

INTERFAITH COMMUNITY
CARE CAMPUS
PAD06-123

CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT A P P R O V E D	
Case No.:	<u>PAD06-123</u>
P&Z Comm. Approval:	<u>9/19/2006</u>
City Council Approval:	<u>10/19/2006</u>
B.O.A. Approval:	_____
Stipulations:	<u>2-1</u>



November 3, 2006

Tom Payton
Architectural Dimensions
7530 East Main Street
Scottsdale, AZ 85251

Fax: 480-421-0431

**RE: City Council Approval for PAD06-123 & GPA06-125
Interfaith Community Care Campus**

Dear Applicant:

The above-referenced application was approved on October 19, 2006, by the City of Surprise City Council. Attached is a copy of the Council Action forms and any approved stipulations.

In order to finalize the approval, the applicant must submit the following items **within fifteen (15) days** of this notice:

1. One (1) copy of the updated PAD, including all adopted stipulations, the ordinance approving the PAD and any modifications approved by the City Council.

The applicant must now remove from the property all signage advertising the public hearings. These signs **must be removed** within one week after the final disposition of the case.

If you require further information or assistance, please do not hesitate to contact the Planning office at 623-875-4337.

Sincerely,

SURPRISE COMMUNITY DEVELOPMENT



CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

Case #5

Meeting Type: Regular Meeting

Council Meeting Date: October 19, 2006

Submitting Department: Community Development

Contact Person: Scott Chesney

District: 4

Internal: Adam Copeland

X Consent Regular Public Hearing Report Only

Agenda Wording:

Consideration and action on Ordinance #06-49, an ordinance of the Mayor and Council of the City of Surprise, Arizona, approving a Planned Area Development, PAD06-123, for a proposed project known as Interfaith Community Care Campus, consisting of rezoning approximately 6.9 acres from R1-5 (Single Family Residential) to Planned Area Development. The subject site is located in the Original Town Site adjacent and west of the Greasewood and Bola Drive Intersection.

Motion:

I move to approve Ordinance #06-49.

Background:

The subject site has been vacant since it was annexed into the City of Surprise in 1960.

Financial Impact Statement:

All activity related to the ongoing development of the City of Surprise has economic and fiscal impact on the city and region.

Attachments:

Ordinance #06-49, Staff Report, Vicinity Map, Narrative, PAD exhibits, P&Z Commission Vote Sheet.

Signatures of Submitting Officers:

Mayor / Council

Department Head/Designee

Legal Review

Budget Authorization

City Manager/Designee

Human Resources (If Applicable)

City Clerk's Office Only:

Council Action: Motion/Second

Results:

Distribution After Council Meeting:

Table with 3 columns: Name, Motion/Second, Results. Includes names like Shafer, Elkins, Bails, Sullivan, Arismendez, Johnson, Foro and results like For, Against, Passed, Failed, Continue, Tabled, Absent.

Table with 1 column: City Clerk's Office

Meeting Requirements:

Powerpoint Overhead (Elmo) Flip Chart White Board Easel

Presentation Speaker Names (spelling and titles for TV captions):

Scott Chesney, Planning and Community Development Director

STANDARD STIPULATIONS

- a) Development shall be in accordance with the documents related to these cases date-stamped August 17, 2006, unless otherwise stated herein;
- b) Major changes to this P.A.D. or Minor General Plan Amendment with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. and Minor General Plan Amendment may be administratively approved by the City Manager and the Community Development Director;
- c) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and four (4) copies of the final P.A.D. document and Minor General Plan Document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of City Council approval;
- d) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and
- e) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document;

SPECIAL STIPULATIONS

- h) Prior to issuance of a building permit the applicant will need to subdivide the property in accordance with the Surprise Municipal Code.
- i) If the U.S. Postal Service requires "gang"-type boxes, applicant shall install adequate lighting over said postal receptacles.

REPORT TO THE CITY COUNCIL

CASE NUMBER: GPA06-125 and PAD06-123 (Interfaith Community Care Campus)
STIPULATIONS: a through i
PREPARED BY: Adam Copeland, Planner @ 623.875.4320
Adam.copeland@surpriseaz.com

Application Date: August 17, 2006
Planning & Zoning Commission Hearing Date: September 19, 2006
City Council Hearing Date: October 12, 2006

APPLICANT: Tom Payton-Architectural Dimensions
7530 East Main Street.
Scottsdale, AZ 85374
Phone 480-421-0430
Fax 480-421-0431

PROPERTY OWNER: Interfaith Community Care LLC
17749 North El Mirage Rd.
Surprise, AZ 85374
Phone: 623-584-4999
FAX: 623-546-1589

REQUEST: Approval of a Minor General Plan Amendment and Planned Area Development for the Interfaith Community Care Campus.

SITE LOCATION: The subject site is located in the Original Townsite adjacent and west of the Greasewood and Bola Drive Intersection.

SITE SIZE: The subject site is 6.9 gross acres.

<u>RECOMMENDATION:</u>	Staff recommends that this request, a Minor General Plan Amendment (GPA06-125) and a Planned Area Development (PAD06-123) located adjacent and west of the Greasewood and Bola Drive Intersection, be approved subject to stipulations a through i .
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ORDINANCE #06-49

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT, PAD06-123, FOR A PROPOSED PROJECT KNOWN AS INTERFAITH COMMUNITY CARE CAMPUS, CONSISTING OF REZONING APPROXIMATELY 6.9 ACRES FROM R1-5 (SINGLE FAMILY RESIDENTIAL) TO PLANNED AREA DEVELOPMENT. THE SUBJECT SITE IS LOCATED IN THE ORIGINAL TOWN SITE ADJACENT AND WEST OF THE GREASEWOOD AND BOLA DRIVE INTERSECTION.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, rezoning of the subject property will not depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in the staff report is rezoned from R1-5 (Single Family Residential) to Planned Area Development (PAD).

Section 3. The development plan for the property described in the PAD document entitled "Interfaith Community Care Campus", as application PAD06-123, a copy of which is on file in the Community Development Department, is approved.

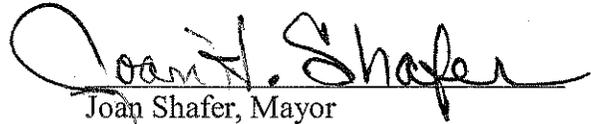
Section 4. All present and future owners of the property shall develop the property only in accordance with the requirements and exhibits found in the PAD document, and in compliance with the Stipulations contained in Exhibit A.

Section 5. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not

occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 6. This Ordinance shall become effective thirty-one (31) days after formal passage by the Council.

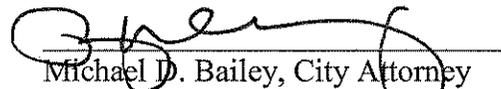
PASSED AND ADOPTED this 19 day of October, 2006.


Joan Shafer, Mayor

ATTEST:

APPROVED AS TO FORM:


Sherry A. Aguilar, City Clerk


Michael D. Bailey, City Attorney

Yeas: Mayor Shafer, Vice-Mayor Arismendez, Council Members; Bails, Elkins, Foro, Johnson & Sullivan.

