

Planned Area Development
and
Preliminary Development Plan

The District Downtown

**Northwest Corner of
Arizona Avenue and Loop 202**

by:

Meridian West AZ/202, LLC

Case No: PLH24-0023

Submitted: June 4, 2024
Updated: September 4, 2024
Updated: September 11, 2024

TABLE OF CONTENTS

I.	Introduction.....	1
II.	Site, Surrounding Area, and Existing Zoning.....	1
III.	Proposed Planned Area Development	1
IV.	Proposed Preliminary Development Plan	1
A.	Site Layout.....	1
B.	Architecture.....	3
C.	Landscaping Theme and Design Considerations	4
D.	Entry Monumentation and Screening	4
E.	Development Standards	4
F.	Multi-Family Design Standards.....	5
G.	Circulation.....	6
H.	Parking.....	6
V.	Miscellaneous	6
A.	Comprehensive Sign Plan.....	6
B.	Phasing.....	7
C.	Utilities.....	7
D.	Grading and Drainage	7
VI.	Project Team	7
VII.	Conclusion	8

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial & Vicinity Map
2	Conceptual Site Plan
3	Non-Residential Building Perspectives
4	Multi-Family Residential Concept
5	Colors & Materials Palette
6	Landscape & Open Space Character
7	Conceptual Master Plan – Plant Palette
8	Comprehensive Sign Plan
9	Conceptual Phasing Plan
10	Conceptual Grading & Drainage

THE DISTRICT DOWNTOWN

I. INTRODUCTION

Meridian West AZ/202, LLC (“Meridian West”) is the owner of The District Downtown, an exciting mixed-use development on approximately 49.30± gross (44.73± net) acres (the “Site”) at the northwest corner of Arizona Avenue and the Loop 202 Freeway. *See Exhibit 1, Aerial & Vicinity Map.* The District Downtown will be a high-quality, dynamic mixed-used development containing a mix of office, commercial, and multi-family uses. The design, layout, and theming create a high-quality development that will be a recognizable presence and strong, viable development for the City of Chandler (the “City”) given its location proximate to the Loop 202, the Price Road Corridor, and Chandler Airport. The District Downtown creates shopping and employment opportunities in the immediate area and is anticipated to improve the City’s jobs-to-population ratio while at the same time provide much needed housing to the City and immediate area. To achieve this, Meridian West seeks rezone the Site to Planned Area Development (PAD) and Preliminary Development Plan (PDP) approval.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the City’s General Plan as Neighborhoods and lies within the Downtown Chandler Growth Area. Within the Neighborhood designation, mixed-use development containing residential, commercial, and/or office can be considered at the intersection of major arterials, freeway interchanges with arterial streets, commercial areas, Downtown, and high-capacity transit corridors. Urban residential exceeding 18 du/ac. can be considered in Downtown, in regional commercial areas, and within designated high-capacity transit corridors. The Site is zoned PAD Mixed-Use for a range of uses including commercial, office, and multi-family residential.

Arizona Avenue is designated as a High-Capacity Transit Corridor. High-capacity transit corridors are appropriate locations for the development of high-intensity, mixed-land uses. Such developments would create opportunities for living within walking distance of schools, stores, and restaurants. For some people this means less travel time, cost savings and convenience, and better quality of life.

The Downtown Chandler Growth Area includes the historic Downtown square and extends south to the Loop 202. This Growth Area encourages a vibrant live, work, and play atmosphere. It additionally encourages developing the Growth Area with higher densities, mixed-uses, and transit-oriented development.

The proposed high-quality, mixed-used development is consistent with the General Plan, High-Capacity Transit Corridor, and the Downtown Chandler Growth Area.

III. PROPOSED PLANNED AREA DEVELOPMENT

Meridian West requests the Site be rezoned from PAD Mixed-Use to PAD Mixed-Use for a range of uses including **commercial** (Any use or similar use in the C-2 District of the City’s Zoning Ordinance, including automobile and truck sales); **office** (professional, business, administrative, executive, and other offices); and **multi-family residential**.

IV. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. *Site Layout*

The District Downtown is designed as a high-quality, mixed-use development that will create vital employment, retail, and housing opportunities at the gateway to Downtown Chandler,

adjacent to major transportation corridors (Arizona Avenue/State Route 87 and the Loop 202), and near the City's primary employment areas (Price Road Corridor and the Chandler Airpark). *See Exhibit 2, Conceptual Site Plan.*

The District Downtown is organized around a uniform street network which connects to a centralized main street that terminates at a central park and open space area, then continues throughout the Site in an appropriate manner that provides clear, distinctive routes for both vehicles and pedestrians to the planned uses. The centralized main street links to Arizona Avenue which compresses as it enters the Site to slow traffic down and create a pedestrian friendly environment. Thoughtfully planned pedestrian experiences are placed throughout the site using organic and structural shade elements. This provides opportunities for shaded seating, where enhanced decorative paving and patterned landscape invite patrons, residents, or employees to enjoy the urban environment. Pedestrian connections are planned between the different uses through defined paths, further emphasizing the mixed-use nature of the development. Unique to the development is an open space/park area near the west end of the main street, near the commercial retail uses. This area may contain design elements and features such as a shaded seating, urban street furniture, patterned landscape, and decorative lighting to attract individuals, couples, and families to the development.

Commercial uses are conveniently located on the eastern most portion of the Site with additional access points provided along Pecos Road. Retail commercial buildings are planned to be oriented along the central main street as well as Arizona Avenue, locating the majority of the parking internal to the Site. In the south-central portion of the site, hotel uses are planned. This use is located near the freeway corridor for higher visibility and scale. Two, 2-story offices are planned along Pecos Road, with an additional multi-family parcel centrally located on the Site, south of the offices. The intentional layout allows for transitions in land use from the west to the east. Specific details on proposed development, uses, etc. are found in *Exhibit 2*.

This PDP depicts the general layout ("Site Plan"), general appearance ("Elevations"), and theming ("Theming") of The District Downtown, but it does not restrict uses or buildings to the building locations or square footages as depicted on the Site Plan or appearance as depicted by the Elevations or Theming. Adjustments in Site Plan configuration to accommodate change in uses, alternative building design or geometry, layout of buildings within the Site, pedestrian and vehicular circulation within the Site, parking or other Site specific criteria as well as, adjustments in buildings floor area, and changes in the building architecture and theming will be allowed as long as each final building or buildings and individual lots and theming within the Site: (1) meets the general intent of the proposed Site Plan; (2) meets the level of quality and finish represented in the proposed building elevations of the Elevations and Theming; (3) comply with the below Design Guidelines; (4) use the colors and materials identified on the Color and Materials Palette or use compatible colors and materials as identified on the Color and Materials Palette; (5) provide code required parking stalls or demonstrate conformance with the City's shared parking requirements; and (6) meet building setbacks as required by the City's Zoning Ordinance or as otherwise identified in this PAD. Actual building footprints, layout within a lot or lots' developable area, and theming shall be determined administratively through the Administrative Design Review approval processes.

Notwithstanding the preceding, a separate Preliminary Development Plan must be submitted and approved by the City Council for the proposed multi-family development on Parcel 4 as shown on *Exhibit 2, Conceptual Site Plan*.

B. Architecture

Non-Residential

The overall theme of the non-residential buildings is an interpretation of a modern southwest look. *See Exhibit 3, Non-Residential Building Perspective.* The buildings incorporate large overhangs for sun screening and to create shaded areas for pedestrians and occupants. The 2-story office buildings feature roof top decks with shaded outdoor areas. Landscape boxes are utilized to drape planting materials over the building façade at the balcony locations and at the upper pedestrian walkway connecting the two buildings. A significant amount of glass and steel is utilized in the building facades to give a modern tech look while still maintaining a design theme consistent with surrounding structures. The commercial/retail buildings are designed to be pedestrian friendly with seating areas and shading for protection from the direct sun. Certain elements from the site sign design package are utilized and incorporated into the building design as well. This can be seen in areas such as the exterior column details on the office and commercial buildings. This helps to create a cohesive and comprehensive overall development plan.

Building materials are similar and consistent. Window sizes reflect a more appropriate sizing for the intended use and incorporate overhangs for sun screening. Building materials include natural stone, composite metal panels, Hardie panels and EIFS where appropriate, and a generous use of glass and aluminum storefront windows on the commercial buildings and curtain walls on the office buildings. Colors range from light and dark earth tones to incorporate the surrounding Sonoran Desert background, to modern metallic blues and greys to signify a new state-of-the-art development. *See Exhibit 5, Color & Materials Palette.*

Residential

The building architecture is anticipated to include varied massing, varying roof parapets, architectural features, stoops, materials, and façade detailing found in many modern, contemporary luxury multi-family developments found in the Phoenix Metro-area and Southwest region. *See Exhibit 4, Multi-Family Residential Concept.* The building massing includes a series of towers and recessed facades and patios. The massing and detailing emphasize the promotion of pedestrian activity via lighting, trees, and shade structures (such as awnings and roof overhangs). The color scheme is a blend of shades of brown, white, and tan with some complementary accent colors found within the Sonoran Desert color palette and is consistent and appropriate with the surrounding building context.

Architectural Design Guidelines

To ensure the future building elevations are designed consistent with the expectations set forth in the PDP, Meridian West proposes the following design guidelines. These design guidelines are intended to create a cohesive, attractive, and appropriate architectural statement. The guidelines provided in this document are not absolute, but are general statements aimed at setting forth the design expectations:

- All building elevations should maintain the same visual integrity, cohesiveness, and design detail.
- All building elevations should consider the use of multiple heights, wall planes, masses, and exterior materials along with natural elements, and complementary colors and texture to other building elevations within the Site.
- All building elevations should incorporate elements of the building elevations approved in this PDP. Where building elevations may expand in scale, simple relief may be used by including various architectural features such as an EIFS relief, a wainscot system, change in material or color on the surface that will be expanded

(where one building plane meets another, a change in material or color will add interest).

- Building elevations should be designed to respond to the harsh southwest climate and oriented to recognize the value of appropriate landscaping and cooling requirements in harmony with the environment.
- Human scale massing and proportions should complement the building elevation function and the design should be harmonious with adjoining developments.
- Canopies, arcades, and overhangs should be designed to create places of refuge for pedestrians and to create interest within the building design.
- Landscape buffers will be designed for the street edges and to emphasize the points of entry into the development.
- Identify internal crosswalks with changes in paving materials, signs, or paint striping.

The design of the future building elevations and theming may be administratively approved by Staff upon a finding that the proposed building elevations and theming are substantially consistent with the *Non-Residential Building Perspectives (Exhibit 3)*, *Multi-Family Residential Concept (Exhibit 4)*, and these Architectural Design Guidelines.

C. Landscaping Theme and Design Considerations

The overall landscape theme incorporates low water use, regionally appropriate plant material that is suitable for the Sonoran Desert to create an attractive experience for those who work, shop, and live at The District Downtown as well as those travelling along the Loop 202, Arizona Avenue, and Pecos Road. The landscaping theme draws from urban forms aimed to complement the scale and texture of the buildings. *See Exhibit 6, Landscape & Open Space Character*. The design is intended to include striking patterns and layering of plant material at entries and pedestrian spaces to emphasize key pedestrian and vehicular routes. Trees will be placed along the streets in formal patterns to provide much needed shade on sidewalks to create a unique aesthetic with contrasting canopies and understory planting. The overall cohesive design will establish The District Downtown as a destination within the south downtown area of Chandler.

All of the plant species proposed adhere to the Arizona Department of Water Resources, “Low Water Use Plant List” in order to incorporate native and hybrid arid region vegetation into the landscape. *See Exhibit 7, Conceptual Master Plan – Plant Palette*. All of the landscape within the boundary of the Site will be watered on an automatic drip irrigation system.

D. Entry Monumentation and Screening

Entry monumentation and signage for the Site will be designed to complement the overall building architecture. Scale, both horizontal and vertical, will be used, where appropriate, to emphasize primary access points and landmark features. Colors and materials proposed will highlight the quality and level of finish of the building elevations.

Proper screening of the parking areas will be accomplished through earthen berms and decorative walls that have been designed to complement the building and utilizing varying colors and textures arranged in an attractive design.

E. Development Standards

Meridian West is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	120 ft., inclusive of parapet walls, mechanical equipment, and screening
Building Setback (min.)	
- Front (Arizona Ave.)	30 ft.
- Side (Pecos Rd.)	30 ft.
- Side (Loop 202)	10 ft.
- Rear (west)	20 ft.
Landscape Setback (min.)	
- Front (Arizona Ave.)	20 ft.
- Side (Pecos Rd.)	20 ft.
- Side (Loop 202)	10 ft.
- Rear (west)	20 ft.
Lot Coverage ¹ (max.)	60 %
Residential Density ¹	Parcel 4 – 67 du/ac Parcel 5 – 33 du/ac
Perimeter Parking Screen Wall Height	3 ft.

F. Multi-Family Design Standards

The City's Zoning Ordinance sets forth additional requirements for multi-family development to encourage creative and innovative design techniques, quality, and merit. The District Downtown provides the following:

1. Open Space

The requirements for common and private open space are based on traditional suburban development and do not consider developing in an urban-like setting. Great care has been taken to ensure the usable common open space far exceeds what the City's Code would otherwise require. The anticipated amenities throughout the development and within the common open spaces in this urban-like setting provide better opportunities for residents and guests to interact with each other. Usable common open space and recreation area at the rate of 125 square feet per bedroom at a minimum width of 12 feet shall be provided. Private open space shall be a minimum of 4 feet in diameter for patios and balconies. This area will be an average of 4'x12' for a total of 48 sq. ft. per patio/balcony.

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development must be provided. Code-required parking spaces and ADA van accessible spaces shall be provided. Parking canopy covers must be architecturally integrated with the surrounding structures, i.e., color, materials, location, and 10-inch minimum fascia (all four sides).

