLAZA as recommended by Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevation
5. Bounce Jungle Narrative
6. Letters of Support
7. Parking Study
8. Ordinance No. 4072

LEGAL DESCRIPTION:

Lot 4 Chandler Airport Center, Phase I, defined in Book 858 of Maps, Page 9, records of Maricopa County, Arizona.

This drawing is an outgrowth of space and is the property of balmer architectural group inc. any drawing not to be reproduced without their written permission. © 2008 balmer architectural group inc. 7142 E. Camelback Rd., Suite 770 Phoenix, Arizona 85018 Tel: 602.944.4140 Fax: 602.944.4140 Email: info@balmer-inc.com

APN:

N/A AT THIS TIME, PLAT HAS JUST RECORDED AND APN'S HAVE NOT YET BEEN ASSIGNED / MADE PUBLIC.

VICINITY MAP



CHANDLER BUILDING CODES:

- UNIFORM ADMINISTRATIVE CODE, 1994 EDITION
- INTERNATIONAL BUILDING CODE, 2003 EDITION
- ARIZONANS WITH DISABILITIES ACT
- NATIONAL ELECTRICAL CODE, 2002 EDITION
- INTERNATIONAL PLUMBING CODE, 2003 EDITION
- INTERNATIONAL MECHANICAL CODE, 2003 EDITION
- INTERNATIONAL FUEL GAS CODE, 2003 EDITION
- ALL WITH CITY OF CHANDLER AMENDMENTS

BUILDING DATA:

BUILDING 1 AREA:	GROSS:	50,480 S.F.
	NET:	47,090 S.F.
BUILDING 2 AREA:	GROSS:	41,306.6 S.F.
	NET:	38,817.8 S.F.
BUILDING 3 AREA:	GROSS:	41,355.3 S.F.
	NET:	38,822.4 S.F.

PROJECT DATA:

- ZONING: I-1 PAD
- OCCUPANCY: B, S-1
- NON-SEPARATED PER SECTION 302.3.1
- CONSTRUCTION TYPE: V-B A.F.E.S. ONE STORY
- SITE AREA GROSS: 633,247 S.F. 14.537 AC.
- NET SITE AREA: 502,227 S.F. 11.529 AC.
- GROSS BLDG. AREA: 133,142 S.F. (DRIP LINE)
- NET FLOOR AREA: 124,730.2 S.F. (NET BLDG)
- LOT COVERAGE: 26.5%
- LANDSCAPING PROVIDED: 184,899 S.F. 4.2 AC.
- LANDSCAPE COVERAGE: 36.8%
- PARKING REQUIREMENTS:
- SPACES REQUIRED:
- 50% OFFICE @ 1:200 S.F. = 62,365/200 = 312 SPACES
- 50% INDUSTRIAL @ 1:500 S.F. = 62,365/500 = 125 SPACES
- TOTAL CARS: = 437 SPACES
- LOADING @ 1:25,000 = 124,730.2 / 25000 = 5 SPACES
- ACCESSIBLE REQUIRED: 401 : 500 = 9
- SPACES PROVIDED: 459 SPACES
- STANDARD: 447 SPACES
- ACCESSIBLE: 12 SPACES
- LOADING: 6 SPACES

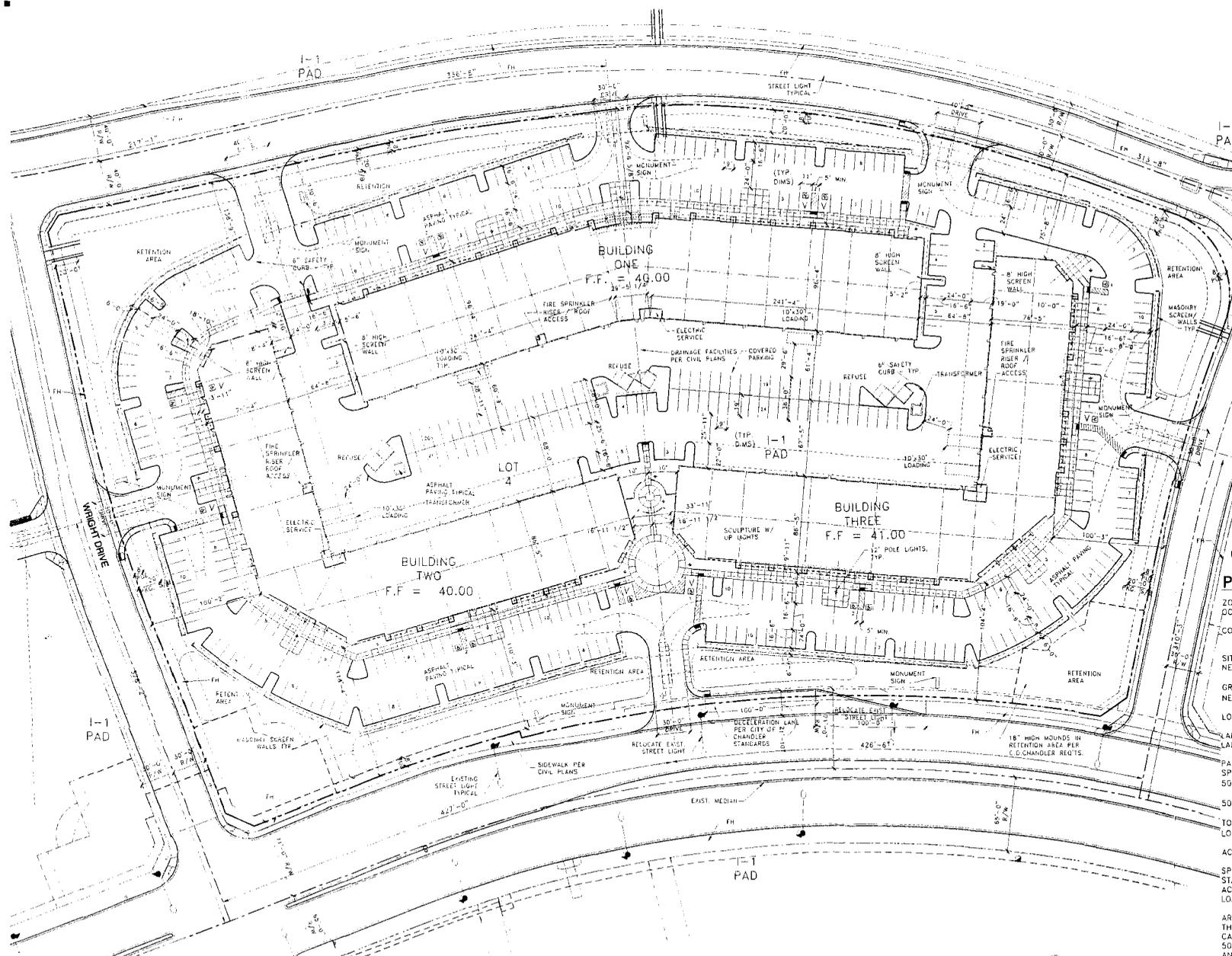
AREA INCREASE CALCULATIONS. THIS PROJECT IS CONSIDERED AS ONE BUILDING WHEN CALCULATING AREA. AREA IS UNLIMITED PER SECTION 507, MINIMUM 60-FOOT YARDS ON ALL FRONTAGES AND PROVIDED WITH A.F.E.S. PER SECTION 903.3.1.1.

**REDROCK BUSINESS PLAZA
CHANDLER, ARIZONA
SITE PLAN**

**A101
25018
08MAR07**

**balmer
architectural
group
INC.**

SITE PLAN
SCALE 1" = 40'-0"





COLOR SITE PLAN

CHANDLER AIRPORT CENTER - MARK IV

CHANDLER, ARIZONA



Bounce Jungle offers a private party experience that encompasses family, fun, and flexibility. This facility will feature two arenas equipped with large inflatable equipment upon which children (and often their parents) bounce, slide, and climb. Following approximately 90 minutes of inflatable playtime, guests relocate to a private party room for food, beverages, birthday cake, and other party activities. The parents of school-aged children reserve Bounce Jungle facilities and services to celebrate milestones in their children's lives, most typically a birthday. All parties are by invitation from the hosting family only, and the arena and party room design provides each party with the same level of privacy as a party held in the family's home, with none of the associated work.

Bounce Jungle, will be a jungle themed facility open 6 days a week (Tuesday thru Sunday). The hours of operation will be Tuesday thru Friday 9:00 am – 9:00 pm, Saturday from 9 am – 10:00 pm, Sunday and Holidays will be 10:00 am – 4:00 pm. The facility will be closed Thanksgiving, Christmas, and New Year's Day. The parking ratio will be between 3-4 per 1000 square feet of space, making a total of 30-40 parking spaces.

Bounce Jungle will employ approximately 20 employees to accommodate all working hours of operation. There will be up to 2 managers on-site throughout the day.

Entertainment will include clowns, magicians, and balloon character designers. Bounce Jungle will also offer a limited amount of arcade games (maximum 6). Bounce Jungle will also offer an activity called "My Very Own Adventure". The process for "My Very Own Adventure" is very simple. The child stands in front of a green screen inside of a MVOA kiosk. He/she is instructed by the kiosk's "Adventure Director" to act out a series of different actions and movements (running, looking surprised, throwing a ball, climbing a ladder). The child's actions are videotaped, then inserted into the cartoon adventure in certain scenes, based on the story line. When this quick process is completed, the finished DVD is presented to the "Star" of their "My Very Own Adventure"! The cover of the DVD includes a picture of the child as an actor and star of the show. This whole process takes less than ten minutes!

There total acreage of the development is 11.53 acres and Bounce Jungle will occupy 10,000 square feet of space in Building 1, off of Yeager Drive.