Nays: _____

PROJECT ANALYSIS:

This is a proposal for a Minor General Plan Amendment and a Planned Area Development to a property located in the Original Townsite consisting of approximately 6.9 acres. The Minor General Plan Amendment would change the current General Plan Land Use Classification from Open Space to Mixed Use. The proposed Planned Area Development rezone would change the zoning from R1-5 (Single Family Residential) to PAD (Planned Area Development) with a Mixed Use classification. Subject to the approval of the GPA and PAD a Site Plan will come before the commission for approval. The additional Pads on the site have the opportunity to develop with a mix of residential and commercial uses.

The Interfaith Community Care Campus is an intergenerational day care facility that provides support services for independent home living seniors. The goal of a facility of this nature is to provide a place for seniors to interact with others and bridge the generational gap by providing day care for children while promoting interaction between the generations. In addition to providing a place for interaction that includes both indoor and outdoor recreation, Interfaith Community Care also provides counseling and training for seniors who deal with loneliness and depression because they are deprived of human contact and social interaction.

CIRCULATION:

Primary access to the site will be from two entrances from Greasewood Road to the east. The main entrance to the site will be at the intersection of Greasewood and Bola Drive.

LANDSCAPE:

At the time of the Landscape Plan Design review all proposed landscape will comply with the Planning and Zoning Design guidelines and the Surprise Municipal Code. Staff will work with the applicant to provide Landscaping to mimic the Lizard Run Landscape with a natural desert landscape approach. Phase I of the project is made up of approximately 22% of open space which substantially exceeds the minimum amount of 10%.

DEVELOPMENT PLAN:

Interfaith proposes developing the west portion of the site furthest from the street in the first phase of development. Within this location they propose to place their Interfaith Community Care Campus, which will service adult daycare, child day care, support services for these programs, a commercial kitchen, and a café for social interaction among active seniors and the adjacent community college. The front portion of the site may be used to expand Interfaith Community Care's Programs, or develop compatible programs such as independent housing for seniors, commercial development and/or retail. The Site Plan will come before the Planning and Zoning Commission subject to the approval of the PAD and GPA.

The Interfaith Community Care Campus project is designed to promote connectivity between surrounding parcels and promote a social activity. The conceptual site plan submitted with this application shows pedestrian connectivity to the Rio Salado College to the north and to the Lizard Run project to the west and southern portion of the property.

The buildings are designed with a north/south orientation to avoid excessive heat generation from the sun. The applicant worked with staff to re-orient the café to face the Lizard Run project to provide a better view corridor looking from the café south to the Lizard Run project. The triangular property adjacent and east of the Interfaith project was recently donated to the City of Surprise and can be utilized as an amenity for the project as it is built out.

MIXED USE LAND USE AND PROJECT IN CONTEXT:

A Mixed Use Land Use Classification is appropriate for the site because of the transition between commercial land uses to the north and residential uses to the south. Surrounding the property, as shown in the "Project in Context" exhibit, is the Lizard Run project to the south, Bicentennial Park to the southwest, a pending high quality office project to the northwest, a hotel and Rio Salado College to the north, City Hall to the northeast, and Desert Mirage Medical Plaza and a pending application for Bell Mirage Estates condominium project to the west. This is a starting point in accomplishing compatibility between existing and future development in the Original Townsite.

There is surrounding residential, educational, professional, recreational, and public facilities within walking distance to the Interfaith Community Care Campus. This provides a live, work, play atmosphere which is the beginning to the revitalization effort in the Original Townsite. As time progresses the City may expand the Mixed Use boundaries as an overlay district in an effort to incorporate all the surrounding uses and infill shown in "Exhibit A". In addition the revitalization effort will promote quality infill development as surrounding projects build out. It is anticipated that future revitalization efforts will be geared to encourage redevelopment of larger vacant properties and the City's commitment to maintain the adoption of open space corridors (Lizard Run.)

EXISTING AND SURROUNDING ZONING:

ON-SITE:	R1-5 Single Family Residential
NORTH:	C-2 Community Commercial
EAST:	C-2 Community Commercial and C-3 General Commercial
SOUTH:	R1-5 Single Family Residential
WEST:	R1-5 Single Family Residential

EXISTING AND SURROUNDING LAND USE:

ON-SITE:	Vacant Open Space
NORTH:	Commercial-Hotel and Rio Salado College
EAST:	Vacant Commercial and Moon Valley Nursery
SOUTH:	Open Space-(Lizard Run)
WEST:	Vacant Open Space

EXISTING UTILITIES AND SERVICES STATUS:

WATER	El Mirage- Will Serve Letter received
SEWER	City of Surprise
FIRE PROTECTION	Surprise Fire Department currently has stations located:
	FIRE STATION 301 16750 North Village Drive East
	FIRE STATION 302 18600 North Reems Road
	FIRE STATION 303 15440 North Cotton Lane
	FIRE STATION 304 22443 North 163 rd Avenue

**POLICE
PROTECTION:**

Surprise Police Department currently has stations located:

14312 West Tierra Buena Lane
18600 North Reems Road

Ultimate Build-Out

Street Name	Right-of-Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
Greasewood Street	66 feet	32 feet	TO BE COMPLETED IN PHASE II & III	1 lane	TO BE COMPLETED IN PHASE II & III

The City of Surprise is working on the construction of Traffic Calming Devices on Greasewood Road to the east of the project.

EXISTING SITE CONDITIONS

The site currently is undeveloped.

PHASING

The proposed project is to be completed in three phases. The first phase of development is the Community Care Campus. This will have an adult daycare center, a child daycare center, an intergenerational space, support services, a commercial kitchen, and a café. The second and third phases of development will be designed and completed at a later time. These portions of the site will have either independent senior living, or commercial/retail that will support Interfaith Community Care's Programs.

INFRASTRUCTURE

The public water supply currently does not run down the middle of Greasewood Street adjacent to the site, it will have to be extended from the north 500 feet to service the site. There will also be a public water loop through the site. Currently there is no public sewer in Greasewood Street along the site. It will be extended 500 feet from the south to meet the needs of our site and the City of Surprise Municipal Code Requirements.