3. Amenity Options

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. Because of the urban, in-fill nature of the Site and proposed community, the amount and quality of amenities shall strive to satisfy the spirit and intent of needing to provide a second pool, ramada, etc.

4. Interface with Single-Family Areas

¹ Calculated on the overall Site and not on an individual parcel.

There are no single-family areas adjacent to the Site.

5. Specific design attention areas

The design of courtyards and pedestrian areas must relate to the “human scale.” Large unvaried building facades shall be avoided. Common open spaces, rather than parking lots, shall be used as central features.

6. Energy conservation

The residential development shall provide shading for the buildings through overhangs and/or trees and shade trees along drives, building perimeters, and where appropriate. Additional building shading may be provided through the use of inset patios and balconies, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping shall be of sufficient intensity to create a pleasant and comfortable living environment. Special attention shall be given to the areas that are highly visible to the public to create an upscale landscape experience.

8. Building Standards

Mechanical equipment shall be fully screened through the use of parapet walls on the building elevations.

9. Lighting

Lighting will comply with the City’s Zoning Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

10. Signage

See the discussion in Section V.A for details concerning signage.

G. Circulation

The District Downtown has been planned to ensure efficient on-site circulation and appropriate access to the public street system surrounding the Site. Access to Site will occur as follows: full access will be provided on Pecos Road at the alignment of Palm Lane, along Arizona Avenue at the alignment of the Walmart driveway (a signalized intersection). Limited access will be provided at three additional driveways for the proposed development; two on Pecos Road and one on Arizona Avenue.

H. Parking

A total of 2,178 parking spaces are required and 2,183 spaces are provided. For commercial uses, the minimum parking ratio shall be 5.5 spaces per 1,000.

V. MISCELLANEOUS

A. Comprehensive Sign Plan

The ***Comprehensive Sign Plan*** is attached as ***Exhibit 8***. The Comprehensive Sign Plan addresses both permanent identification and temporary marketing requirements and has been designed to complement the quality of the employment, commercial, and residential components. To the extent the proposed comprehensive sign plan conflicts with the City’s Sign Code, we request the Comprehensive Sign Plan set forth in this booklet be followed.

B. Phasing

The District Downtown is preliminarily anticipating developing in multiple phases as identified on ***Exhibit 9, Conceptual Phasing Plan***, and as follows:

- Phase 1 will be the off-site perimeter improvements along Pecos Road and Arizona Avenue and the main access drive from Arizona Avenue and Pecos Road.
- Phase 2 will be the commercial development along Arizona Avenue and Pecos Road in Parcel 2, one of the two hotels in Parcels 6 and 7, and the multi-family development in Parcel 5.
- A Preliminary Development Plan must be submitted and approved by the City Council for the proposed multi-family development on Parcel 4.
- The balance of the development will be developed according to market demand.
- Any changes to the Conceptual Phasing Plan must be approved by the City Council.

C. Utilities

The onsite water, fire and sewer lines will be private except for a public water loop connecting existing mains in Arizona Avenue, Pecos Road, and the existing apartments to the west. The City has requested that the connection to the apartment be completed as part of this project to enhance the existing water pressures in the complex. The public water loop will comply with the City's requirements.

D. Grading and Drainage

The ***Conceptual Grading and Drainage Plan*** is attached as ***Exhibit 10***. Development of the Site will provide retention for the 100-year, 2-hour storm event plus 10% in accordance with City of Chandler standards for site development.

VI. PROJECT TEAM

Owner/Developer:

Meridian West AZ/202, LLC

Attn: Greg Gienko

PO Box 15270

Phoenix, AZ 85060

Architect (Non-Residential):

Neri Architects

Attn: Guido Neri

Michi Mho

6400 N Northwest Hwy, Suite 4

Chicago, IL 60631

Planning/Landscape:

ABLA

Attn: Andy Baron

Jim Beckman

310 E. Rio Salado Parkway

Tempe, AZ 85281

Traffic Engineer:

Lokahi

Attn: Jamie Blakeman

10555 N. 114th Street, Suite 105,

Scottsdale, AZ 85259

Zoning:

Burch & Cracchiolo, P.A.

Attn: Brennan Ray

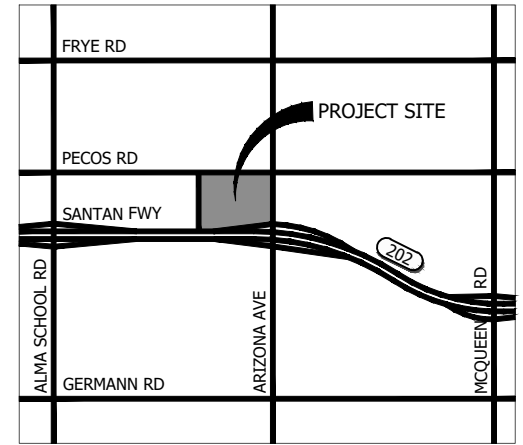
Madison Leake
1850 North Central Avenue, Suite 1700
Phoenix, Arizona 85004
Phone: (602) 234-8794

VII. CONCLUSION

The District Downtown is a high-quality, exciting employment, commercial, and residential mixed-use development that will complement the surrounding area and provide a recognizable presence in the rapidly developing employment area. The development presents the opportunity to create a dynamic mixed-used development with a variety of compatible and supportive uses. We request your approval of this PAD and PDP amendment.

Meridian West AZ/202, LLC

Exhibit 1



VICINITY MAP NOT TO SCALE

Exhibit 2



SITE DATA											
DESCRIPTION			ACREAGE								
GROSS ACREAGE			49.30 AC								
NET ACREAGE			44.73 AC								
PARCELS											
PARCEL NUMBER	ACREAGE	USE	FLOOR AREA RATIO	FLOOR AREA	KEYS	UNITS	Density	PARKING REQUIREMENTS			
								PARKING RATIO	REQUIRED	PROVIDED	
PARCEL 1											
BLDG 1-A		AUTO		26,575 S.F.							
BLDG 1-B		AUTO		25,000 S.F.							
PARCEL 1 TOTAL	9.19 AC.		0.13	51,575 S.F.							
PARCEL 2											
BLDG 2-A		RET		2,315 S.F.				250 S.F.	9		
BLDG 2-B		REST		5,000 S.F.				100 S.F.	50		
BLDG 2-C		REST		5,400 S.F.				100 S.F.	54		
BLDG 2-D		REST		2,500 S.F.				100 S.F.	25		
BLDG 2-E		RET		2,900 S.F.				250 S.F.	12		
BLDG 2-F		RET		5,800 S.F.				250 S.F.	23		
BLDG 2-G		RET		13,500 S.F.				250 S.F.	54		
BLDG 2-H		RET		7,700 S.F.				250 S.F.	31		
PARCEL 2 TOTAL	8.93 AC.		0.12	45,115 S.F.					258	352	
PARCEL 3											
BLDG 3-A		OFFICE		36,400 S.F.				200 S.F.	182		
BLDG 3-A		OFFICE		36,400 S.F.				200 S.F.	182		
PARCEL 3 TOTAL	4.37 AC.		0.38	72,800 S.F.					364	275	
PARCEL 4											
STUDIO		MF				120 UNITS	19.9 DU/AC	1.0 PER UNIT	120		
1 BEDROOMS		MF				200 UNITS		1.5 PER UNIT	300		
2 BEDROOMS		MF				80 UNITS		2.0 PER UNIT	160		
GUEST		MF						0.25 PER UNIT	100		
PARCEL 4 TOTAL	6.02 AC.					400 UNITS	66.4 DU/AC		680	680	
PARCEL 5											
STUDIO		MF				120 UNITS	32.4 DU/AC	1.0 PER UNIT	120		
1 BEDROOMS		MF				200 UNITS		1.5 PER UNIT	300		
2 BEDROOMS		MF				80 UNITS		2.0 PER UNIT	160		
GUEST		MF						0.3 PER UNIT	100		
PARCEL 5 TOTAL	12.35 AC.					400 UNITS	32.4 DU/AC		680	680	
PARCEL 6											
BLDG 6-A		HOTEL		60,000 S.F.	98 KEYS			1/KEY	98		
PARCEL 6 TOTAL	2.28 AC.		0.60	60,000 S.F.	98 KEYS				98	98	
PARCEL 7											
BLDG 7-A		HOTEL		43,089 S.F.	98 KEYS			1/KEY	98		
PARCEL 7 TOTAL	1.73 AC.		0.57	43,089 S.F.	98 KEYS				98	98	
TOTAL											
MULTI-FAMILY		MF				800 UNITS					
RETAIL		RET		32,215 S.F.							
RESTAURANT		REST		12,900 S.F.							
AUTO		AUTO		51,575 S.F.							
HOTEL		HOTEL		103,089 S.F.	196 KEYS						
OFFICE		OFFICE		72,800 S.F.							
TOTAL	44.87 AC.	COMM	0.24	272,579 S.F.	196 KEYS	800 UNITS			2,178	2,183	

LEGEND

†

EXISTING POWER POLE

○

EXISTING STREET LIGHT

⦿

EXISTING TRAFFIC SIGNAL

⦿

PROPOSED TRAFFIC SIGNAL

↔

FULL TRAFFIC MOVEMENT

↔

RIGHT IN / RIGHT OUT ONLY

NOTE: GRAPHIC MATERIALS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. ALL SITE PLAN AND REPRESENTATIVE IMAGERY SHALL BE CONSIDERED CONCEPTUAL. FINAL SITE DESIGN MATERIALS TO BE PROVIDED AT THE TIME OF FINAL IMPROVEMENT PLANS.