Each parent will be **REQUIRED** to sign a waiver of liability to Bounce Jungle for each child and/or adult or guardian that will be participating in the bounce arenas. This waiver of liability will be **REQUIRED** each time a child and/or their parent or guardian visit our location, without exception.

Each party will be allowed up to 35 participants. Bounce Jungle will have 2 bounce arenas and 2 private party rooms. This would make a total of 140 participants (parents and children) and up to 15 employees at any given time throughout the open hours for a total capacity of 155.

Melanie Sala-Friedrichs/COC
01/22/2008 11:43 AM

To Kevin Mayo/COC@ci.chandler.az.us
cc
bcc
Subject Fw: Bounce Jungle support letter.doc

FYI

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/22/2008 11:42 AM -----



"Julia Marreel"
<Marreel@cox.net>
01/19/2008 09:36 AM

To <Mayor&Council@chandleraz.gov>
cc
Subject Bounce Jungle support letter.doc

Please support Bounce Jungle in South Chandler.

Julia Marreel
Hm 480-963-8428
Cell 602-714-1938

FREE Emoticons for your email! [Click Here!](#)



Bounce Jungle support letter.doc

Melanie Sala-Friedrichs/COC
01/22/2008 11:44 AM

To Kevin Mayo/COC@ci.chandler.az.us
cc
bcc

Subject Fw: Please support Bounce Jungle

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/22/2008 11:43 AM -----



Donna DeVoe
<donnadevoe@yahoo.com>
01/18/2008 05:15 PM

To Mayor&Council@chandleraz.gov
cc

Subject Please support Bounce Jungle

Dear Mayor and City Council Members:

I am writing to ask for your support for the children's entertainment center Bounce Jungle. Bounce Jungle is in the process of requesting a use permit /zoning amendment for the property being developed by Mark IV in the Chandler Airpark, on the North side of Germann Road between Cooper and Gilbert Roads.

The rapid growth and development in South Chandler has led to an increase in population and the need for additional facilities for adults to entertain their children in an indoor, climate controlled, safe environment. South Chandler is largely underserved when it comes to child and family recreation, and this is a much needed service and use for the community. I would like to see this child entertainment facility in South Chandler.

The City of Chandler has done a wonderful job at attracting larger industry to the city, such as Intel, Wells Fargo, Cardinal Health, and Microchip Technologies. With these, and the many other companies that continue to be attracted to Chandler, brings new families to the community. These families have a large selection to choose from when it comes to living, eating, movies, and shopping in Chandler. However, when it comes to children's recreation, there are not many options in Chandler. Residents are being redirected to neighboring Cities (Phoenix, Tempe, and Gilbert) for indoor family recreation and entertainment. Bounce Jungle will only increase the attractiveness of Chandler as one more business that will satisfy the needs of the community.

This is in keeping with the community's efforts to improve land use. I support this configuration and business and feel it is the best option, generate the greatest benefit to our community, and result in the best and wisest use of land.

I urge you to help our community secure the necessary permitting for this project to bring this service to the South Chandler community for our children.

Sincerely,

Donna DeVoe

The Malcom's
2026 East Crescent Place
Chandler, Arizona 85249

Dear Mayor and City Council Members:

I am writing to ask your support and assistance to secure a use permit or zoning amendment for the children's entertainment center Bounce Jungle. Bounce Jungle is in the process of requesting a use permit or zoning amendment for the property being developed by Mark IV in the Chandler Airpark, on the North side of Germann Road between Cooper and Gilbert Roads.

The rapid growth and development in South Chandler has led to an increase in population and the need for additional facilities for adults to entertain their children in and indoor, climate controlled, safe environment. I, along with other Chandler Citizens, fully support and agree this business is a good fit for the South Chandler community and urge your support for approval. South Chandler is largely underserved when it comes to child and family recreation, and this is a much needed service and use for the community. I would like to see this child entertainment facility in South Chandler.

The City of Chandler has done a wonderful job at attracting larger industry to the city, such as Intel, Wells Fargo, Covance, Cardinal Health, and Microchip Technologies. With these, and the many other companies that continue to be attracted to Chandler, brings new families to the community. These families have a large selection to choose from when it comes to living, eating, movies, and shopping in Chandler. However, when it comes to children's recreation, there are not many options in Chandler. Residents are being redirected to neighboring Cities (Phoenix, Tempe, and Gilbert) for indoor family recreation and entertainment. Bounce Jungle will only increase the attractiveness of Chandler as one more business that will satisfy the needs of the community.

This is in keeping with the community's efforts to improve land use. I support this configuration and business and feel it is the best option, generate the greatest benefit to our community, and result in the best and wisest use of land.

I urge you to help our community secure the necessary permitting for this project to bring this service to the South Chandler community for our children.

Sincerely,

James B. Malcom



April 23, 2008

Mr. Paul M. Cate
President of Mark IV Capital, Inc.
100 Bayview Circle
Suite 4500
Newport Beach, California 92660

RE: Parking Rates and Shared Parking Analysis for an Inflatable Bounce Facility within the Red Rock Business Plaza

Mr. Cate:

A parking demand analysis was conducted to determine the number of parking spaces required to support Bounce Jungle, an inflatable bounce facility which has signed a lease for space within the Red Rock Business Plaza (see exhibit A). Red Rock Business Plaza is designed as a transitional project offering a wide variety of tenant uses within a three (3) building project totaling 133,122 square feet of gross floor area. Per the request of the City of Chandler, additional data was collected for the inflatable bounce facility to serve as a validation for the results previously presented. In addition, data was requested for other family entertainment uses such as a gymnastics facility, rock climbing gym, and toddler gym.

The City of Chandler does not provide a specific parking rate for a private inflatable play arena within its Uniform Development Code (Ordinance adopted November 18, 1999). The closest parking category applicable to this use is listed within the 'commercial' designation as dance halls, skating rinks, amusement centers and recreation centers. The definitions of these uses do not match the private inflatable party facility use proposed; therefore, a parking study was conducted to determine the number of spaces required for the proposed facility. Parking calculations were conducted for the Bounce Jungle and added to those already calculated for the warehouse and office portions of the building using the City of Chandler Unified Development Manual per a site plan prepared by Balmer Architectural Group dated January 18, 2008. Parking rates for additional family entertainment uses have been studied and added as options herein. In addition, a shared parking model was developed since the inflatable bounce facilities and other family entertainment uses have a different peaking characteristic from typical office and industrial users.

PROPOSED DEVELOPMENT

The project is bordered by Germann Road on the south, Piper Drive on the east, Yeager Drive on the north and Wright Drive on the west. The site consists of three (3) buildings totaling 133,122 square feet of gross floor area; a portion of the back building of which will be used by Bounce Jungle. The remainder of this building complex is divided into industrial and office uses. The Bounce Jungle is proposed within suites 13, 14 and 15 of building one and will occupy approximately 9,800 square feet of gross leaseable area. It accommodates indoor

entertainment and family recreational uses by providing two (2) bounce arenas and two (2) party rooms.

Parking, as calculated using the City of Chandler parking requirements for the office and warehouse portions of the building, is shown in Table 2.

Table 2 – Office and Industrial Parking Requirements

Use	Net Size (s.f.)	Parking Rate	Spaces Required
Office	62,366	1 space/200 s.f.	312
Industrial	62,366	1 space/500 s.f.	125
Total (without facility)			437

Regular parking for the Red Rock Business Plaza surrounds the buildings on all sides. Approximately 9,800 gross square feet along the east side of Building 1 will support the proposed Bounce Jungle. This facility will serve private parties throughout the day with the peak occurring on Saturdays between 11:00 a.m. and 5:00 p.m. At its peak, the facility will fill two (2) private party rooms and two (2) bounce arenas. Each party will be allowed up to 35 participants for a total of 140 participants (parents and children) and up to 15 employees for a total maximum capacity of 155 people. It is typical for parents to drop-off children for parties and then return at the end of the party to pick-up their child. This allows several parking spaces to remain unoccupied throughout most of the day.

Additional family entertainment uses have been studied to determine if their parking rates are appropriate for consideration within the Red Rock Business Plaza. Specifically, the additional uses studied are:

- Gymnastics Facility
- Rock Climbing Gym
- Toddler Gym

The site plan for the Red Rock Business Plaza currently depicts 470 parking spaces.

PARKING CALCULATION METHODOLOGY

Parking Generation

Based on discussions with the operators of the Bounce Jungle, many parents drop-off their children and then leave the facility only occupying a parking space for a very short time. To consider the possible reduction of spaces due to a drop-off/pick-up scenario, data was collected at three existing private inflatable party facilities. In each case the facilities were located in industrial type buildings and typically included two (2) bouncing rooms and two (2) private party rooms. Counts were collected on two typical weekdays, Tuesday, March 25th and Wednesday April 9th. Saturday counts were conducted on March 22nd and April 5th. Counts were conducted between the hours of 9:00 a.m. and 9:00 p.m. or until the closing of the facility in the evening. Table 3 displays the location of the counts and applicable information required to determine parking ratios from the data collected.

Table 3 – Parking Count Locations

Brand	City	Address	Size (gfa)	Desc. of Facilities
Pump It Up	Scottsdale	9378 E. Bahia Drive	12,289 sf	2 IR & 2 PR & 1 AL
Pump It Up	Phoenix	22515 North 18 th Drive	14,335 sf	2 IR & 2 PR
Pump It Up	Tempe	1325 W. Auto Drive	12,270 sf	2 IR & 2 PR
Bounce U	Mesa	4255 E. McDowell Road	9,480 sf	2 IR & 2 PR

IR – Inflatable Room where equipment for jumping is located

PR – Party Room where birthday or other celebrations take place

AL – Adult lounge/waiting area with a television and chairs

In most cases the facilities studies contained a total of four (4) rooms with typically two (2) inflatable jumping rooms and two (2) private party rooms.