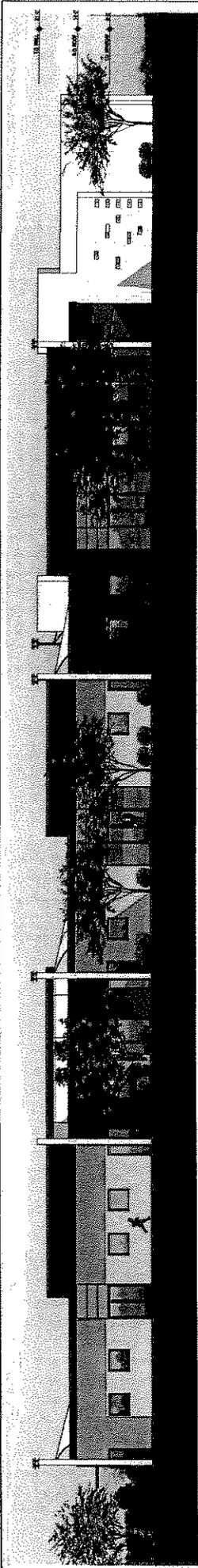
All infrastructures will be developed in accordance with the Surprise Municipal Code

STANDARD STIPULATIONS

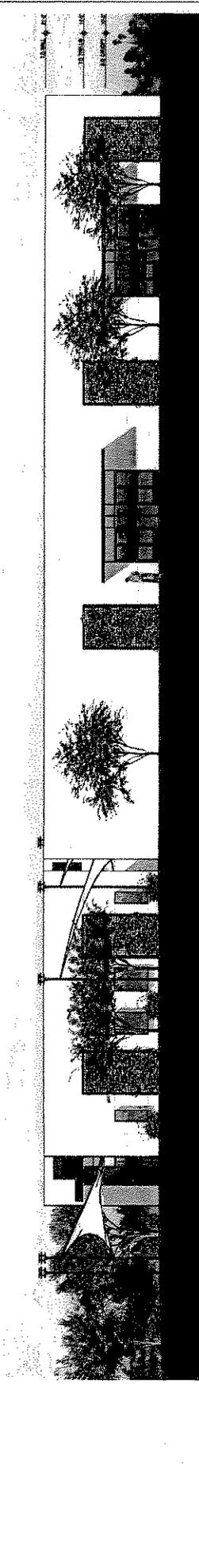
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SPECIAL STIPULATIONS

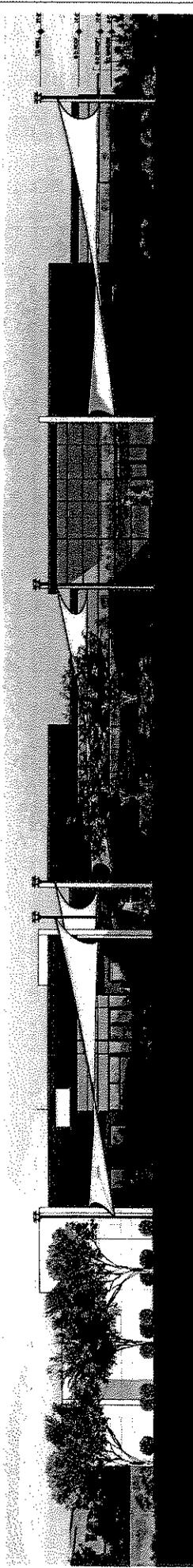
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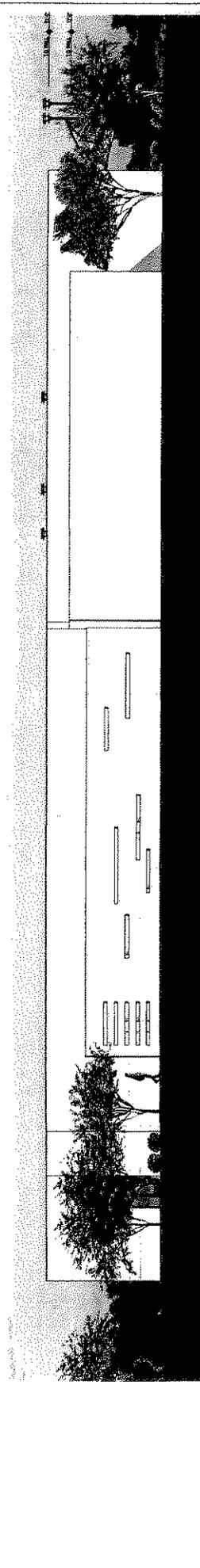
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXHIBIT A

Future Conceptual Mixed Use Expansion



July 24,2006

CITY OF SURPRISE

Community Development Department
Planning and Zoning Division
12425 West Bell Road, Suite D-100
Surprise, AZ 85374

RECEIVED

AUG 17 2006

COMMUNITY DEVELOPMENT

Re: **PROJECT NARRATIVE**
Project No. AD-05034
Community Care Campus: GPA06-125, PAD06-123, SP06-124

The Interfaith Community Care Center is an intergenerational day care facility that provides support services for independent home living seniors. The goal of a facility of this nature is to provide a place for seniors to interact with others and bridge the generational gap by providing day care for children while promoting interaction between the generations. In addition to providing a place for interaction that includes both indoor and outdoor recreation, Interfaith Community Care also provides counseling and training for seniors who deal with loneliness and depression because they are deprived of human contact and social interaction.

Interfaith is requesting a change of zoning from R1-5 to PAD allowing them the opportunity to establish a cafe and commercial kitchen aspects of their program. The cafe provides a relaxed atmosphere for seniors to gather and spend time with others. Adjacent to the proposed cafe are a series of social service offices that will provide counseling and support for clients of Interfaith and the local community in a relaxed and friendly atmosphere. The commercial kitchen will provide meals for the entire Interfaith community, allowing them to have better control of the quality of food for their clients.

SITE PLAN

Because this project is proposed on a site that is between an existing city park and the Rio Salado Community College. Interfaith Community Care is proposing to create a pedestrian connection between the college and the park. The idea is to further enhance the social experience for both seniors and the surrounding community. We would like to suggest that the city consider a bridge or connection across the wash to allow pedestrian traffic between the three sites.

The proposed buildings are sited to allow for natural shading while providing views to the north and south. A "boardwalk" or shaded pedestrian plaza is proposed on the southeast side of the building emphasizing the pedestrian access.

PLANNED AREA DEVELOPMENT

Future expansion or development would take place to the East and South of the site along Greasewood Street and is undetermined at this time. Interfaith requests the PAD zoning for this future development allowing them to have some flexibility in how the land will be developed. Interfaith proposes several scenarios for this development ranging from offices, to retail, to independent senior living. No matter what the future use of the site could become, Interfaith proposes the use somehow support their programs. This could be through medical offices that provide services to their clients, or a hair stylist that can help put a smile on someone's face by doing their hair nicely. Interfaith Community Care envisions a campus that supports their clients in every aspect of their daily life.

GENERAL PLAN AMENDMENT

Interfaith is also requesting a change in the general plan amendment. Currently this land is designated as Open Space, Interfaith proposes changing this to Mixed Use. Allowing them to incorporate the future expansion in any manner that might take shape. Mixed use land classification makes sense for this site because of the employment, commercial, and public facilities that are all within walking distance. Within our site there is a potential for the development of a mix of residential and commercial projects.