Exhibit 3



2221
 8/17/2022 4:58:41 PM
 AC-6.5.5

Typical Retail/Restaurant



2221
8/17/2022 4:58:41 PM
AC-6.5.6

Typical Retail/Restaurant



2221

8/17/2022 4:58:41 PM

AC-6.5.3

Typical Retail/Restaurant



2221
8/17/2022 4:58:41 PM
AC-6.5.4

Typical Retail/Restaurant



2221

8/17/2022 4:58:41 PM

AC-6.5.8

Typical Retail/Restaurant Courtyard



2221

8/17/2022 4:58:41 PM

AC-6.5.2

Typical Retail



2221
8/17/2022 4:58:41 PM
AC-6.5.1

Typical Retail



2221

6/17/2022 4:30:16 PM

AC-6.6.1

Typical Office





2221
6/17/2022 4:30:16 PM
AC-6.6.2

Typical Office





2221
6/17/2022 4:30:17 PM
AC-6.6.3

Typical Office



2221

6/17/2022 4:30:17 PM

AC-6.6.4

Typical Office



Exhibit 4





OMNIPLAN

MULTIFAMILY RESIDENTIAL CONCEPT

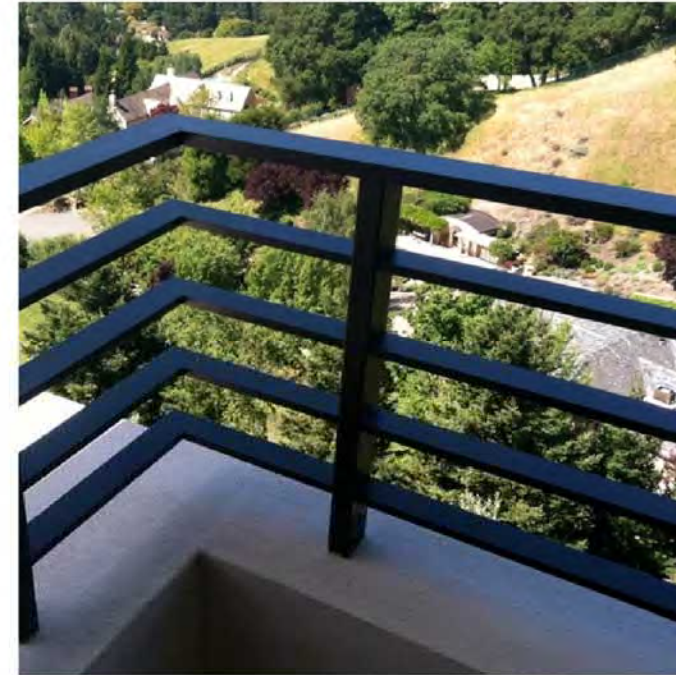


DISTRICT DOWNTOWN
MULTIFAMILY RESIDENTIAL
CHANDLER AZ | 05.20.2024

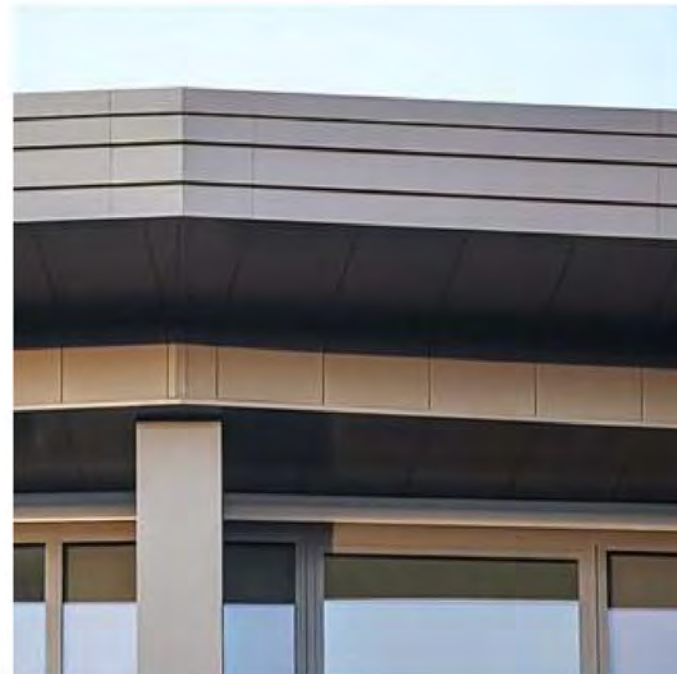
Exhibit 5



ALUMINUM CANOPY



ALUMINUM RAILING



ALUMINUM CLAD ROOF



METAL PANELING

REPRESENTATIVE EXAMPLES FOR COLOR PALETTE AND MATERIALS

Exhibit 6

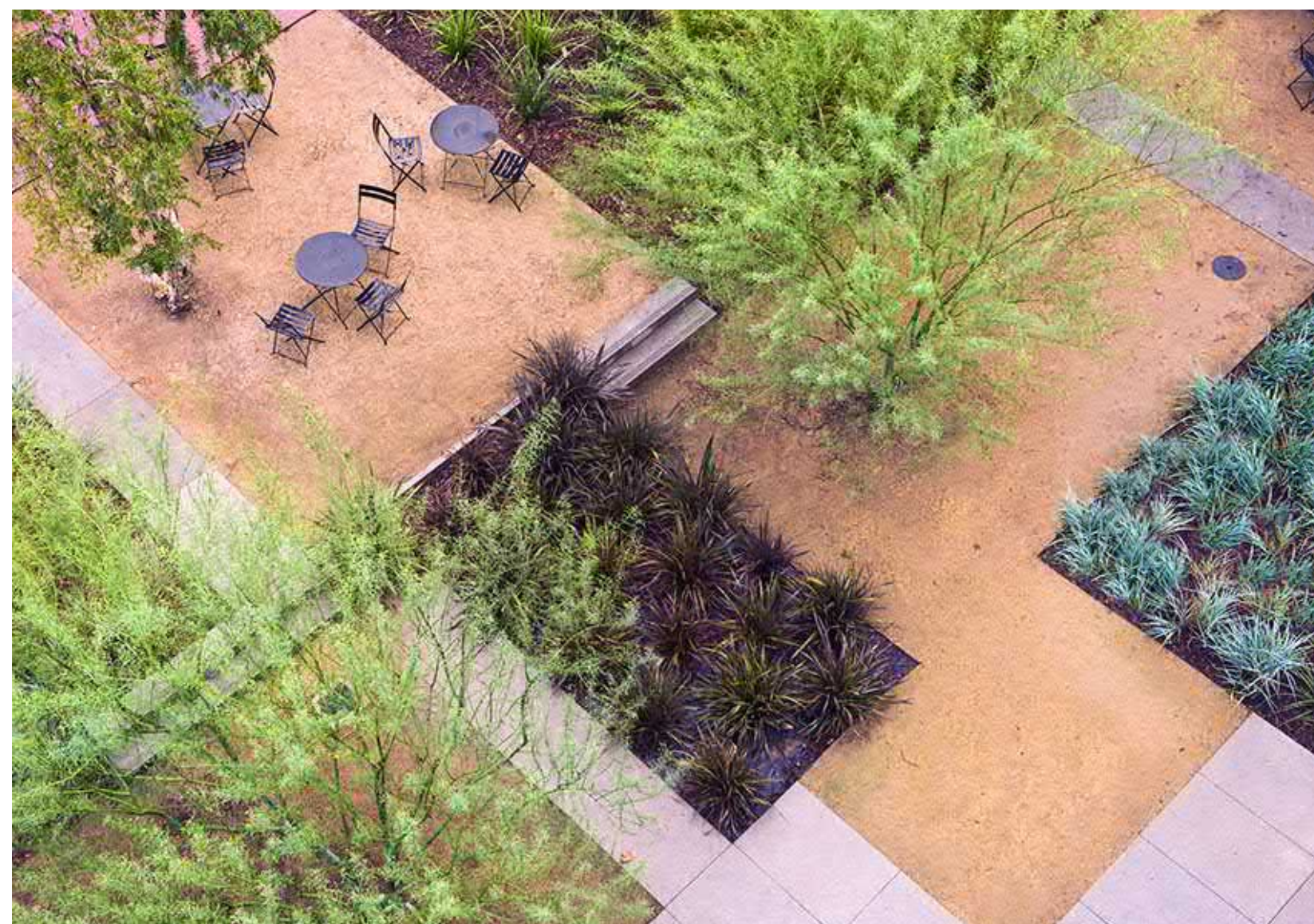


Exhibit 7

PLANT MATERIALS PALETTE

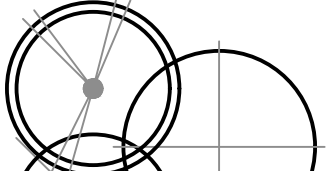
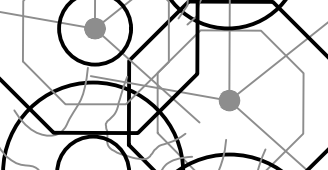
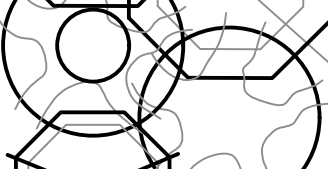
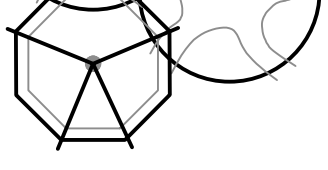
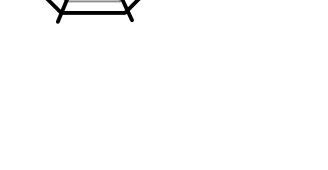
Trees	Size	Qty	Extra Large Shrubs	Size	Qty	Small Shrubs	Size	Qty	Cacti/ Accents	Size	Qty
 Acacia aneura Mulga Acacia	24" Box		 Bougainvillea 'California Gold' Orange Bougainvillea	5 gal.		 Buxus microphylla japonica Green Beauty Boxwood	5 gal.		 Agave bovicornuta Cow's Horn	5 gal.	
 Caesalpinia cacalaco Cascalote	24' Box		 Caesalpinia gillesii Yellow Bird of Paradise	5 gal.		 Guara lindheimeri Pink Guara	5 gal.		 Agave salmiana x ferox Large Leaf Agave	5 gal.	
 Chitalpa tashkinensis Chitalpa	24" Box		 Cordia Boissieri Anachuita	5 gal.		 Russellia equistiformis Coral Fountain	5 gal.		 Bouteloua gracilis Blond Ambition	1 gal	
 Fraxinus greggii Little Leaf Ash	24' Box		 Dodonea viscosa Hopbush	5 gal.		Groundcovers Size Qty			 Dasylirion acrotrichum Green Desert Spoon	5 gal.	
 Olea europea 'Willsonii' Olive	24" Box Multi		 Tecoma sp. 'Sparky' Sparky	5 gal.		 Chrysactinia mexicana Damianita	1 gal		 Euphorbia antisiphilitica Candelilla	1 gal	
 Phoenix dactylifera Date Palm	20' to pineapple		 Vauquelinia californica Arizona Rosewood	5 gal.		 Eremophila prostrata Outback Sunrise Eremophila	1 gal		 Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	
 Pistacia lentiscus Mastic Tree	24" Box		Large Shrubs Size Qty			 Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal		 Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	
 Pistacia chinensis Chinese Pistache	15 gal.		 Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.		 Lantana montevidensis Purple Trailing Lantana	1 gal.		 Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	
 Pistacia chinensis Chinese Pistache	24" Box		 Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.		 Lantana sp. 'New Gold' Lantana	1 gal.		 Muhlenbergia rigens Deer Grass	1 gal.	
 Pithecellobium flexicaule Texas Ebony	15 gal.		 Ligustrum japonicum Japanese Privet	5 gal.		 Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.		 Nolina matapensis Beargrass	5 gal.	
 Quercus virginiana 'Cathedral' Oak	15 gal.		 Salvia clevelandii Chaparral Sage	5 gal.		 Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.		 Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	
 Quercus virginiana 'Cathedral' Oak	24" Box		Medium Shrubs Size Qty			Vines Size Qty			 Pachycereus marginatus Mexican Fence Post cactus	5 gal.	
 Ulmus parvifolia 'Sempervirens' Elm	15 gal.		 Eremophila glabra spp. caranosa Winter Blaze	5 gal.		 Bougainvillea 'California Gold' Orange Bougainvillea	5 gal		 Portulacaria afra minima Dwarf Elephant Food	5 gal.	
 Ulmus parvifolia 'Sempervirens' Elm	24" Box		 Eremophila hygrophana Blue Bells Blue Bells	5 gal.		 Ficus pumila Creeping Fig	5 gal		 Yucca pallida Pale Leaf Yucca	5 gal	
Salvage Tree Mesquite species	36" Box		 Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.					 Yucca rupicola Twisted Leaf Yucca	5 gal.	
			 Teucrium fruticans Bush Germander	5 gal.							

Exhibit 8

THE DISTRICT

D O W N T O W N

COMPREHENSIVE SIGN PROGRAM

May 20, 2024

Prepared for:

MERIDIAN WEST DEVELOPMENT, LLC
P.O. Box 15270, Phoenix, AZ 85060

Table of Contents

Introduction & Theme	1
Sign Hierarchy & Location Plan	2-3

Freestanding Signage

1 - Freeway Pylon	4
2 - Project ID/Corner Feature	5
3 - Project ID/Entry Feature	6
4a - Primary Tenant / Multi-Tenant	7
4b - Secondary Multi-Tenant	8
4c - Special Use Tenant Monument	9
5 - Office/Hotel/ Multi-Family Monument	10
6 - Vehicular Directional	11

Tenant Wall Signage

Tenant Signage Matrix	12-13
7 - Tenant Wall Signage Standards	14-15
7 - Individual Letter Details	16
7 - 3-D Cabinets	17
7 - Canopy Signs	18
7 - Projecting Signs	19
8 - Arcade/Shingle Signs	20
8 - Window Signs/Graphics	21
9 - Addressing	22

Typical Building Elevations

Retail Buildings	23-24
Office Buildings	25

General Performance Requirements

General Requirements	27
Definitions	29

Introduction

The THE DISTRICT DOWNTOWN is located on the southwest corner of Arizona Avenue and Pecos Road, directly adjacent to the 202 Freeway, in Chandler, Arizona. The project is a mixed-use development with a variety of commercial uses including office, hotel, restaurant and retail.

Properly adhered to, the criteria contained herein will ensure that project and tenant identification is consistent in quality, and is compatible with the overall architectural character of the center and surrounding area.

Owner:

MERIDIAN WEST DEVELOPMENT, LLC
P.O. Box 15270
Phoenix, AZ 85060
480.231.9238

Contacts:

Greg Gienko

Logo Standard

There is a new name with a new Brand being developed - that will fit within the context of signage areas, materials and colors of the project.

Theme

The intent of this sign criteria is to establish and maintain guidelines consistent with the signage policies and ordinances of the City of Chandler. It is also meant to assure a standard conformance and quality for the design, size, placement and materials used for all business identification for the THE DISTRICT DOWNTOWN.

"Additional Quality Standards" (as required by the City of Chandler) have been met in this package through the following items:

- Freestanding monument sign bases of stone/brick or any material matching buildings.

- Wall signage letter height shall be limited to 15% of the overall building height or 80% of vertical measurement, whichever is shorter.
- All office wall signage shall be reverse pan-channel letters/logos, consistent in color/finish.
- All office wall signage is to be located on the upper floor only.

Project Colors and Materials

Colors and materials used throughout the sign system are derived from the approved architectural color and materials palette.



Dunn Edwards DE6329
Cover of Night



Dunn Edwards DE6328
Anchor Gray



Dunn Edwards DE6374
Silver Polish



Dunn Edwards DE164
Autumn Bark



Dunn Edwards DE5485
Russet Green



Davis Concrete
Mesquite

Background panels on freestanding retail monuments will be fabricated with perforated metal panel construction for mounting of individual letters.



Sign Location Plan



SIGNAGE HIERARCHY KEY

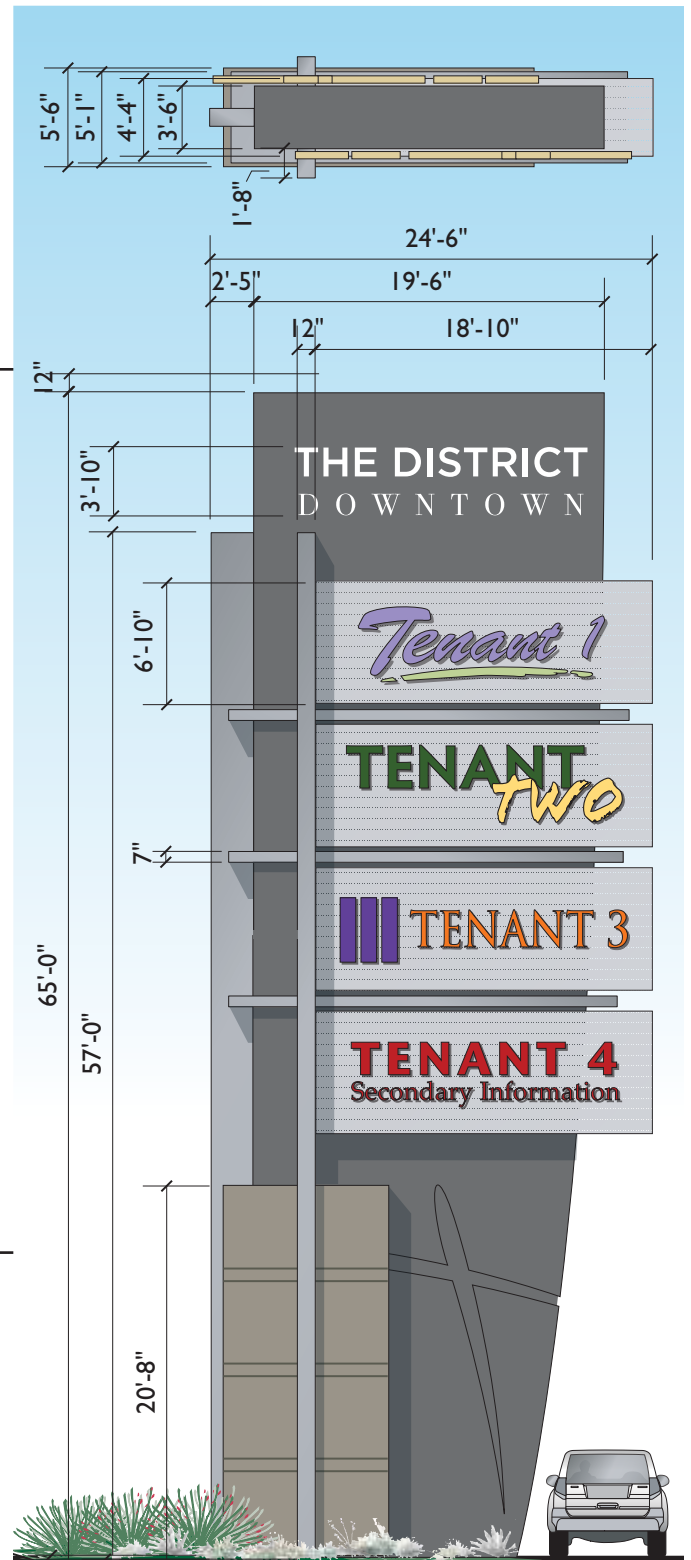
-  Sign Type 1 - Freeway Pylon
-  Sign Type 2 - Corner Project ID Feature
-  Sign Type 3a - Commercial Project ID/Entry Feature
-  Sign Type 3b - Residential Project ID/Entry Feature
-  Sign Type 4a - Primary Tenant / Multi-Tenant
-  Sign Type 4b - Secondary Multi-Tenant
-  Sign Type 4c - Special Use Tenant Monument
-  Sign Type 5 - Parcel ID Monument
-  Sign Type 6a/b - Vehicular Directionals
-  Landmark Water Feature

[1] Freeway Pylon

There shall be two (2) freeway pylons along the southern border of the project, bordering the north side of the 202 Freeway. This sign type will serve to identify the overall project, as well major tenants and amenities within the site such as hotels.