Based on the counts conducted, all facilities peaked during Saturday and experienced very little activity during normal business hours on an average weekday. Results of the counts have been provided as Exhibit B. Parking rates were calculated from the data collected by dividing the total square footage of each facility by the maximum number of spaces occupied at each location. Parking rates were then averaged amongst the three locations to obtain an average weekday parking rate and an average weekend parking rate. The results of the calculation are displayed in Table 4.

Table 4 – Bounce Facility Parking Generation (spaces per thousand square feet)

Timeframe	PIU Tempe	PIU Scottsdale	PIU Phoenix	Bounce U Mesa	Average Parking Rate
Saturday March 22	2.61	3.82	2.30		2.91
Saturday April 5	3.50	3.42	3.84		3.59
Tuesday March 25	0.57	1.55	0.84		0.98
Wednesday April 9	0.81		1.40	2.11	1.44

The parking values calculated at each location have been averaged for each day that data was collected. An maximum average parking rate of 1.44 spaces per one thousand gross square feet was calculated during an average weekday while 3.59 spaces per one thousand gross square feet was calculated for an average weekend. The rates calculated indicate that three times as much parking is needed for a bounce facility on a Saturday when compared to a weekday.

Parking Calculation

Parking was calculated for the Bounce Jungle using guidance from the data collected at similar locations. The total number of spaces required for the facility was calculated using the highest calculated average rate, Saturday, along with a 10 percent contingency. Based on a rate of 3.95 parking spaces per thousand gross square feet (tgsf) of gross floor area, 3.59 spaces per tgsf plus 10 percent, 31 spaces are necessary to accommodate the bounce facility use.

The facility will reach its peak during Saturday afternoons while it will utilize only 41 percent of the necessary spaces during an average weekday.

Table 5 – Red Rock Business Plaza Unshared Parking Required

Use	Total	Parking Rate	Total Parking Required
Office	57,775 sf (net)	1 space/200 sf	289
Industrial	57,775 sf (net)	1 space/500 sf	116
Bounce Jungle	9,800 sf (gross)	3.95 spaces/tgsf	39
Total Parking			444

The total unshared parking required for the Red Rock Business Plaza is 444 spaces while 470 spaces have been provided on site. There is a surplus of twenty-six (26) parking spaces without considering shared parking within the site.

Alternative Family Entertainment Uses

Counts were conducted for alternative uses to determine if their required parking rates would allow them within the Red Rock Business Plaza.

A gymnastics facility was counted during an average weekday and Saturday. The results of these counts indicate that 1.22 parking spaces/tgsf are required during a Saturday and 2.43 spaces/tgsf are required during an average weekday. Based on the data collected, a gymnastics facility could be provided within the development.

Weekday and Saturday parking data was gathered at AZ on the Rocks, a rock climbing gym. The results of the parking data collected indicate that 1.79 spaces/tgsf are required during a Saturday while 4.79 spaces/tgsf are required during a weekday. The weekday data collected indicates that the parking peaks at 6:45 pm, well beyond the typical work hours. During the typical workday, 8 am to 5 pm, less than 50 percent of the parking is required to meet the demand. Therefore a rock climbing facility could be provided within the development while maintaining the current parking ratio.

Data was collected at a toddler gym to determine the parking rate for the use. Based on the data collected, 0.63 spaces/tgsf are required on a Saturday while 1.19 spaces/tgsf are required on a weekday. To be conservative, these parking rates should be doubled to account for any variances in business day to day. Even with the doubling of the parking rates to 1.25 spaces/tgsf and 2.4 spaces/tgsf for Saturday and a weekday, respectively, the parking required for this use falls below the 3 spaces/tsf currently provided for the development. This use can be accommodated within the development.

Shared Parking Model

A shared parking model was prepared to determine the total parking required for the development based on different days of the week and times of day to account for the individual peaking characteristics of uses within the Red Rock Business Plaza. Percentages were applied to each use based on its individual peaking characteristic. These percentages were obtained from the Urban Land Institutes Shared Parking Model for the office and industrial uses while the percentages representing the bounce facility, gymnastics facility, rock climbing gym and toddler gym uses were calculated from the rates observed during the parking counts conducted for this study. All calculations were prepared on the gross square footage as shown on the site plan to provide a conservative estimate of parking required for this development. Square footages for conceptual uses have been assumed to match those counted as part of the data collection effort for this study.

Table 6 shows the results of the shared parking model which include all of the studied family entertainment uses. An additional shared parking model considering only the Bounce Jungle has been included with the shared parking model as Exhibit C.

Table 6 – Red Rock Business Plaza Peak Shared Parking Requirements

Timeframe	Peak Period	Parking Spaces Required
Weekday	5:00 pm	367
Weekend	12:00 pm – 5:00 pm	103

As calculated and shown in Table 6, 367 parking spaces are required to fulfill the needs of the Red Rock Business Plaza during a weekday with the inclusion of the 9,800 square foot Bounce Jungle facility, a 9,800 sf gymnastics facility, a 14,000 sf rock climbing facility and a 14,000 sf toddler gym. Currently a total of 470 spaces have been planned on site. The addition of the family entertainment uses lowers the required parking for the site and provides a surplus of 103 parking spaces.

A total of 103 parking spaces are required by the uses proposed at the Red Rock Business Plaza during a Saturday. Both the office and industrial uses are negligible during the weekend when the bounce facility will be at its peak.

SUMMARY

A parking analysis was completed for the Red Rock Business Plaza. The purpose of this analysis was to determine the total parking spaces required by the proposed facility to ensure proper operations of the site including the office, industrial and bounce facility uses. Parking counts were conducted to determine the appropriate parking rate for a bounce facility. Based on data collected at three existing bounce facilities, an average parking rate of 3.95 spaces per 1,000 square feet of gross floor area was calculated. It is anticipated that this site will operate similarly and can therefore utilize the parking rates calculated to determine the overall parking needs for the site. A total of 470 parking spaces have been shown on the site plan. This considers 134 parking spaces for the industrial facility and 333 parking spaces for the offices with some additional spaces considering a 50/50 allocation of these uses throughout the site.

The addition of the Bounce Jungle is a complimentary use to the industrial and office uses anticipated throughout the site. The peak parking for the Bounce Jungle will occur during the weekend while the peak parking for the office and industrial uses will occur during a weekday. A shared parking model was prepared for the development with consideration to the Bounce Jungle use and has been provided in the Attachments to this document. Without the consideration of these different peak parking characteristics, 444 total spaces are required to accommodate the site. When shared parking is utilized, 421 total spaces are required during the peak parking times on a typical weekday and 86 total spaces are required during the peak parking times on a typical weekend.

The Red Rock Business Plaza siteplan indicates a total of 470 parking spaces will be provided on site. When considering shared parking across the site with the addition of the Bounce Jungle, a total surplus of 49 spaces will be experienced during a weekday while 384 surplus parking spaces will be provided during a Saturday.

Parking required at other family entertainment uses was also calculated to determine their compatibility within the site. The data collected indicates that the gymnastics use, rock climbing gym and toddler gym would require less parking than already provided on the site. These uses are therefore compatible with the current plan.

A conceptual shared parking analysis was completed for the Red Rock Business Park considering the family entertainment uses. The results of this model indicate that 367 parking spaces would be required during an average weekday when considering office, industrial, bounce facility, gymnastics, rock climbing, and toddler gym uses. This leaves a surplus of 103 parking spaces during an average weekday. Parking for the family entertainment uses peaks during the weekend hours when the office and industrial parking is underutilized.

EXHIBIT A

EXHIBIT B

Wednesday - April 9, 2008
 Saturday - April 5, 2008

GYMNASTICS

American Elite Gymnastics
 American Elite Gymnastics

Time	Saturday		Wednesday		Weekend Percent Use By Hour	Weekday Percent Use By Hour
	9,858 sf Cars	% of Max	9,858 sf Cars	% of Max		
9:00 AM	6	50.0%	1	4.2%	25%	4%
9:15 AM	5	41.7%	3	12.5%	21%	13%
9:30 AM	7	58.3%	4	16.7%	29%	17%
9:45 AM	6	50.0%	3	12.5%	25%	13%
10:00 AM	7	58.3%	4	16.7%	29%	17%
10:15 AM	3	25.0%	7	29.2%	13%	29%
10:30 AM	6	50.0%	9	37.5%	25%	38%
10:45 AM	6	50.0%	10	41.7%	25%	42%
11:00 AM	5	41.7%	11	45.8%	21%	46%
11:15 AM	6	50.0%	12	50.0%	25%	50%
11:30 AM	6	50.0%	10	41.7%	25%	42%
11:45 AM	5	41.7%	9	37.5%	21%	38%
12:00 PM	5	41.7%	9	37.5%	21%	38%
12:15 PM	5	41.7%	8	33.3%	21%	33%
12:30 PM	5	41.7%	7	29.2%	21%	29%
12:45 PM	5	41.7%	6	25.0%	21%	25%
1:00 PM	6	50.0%	6	25.0%	25%	25%
1:15 PM	6	50.0%	7	29.2%	25%	29%
1:30 PM	6	50.0%	8	33.3%	25%	33%
1:45 PM	5	41.7%	8	33.3%	21%	33%
2:00 PM	6	50.0%	9	37.5%	25%	38%
2:15 PM	7	58.3%	9	37.5%	29%	38%
2:30 PM	12	100.0%	11	45.8%	50%	46%
2:45 PM	4	33.3%	12	50.0%	17%	50%
3:00 PM	3	25.0%	13	54.2%	13%	54%
3:15 PM	3	25.0%	14	58.3%	13%	58%
3:30 PM	3	25.0%	15	62.5%	13%	63%
3:45 PM	3	25.0%	15	62.5%	13%	63%
4:00 PM	3	25.0%	19	79.2%	13%	79%
4:15 PM	3	25.0%	15	62.5%	13%	63%
4:30 PM	3	25.0%	18	75.0%	13%	75%
4:45 PM	3	25.0%	19	79.2%	13%	79%
5:00 PM	3	25.0%	17	70.8%	13%	71%
5:15 PM	3	25.0%	16	66.7%	13%	67%
5:30 PM	3	25.0%	15	62.5%	13%	63%
5:45 PM	3	25.0%	17	70.8%	13%	71%
6:00 PM	3	25.0%	18	75.0%	13%	75%
6:15 PM	0	0.0%	14	58.3%	0%	58%
6:30 PM	0	0.0%	14	58.3%	0%	58%
6:45 PM	0	0.0%	15	62.5%	0%	63%
7:00 PM	0	0.0%	16	66.7%	0%	67%
7:15 PM	0	0.0%	18	75.0%	0%	75%
7:30 PM	0	0.0%	20	83.3%	0%	83%
7:45 PM	0	0.0%	23	95.8%	0%	96%
8:00 PM	0	0.0%	24	100.0%	0%	100%
8:15 PM	0	0.0%	22	91.7%	0%	92%
8:30 PM	0	0.0%	18	75.0%	0%	75%
8:45 PM	0	0.0%	9	37.5%	0%	38%
9:00 PM	0	0.0%	5	20.8%	0%	21%
MAX	12		24			
Parking Rate	822 sf/space		411 sf/space		616 sf/space	
Parking Rate	1.22 spaces/tsf		2.43 spaces/tsf		1.62 spaces/tsf	