Architectural Dimensions LLC



7530 E. Main Street, Suite 101
Scottsdale, Arizona 85251
Telephone 480/421-0430
Facsimile 480/421-0431

**Interfaith Community Care
Community Care Campus**

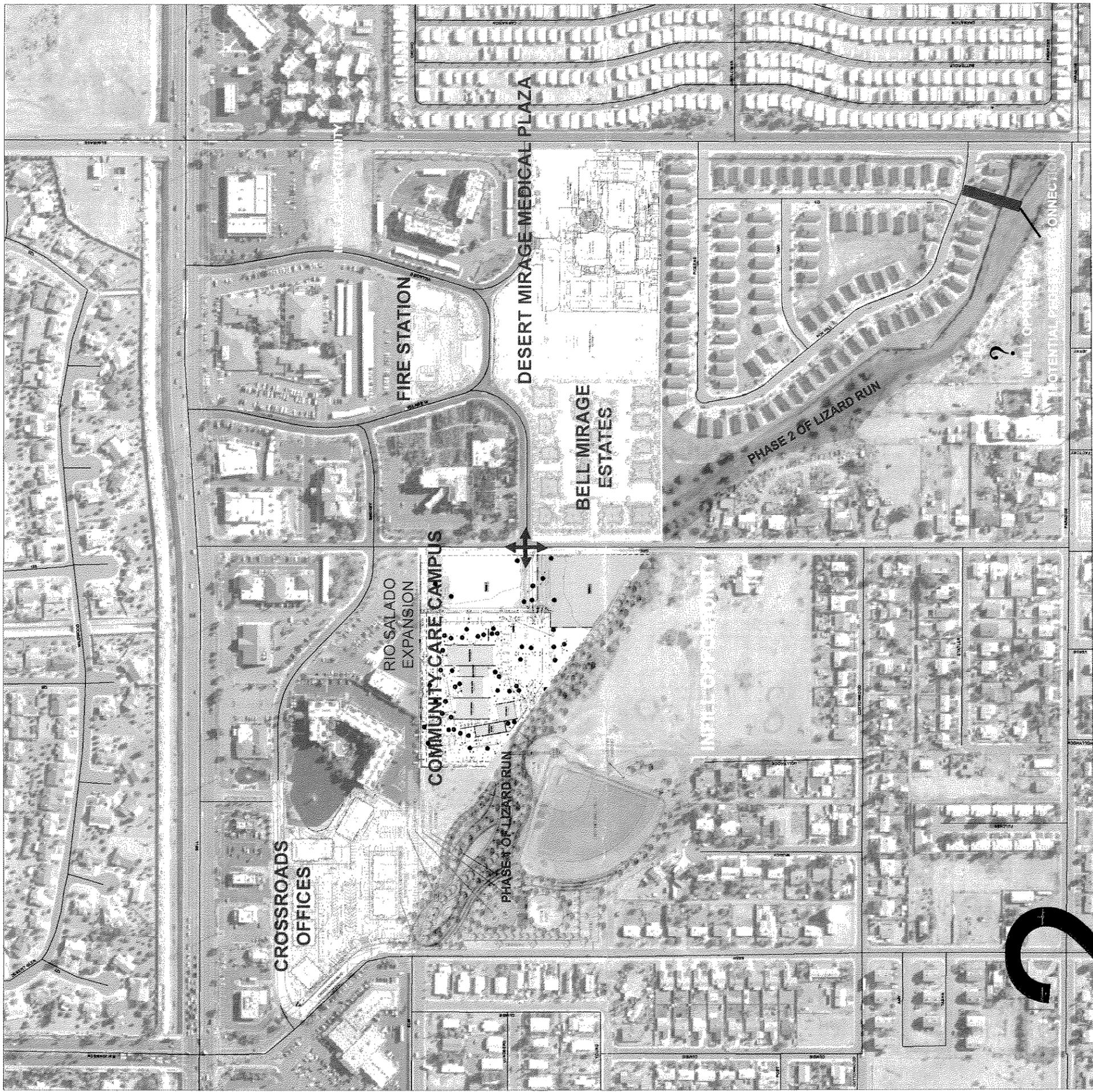
Greasewood Street
Surprise Arizona 85374

PROJECT NUMBER | DATE OF ISSUE | DRAWN BY
05034 | **8/16/06** | **ajc**

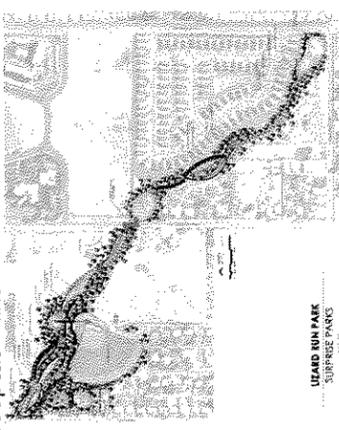
SHEET CONTENTS
Project Narrative

WN-01
SHEET NO.

PROJECT IN CONTEXT



Conceptual Lizard Run Ultimate Buildout



LEGAL DESCRIPTION OF PROPERTY

A PORTION OF THE SOUTHEAST QUARTER OF LOT 2, SECTION 2, TOWNSHIP 3 NORTH RANGE 1 WEST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP IN CONCRETE MARKING THE CORNER OF SAID SECTION 2 FROM WHICH A BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 2 BEARS SOUTH 03 DEGREES 31 MINUTES 35 SECONDS EAST 2833.78 FEET...

PROJECT DIRECTORY

OWNER/DEVELOPER: INTERFAITH COMMUNITY CARE 17749 NORTH EL MIRAGE ROAD SURPRISE, ARIZONA 85374 CONTACT: MICHELLE DONOHUE PHONE: (623) 584-4999 ARCHITECT: ARCHITECTURAL DIMENSIONS 7530 EAST MAIN STREET SCOTTSDALE, ARIZONA 85251 CONTACT: ANDREW CAMPANARO PHONE: (480) 421-0430 CIVIL ENGINEER: DESERT DEVELOPMENT ENGINEERING, LLC 10000 NORTH 51st AVENUE, SUITE A109 PHOENIX, ARIZONA 85021 CONTACT: JOHN SHINSKE PHONE: (602) 997-2005 LANDSCAPE ARCHITECT: BELL/VECCHIA & ASSOCIATES, INC. 3256 NORTH DRINKWATER BOULEVARD, #11 SCOTTSDALE, ARIZONA 85251 CONTACT: MATT DRAGER PHONE: (480) 949-7127

SITE DATA:

Table with 2 columns: Parcel # and Area. Parcel 1: 3.671 NET ACRES, 159,946 SF. Parcel 2: 1.405 NET ACRES, 61,199 SF. Parcel 3: 1.388 NET ACRES, 60,879 SF. TOTAL LOT AREA: 6.474 NET ACRES, 282,024 SF.

APPLICANT'S INTEREST

IN 1981 A GROUP OF RESIDENTS FROM THE SUN CITIES COMMUNITIES REALIZED THE NEED FOR IMPORTANT SERVICES THAT WERE NOT BEING PROVIDED LOCALLY. THIS FORWARD THINKING GROUP OF PEOPLE CAME TOGETHER AND FOUNDED INTERFAITH COMMUNITY CARE WITH A MISSION TO PROVIDE SERVICES THAT ENRICH THE COMMUNITY BY EMPOWERING ELDER ADULTS TO MAINTAIN INDEPENDENCE AND ENHANCE THEIR QUALITY OF LIFE...