At a height of sixty-five (65) feet, these stylish pylons will have excellent visibility from all lanes of the freeway.

Sign Type	1
Function	Project and major tenant identification.
Height	65'-0"
Sq. Ft.	ID Lettering - 69 s.f. 4 Tenant Panels at 120.2 s.f. each - 480.8 s.f. Total Sign Area - 549.8 s.f.
Quantity	Two (2)
Illum.	Project ID - halo lit Tenants internal face lit
Materials	Project ID of Reverse Pan Channels on aluminum cabinet. Tenant lettering to be Pan Channels with Plexiglass faces. Aluminum architectural accents. Tenant background panels of perforated metal, painted.
Colors	Structure: DE6328 Anchor Grey Base: Painted to match Davis Colors "Mesquite" concrete Accents: DE 6374 Silver Polish Tenant Panels: DE6374 Silver Polish Tenant ID: Corporate Standards Project ID: White



Scale: 3/32" = 1' - 0"

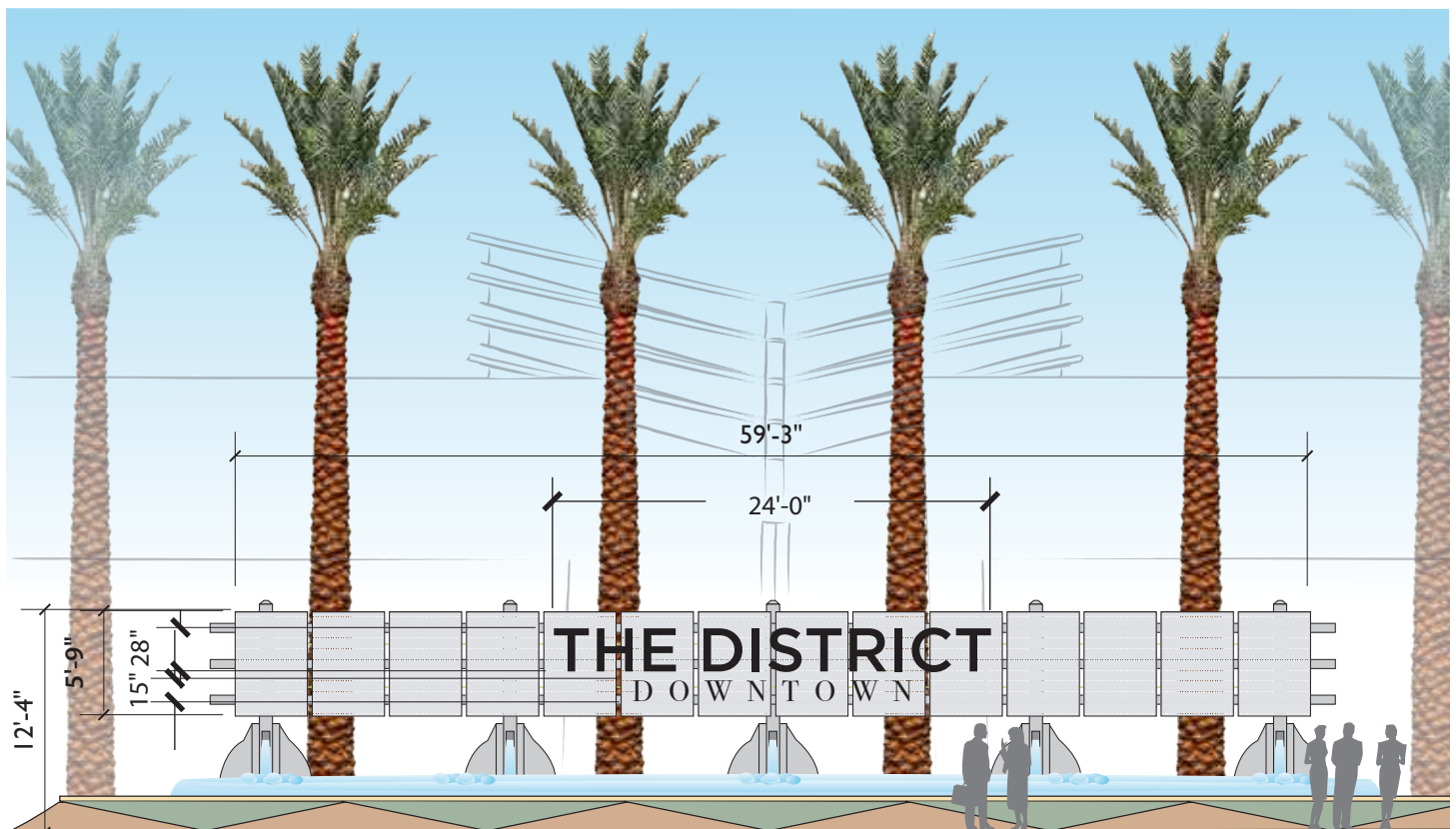
[2] Project ID / Corner Feature

There shall be one (1) corner feature at the southwestern corner of the Arizona Avenue and Pecos Road. This sign is only to identify the project. It will be physically and graphically incorporated into a water feature (by others), enhancing the experience of both vehicular and pedestrian traffic at the intersection

At a height of just over twelve (12) feet, the corner feature will have good visibility without being overpowered by the surrounding architecture.

Project name of edge lit, dimensional letters mounted on perforated panels, backed by matte acrylic panels internally illuminated to create a soft backlit glow.

Sign Type	2
Function	Project identification.
Height	12'-4"
Sq. Ft.	Lettering - 85 s.f.
Quantity	One (1)
Illum.	Project ID - halo lit
Materials	Perforated metal panels on aluminum architectural structure. Project lettering of Reverse Pan Channels. Additional lighting behind perforated panels with acrylic back up.
Colors	Project ID: <i>DE6328 Anchor Grey</i> Panels: <i>DE6374 Silver Polish</i>



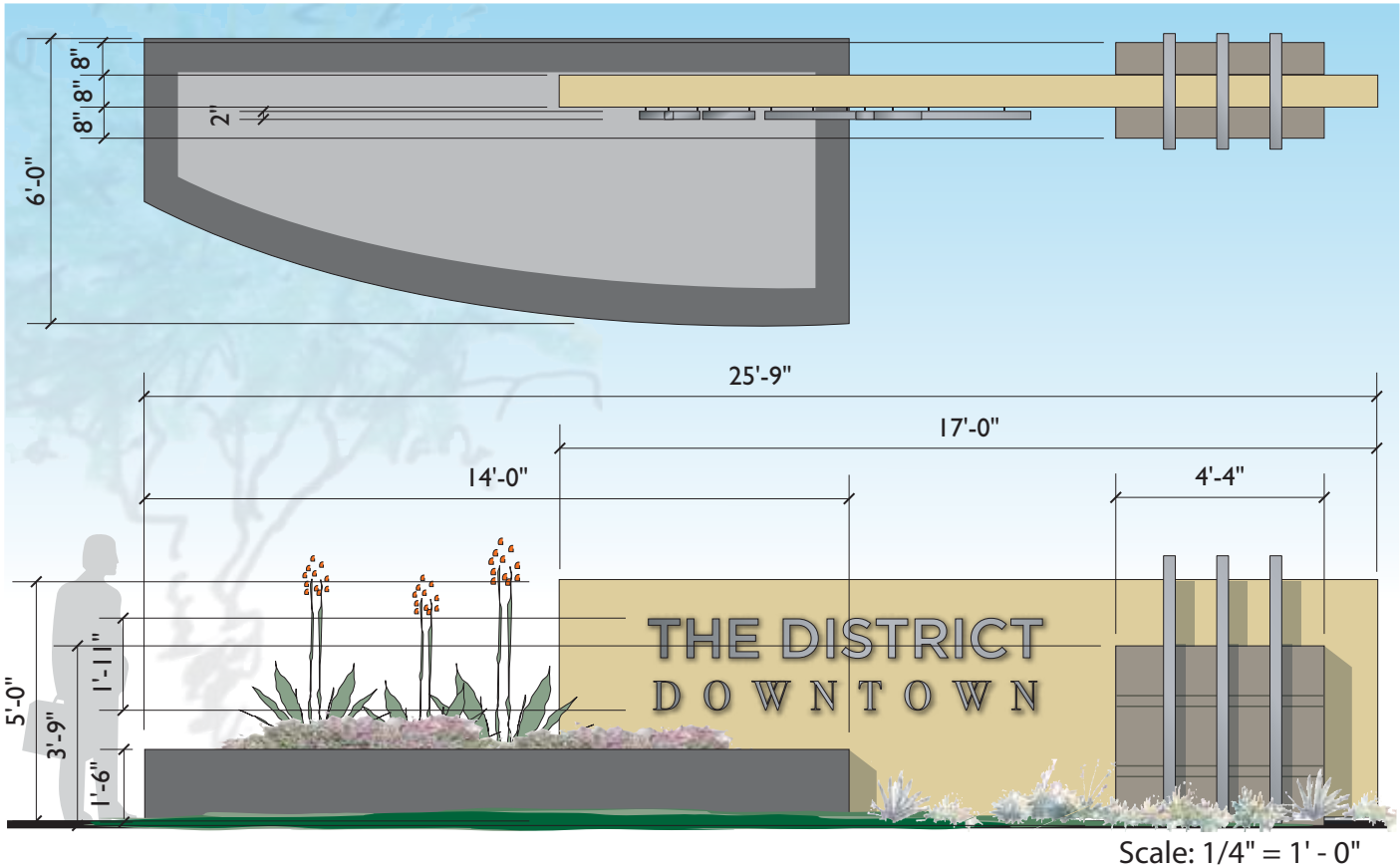
Scale: 3/32" = 1' - 0"

[3] Project ID / Entry Feature

There shall be six (6) low profile entry monuments at the primary entrances on both Pecos Road and Arizona Avenue, mainly where future traffic signals are planned. These signs will display the project identification.

At five (5) feet, the sign and information are below the maximum height stipulation of six (6) feet.