Wednesday - April 9, 2008
 Saturday - April 5, 2008

ROCK CLIMBING

AZ on the Rocks
 AZ on the Rocks

Time	Saturday		Wednesday		Weekend Percent Use By Hour	Weekday Percent Use By Hour
	14,000 Cars	sf % of Max	14,000 Cars	sf % of Max		
9:00 AM	18	72.0%	6	9.0%	27%	9%
9:15 AM	20	80.0%	10	14.9%	30%	15%
9:30 AM	19	76.0%	16	23.9%	28%	24%
9:45 AM	21	84.0%	16	23.9%	31%	24%
10:00 AM	18	72.0%	19	28.4%	27%	28%
10:15 AM	25	100.0%	17	25.4%	37%	25%
10:30 AM	23	92.0%	16	23.9%	34%	24%
10:45 AM	24	96.0%	14	20.9%	36%	21%
11:00 AM	24	96.0%	8	11.9%	36%	12%
11:15 AM	25	100.0%	6	9.0%	37%	9%
11:30 AM	21	84.0%	5	7.5%	31%	7%
11:45 AM	17	68.0%	5	7.5%	25%	7%
12:00 PM	25	100.0%	5	7.5%	37%	7%
12:15 PM	13	52.0%	4	6.0%	19%	6%
12:30 PM	12	48.0%	4	6.0%	18%	6%
12:45 PM	12	48.0%	3	4.5%	18%	4%
1:00 PM	17	68.0%	3	4.5%	25%	4%
1:15 PM	18	72.0%	3	4.5%	27%	4%
1:30 PM	17	68.0%	3	4.5%	25%	4%
1:45 PM	15	60.0%	2	3.0%	22%	3%
2:00 PM	18	72.0%	2	3.0%	27%	3%
2:15 PM	18	72.0%	4	6.0%	27%	6%
2:30 PM	16	64.0%	4	6.0%	24%	6%
2:45 PM	16	64.0%	4	6.0%	24%	6%
3:00 PM	19	76.0%	4	6.0%	28%	6%
3:15 PM	20	80.0%	6	9.0%	30%	9%
3:30 PM	21	84.0%	7	10.4%	31%	10%
3:45 PM	21	84.0%	9	13.4%	31%	13%
4:00 PM	25	100.0%	14	20.9%	37%	21%
4:15 PM	21	84.0%	22	32.8%	31%	33%
4:30 PM	21	84.0%	24	35.8%	31%	36%
4:45 PM	17	68.0%	25	37.3%	25%	37%
5:00 PM	18	72.0%	33	49.3%	27%	49%
5:15 PM	18	72.0%	35	52.2%	27%	52%
5:30 PM	13	52.0%	42	62.7%	19%	63%
5:45 PM	9	36.0%	47	70.1%	13%	70%
6:00 PM	7	28.0%	54	80.6%	10%	81%
6:15 PM	4	16.0%	63	94.0%	6%	94%
6:30 PM	4	16.0%	65	97.0%	6%	97%
6:45 PM	4	16.0%	67	100.0%	6%	100%
7:00 PM	4	16.0%	64	95.5%	6%	96%
7:15 PM	4	16.0%	63	94.0%	6%	94%
7:30 PM	0	0.0%	51	76.1%	0%	76%
7:45 PM	0	0.0%	50	74.6%	0%	75%
8:00 PM	0	0.0%	47	70.1%	0%	70%
8:15 PM	0	0.0%	38	56.7%	0%	57%
8:30 PM	0	0.0%	29	43.3%	0%	43%
8:45 PM	0	0.0%	24	35.8%	0%	36%
9:00 PM	0	0.0%	15	22.4%	0%	22%
MAX	25		67			
Parking Rate	560 sf/space		209 sf/space		384 sf/space	
Parking Rate	1.79 spaces/tsf		4.79 spaces/tsf		2.60 spaces/tsf	

Wednesday - April 9, 2008
 Saturday - April 5, 2008

Extreme Cheerleading/Gymnastics
 Extreme Cheerleading/Gymnastics

Time	Saturday		Wednesday		Weekend Percent Use By Hour	Weekday Percent Use By Hour
	11,664 Cars	sf % of Max	11,664 Cars	sf % of Max		
9:00 AM	5	17.2%	2	4.8%	12%	5%
9:15 AM	12	41.4%	5	11.9%	29%	12%
9:30 AM	22	75.9%	8	19.0%	52%	19%
9:45 AM	22	75.9%	10	23.8%	52%	24%
10:00 AM	23	79.3%	11	26.2%	55%	26%
10:15 AM	14	48.3%	11	26.2%	33%	26%
10:30 AM	9	31.0%	8	19.0%	21%	19%
10:45 AM	5	17.2%	5	11.9%	12%	12%
11:00 AM	6	20.7%	2	4.8%	14%	5%
11:15 AM	8	27.6%	4	9.5%	19%	10%
11:30 AM	7	24.1%	3	7.1%	17%	7%
11:45 AM	6	20.7%	2	4.8%	14%	5%
12:00 PM	6	20.7%	2	4.8%	14%	5%
12:15 PM	6	20.7%	0	0.0%	14%	0%
12:30 PM	6	20.7%	0	0.0%	14%	0%
12:45 PM	5	17.2%	1	2.4%	12%	2%
1:00 PM	6	20.7%	0	0.0%	14%	0%
1:15 PM	6	20.7%	2	4.8%	14%	5%
1:30 PM	7	24.1%	1	2.4%	17%	2%
1:45 PM	13	44.8%	2	4.8%	31%	5%
2:00 PM	18	62.1%	2	4.8%	43%	5%
2:15 PM	18	62.1%	2	4.8%	43%	5%
2:30 PM	21	72.4%	2	4.8%	50%	5%
2:45 PM	22	75.9%	2	4.8%	52%	5%
3:00 PM	24	82.8%	4	9.5%	57%	10%
3:15 PM	29	100.0%	4	9.5%	69%	10%
3:30 PM	22	75.9%	22	52.4%	52%	52%
3:45 PM	16	55.2%	28	66.7%	38%	67%
4:00 PM	15	51.7%	34	81.0%	36%	81%
4:15 PM	14	48.3%	37	88.1%	33%	88%
4:30 PM	18	62.1%	42	100.0%	43%	100%
4:45 PM	28	96.6%	40	95.2%	67%	95%
5:00 PM	7	24.1%	35	83.3%	17%	83%
5:15 PM	4	13.8%	32	76.2%	10%	76%
5:30 PM	3	10.3%	30	71.4%	7%	71%
5:45 PM	4	13.8%	22	52.4%	10%	52%
6:00 PM	4	13.8%	20	47.6%	10%	48%
6:15 PM	4	13.8%	17	40.5%	10%	40%
6:30 PM	4	13.8%	16	38.1%	10%	38%
6:45 PM	4	13.8%	21	50.0%	10%	50%
7:00 PM	8	27.6%	17	40.5%	19%	40%
7:15 PM	3	10.3%	12	28.6%	7%	29%
7:30 PM	2	6.9%	12	28.6%	5%	29%
7:45 PM	1	3.4%	11	26.2%	2%	26%
8:00 PM	1	3.4%	14	33.3%	2%	33%
8:15 PM	1	3.4%	14	33.3%	2%	33%
8:30 PM	0	0.0%	9	21.4%	0%	21%
8:45 PM	0	0.0%	0	0.0%	0%	0%
9:00 PM	0	0.0%	0	0.0%	0%	0%
MAX	29		42			
Parking Rate	402 sf/space		278 sf/space		340 sf/space	
Parking Rate	2.49 spaces/tsf		3.60 spaces/tsf		2.94 spaces/tsf	