RECENTLY INTERFAITH COMMUNITY CARE HAS REALIZED A SHIFT IN ADULT DAY CARE SERVICES AND REALIZED THE POTENTIAL OF INTERGENERATIONAL SERVICES FOR HELPING MAINTAIN THE VITALITY OF ITS LOCAL RESIDENTS. TO INTRODUCE THESE SERVICES TO ITS CLIENTS, INTERFAITH CREATED A REQUEST FOR PROPOSAL (RFP) FROM LOCAL ARCHITECTS TO HELP DESIGN A NEW GENERATION OF DAY CARE FACILITIES...

PROGRAM DESCRIPTION

INTERFAITH WOULD LIKE TO EXTEND THESE DAYCARE SERVICES TO THE COMMUNITY OF SURPRISE, ARIZONA AND PROPOSES PLACING THEIR INTERGENERATIONAL DAYCARE CENTER IN THE ORIGINAL TOWNSITE AREA. THIS LOCATION WOULD PLACE INTERFAITH IN CLOSE PROXIMITY TO BOTH ADULT AND CHILD DAY CARE USERS. MAKING IT AN IDEAL LOCATION FOR THIS TYPE OF CENTER. THE SITE ALSO AFFORDS BENEFICIAL PROXIMITY TO RIO SALADO COMMUNITY COLLEGE...

PART OF INTERFAITH'S PROPOSED PROGRAM IS A CAFE THAT IS PART OF THEIR DAYCARE PROGRAM THAT OFFERS CLASSES AND OTHER SOCIAL OPPORTUNITIES FOR LOCAL ADULTS. THIS CAFE CAN ALSO BE ACCESSED FROM RIO SALADO COMMUNITY COLLEGE THROUGH A PEDESTRIAN CONNECTION THAT RUNS NORTH TO SOUTH...

CURRENTLY THE PROPOSED SITE IS ZONED R1-5 WHICH ALLOWS INTERFAITH THE ABILITY TO PROVIDE THEIR DAYCARE SERVICES BUT DOES NOT ALLOW THEM THE OPPORTUNITY TO PROVIDE THE NEEDED CAFE SERVICES OF THEIR PROGRAM. THE CAFE IS A VITAL PIECE OF THEIR DAYCARE SERVICES ALLOWING A LESS STRUCTURED ATMOSPHERE FOR LOCAL ADULTS TO GET TOGETHER AND SOCIALIZE. ADJACENT TO THE PROPOSED CAFE WOULD BE A SERIES OF SOCIAL SERVICE OFFICES THAT COULD HELP LOCAL RESIDENTS WHO NEED SOMEONE TO TALK WITH ABOUT DIFFICULT SITUATIONS OCCURRING IN THEIR LIFE.

ANOTHER KEY PORTION OF THE INTERFAITH PROGRAM IS A COMMERCIAL KITCHEN. THIS KITCHEN PROVIDES INTERFAITH THE ABILITY TO SERVICE THE FACILITY AS WELL AS OTHER FACILITIES WITHIN THEIR ORGANIZATION. ALLOWING THEM TO PROVIDE A BETTER MORE CONTROLLED PRODUCT TO THEIR CLIENTS. CURRENTLY INTERFAITH CONTRACTS OUT THEIR FOOD SERVICE AND IS FINDING PROBLEMS WITH QUALITY CONTROL. THE COMMERCIAL KITCHEN ALLOWS INTERFAITH THE OPPORTUNITY TO CORRECT THIS PROBLEM.

ARCHITECTURAL STYLE/THEME

THE COMMUNITY CARE CAMPUS IS DESIGNED TO TAKE ADVANTAGE OF THE VIEWS TO THE PARK AND CREATE INDOOR/OUTDOOR PEDESTRIAN SPACES. TENSILE FABRIC STRUCTURES ARE INCORPORATED AS SOLAR SAILS PROVIDING SHADING FOR THE OUTDOOR SPACES AND BECOME LIGHT REFLECTORS TO BOUNCE LIGHT INTO THE INDOOR SPACES THROUGH THE HIGH WINDOWS. THE BUILDING DESIGN CHARACTER IS DESERT CONTEMPORARY USING THERMAL MASS WALLS PROTECTING THE EAST AND WEST EXPOSURES. THE NORTH AND SOUTH DIRECTION IS OPENED UP FOR LIGHT TRANSMITTANCE AND VIEWS TO THE OUTDOOR SPACES. THE BUILDING MATERIALS ARE SELECTED FOR THEIR WARM SOUTHWEST TONES AND CLIMATIC QUALITIES, THERMAL EFFICIENCY AND DURABILITY.