Sign Type	3
Function	Project identification.
Height	5'-0"
Sq. Ft.	Lettering - Approx. 32 s.f.
Quantity	Five(5)
Illum.	Halo and/or ground up-lit
Materials	Masonry/concrete wall, planter and base. Reverse Pan Channel metal letters/logo. Aluminum architectural accents. Painted wall and structure.
Colors	Wall: DE5485 Russet Green Base: Davis Concrete "Mesquite" Accents: DE 6374 Silver Polish Project ID: DE6374 Silver Polish Planter: DE6328 Anchor Grey

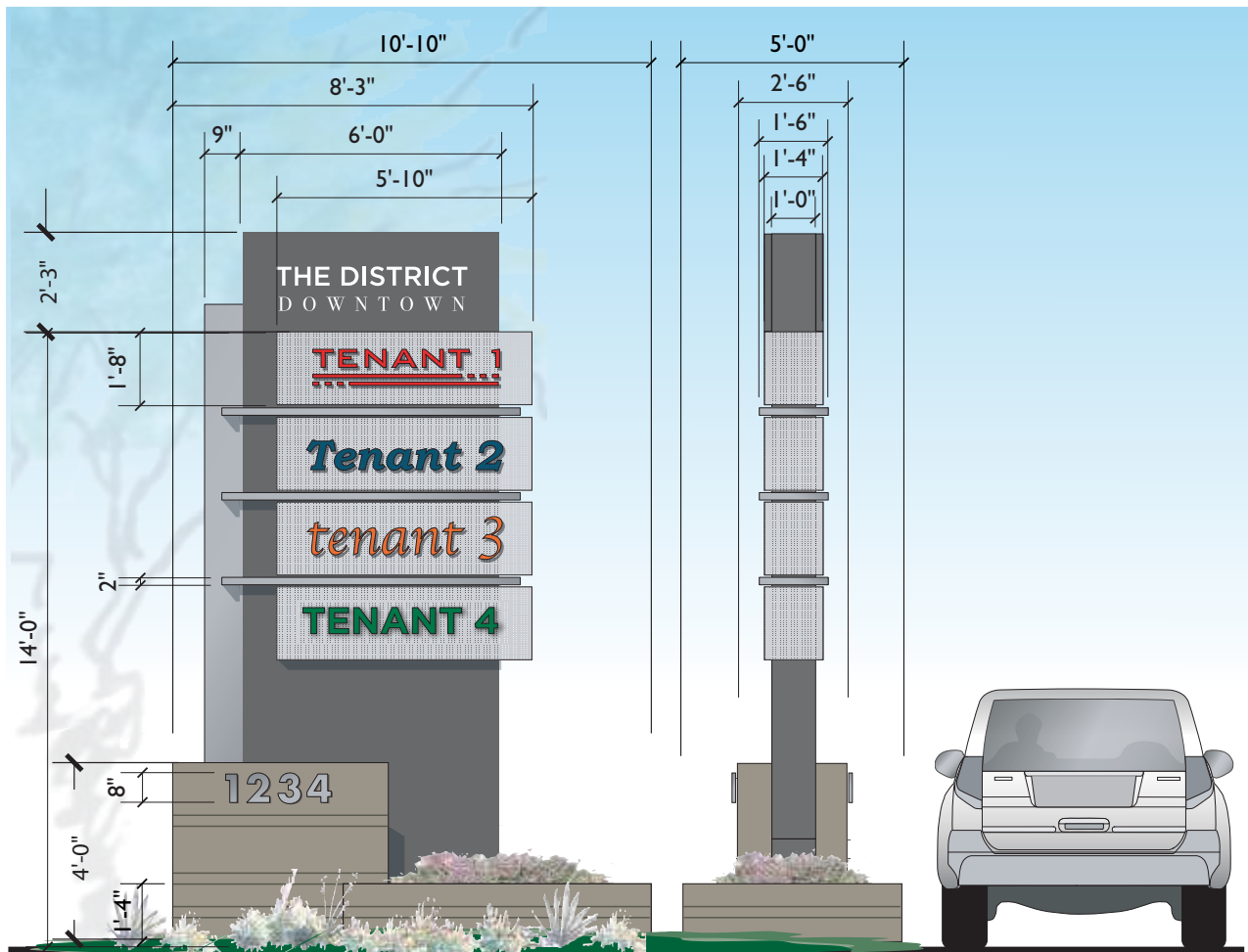


[4a] Multi-Tenant Monument

The primary multi-tenant monument is located near the entries closest to the intersection along Pecos Road and Arizona Avenue. Per code, this sign is at a maximum height of 14'-0", and will display up to four (4) tenants.

These signs pull elements from the architecture and will be incorporated into the surrounding landscaping.

Sign Type	4a
Function	Development identification with four (4) retail/commercial tenant identification panels.
Height	14'-0" to top of tenant sign area
Sq. Ft.	Project ID - 6.3 s.f. Tenants - 4 at 9.7 s.f. each Total 45.2 s.f.
Quantity	Three (3)
Illum.	Combination of face lit and halo.
Materials	Aluminum fabrication with masonry base. Project lettering of Reverse Pan Channels on aluminum cabinet. Tenant lettering to be Pan Channels with Plexiglass faces. Aluminum architectural accents. Tenant background panels of perforated metal, painted.
Colors	Structure: <i>DE6328 Anchor Grey</i> Base/Planter: <i>Davis Concrete "Mesquite"</i> Tenant ID/Accents: <i>DE 6374 Silver Polish</i> Tenant ID: <i>Corporate Standards</i> Project ID: <i>White</i>

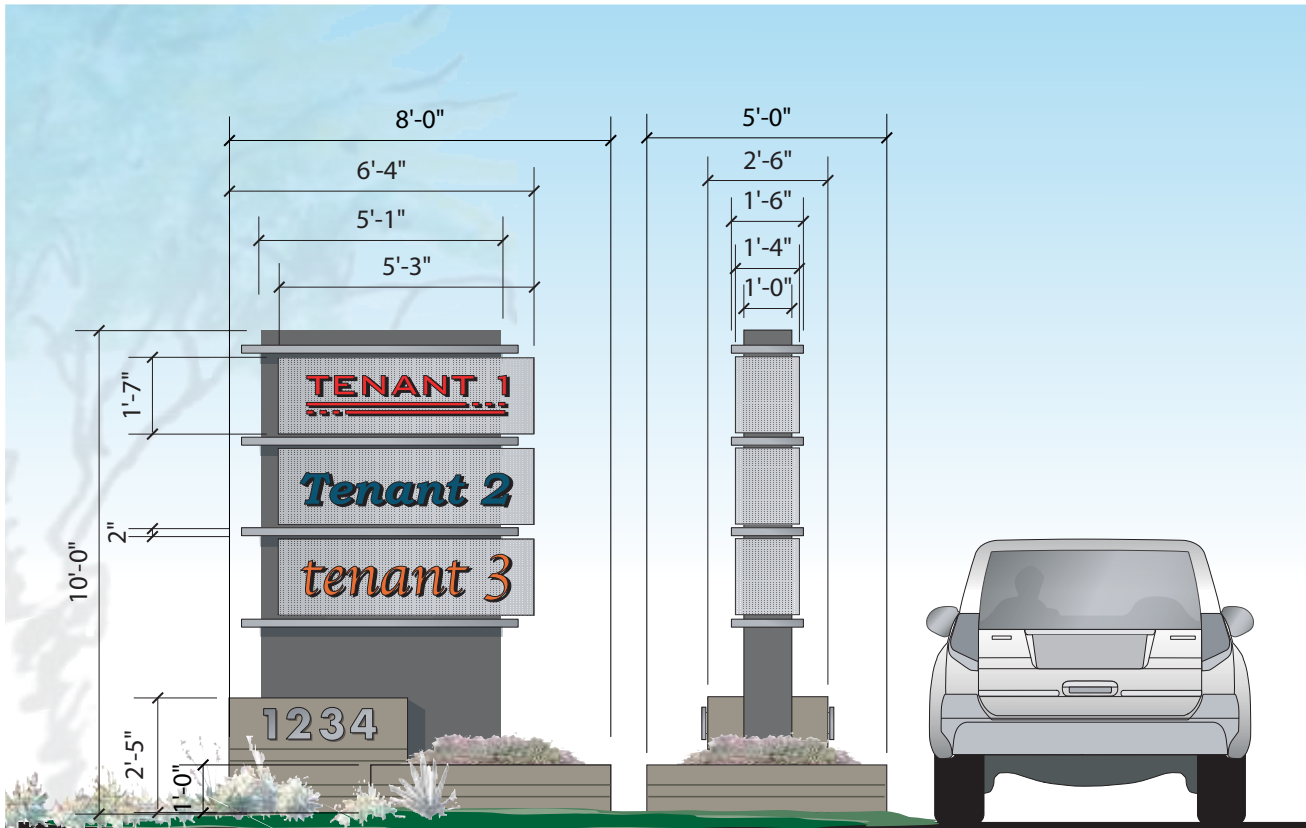


[4b] Secondary Multi-Tenant Monument

The secondary multi-tenant monuments are located along Pecos Road and Arizona Avenue. Per code, this sign is at a maximum height of 10'-0". There will be no project identification on this sign. However, project addressing and up to three (3) tenants will be displayed.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

Sign Type	4b
Function	Maximum of three (3) retail/commercial tenant identification panels.
Height	10'-0" to top of sign area
Sq. Ft.	Tenants - 3 at 8.3 s.f. each Total - 24.9 s.f.
Quantity	Two (2)
Illum.	Combination of face lit and halo.
Materials	Aluminum fabrication with masonry base. Project lettering of Reverse Pan Channels on aluminum cabinet. Tenant lettering to be Pan Channels with Plexiglass faces. Aluminum architectural accents. Tenant background panels of perforated metal, painted.
Colors	Structure: <i>DE6328 Anchor Grey</i> Base/Planter: <i>Davis Concrete "Mesquite"</i> Tenant ID/Accents: <i>DE 6374 Silver Polish</i> Tenant ID: <i>Corporate Standards</i>



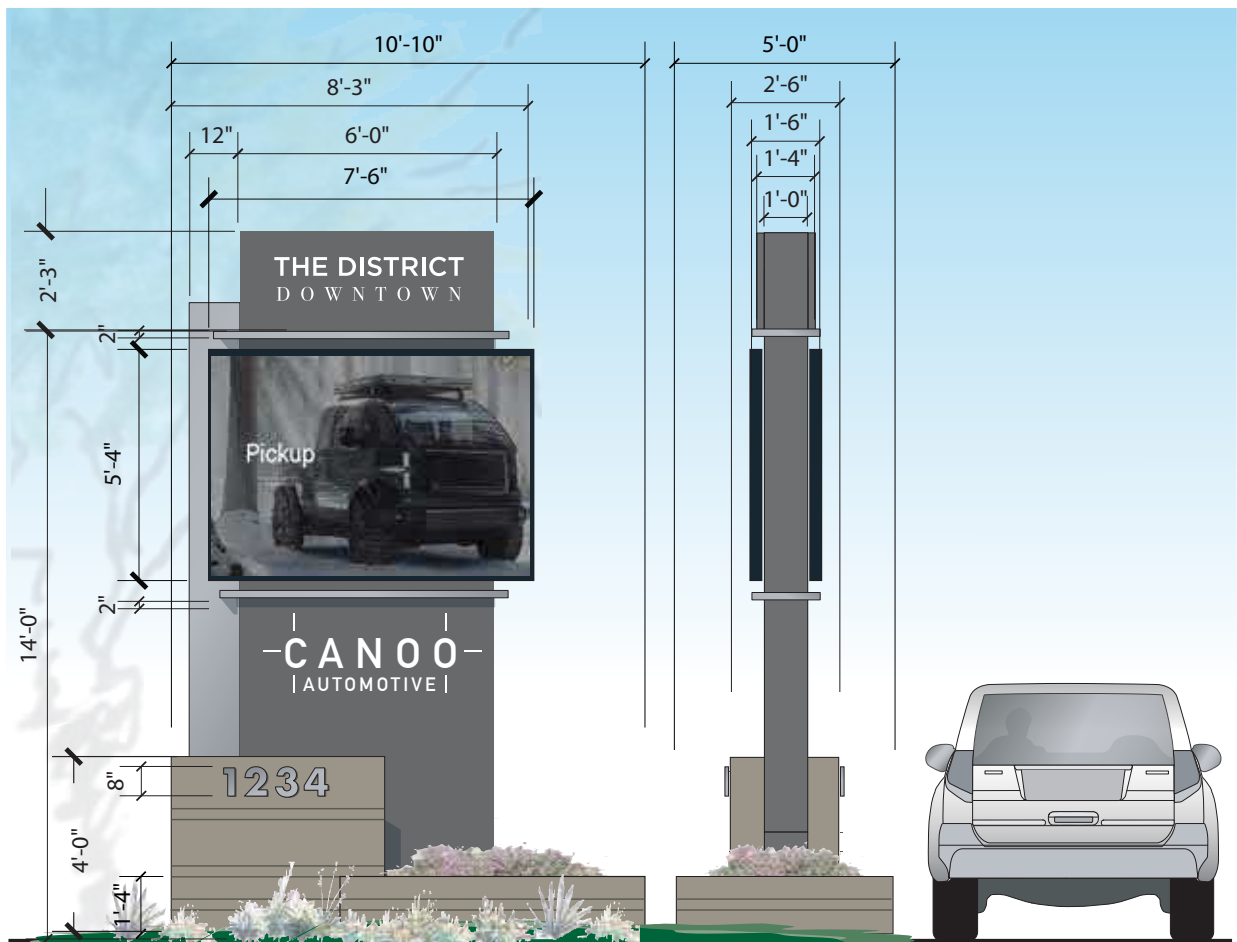
Scale: 1/4" = 1' - 0"

[4c] Special Use Tenant Monument

The Special Use Tenant Monument would be located at the south corner of the project and would be dedicated to a potential auto/dealership use only. This sign would identify the dealership with a standard sized electronic display board for multiple product names/brands/product images.

This sign will use design elements from the dealership's architecture along with the District elements, and will be incorporated into the surrounding landscaping.