CHEERLEADING/GYMNASTICS

EXHIBIT B

Saturday - March 22, 2008

Bounce Facility Parking Counts

Time	PIU - Tempe		PIU - Scottsdale		PIU - Phoenix		Calculated Percent Use By Hour	Assumed Percent Use By Hour
	12,270 sf Cars	% of Max	12,289 sf Cars	% of Max	14,335 sf Cars	% of Max		
9:00 AM	2	6.3%	3	6.4%	0	0.0%	4.2%	7.0%
9:15 AM	3	9.4%	12	25.5%	0	0.0%	11.6%	26.0%
9:30 AM	4	12.5%	15	31.9%	0	0.0%	14.8%	32.0%
9:45 AM	4	12.5%	18	38.3%	0	0.0%	16.9%	40.0%
10:00 AM	7	21.9%	21	44.7%	0	0.0%	22.2%	45.0%
10:15 AM	26	81.3%	23	48.9%	0	0.0%	43.4%	82.0%
10:30 AM	28	87.5%	28	59.6%	1	3.0%	50.0%	88.0%
10:45 AM	23	71.9%	33	70.2%	2	6.1%	49.4%	88.0%
11:00 AM	24	75.0%	38	80.9%	3	9.1%	55.0%	88.0%
11:15 AM	32	100.0%	41	87.2%	8	24.2%	70.5%	100.0%
11:30 AM	30	93.8%	45	95.7%	18	54.5%	81.3%	100.0%
11:45 AM	21	65.6%	43	91.5%	16	48.5%	68.5%	100.0%
12:00 PM	21	65.6%	46	97.9%	19	57.6%	73.7%	100.0%
12:15 PM	21	65.6%	46	97.9%	23	69.7%	77.7%	100.0%
12:30 PM	18	56.3%	46	97.9%	26	78.8%	77.6%	100.0%
12:45 PM	20	62.5%	41	87.2%	26	78.8%	76.2%	100.0%
1:00 PM	15	46.9%	37	78.7%	30	90.9%	72.2%	100.0%
1:15 PM	19	59.4%	38	80.9%	33	100.0%	80.1%	100.0%
1:30 PM	24	75.0%	36	76.6%	32	97.0%	82.9%	100.0%
1:45 PM	26	81.3%	35	74.5%	31	93.9%	83.2%	100.0%
2:00 PM	27	84.4%	33	70.2%	32	97.0%	83.9%	100.0%
2:15 PM	25	78.1%	32	68.1%	26	78.8%	75.0%	100.0%
2:30 PM	18	56.3%	38	80.9%	26	78.8%	72.0%	100.0%
2:45 PM	23	71.9%	42	89.4%	24	72.7%	78.0%	100.0%
3:00 PM	20	62.5%	44	93.6%	21	63.6%	73.3%	100.0%
3:15 PM	20	62.5%	46	97.9%	20	60.6%	73.7%	100.0%
3:30 PM	24	75.0%	45	95.7%	27	81.8%	84.2%	100.0%
3:45 PM	24	75.0%	47	100.0%	26	78.8%	84.6%	100.0%
4:00 PM	24	75.0%	44	93.6%	28	84.8%	84.5%	100.0%
4:15 PM	19	59.4%	43	91.5%	29	87.9%	79.6%	100.0%
4:30 PM	23	71.9%	37	78.7%	26	78.8%	76.5%	100.0%
4:45 PM	30	93.8%	29	61.7%	18	54.5%	70.0%	100.0%
5:00 PM	32	100.0%	21	44.7%	20	60.6%	68.4%	100.0%
5:15 PM	30	93.8%	18	38.3%	16	48.5%	60.2%	100.0%
5:30 PM	26	81.3%	16	34.0%	13	39.4%	51.6%	80.0%
5:45 PM	26	81.3%	14	29.8%	11	33.3%	48.1%	80.0%
6:00 PM	24	75.0%	10	21.3%	11	33.3%	43.2%	75.0%
6:15 PM	24	75.0%	6	12.8%	8	24.2%	37.3%	75.0%
6:30 PM	23	71.9%	4	8.5%	6	18.2%	32.9%	72.0%
6:45 PM	20	62.5%	1	2.1%	3	9.1%	24.6%	63.0%
7:00 PM	15	46.9%	0	0.0%	2	6.1%	17.6%	53.0%
7:15 PM	12	37.5%	0	0.0%	2	6.1%	14.5%	53.0%
7:30 PM	17	53.1%	0	0.0%	1	3.0%	18.7%	53.0%
7:45 PM	16	50.0%	0	0.0%	1	3.0%	17.7%	50.0%
8:00 PM	6	18.8%	0	0.0%	1	3.0%	7.3%	20.0%
8:15 PM	4	12.5%	0	0.0%	1	3.0%	5.2%	13.0%
8:30 PM	3	9.4%	0	0.0%	0	0.0%	3.1%	10.0%
8:45 PM	3	9.4%	0	0.0%	0	0.0%	3.1%	10.0%
9:00 PM	2	6.3%	0	0.0%	0	0.0%	2.1%	7.0%
MAX	32		47		33		avg. parking rate	
Parking Rate	383 sf/space		261 sf/space		434 sf/space		360 sf/space	
Parking Rate	2.61 spaces/tsf		3.82 spaces/tsf		2.30 spaces/tsf		2.91 spaces/tsf	

EXHIBIT B

Tuesday - March 25, 2008

Bounce Facility Parking Counts

Time	PIU - Tempe		PIU - Scottsdale		PIU - Phoenix		Calculated Percent Use By Hour	Highest Percent Use By Hour
	12,270 sf Cars	% of Max	12,289 sf Cars	% of Max	14,335 sf Cars	% of Max		
9:00 AM	0	0.0%	1	5.3%	10	83.3%	29.5%	30.0%
9:15 AM	0	0.0%	1	5.3%	9	75.0%	26.8%	30.0%
9:30 AM	5	71.4%	1	5.3%	10	83.3%	53.3%	30.0%
9:45 AM	2	28.6%	0	0.0%	10	83.3%	37.3%	30.0%
10:00 AM	3	42.9%	0	0.0%	10	83.3%	42.1%	30.0%
10:15 AM	4	57.1%	0	0.0%	10	83.3%	46.8%	30.0%
10:30 AM	2	28.6%	0	0.0%	11	91.7%	40.1%	30.0%
10:45 AM	2	28.6%	0	0.0%	10	83.3%	37.3%	30.0%
11:00 AM	2	28.6%	0	0.0%	9	75.0%	34.5%	30.0%
11:15 AM	2	28.6%	0	0.0%	9	75.0%	34.5%	30.0%
11:30 AM	2	28.6%	0	0.0%	9	75.0%	34.5%	30.0%
11:45 AM	2	28.6%	0	0.0%	9	75.0%	34.5%	30.0%
12:00 PM	2	28.6%	0	0.0%	9	75.0%	34.5%	30.0%
12:15 PM	2	28.6%	0	0.0%	8	66.7%	31.7%	30.0%
12:30 PM	1	14.3%	4	21.1%	10	83.3%	39.6%	30.0%
12:45 PM	1	14.3%	3	15.8%	10	83.3%	37.8%	30.0%
1:00 PM	5	71.4%	3	15.8%	12	100.0%	62.4%	37.0%
1:15 PM	7	100.0%	4	21.1%	12	100.0%	73.7%	37.0%
1:30 PM	3	42.9%	3	15.8%	11	91.7%	50.1%	35.0%
1:45 PM	3	42.9%	3	15.8%	8	66.7%	41.8%	30.0%
2:00 PM	4	57.1%	3	15.8%	10	83.3%	52.1%	30.0%
2:15 PM	4	57.1%	6	31.6%	10	83.3%	57.4%	30.0%
2:30 PM	1	14.3%	6	31.6%	9	75.0%	40.3%	28.0%
2:45 PM	3	42.9%	3	15.8%	9	75.0%	44.5%	28.0%
3:00 PM	3	42.9%	2	10.5%	8	66.7%	40.0%	28.0%
3:15 PM	3	42.9%	2	10.5%	9	75.0%	42.8%	28.0%
3:30 PM	2	28.6%	1	5.3%	8	66.7%	33.5%	25.0%
3:45 PM	4	57.1%	2	10.5%	8	66.7%	44.8%	25.0%
4:00 PM	4	57.1%	9	47.4%	7	58.3%	54.3%	22.0%
4:15 PM	2	28.6%	14	73.7%	7	58.3%	53.5%	30.0%
4:30 PM	1	14.3%	14	73.7%	6	50.0%	46.0%	30.0%
4:45 PM	2	28.6%	17	89.5%	5	41.7%	53.2%	37.0%
5:00 PM	2	28.6%	19	100.0%	4	33.3%	54.0%	41.0%
5:15 PM	3	42.9%	18	94.7%	4	33.3%	57.0%	40.0%
5:30 PM	2	28.6%	18	94.7%	4	33.3%	52.2%	40.0%
5:45 PM	2	28.6%	18	94.7%	3	25.0%	49.4%	40.0%
6:00 PM	2	28.6%	10	52.6%	3	25.0%	35.4%	22.0%
6:15 PM	1	14.3%	7	36.8%	1	8.3%	19.8%	15.0%
6:30 PM	2	28.6%	5	26.3%	1	8.3%	21.1%	11.0%
6:45 PM	1	14.3%	4	21.1%	1	8.3%	14.6%	10.0%
7:00 PM	3	42.9%	2	10.5%	1	8.3%	20.6%	10.0%
7:15 PM	1	14.3%	0	0.0%	1	8.3%	7.5%	5.0%
7:30 PM	1	14.3%	0	0.0%	1	8.3%	7.5%	5.0%
7:45 PM	2	28.6%	0	0.0%	1	8.3%	12.3%	5.0%
8:00 PM	1	14.3%	0	0.0%	1	8.3%	7.5%	5.0%
8:15 PM	1	14.3%	0	0.0%	1	8.3%	7.5%	5.0%
8:30 PM	0	0.0%	0	0.0%	0	0.0%	0.0%	0.0%
8:45 PM	0	0.0%	0	0.0%	0	0.0%	0.0%	0.0%
9:00 PM	0	0.0%	0	0.0%	0	0.0%	0.0%	0.0%
MAX	7		19		12			
Parking Rate	1753 sf/space		647 sf/space		1195 sf/space		1198 sf/space	
Parking Rate	0.57 spaces/tsf		1.55 spaces/tsf		0.84 spaces/tsf		0.98 spaces/tsf	