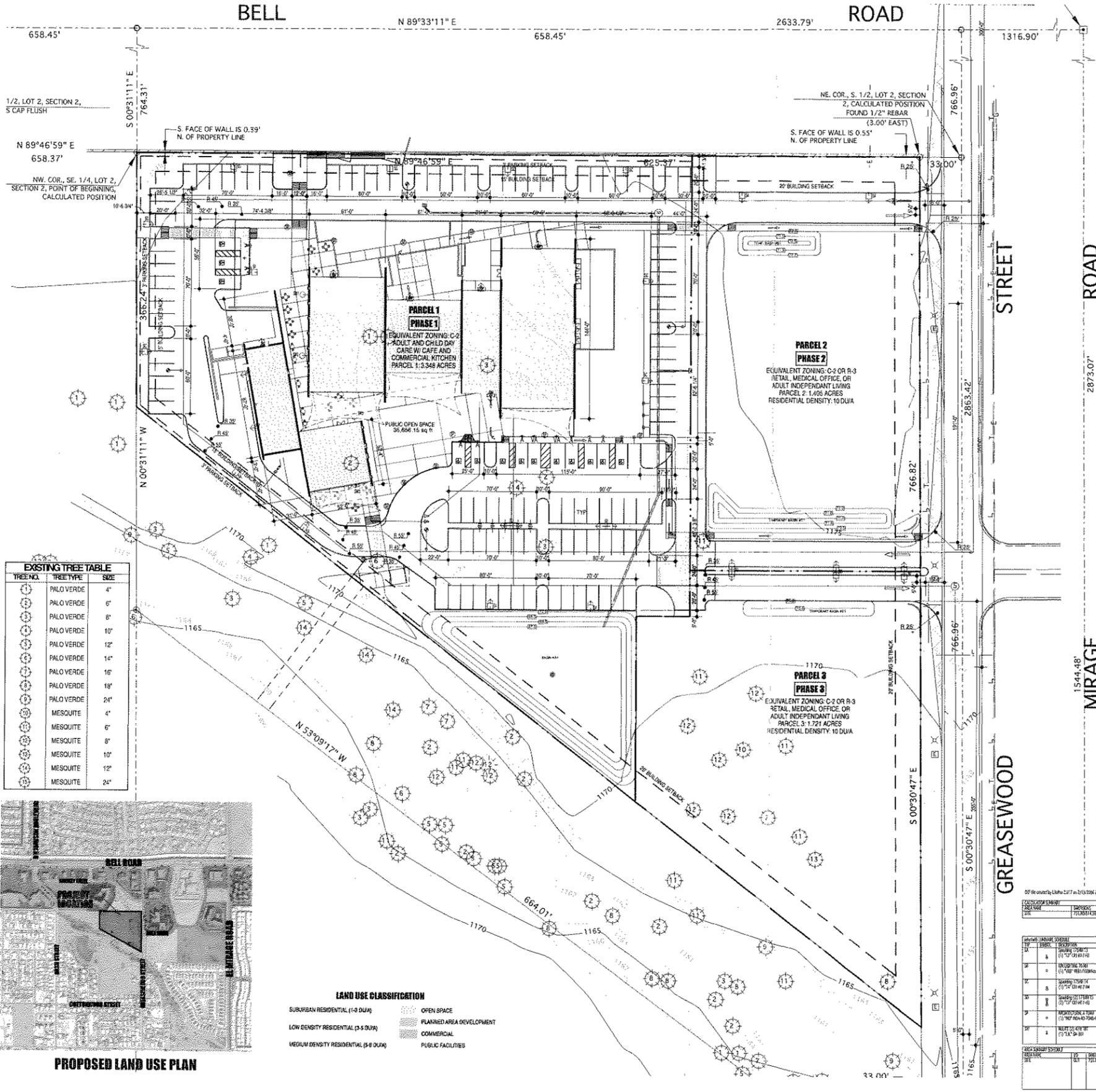
KITCHEN/CAFE AREA: 4,800 GSF SUPPORT SERVICES AND ADULT/CHILD CARE: 18,424 GSF TOT. BUILDING AREA: 23,504 GSF F.A.R.: 23,504/145,856 = .161 = 16.1% PARKING A.R.: 57,261/145,856 = .392 = 39.2% LANDSCAPE A.R.: 32,865/145,856 = .221 = 22.1% CONSTRUCTION TYPE: TYPE IIB PARKING REQUIRED (PARCEL 1): (DAY CARE CENTERS) 1 SPACE / 200 SF (SUPPORT SERVICES) 4 SPACES + 3.5 SPACES / 1000 SF (CAFE) 1 SPACE / 50 SF INDOOR DINING (CLASSROOM SPACES) 1 SPACE / 150 SF (CAFE) 1 SPACE / 200 SF OUTDOOR DINING (COMMERCIAL KITCHEN) 1 SPACE / 200 SF (DAYCARE CENTERS) 11,654 / 200 = 58 SPACES (SUPPORT SERVICES) 6,000 / 1000 = 6 x 3.5 = 21 + 4 = 26 SPACES (CAFE INDOOR) 800 / 50 = 17 SPACES (CLASSROOM SPACES) 804 / 150 = 6 SPACES (CAFE OUTDOOR) 1,510 / 200 = 8 SPACES (COMMERCIAL KITCHEN) 1,250 / 200 = 7 SPACES TOTAL REQUIRED: 121 SPACES * PER ADAAG 4.1.2 (5)(d)(ii) - 10% OF REQUIRED PARKING SPACES ARE TO BE ACCESSIBLE REQUIRED ACCESSIBLE 121 x 10% = 12 ACCESSIBLE SPACES

PARKING PROVIDED (PARCEL 1): 115 SPACES 11 ACCESSIBLE 2 VAN ACCESSIBLE SPACES (PER ADAAG 4.1.2 (5)(b)) TOTAL PROVIDED: 126 SPACES PARKING RATIO: 5.4 / 1000 SF EXISTING LAND USE: OPEN SPACE PROPOSED LAND USE: PLANNED AREA DEVELOPMENT (COMMERCIAL/RESIDENTIAL) EXISTING ZONING: R1-5 PROPOSED ZONING: P.A.D.

PHASE 1 OF CONSTRUCTION, INTERFAITH COMMUNITY CARE PARCEL 1: 3.671 NET ACRES 159,946 SF (56.7%) EQUIVALENT ZONING: C-2 PHASE 2 AND 3 OF CONSTRUCTION PARCEL 2: 1.405 NET ACRES 61,199 SF (21.7%) PARCEL 3: 1.388 NET ACRES 60,879 SF (21.6%) TOTAL PARCEL 2 & 3: 3,126 NET ACRES 138,158 SF (48.3%) EQUIVALENT ZONING: C-2 AND/OR R-3 THE LAND IS SET ASIDE FOR FUTURE USE AND WILL COMPLEMENT THE CURRENT DEVELOPMENT IN SOME MANNER. PROPOSED RESIDENTIAL DENSITY: 10 DU/A

SITE PLAN LEGEND

- ACCESSIBLE PARKING SIGN
VAN ACCESSIBLE PARKING SIGN
TEMPORARY 15 MIN. MAX. PARKING SIGN
OUTDOOR DINING TABLES
FIRE HYDRANT
PUBLIC OPEN SPACE
ACCESSIBLE WAY



EXISTING TREE TABLE with columns: TREE NO., TREE TYPE, SIZE. Lists trees like Palo Verde and Mesquite with their respective sizes.



LAND USE CLASSIFICATION table with columns: SUBURBAN RESIDENTIAL (1-8 DU/A), LOW DENSITY RESIDENTIAL (3-5 DU/A), MEDIUM DENSITY RESIDENTIAL (5-8 DU/A), OPEN SPACE, PLANNED AREA DEVELOPMENT, COMMERCIAL, PUBLIC FACILITIES.

Table with columns: CATEGORY, QUANTITY, UNIT, PRICE, TOTAL. Lists materials and quantities for the project.

Table with columns: NO., DESCRIPTION, UNIT, QUANTITY, PRICE, TOTAL. Lists construction items and their costs.