Sign Type	4a
Function	Dealership identification with electronic message board.
Height	14'-0" to top of tenant sign area
Sq. Ft.	Project ID - 6.3 s.f. Tenants - Electronic board - 40 s.f. Dealership branding - 10 s.f. Total 56.3 s.f.±
Quantity	One (1)
Illum.	Combination of face lit and halo.
Materials	Aluminum fabrication with masonry base. Project lettering of Reverse Pan Channels on aluminum cabinet. Dealership lettering to be Pan Channels with Plexiglass faces. Aluminum architectural accents. Tenant background panels of perforated metal, painted.
Colors	Structure: <i>DE6328 Anchor Grey</i> Base/Planter: <i>Davis Concrete "Mesquite"</i> Tenant ID/Accents: <i>DE 6374 Silver Polish</i> Tenant ID: <i>Corporate Standards</i> Project ID: <i>White</i>

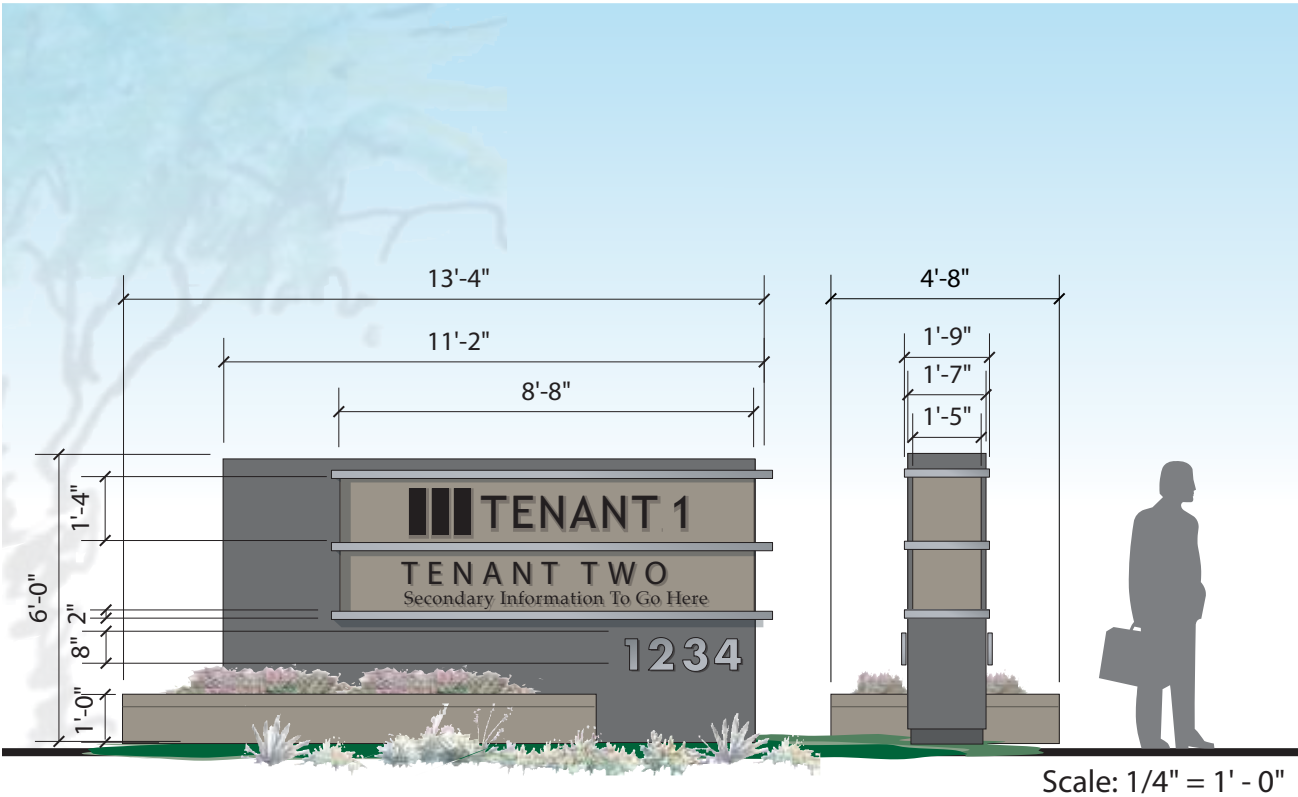


[5] Office / Hotel / Multi-Family Monument

There shall be five (5) low profile monuments along the major thoroughfare of the site to provide a tie with the overall development identification monument for the various mixed use components on the site. The sign will be a maximum height of 6'-0", and contain up to two (2) tenant identifications. For a single use, a single panel area may be used.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

Sign Type	5
Function	Identification of one (1) corporate tenant/hotel.
Height	6'-0" to top of sign area
Sq. Ft.	ID - 2 at 11.6 s.f. each Total - 23.2 s.f.
Quantity	Five (5)
Illum.	Internal. RPC halo (addressing).
Materials	Aluminum fabrication with masonry base. 1/2" thick push-thru acrylic tenant copy with applied metal face (for halo illumination). Addressing of flat cut alut aluminum addressing. Paint. Hotel may be face illuminated.
Colors	Structure: DE6328 Anchor Grey Base/Planter: Davis Concrete "Mesquite" Tenant Area: Painted to match "Mesquite" Accents: DE 6374 Silver Polish Tenant ID: DE6329 Cover of Night - Hotels may use corporate standards for ID.

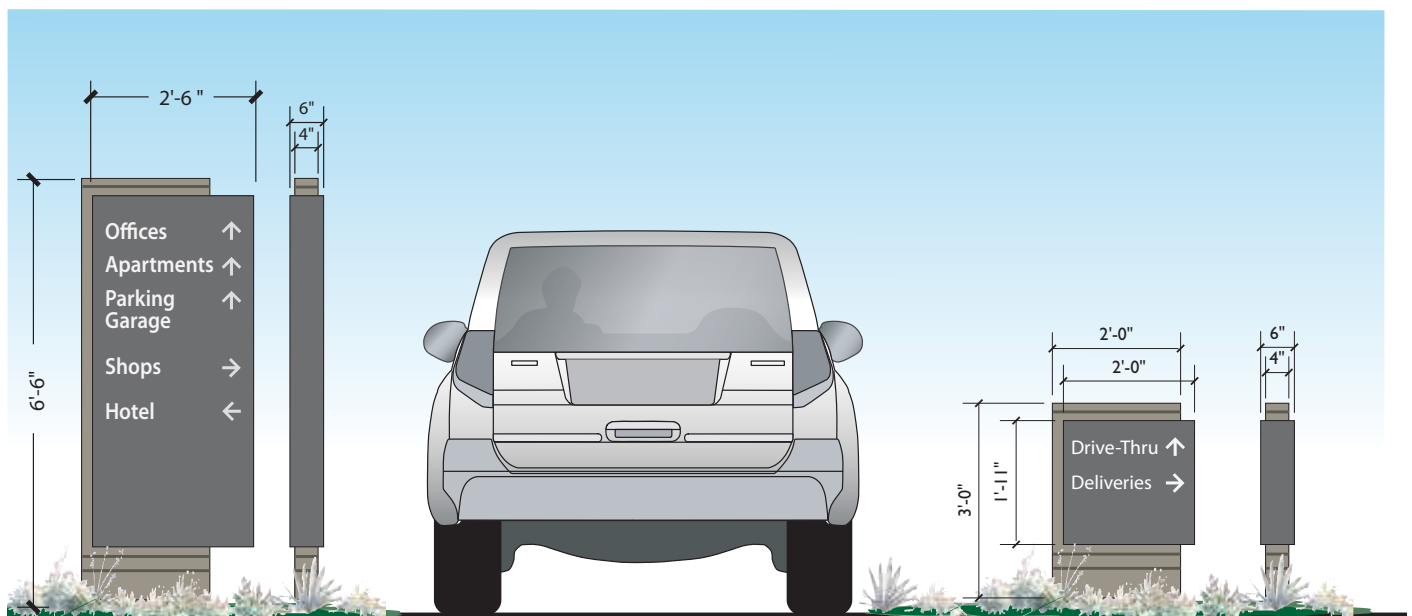


[6] Vehicular Directional

These signs are located at primary traffic decision points to assist traffic flow utilizing two (2) sizes. Along the private interior roadways, the 6'-6" size will be used where traffic is moving faster and with numerous destination options. The smaller, 3'-0" directionals are used within specific project sites, parking lots and driveways, where traffic is slower and only a few destination options exist.

These signs incorporate the architectural and wall details in the

Sign Type	6a	6b
Function	Direct vehicular traffic through the site.	
Height	6'-6" max	3'-0" max
Sq. Ft.	8 s.f.	4 s.f.
Quantity	Three (3)	As needed
Illum.	Non-illuminated	Non-illuminated
Materials	Aluminum structure with applied reflective vinyl letters and symbols. Painted background.	
Colors	Panel: <i>DE6328 Anchor Grey</i> Base: <i>Painted to match "Mesquite"</i> Letters/Arrows: <i>White reflective Vinyl to match</i>	



Scale: 3/8" = 1' - 0"

Building Wall Sign Matrix

BUILDING TYPE	MAXIMUM QUANTITY	LOCATION	SIGN AREA	
Retail Shops	Two (2) per tenant	Signs to be located directly over or adjacent to tenant entry and rear elevations. One (1) per elevation.	Two (2) square feet per each lineal foot of leased frontage.	
Retail Pads	One (1) per elevation that offers vehicular readability from a street, internal thoroughfare, or parking area. Maximum of four (4) per building	Primary sign to be located directly over or adjacent to tenant entry All others per tenant signage program - signage area cannot be transferred to other elevations	Two (2) square feet per each lineal foot of designated frontage.	
Office	Two (2) per tenant	Owner to designate tenants and signage locations which may not necessarily be over their leased space. Locations to be on upper level only.	Two (2) square feet per each lineal foot of leased suite space. No one sign shall exceed 250 square feet.	
Automotive	Two (2) per brand being sold on site		Two (2) square feet per each lineal foot of leased suite space. No one sign shall exceed 250 square feet.	

	MAXIMUM LETTER HEIGHT	ILLUMINATION STYLE	SIGN TYPE/ DESIGN / COLOR
	Thirty-six (36) inches for any individual letter. No layout shall exceed 80% of the vertical measurement of the architectural fascia. Letter height not to exceed 15% of the building height.	Internal, halo or combination thereof.	Pan Channel, Reverse Pan-Channel or Custom Cabinet Letters/Logo. No exposed raceways. Logos, logotype and colors may be per the tenant's national/corporate standards. Tenant Identification signage must incorporate a name for the business. "Modifiers" as the identification will not be allowed.
	Thirty-six (36) inches for any individual letter. Symbols and Iconic elements are exempt from the letter height restrictions. No layout shall exceed 80% of the vertical measurement of the architectural fascia. Letter height not to exceed 15% of the building height or 80% of vertical measurement whichever is shorter.	Internal, halo or combination thereof.	Pan Channel, Reverse Pan-Channel or Custom Cabinet Letters/Logo. No exposed raceways. Logos, logotype and colors may be per the tenant's national/corporate standards. Tenant Identification signage must incorporate a name for the business. "Modifiers" as the identification will not be allowed.
	Forty-eight (48) inch Capital Height Letter height not to exceed 15% of the building height or 80% of vertical measurement whichever is shorter.	Halo	Reverse Pan-Channel Letters/Logos. No exposed raceways. Logo and logotype may be per the tenant national/corporate standards. All signage shall be brushed aluminum finish.
	Forty-eight (48) inch Capital Height. Letter height not to exceed 15% of the building height or 80% of vertical measurement whichever is shorter.	Internal, halo or combination thereof.	Reverse Pan-Channel Letters/Logos. No exposed raceways. Logo and logotype may be per the tenant national/corporate standards. All signage shall be brushed aluminum finish.

[7] Retail Tenant Wall Signage Standards

All retail tenants must have storefront signs fabricated from either internally illuminated individual pan-channel, reverse pan-channel letters and logos, and/or "custom 3-D panels".

All sign designs and layouts will be approved on an individual basis through the Developer's discretion. Creative designs, forms, and the use of "custom" 3-D panel signs are encouraged. Unless as part of a nationally registered and/or trademarked logo, rectangular shaped custom cabinets are strictly prohibited.

Layout/Design

Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the City of Chandler.

All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Comprehensive Signage Package (CSP).

Tenant Identification signage must incorporate a name for the business. "Modifiers" as the identification will not be allowed.

~~TANNING SALON~~

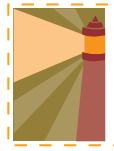
 **ST. TROPEZ®**
The Ultimate Tanning Salon

Sign Area

For maximum aggregate building sign area per Tenant, refer to matrix.

Calculation of sign area: Where a sign consists only of individual letters, numerals, symbols, or other similar components, the total area of the sign shall be the area of the square or rectangle surrounding all components of the sign.

A maximum of one (1) rectangle will be allowed.

 **THE
LIGHTHOUSE**

Impresario
FURNITURE

Letter Spacing/Kerning

To fit within layout standards, lettering and/or logo may not be condensed more than 90% of horizontal letter width of original design.

Graphic below illustrates a name that is allowed a maximum letter height, and maximum sign length and width. The graphics show what is allowed for fitting the lettering within that space, based on the tenants registered trademark/logo.

MAX WIDTH OF SIGN ENVELOPE
3'-0" MAX
2'-0" MAX
Sun Framing
MAXIMUM 24" LETTER - STANDARD LAYOUT

3'-0" MAX
1'-8" MAX
Sun Framing
ACCEPTABLE LAYOUT
20" LETTER AT 90% HORIZONTAL SPACING

3'-0" MAX
Sun Framing
UNACCEPTABLE LAYOUT
24" LETTER-TOO TIGHT KERNING AND AT 90% HORIZONTAL SPACING

3'-0" MAX
Sun Framing
UNACCEPTABLE LAYOUT
24" LETTER-80% HORIZONTAL SPACING

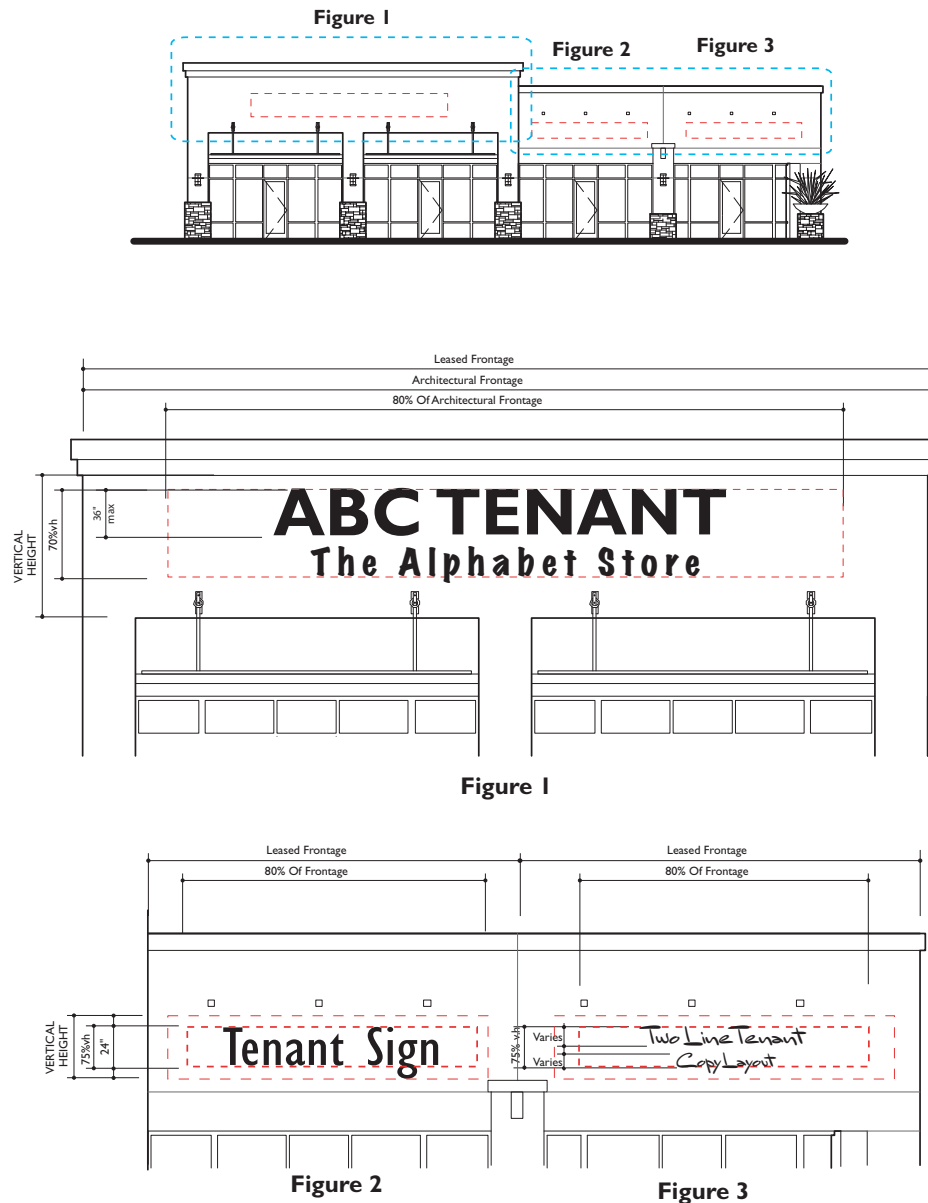
Sign Locations / Restrictions

Tenant signage shall be installed in accordance with the typical elevations which follow.