EXHIBIT B

Saturday - April 5, 2008

Bounce Facility Parking Counts

Time	PIU - Tempe		PIU - Scottsdale		PIU - Phoenix		Calculated Percent Use By Hour	Highest Percent Use By Hour
	12,270 sf Cars	% of Max	12,289 sf Cars	% of Max	14,335 sf Cars	% of Max		
9:00 AM	3	7.0%	2	4.8%	0	0.0%	3.9%	7.0%
9:15 AM	7	16.3%	3	7.1%	0	0.0%	7.8%	26.0%
9:30 AM	6	14.0%	2	4.8%	1	1.8%	6.8%	32.0%
9:45 AM	9	20.9%	4	9.5%	4	7.3%	12.6%	40.0%
10:00 AM	12	27.9%	9	21.4%	5	9.1%	19.5%	45.0%
10:15 AM	15	34.9%	14	33.3%	11	20.0%	29.4%	82.0%
10:30 AM	20	46.5%	16	38.1%	18	32.7%	39.1%	88.0%
10:45 AM	22	51.2%	22	52.4%	23	41.8%	48.5%	88.0%
11:00 AM	24	55.8%	24	57.1%	27	49.1%	54.0%	88.0%
11:15 AM	28	65.1%	30	71.4%	29	52.7%	63.1%	100.0%
11:30 AM	26	60.5%	36	85.7%	36	65.5%	70.5%	100.0%
11:45 AM	31	72.1%	39	92.9%	39	70.9%	78.6%	100.0%
12:00 PM	37	86.0%	28	66.7%	29	52.7%	68.5%	100.0%
12:15 PM	34	79.1%	26	61.9%	28	50.9%	64.0%	100.0%
12:30 PM	34	79.1%	24	57.1%	29	52.7%	63.0%	100.0%
12:45 PM	39	90.7%	0	0.0%	34	61.8%	50.8%	100.0%
1:00 PM	41	95.3%	32	76.2%	31	56.4%	76.0%	100.0%
1:15 PM	42	97.7%	35	83.3%	28	50.9%	77.3%	100.0%
1:30 PM	41	95.3%	38	90.5%	32	58.2%	81.3%	100.0%
1:45 PM	43	100.0%	42	100.0%	28	50.9%	83.6%	100.0%
2:00 PM	40	93.0%	40	95.2%	25	45.5%	77.9%	100.0%
2:15 PM	0	0.0%	30	71.4%	30	54.5%	42.0%	100.0%
2:30 PM	0	0.0%	28	66.7%	27	49.1%	38.6%	100.0%
2:45 PM	0	0.0%	25	59.5%	27	49.1%	36.2%	100.0%
3:00 PM	0	0.0%	30	71.4%	35	63.6%	45.0%	100.0%
3:15 PM	0	0.0%	24	57.1%	31	56.4%	37.8%	100.0%
3:30 PM	0	0.0%	21	50.0%	37	67.3%	39.1%	100.0%
3:45 PM	0	0.0%	23	54.8%	35	63.6%	39.5%	100.0%
4:00 PM	0	0.0%	20	47.6%	33	60.0%	35.9%	100.0%
4:15 PM	0	0.0%	25	59.5%	32	58.2%	39.2%	100.0%
4:30 PM	0	0.0%	27	64.3%	44	80.0%	48.1%	100.0%
4:45 PM	0	0.0%	32	76.2%	55	100.0%	58.7%	100.0%
5:00 PM	0	0.0%	37	88.1%	51	92.7%	60.3%	100.0%
5:15 PM	0	0.0%	36	85.7%	47	85.5%	57.1%	100.0%
5:30 PM	0	0.0%	33	78.6%	48	87.3%	55.3%	80.0%
5:45 PM	0	0.0%	34	81.0%	52	94.5%	58.5%	80.0%
6:00 PM	0	0.0%	29	69.0%	52	94.5%	54.5%	75.0%
6:15 PM	0	0.0%	16	38.1%	38	69.1%	35.7%	75.0%
6:30 PM	0	0.0%	14	33.3%	36	65.5%	32.9%	72.0%
6:45 PM	0	0.0%	12	28.6%	35	63.6%	30.7%	63.0%
7:00 PM	0	0.0%	8	19.0%	21	38.2%	19.1%	53.0%
7:15 PM	0	0.0%	4	9.5%	17	30.9%	13.5%	53.0%
7:30 PM	0	0.0%	3	7.1%	17	30.9%	12.7%	53.0%
7:45 PM	0	0.0%	3	7.1%	12	21.8%	9.7%	50.0%
8:00 PM	0	0.0%	1	2.4%	11	20.0%	7.5%	20.0%
8:15 PM	0	0.0%	3	7.1%	9	16.4%	7.8%	13.0%
8:30 PM	0	0.0%	2	4.8%	2	3.6%	2.8%	10.0%
8:45 PM	0	0.0%	0	0.0%	0	0.0%	0.0%	10.0%
9:00 PM	0	0.0%	0	0.0%	0	0.0%	0.0%	7.0%
MAX	43		42		55			
Parking Rate	285 sf/space		293 sf/space		261 sf/space		280 sf/space	
Parking Rate	3.50 spaces/tsf		3.42 spaces/tsf		3.84 spaces/tsf		3.59 spaces/tsf	

EXHIBIT B

Wednesday - April 9, 2008

Bounce Facility Parking Counts

Time	PIU - Tempe		Bounce U - Mesa		PIU - Phoenix		Calculated Percent Use By Hour	Highest Percent Use By Hour
	12,270 Cars	sf % of Max	9,480 Cars	sf % of Max	14,335 Cars	sf % of Max		
9:00 AM	3	30.0%	1	5.0%	12	60.0%	31.7%	30.0%
9:15 AM	3	30.0%	2	10.0%	13	65.0%	35.0%	30.0%
9:30 AM	4	40.0%	2	10.0%	15	75.0%	41.7%	30.0%
9:45 AM	4	40.0%	4	20.0%	15	75.0%	45.0%	30.0%
10:00 AM	3	30.0%	5	25.0%	17	85.0%	46.7%	30.0%
10:15 AM	4	40.0%	6	30.0%	14	70.0%	46.7%	30.0%
10:30 AM	5	50.0%	6	30.0%	16	80.0%	53.3%	30.0%
10:45 AM	7	70.0%	1	5.0%	15	75.0%	50.0%	30.0%
11:00 AM	10	100.0%	1	5.0%	16	80.0%	61.7%	30.0%
11:15 AM	5	50.0%	1	5.0%	15	75.0%	43.3%	30.0%
11:30 AM	6	60.0%	1	5.0%	15	75.0%	46.7%	30.0%
11:45 AM	5	50.0%	1	5.0%	13	65.0%	40.0%	30.0%
12:00 PM	8	80.0%	2	10.0%	12	60.0%	50.0%	30.0%
12:15 PM	6	60.0%	1	5.0%	11	55.0%	40.0%	30.0%
12:30 PM	4	40.0%	1	5.0%	11	55.0%	33.3%	30.0%
12:45 PM	5	50.0%	3	15.0%	12	60.0%	41.7%	30.0%
1:00 PM	8	80.0%	2	10.0%	12	60.0%	50.0%	37.0%
1:15 PM	9	90.0%	3	15.0%	13	65.0%	56.7%	37.0%
1:30 PM	7	70.0%	3	15.0%	14	70.0%	51.7%	35.0%
1:45 PM	7	70.0%	5	25.0%	15	75.0%	56.7%	30.0%
2:00 PM	6	60.0%	11	55.0%	15	75.0%	63.3%	30.0%
2:15 PM	5	50.0%	15	75.0%	16	80.0%	68.3%	30.0%
2:30 PM	4	40.0%	12	60.0%	14	70.0%	56.7%	28.0%
2:45 PM	3	30.0%	12	60.0%	12	60.0%	50.0%	28.0%
3:00 PM	6	60.0%	12	60.0%	12	60.0%	60.0%	28.0%
3:15 PM	4	40.0%	15	75.0%	12	60.0%	58.3%	28.0%
3:30 PM	7	70.0%	18	90.0%	13	65.0%	75.0%	25.0%
3:45 PM	4	40.0%	13	65.0%	11	55.0%	53.3%	25.0%
4:00 PM	5	50.0%	20	100.0%	10	50.0%	66.7%	22.0%
4:15 PM	7	70.0%	19	95.0%	17	85.0%	83.3%	30.0%
4:30 PM	8	80.0%	10	50.0%	15	75.0%	68.3%	30.0%
4:45 PM	5	50.0%	10	50.0%	17	85.0%	61.7%	37.0%
5:00 PM	5	50.0%	8	40.0%	18	90.0%	60.0%	41.0%
5:15 PM	5	50.0%	9	45.0%	19	95.0%	63.3%	40.0%
5:30 PM	3	30.0%	10	50.0%	19	95.0%	58.3%	40.0%
5:45 PM	2	20.0%	11	55.0%	20	100.0%	58.3%	40.0%
6:00 PM	2	20.0%	12	60.0%	19	95.0%	58.3%	22.0%
6:15 PM	0	0.0%	14	70.0%	14	70.0%	46.7%	15.0%
6:30 PM	0	0.0%	12	60.0%	12	60.0%	40.0%	11.0%
6:45 PM	0	0.0%	9	45.0%	14	70.0%	38.3%	10.0%
7:00 PM	0	0.0%	7	35.0%	14	70.0%	35.0%	10.0%
7:15 PM	0	0.0%	5	25.0%	13	65.0%	30.0%	5.0%
7:30 PM	0	0.0%	4	20.0%	12	60.0%	26.7%	5.0%
7:45 PM	0	0.0%	2	10.0%	11	55.0%	21.7%	5.0%
8:00 PM	0	0.0%	0	0.0%	4	20.0%	6.7%	5.0%
8:15 PM	0	0.0%	0	0.0%	3	15.0%	5.0%	5.0%
8:30 PM	0	0.0%	0	0.0%	2	10.0%	3.3%	0.0%
8:45 PM	0	0.0%	0	0.0%	1	5.0%	1.7%	0.0%
9:00 PM	0	0.0%	0	0.0%	0	0.0%	0.0%	0.0%
MAX	10		20		20			
Parking Rate	1227 sf/space		474 sf/space		717 sf/space		806 sf/space	
Parking Rate	0.81 spaces/tsf		2.11 spaces/tsf		1.40 spaces/tsf		1.44 spaces/tsf	