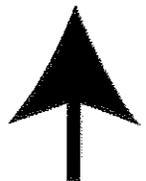
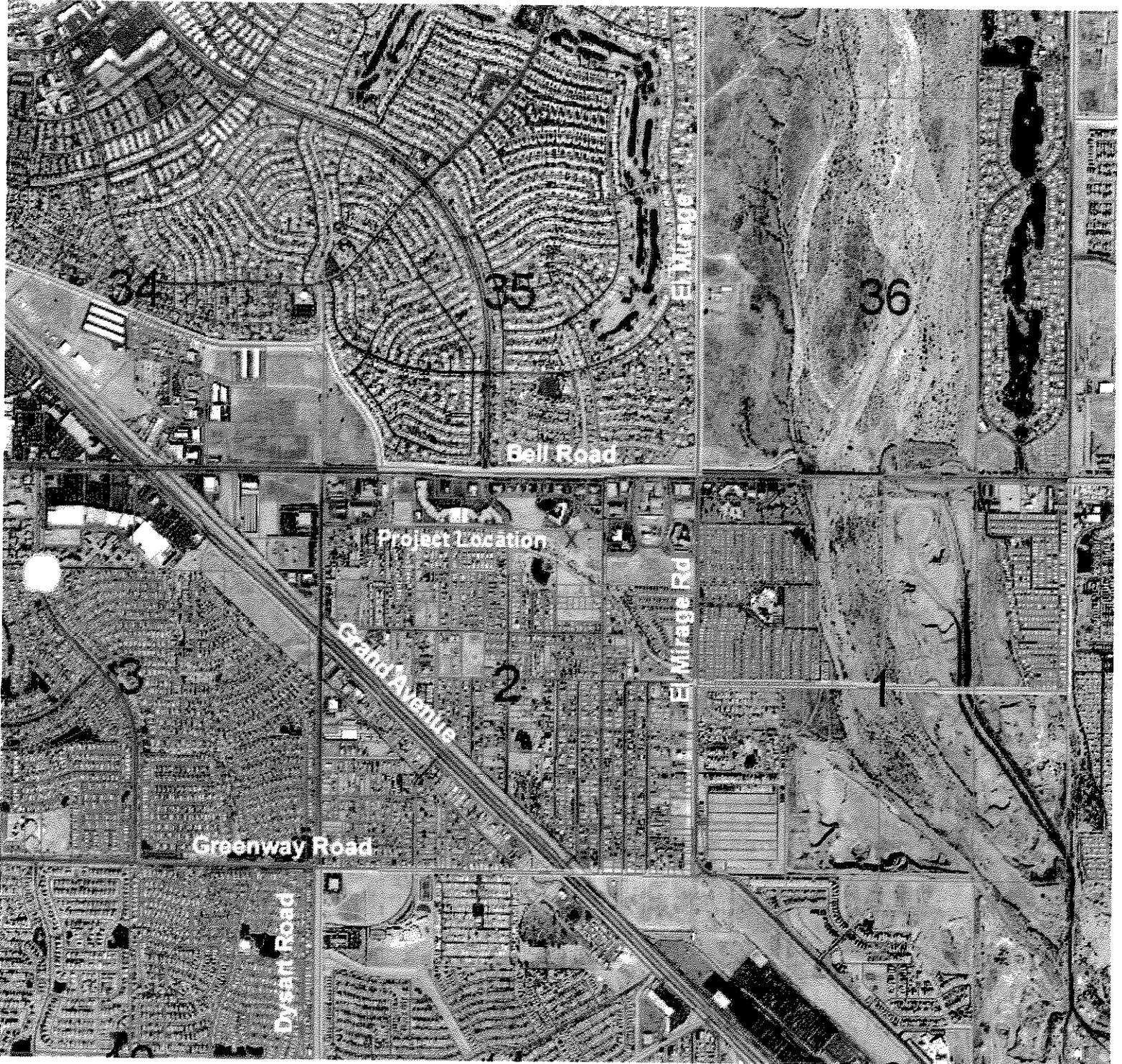
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EXHIBIT A

Future Conceptual Mixed Use Expansion



VICINITY MAP

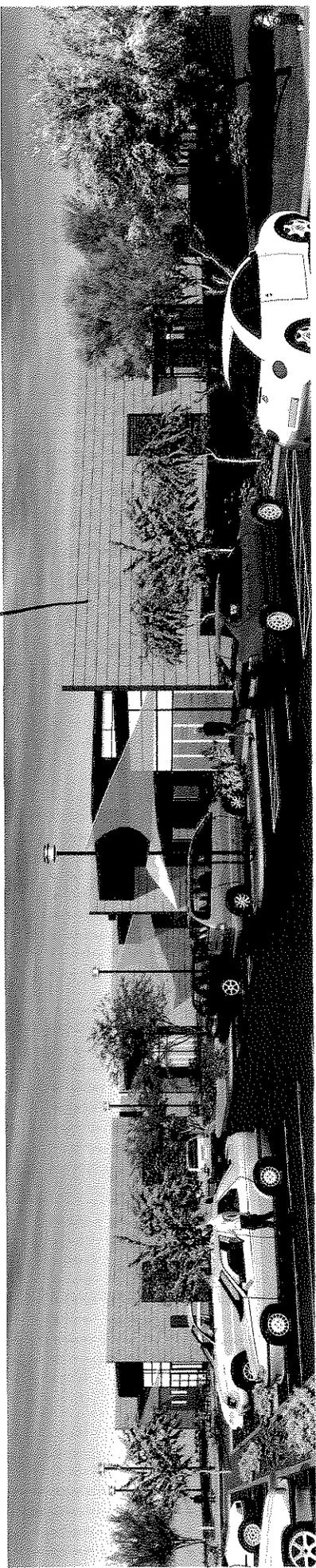


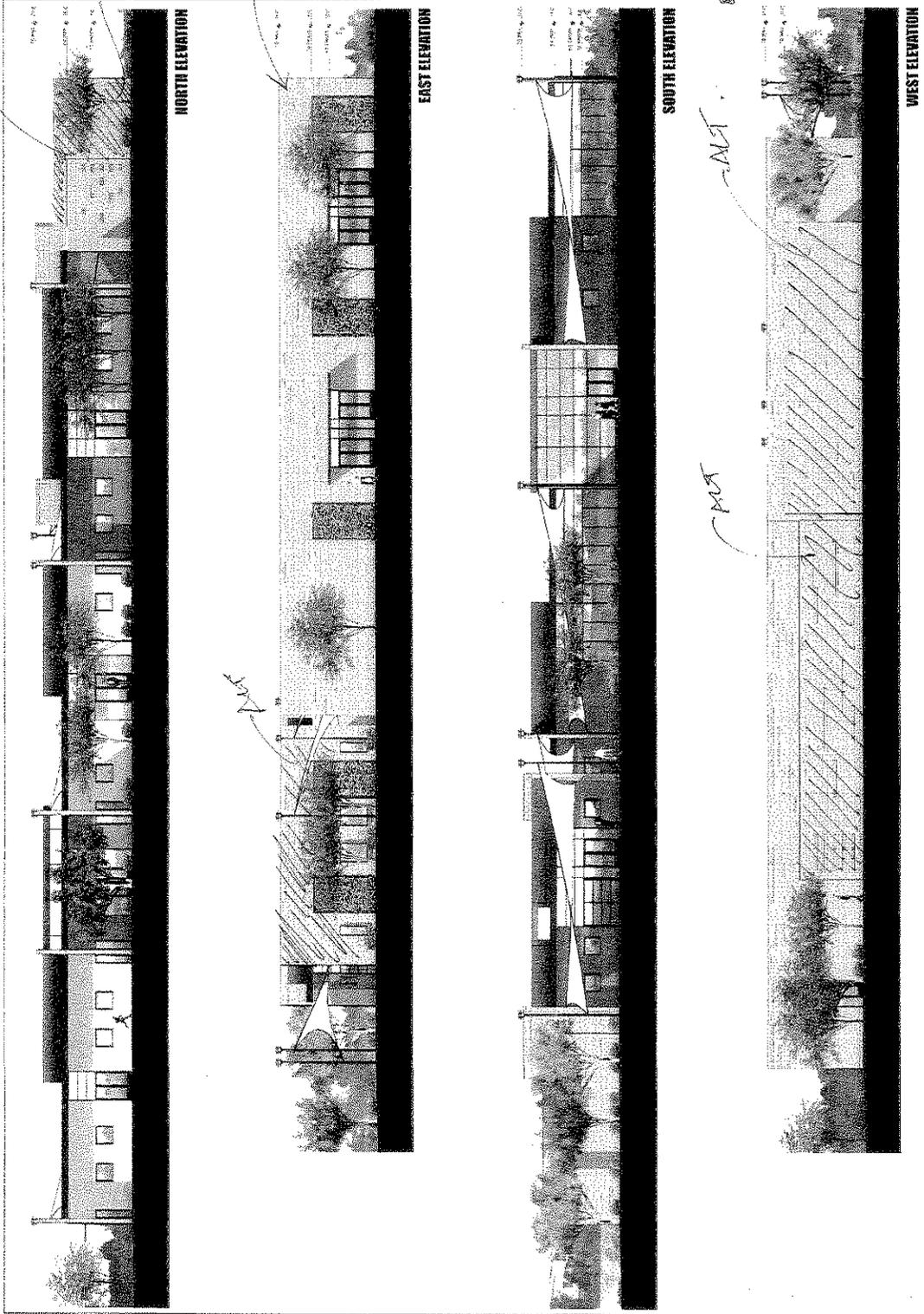
(Treat with MESA Stone - Huntington Gray)