Tenant signs shall be centered horizontally and vertically within the architectural frontage and/or directly over the doorway if space permits. Signs must be located within Tenant's leased elevation. Freestanding Pad Tenants and Major Tenant buildings may have signs on all elevations.

Height and Length of Sign on Wall Surface

In no event shall any sign exceed eighty (80%) percent of the building elevation and/or wall surface upon which it is placed. The available surface area of the architectural sign area shall regulate letter height not exceeding 70% vertical height.



[7] Retail Tenant Wall Signage - Individual Letters

Individual illuminated letters and logos and may include pan channel metal letters with acrylic sign faces, reverse pan channel “backlit” illuminated letters, or any combination thereof as outlined in the matrix per tenant type.

All signage shall be reviewed and approved by the Developer and/or Developer’s agents and shall be appropriate to the surrounding building features, environment, and architectural thematic design. Developer and/or Developer’s agents and the City of Chandler shall have discretion in varying any provision of these specifications.

Construction

Individual pan channel letters and logos must be constructed of minimum of .063 aluminum returns. Pan channel letter faces must be a minimum 1/8" Plexiglas, Acrylic or Lexan.

Reverse pan channel letter faces must be a minimum of 1/8" thick aluminum.

No “Channelume,” “Letteredge,” or similar material will be allowed. Exposed raceways, conduits, fasteners, tubing or transformers will not be permitted. All inductors, transformers, or other equipment will be concealed in a water tight condition.

Colors

Letter face colors are per Tenant's corporate standards with the exception that no fluorescent colors will be allowed. Retainers for pan channels must match letter face or return color. For National Tenants, returns and retainers may be per corporate standards - however, no gold, silver, copper or brass will be allowed.

Illumination

Tenant building signage may be internally illuminated (LED), backlit to create a silhouette combination of lighting methods mentioned herein. No exposed neon and/or clear faced internal neon illumination will be allowed.



[7] Retail Tenant Wall Signage -3D Panel Details

Alternative signage options to the standard individual letters is the use of "Custom 3-D Panels". These are multiple layered in design with a mix of opaque and translucent backgrounds, various fabrication and illumination methods of lettering, built around a single unit. This type of design and fabrication method provides for ease of installation by connecting to one single J-box on the fascia and protects the building from repeated drilling and wiring for individual letter installations.

All designs will be approved on an individual basis through Developer's discretion. Creative designs and forms, and "Custom" Panel signs are encouraged. Unless as part of a nationally registered and/or trademarked logo, rectangular shaped cabinets are prohibited.

Colors

Letter face colors are per Tenant's corporate standards with the exception that no fluorescent colors will be allowed. Retainers for pan channels must match letter face or return color. For National Tenants, returns and retainers may be per corporate standards - however, no gold, silver, copper or brass will be allowed.

Illumination

Tenant building signage may be internally illuminated (LED), backlit to create a silhouette combination of lighting methods mentioned herein. No exposed neon and/or clear faced internal neon illumination will be allowed.



[7] Tenant Wall Signage -Canopy Signs

Typically located on the ground floor, Standing Canopy Signs, Canopy Fascia Signs and Suspended Canopy Signs should be placed centered on the tenant's frontage and centered on the canopy structure, if possible.

The Landlord can approve exceptions for each of these types of canopy signs due to variations in architectural features on the building, variations in the canopy structure and the tenant corporate brand standards.

For **Standing** and **Fascia Canopy** signs, all raceways shall be concealed within the canopy structure or behind the canopy front face outside of the line-of-sight when viewed from below or in-front of the canopy structure. Posts and beams are allowed to be visible if signage is integral with the design.

The sign shall be limited to individual characters. Raceways shall be concealed within the canopy or lattice. Backer panels are allowed.

If **Suspended Canopy** signage is applicable to the building architecture, support structure, "cabinet backers", lettering application and illumination shall be designed to be consistent in appearance, with the exception of the tenant's corporate brand standards type and colors. Posts and beams are allowed to be visible if signage is integral with the design. Standing Canopy Signs can be either face-lit, halo-lit, or indirect-lit with LEDs or "neon". These signs shall have a minimum clearance of 84" (7'-0").

Illumination

Indirect sign lighting shall be shielded so that the illumination source is not visible.

Office signage may be non-illuminated, but all retail should be illuminated per the guidelines.

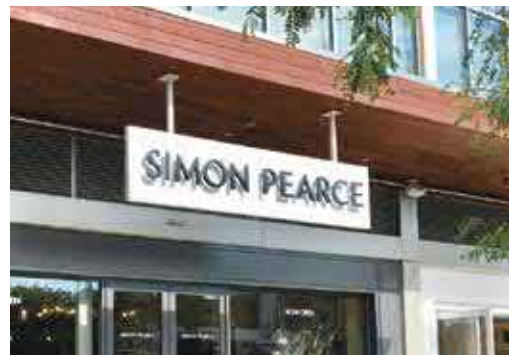
Where illuminated, LEDs are recommended. All Canopy signs can be either face-lit, halo-lit, or indirect-lit with LEDs or "neon".



Standing Canopy Sign is a sign mounted to the top of the leading edge of a canopy located above a storefront parallel to the building façade on which it is mounted.



Canopy Fascia Sign is a sign attached to the vertical front face of a canopy, roof overhang, covered walkway, covered porch, or purlin of an open lattice structure.



Suspended Canopy Sign is a sign suspended under a canopy, roof overhang, covered walkway, covered porch, or open lattice walkway and parallel to storefront.

[7] Tenant Wall Signage -Projecting Signs

A Projecting (Blade) Sign is a business identification sign that is mounted perpendicular to the face or corner of a building.

Unless separated by a structure and not visible from an abutting public street, Projecting Signs shall not be placed within one-hundred fifty (150) feet from an abutting public street.

One (1) Projecting Sign is permitted per each fifty (50) lineal feet of store frontage.

Such sign shall not be located within twenty (20) feet in any direction of another Projecting Sign on the same building wall.

A Projecting Sign shall be placed on the tenant's leased frontage and shall not encroach onto another tenant suite adjacent to or above the tenant suite in which the Projecting Sign identifies with approval of the landlord.

Maximum Projection

Sixty (60) inches from the wall of the building to the outside edge of the sign and a minimum clearance from adjacent grade of 10'-0".

Illumination

Internal Illumination can be Face, Halo Backlighted, Dual-Illumination from exterior and interior sources or Non-Illuminated.

Indirect Illumination shall be a shield light sources

Where illuminated, LED's are recommended.



[8] Storefront Graphics -Arcade Signs

Where there are covered walkway areas, Arcade signs hang or flag mount off tenant storefronts oriented to the pedestrian located at the primary public accessible entry.

Within the Commercial Plaza, support structures, "cabinet backers", lettering application and illumination shall be designed to be consistent in appearance. Design of the graphics may unique within the context of their storefront's architecture, services/ products provided and their recognized corporate identity and design theme, subject to approval of the Landlord.

All arcade type signs are oriented perpendicular to the tenant store front with a minimum 84" (7'-0") clearance from walkway.

Structure

Armature should be constructed as a rigid element, not allowing the sign to swing.
Suspended Canopy Signs should display the Tenant's unique identity (logo) while evoking the sense of contemporary high craftsmanship and design sensitivity

Illumination

Arcade/Shingle Signs can be either face- lit, halo-lit, or indirect-lit with LEDs or neon.

Indirect sign lighting shall be shielded so that the illumination source is not visible.

Non-illumination allowed.



[8] Storefront Window Graphics (retail & office)

Window Signs

These are fabricated small cabinet or panels signs suspended behind the store front glazing and can identify the tenant or be open/closed signs.

Can be internally illuminated.

Sign may be displayed within 3.75 feet of a window pane.



Window Graphics

No more than 25% of front glass area may have signage/graphic, applied to, or within 3 feet behind the window area. This includes temporary signage applications for sales, promotions and/or any permanent identification signage.

Addressing

Individual tenant suites shall have six (6) inch white 3M vinyl letter addressing centered on the window above the door.



Colors and Layouts

The tenant may display information such as: the suite number or address; tenant contact information (phone number or website); hours of operation; goods or services provided.

Signage applied to storefront glass can be Vinyl, Gold or silver leaf, Professionally hand painted lettering and/or graphics done by a professional sign painter and approved by Landlord prior to application.

All window graphic layouts shall be approved in writing by the Association for quality and consistency with the criteria package for The THE DISTRICT DOWNTOWN prior to submittal to the City of Chandler for approval.

Restrictions

Window Signs or Graphics may not be pre-fabricated neon elements of any kind.

[9] Building Addressing

Building address numerals shall be Futura typeface, with a minimum height of twelve inches (12").

Construction and Colors

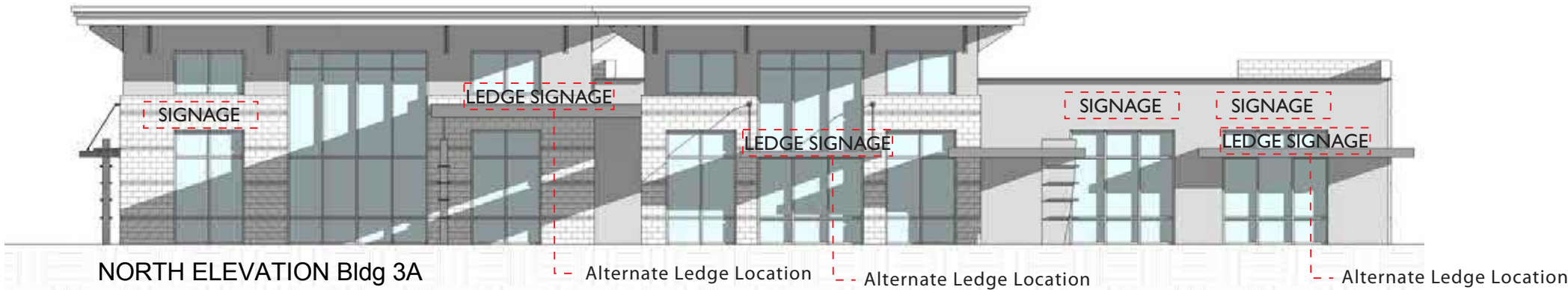
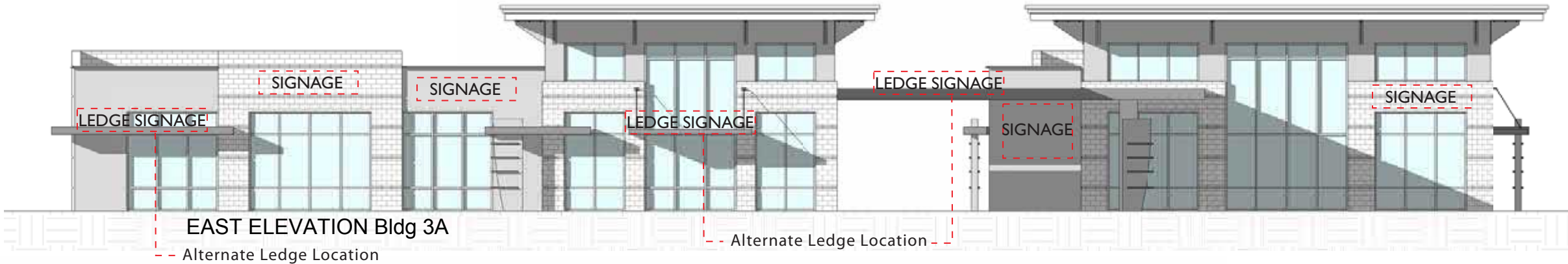
Individual reverse pan-channel numbers are to be used. Addressing can be either halo illuminated clip mounted off the wall, or non illuminated flush mounted.

Numeral locations of darker colors, brushed aluminum finish should be used. Locations with light colored backgrounds should use dark charcoal or black finishes.