EXHIBIT B

EXHIBIT C

REDROCK BUSINESS PLAZA

EXHIBIT C
SHARED PARKING CALCULATIONS
WEEKEND

Land Use	Redrock Business Plaza												SHARED PARKING DEMAND
	Office		Industrial		Gymnastics		Rock Climbing		Toddler Gym		Bounce Facility		
Gross Size	42,571 SF		42,571 SF		9,858 SF		14,000 SF		14,323 SF		9,800 SF		
Percent Adjustment	0%		0%		0%		0%		0%		0%		
Net Size	40,442 SF		40,442 SF		- SF		- SF		- SF		- SF		
Parking Rate	5 /1000 SF		2 /1000 SF		2.50 /1000 SF		5.00 /1000 SF		2.00 /1000 SF		3.1 /1000 SF		
Req-d Spacos	203		81		25		70		29		31		
Adjustment Description	Net Square Footage		Net Square Footage		Gross SF to correlate with counts								
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	
6:00 AM	2%	5	2%	2	0%	0	0%	0	0%	0	0%	0	7
7:00 AM	5%	11	10%	9	0%	0	0%	0	0%	0	0%	0	20
8:00 AM	10%	21	15%	13	0%	0	0%	0	0%	0	5%	2	36
9:00 AM	10%	21	15%	13	25%	6	27%	19	0%	0	7%	3	62
10:00 AM	10%	21	15%	13	29%	7	27%	19	41%	12	45%	14	86
11:00 AM	10%	21	15%	13	21%	5	36%	25	35%	10	88%	28	102
12:00 PM	10%	21	15%	13	21%	5	37%	26	24%	7	100%	31	103
1:00 PM	10%	21	15%	13	25%	6	25%	18	0%	0	100%	31	89
2:00 PM	10%	21	15%	13	25%	6	27%	19	0%	0	100%	31	90
3:00 PM	10%	21	15%	13	13%	3	28%	20	0%	0	100%	31	88
4:00 PM	10%	21	15%	13	13%	3	37%	26	0%	0	100%	31	94
5:00 PM	10%	21	15%	13	13%	3	27%	19	0%	0	100%	31	87
6:00 PM	5%	11	15%	13	13%	3	10%	7	0%	0	75%	24	58
7:00 PM	5%	11	15%	13	0%	0	6%	4	0%	0	53%	17	45
8:00 PM	2%	5	10%	9	0%	0	0%	0	0%	0	20%	7	21
9:00 PM	2%	5	10%	9	0%	0	0%	0	0%	0	7%	3	17
10:00 PM	2%	5	5%	5	0%	0	0%	0	0%	0	5%	2	12
11:00 PM	2%	5	5%	5	0%	0	0%	0	0%	0	0%	0	10
MIDNIGHT	2%	5	5%	5	0%	0	0%	0	0%	0	0%	0	10
Number of Parking Spaces With Shared Parking													103

Wednesday - April 9, 2008
 Saturday - April 5, 2008

My Gym
 My Gym

TODDLER GYM

Time	Saturday		Wednesday		Weekend Percent Use By Hour	Weekday Percent Use By Hour
	14,323 Cars	sf % of Max	14,323 Cars	sf % of Max		
9:00 AM	0	0.0%	1	5.9%	0%	6%
9:15 AM	6	66.7%	5	29.4%	35%	29%
9:30 AM	6	66.7%	10	58.8%	35%	59%
9:45 AM	8	88.9%	10	58.8%	47%	59%
10:00 AM	7	77.8%	12	70.6%	41%	71%
10:15 AM	9	100.0%	12	70.6%	53%	71%
10:30 AM	6	66.7%	14	82.4%	35%	82%
10:45 AM	7	77.8%	15	88.2%	41%	88%
11:00 AM	6	66.7%	15	88.2%	35%	88%
11:15 AM	6	66.7%	16	94.1%	35%	94%
11:30 AM	7	77.8%	17	100.0%	41%	100%
11:45 AM	2	22.2%	15	88.2%	12%	88%
12:00 PM	4	44.4%	10	58.8%	24%	59%
12:15 PM	5	55.6%	7	41.2%	29%	41%
12:30 PM	5	55.6%	3	17.6%	29%	18%
12:45 PM	6	66.7%	6	35.3%	35%	35%
1:00 PM	0	0.0%	10	58.8%	0%	59%
1:15 PM	0	0.0%	12	70.6%	0%	71%
1:30 PM	0	0.0%	10	58.8%	0%	59%
1:45 PM	0	0.0%	7	41.2%	0%	41%
2:00 PM	0	0.0%	3	17.6%	0%	18%
2:15 PM	0	0.0%	5	29.4%	0%	29%
2:30 PM	0	0.0%	4	23.5%	0%	24%
2:45 PM	0	0.0%	4	23.5%	0%	24%
3:00 PM	0	0.0%	3	17.6%	0%	18%
3:15 PM	0	0.0%	5	29.4%	0%	29%
3:30 PM	0	0.0%	8	47.1%	0%	47%
3:45 PM	0	0.0%	11	64.7%	0%	65%
4:00 PM	0	0.0%	12	70.6%	0%	71%
4:15 PM	0	0.0%	13	76.5%	0%	76%
4:30 PM	0	0.0%	15	88.2%	0%	88%
4:45 PM	0	0.0%	16	94.1%	0%	94%
5:00 PM	0	0.0%	15	88.2%	0%	88%
5:15 PM	0	0.0%	14	82.4%	0%	82%
5:30 PM	0	0.0%	13	76.5%	0%	76%
5:45 PM	0	0.0%	11	64.7%	0%	65%
6:00 PM	0	0.0%	10	58.8%	0%	59%
6:15 PM	0	0.0%	8	47.1%	0%	47%
6:30 PM	0	0.0%	6	35.3%	0%	35%
6:45 PM	0	0.0%	3	17.6%	0%	18%
7:00 PM	0	0.0%	1	5.9%	0%	6%
7:15 PM	0	0.0%	0	0.0%	0%	0%
7:30 PM	0	0.0%	0	0.0%	0%	0%
7:45 PM	0	0.0%	0	0.0%	0%	0%
8:00 PM	0	0.0%	0	0.0%	0%	0%
8:15 PM	0	0.0%	0	0.0%	0%	0%
8:30 PM	0	0.0%	0	0.0%	0%	0%
8:45 PM	0	0.0%	0	0.0%	0%	0%
9:00 PM	0	0.0%	0	0.0%	0%	0%
MAX	9		17			
Parking Rate	1591 sf/space		843 sf/space		1217 sf/space	
Parking Rate	0.63 spaces/tsf		1.19 spaces/tsf		0.82 spaces/tsf	

EXHIBIT B

RED ROCK BUSINESS PLAZA

BOUNCE FACILITY PARKING SUMMARY

Weekday

Date	Average Parking Required	Calculated Parking Rate	Maximum Rate
25-Mar-08	1198 sf/space	0.83 spaces/tsf	1.24 spaces/tsf
9-Apr-08	806 sf/space	1.24 spaces/tsf	

Weekend

Date	Average Parking Required	Calculated Parking Rate	Maximum Rate
22-Mar-08	360 sf/space	2.78 spaces/tsf	3.58 spaces/tsf
5-Apr-08	280 sf/space	3.58 spaces/tsf	

REDROCK BUSINESS PLAZA

EXHIBIT C
SHARED PARKING CALCULATIONS
WEEKEND

Land Use	Redrock Business Plaza						SHARED PARKING DEMAND
	Office	Industrial		Bounce Facility			
Gross Size	61,661 SF	61,661 SF		9,800 SF			
Percent Adjustment	0%	0%		0%			
Net Size	57,775 SF	57,775 SF		-			
Parking Rate	5 /1000 SF	2 /1000 SF		3.9 /1000 SF			
Req-d Spaces	289	116		39			
Adjustment Description	Net Square Footage		Net Square Footage		Gross SF to correlate with counts		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	2%	6	2%	3	0%	0	9
7:00 AM	5%	15	10%	12	0%	0	27
8:00 AM	10%	29	15%	18	5%	2	49
9:00 AM	10%	29	15%	18	7%	3	50
10:00 AM	10%	29	15%	18	45%	18	65
11:00 AM	10%	29	15%	18	88%	35	82
12:00 PM	10%	29	15%	18	100%	39	86
1:00 PM	10%	29	15%	18	100%	39	86
2:00 PM	10%	29	15%	18	100%	39	86
3:00 PM	10%	29	15%	18	100%	39	86
4:00 PM	10%	29	15%	18	100%	39	86
5:00 PM	10%	29	15%	18	100%	39	86
6:00 PM	5%	15	15%	18	75%	30	63
7:00 PM	5%	15	15%	18	53%	21	54
8:00 PM	2%	6	10%	12	20%	8	26
9:00 PM	2%	6	10%	12	7%	3	21
10:00 PM	2%	6	5%	6	5%	2	14
11:00 PM	2%	6	5%	6	0%	0	12
MIDNIGHT	2%	6	5%	6	0%	0	12
Number of Parking Spaces With Shared Parking							86