7/24/07

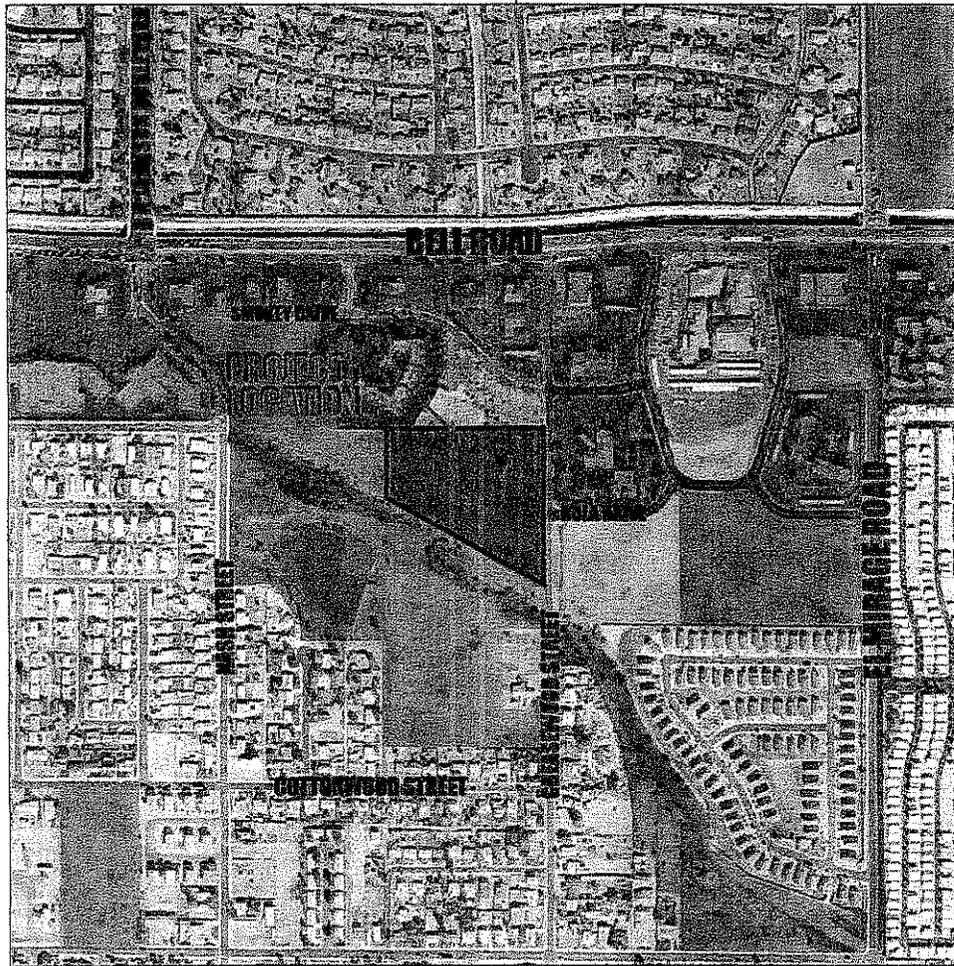
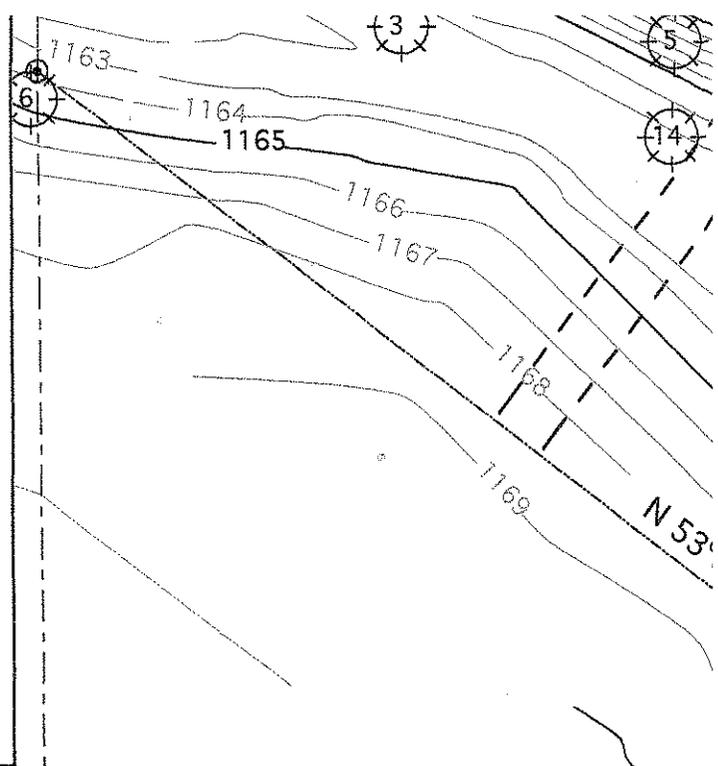
WILL ADD
TO WEST FANDE
Adam Capeland

OK
UPDATED MATERIAL
TRELLIS SCREENS



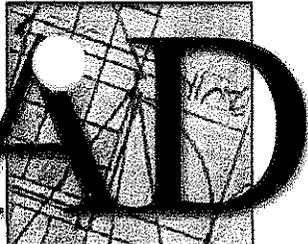


2	PALO VERDE	6"
3	PALO VERDE	8"
4	PALO VERDE	10"
5	PALO VERDE	12"
6	PALO VERDE	14"
7	PALO VERDE	16"
8	PALO VERDE	18"
9	PALO VERDE	24"
10	MESQUITE	4"
11	MESQUITE	6"
12	MESQUITE	8"
13	MESQUITE	10"
14	MESQUITE	12"
15	MESQUITE	24"



- SUBURBA
- LOW DEN
- MEDIUM I

PROPOSED LAND USE PLAN



Architectural Dimensions LLC