REDROCK BUSINESS PLAZA

EXHIBIT C
SHARED PARKING CALCULATIONS
WEEKDAY

Land Use	Redrock Business Plaza												SHARED PARKING DEMAND	
	Office	Industrial		Gymnastics		Rock Climbing		Toddler Gym		Bounce Facility				
Gross Size	42,571 SF		42,571 SF		9,858 SF		14,000 SF		14,323 SF		9,800 SF			
Percent Adjustment			0%		0%		0%		0%		0%			
Net Size	40,442 SF		40,442 SF		- SF		- SF		- SF		- SF			
Parking Rate	5 /1000 SF		2 /1000 SF		2.50 /1000 SF		5.00 /1000 SF		2.00 /1000 SF		1.24 /1000 SF			
Req-d Spaces	203		81		25		70		29		13			
Adjustment Description	Net Square Footage		Net Square Footage		Gross SF to correlate with counts		Gross SF to correlate with counts		Gross SF to correlate with counts		Gross SF to correlate with counts			
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC		TOTAL SPACES
6:00 AM	2%	5	20%	17	0%	0	0%	0	0%	0	0%	0		22
7:00 AM	60%	122	80%	65	0%	0	0%	0	0%	0	0%	0	187	
8:00 AM	100%	203	100%	81	0%	0	0%	0	0%	0	15%	2	286	
9:00 AM	100%	203	100%	81	4%	1	9%	6	6%	2	30%	4	297	
10:00 AM	100%	203	100%	81	17%	4	28%	20	71%	20	30%	4	332	
11:00 AM	100%	203	100%	81	46%	11	12%	8	88%	25	30%	4	333	
12:00 PM	100%	203	100%	81	38%	9	7%	5	59%	17	30%	4	319	
1:00 PM	100%	203	100%	81	25%	6	4%	3	59%	17	37%	5	315	
2:00 PM	100%	203	100%	81	38%	9	3%	2	18%	5	30%	4	304	
3:00 PM	100%	203	100%	81	54%	13	6%	4	18%	5	28%	4	311	
4:00 PM	100%	203	100%	81	79%	20	21%	15	71%	20	22%	3	341	
5:00 PM	100%	203	100%	81	71%	17	49%	34	88%	25	41%	6	367	
6:00 PM	75%	153	80%	65	75%	18	81%	56	59%	17	40%	6	316	
7:00 PM	60%	122	60%	49	67%	16	100%	70	6%	2	10%	2	261	
8:00 PM	20%	41	60%	49	100%	25	70%	49	0%	0	5%	1	165	
9:00 PM	10%	21	50%	41	21%	5	22%	16	0%	0	0%	0	83	
10:00 PM	5%	11	50%	41	15%	4	0%	0	0%	0	0%	0	56	
11:00 PM	2%	5	40%	33	0%	0	0%	0	0%	0	0%	0	38	
MIDNIGHT	2%	5	30%	25	0%	0	0%	0	0%	0	0%	0	30	
Number of Parking Spaces With Shared Parking													367	

REDROCK BUSINESS PLAZA

EXHIBIT C
SHARED PARKING CALCULATIONS
WEEKDAY

Land Use	Redrock Business Plaza						SHARED PARKING DEMAND
	Office		Industrial		Bounce Facility		
Gross Size	61,661 SF		61,661 SF		9,800 SF		
Percent Adjustment			0%		0%		
Net Size	57,775 SF		57,775 SF		- SF		
Parking Rate	5 /1000 SF		2 /1000 SF		3.95 /1000 SF		
Req-d Spaces	289		116		39		
Adjustment Description	Net Square Footage		Net Square Footage		Gross SF to correlate with counts		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	2%	6	20%	24	0%	0	30
7:00 AM	60%	174	80%	93	0%	0	267
8:00 AM	100%	289	100%	116	15%	6	411
9:00 AM	100%	289	100%	116	30%	12	417
10:00 AM	100%	289	100%	116	30%	12	417
11:00 AM	100%	289	100%	116	30%	12	417
12:00 PM	100%	289	100%	116	30%	12	417
1:00 PM	100%	289	100%	116	37%	15	420
2:00 PM	100%	289	100%	116	30%	12	417
3:00 PM	100%	289	100%	116	28%	11	416
4:00 PM	100%	289	100%	116	22%	9	414
5:00 PM	100%	289	100%	116	41%	16	421
6:00 PM	75%	217	80%	93	40%	16	326
7:00 PM	60%	174	60%	70	10%	4	248
8:00 PM	20%	58	60%	70	5%	2	130
9:00 PM	10%	29	50%	58	0%	0	87
10:00 PM	5%	15	50%	58	0%	0	73
11:00 PM	2%	6	40%	47	0%	0	53
MIDNIGHT	2%	6	30%	35	0%	0	41
Number of Parking Spaces With Shared Parking							421

ORDINANCE NO. 4072

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR07-0058 RED ROCK BUSINESS PLAZA) 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 Area Development (PAD) to PAD Amended subject to the following conditions:

1. Development shall be in substantial conformance with the application materials, except as modified by conditions herein.
2. Compliance with the original conditions adopted by City Council through Ordinance No. 3673, in case DVR04-0037 Chandler Airport Center, except as modified by the subject application and conditions herein.

3. "Family recreational" uses such as bounce facilities, gymnastics, rock climbing, cheerleading, toddler gyms, and similar uses shall be allowed. Other public assembly uses such as theaters and schools shall not be allowed.
4. The amount of "family recreational" uses shall be limited to no more than 25% of each building.
5. No "family recreational" uses shall have their entrance on the endcap suites adjacent to the truck aisles.
6. Several parking spaces in front of the "family recreational" entrances shall be reserved and signed for pick-up/drop-off.
7. There shall be no competitions held Monday through Friday.

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

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4072 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

Legal Description

A portion of the Southwest Quarter of Section 1, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a Stone in Hand hole at the Southwest corner of said Section 1, from which a Flush Brass Cap at the West Quarter corner of said Section 1 bears $N00^{\circ}20'14''W$ (an assumed bearing), along the West line of the Southwest Quarter of said Section 1, for a distance of 2642.23 feet; thence $N89^{\circ}01'05''E$, along the South line of the Southwest Quarter of said Section 1, for a distance of 1921.97 feet; thence $N00^{\circ}58'55''W$, for a distance of 947.20 feet to a point on the North right-of-way line of Germann Road and the POINT OF BEGINNING;

Said point lying on a non-tangent curve, concave to the Southeast, the center of which bears $S15^{\circ}22'33''E$, for a distance of 1265.00 feet; thence Southwesterly, along the arc of said curve and along said North right-of-way line, through a central angle of $23^{\circ}45'02''$ for a distance of 524.38 feet; thence $N39^{\circ}07'35''W$, not tangent to said curve and along said North right-of-way line, for a distance of 6.00 feet to a point on a concentric curve, concave to the Southeast, the center of which bears $S39^{\circ}07'36''E$, for a distance of 1271.00 feet; thence Southwesterly, along the arc of said curve and along said North right-of-way line, through a central angle of $6^{\circ}48'05''$, for a distance of 150.88 feet; thence $S44^{\circ}04'19''W$, tangent to said curve, for a distance of 106.10 feet; thence $S89^{\circ}04'19''W$, for a distance of 28.28 feet; thence $N45^{\circ}55'41''W$, for a distance of 199.08 feet to the beginning of a curve, concave to the Northeast, the center of which bears $N44^{\circ}04'19''E$ for a distance of 1170.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $8^{\circ}26'49''$ for a distance of 172.49 feet; thence $N37^{\circ}28'52''W$, tangent to said curve, for a distance of 168.20 feet; thence $N07^{\circ}31'08''E$, for a distance of 17.88 feet to a point on a non-tangent curve, concave to the Northwest, the center of which bears $N36^{\circ}16'02''W$ for a distance of 640.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of $1^{\circ}12'50''$ for a distance of 13.56 feet; thence $N52^{\circ}31'08''E$, tangent to said curve, for a distance of 274.17 feet to the beginning of a curve, concave to the Southeast, the center of which bears $S37^{\circ}28'52''E$ for a distance of 1160.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of $02^{\circ}47'34''$ for a distance of 56.54 feet; thence $N34^{\circ}41'18''W$, radial to said curve, for a distance of 10.00 feet to a point on a concentric curve, concave to the Southeast, the center of which bears $S34^{\circ}41'18''E$ for a distance of 1170.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of $29^{\circ}41'21''$ for a distance of 606.26 feet; thence $N85^{\circ}00'03''E$, tangent to said curve, for a distance of 78.53 feet to the beginning of a curve, concave to the Southwest, the center of which bears $S04^{\circ}59'57''E$ for a distance of 75.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $90^{\circ}00'00''$ for a distance of 117.81 feet; thence $S04^{\circ}59'57''E$, tangent to said curve, for a distance of 41.61 feet to the beginning of a curve, concave to the Northeast, the center of which bears $N85^{\circ}00'03''E$ for a distance of 1230.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $8^{\circ}06'41''$ for a distance of 174.13 feet; thence $S13^{\circ}06'38''E$, tangent to said curve, for a distance of 130.13 feet; thence $S30^{\circ}59'22''W$ for a distance of 28.74 feet to the POINT OF BEGINNING.