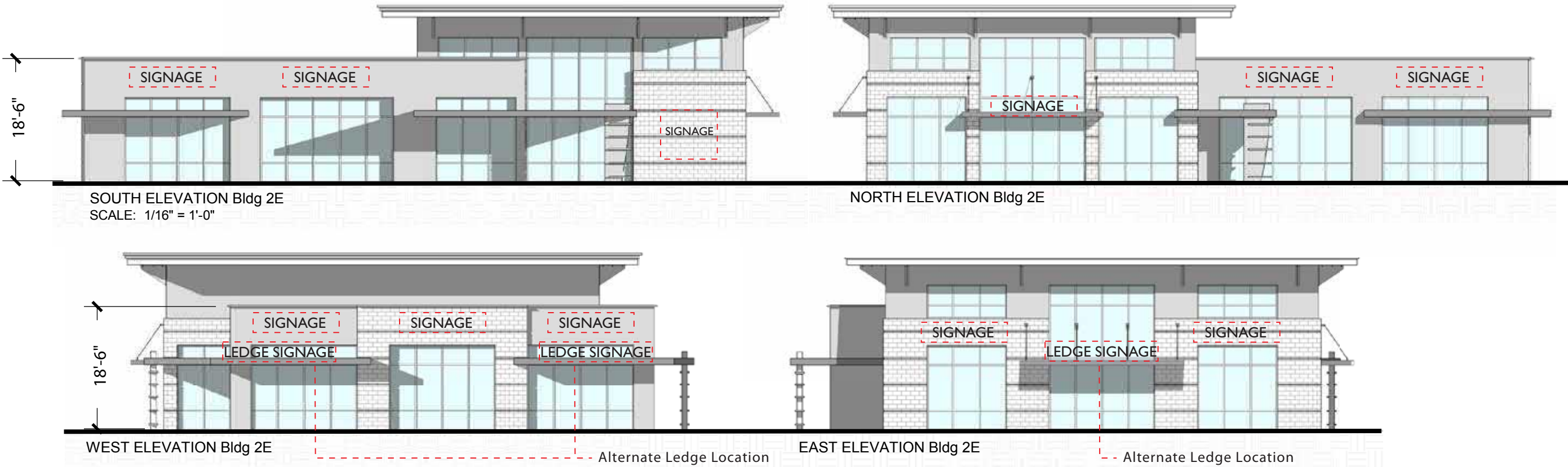
Wall Sign Locations -Typical Retail - Building 3A

Note - Sign locations shown are merely possible locations and mounting methods. Not all signage locations shown will be used. Final locations to be determined upon leasing.



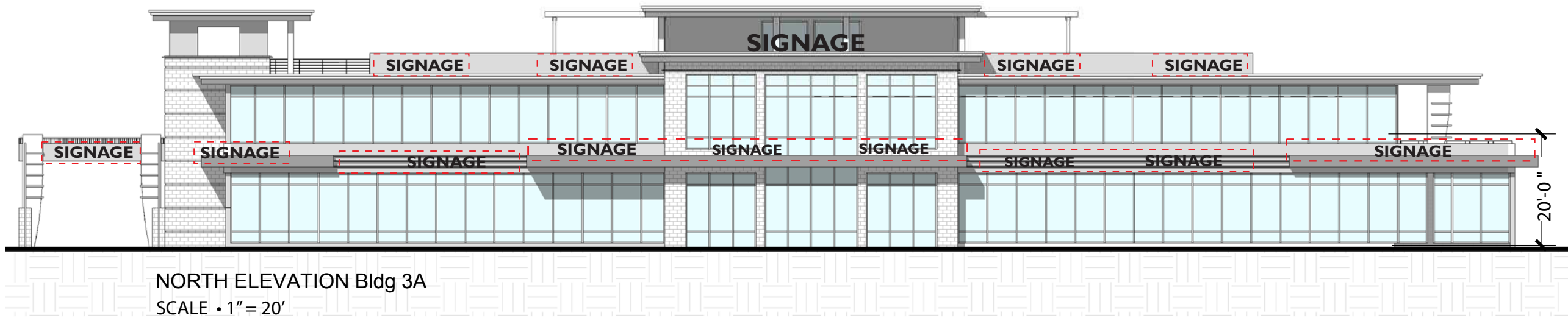
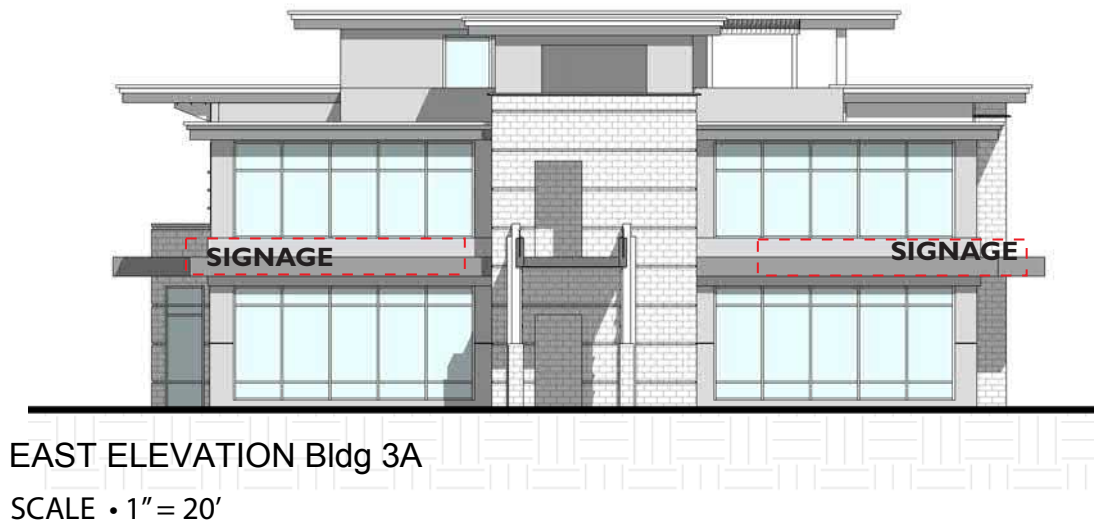
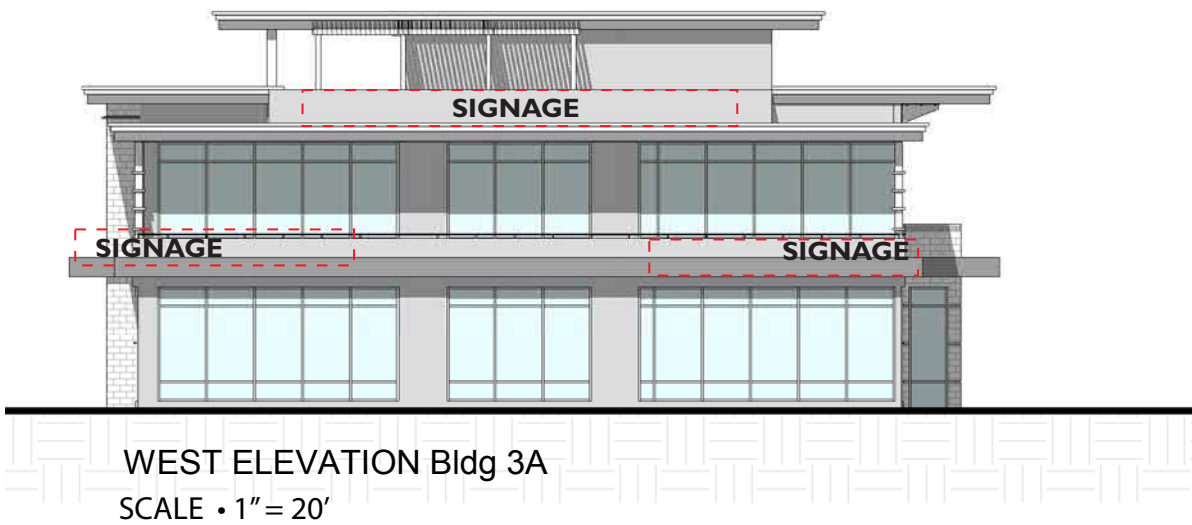
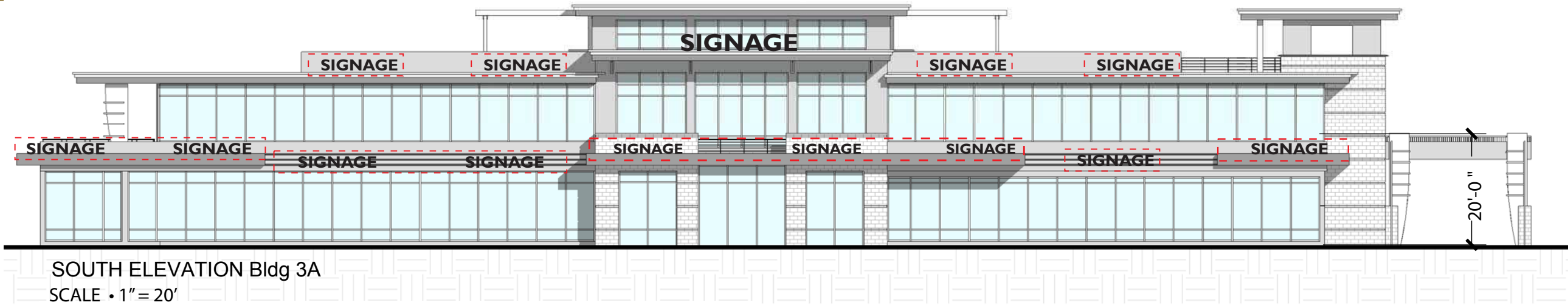
Wall Sign Locations - Typical Retail 1B & 2E

Note - Sign locations shown are merely possible locations and mounting methods. Not all signage locations shown will be used. Final locations to be determined upon leasing.



Wall Sign Locations - 2 Story Office

Note - Sign locations shown are merely possible locations. Final locations to be determined by Developer. Maximum of three (3) signs per North and South elevations.



General Performance Requirements

All signs at The District Downtown must be compatible with the standards outlined in this Master Sign Program and in conformance with City of Chandler Sign Requirements. The purpose of the sign standards is to ensure an attractive commercial office environment and to protect the interests of the surrounding neighborhood, Developer, and Owners/Occupants of all suites within The District. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs will be brought into conformance at the sole expense of the Owner/Occupant.

Meridian West Development LLC herein referred to as "Developer", and The District Downtown Unit Owner's Association herein referred to as "Association" shall administer and interpret the criteria. Before designing signs, all The District Downtown Owners/Occupants will receive a copy of these signage standards. Sign plans submitted to the Developer/Association for approval must conform to these standards. The Developer/Association will administer and interpret the criteria. All signs must be approved in writing by the Developer/Association prior to permit application and installation.

1 Signage proposal

Prior to preparation of signage drawings and specifications, the Owner's/Occupant's sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and verify all dimensions.

Each Owner/Occupant must submit to the Developer/Association four (4) sets of detailed shop drawings showing locations, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, methods of illumination and other mounting apparatus of all proposed wall, window, and rear door signs. This submittal must be made at least fifteen (15) days prior to submittal to the City for permits.

2 Developer/Association Approval

After review of the signage proposal, the Developer/Association will return one of the three sets of drawings to the Owner/Occupant, marked either "Approved", "Approved as Noted," or "Revise and Resubmit."

An approval from Developer/Association does not guarantee City approval. A sign permit must be obtained and issued prior to fabrication. For City permits, approved sign drawings from the Developer/Association along with the required documentation for City for review.

- **"Approved"**

If drawings are marked "Approved," the Owner/Occupant is allowed to proceed with obtaining review and approval from the City.

- **"Approved as Noted"**

If drawings are marked "Approved as Noted," the Owner/Occupant is allowed to proceed with City review, provided that any modifications noted are incorporated into the design and proceed

An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

- **"Revise and Resubmit"**

If drawings are marked "Revise and Resubmit," the plans will be returned to the Owner/Occupant with comments. The drawings shall be revised and resubmitted for Developer/Association approval.

3 Openings in building walls

Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings.

4 Messages

Except for tenants leasing more than 5,000 square feet of space; Sign Band signs are restricted to advertising either (a) the person, firm, company, or corporation operating the use conducted on the site, or (b) the products sold therein, but not both.

5 Owner/Occupant responsibilities for other regulations

The Developer/Association's approval of an Owner's/Occupant's signage plan does not constitute an implication, representation, or certification by the Developer/Association that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the Owner/Occupant for all work performed on the premises by or for the Owner/Occupant.

6 Prohibited signs

- Cabinet (Typical) Acrylic, Plexiglas, or plastic-faced panels with surface or second-surface applied or painted graphics, injection molded panels with integral color - internally backlit cabinet construction.
- No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Developer/ Association.
- Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs.
- Placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises.
- Change-panel signs are prohibited.
- "A" frames and portable signs.
- Signs that are installed without written approval from the Developer/Association, or that are inconsistent with approved drawings, may be subject to removal and reinstallation by the Developer at the Owner's Occupant's expense.
- Painted or hand lettered signs on storefronts.
- Flashing, moving or audible signs.
- Luminous vacuum formed type plastic letters
- Inflatable signs or graphic devices.
- Freestanding attraction boards, posters or other permanent advertising devices.
- Paper, cardboard or Styrofoam signs.
- Signs with exposed neon tubing or raceways.
- Signs with gold or silver plastic trim caps that contrast with letter returns.

7 Illuminated signs

The City of Chandler requires permits for all signs and electrical permits for all signs that are illuminated. It is the Owner's/Occupant's sole responsibility to secure these and any other permits that may be required.

8 Size limitation

Each Owner/Occupant must limit the area of its sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but it must not exceed the area allocated for signage. Each Owner/Occupant will be granted a minimum of one sign. Owners/Occupants with more than one elevation wall may have a sign on each elevation.

9 Labels

No labels are permitted on the exposed surface of signs, except those required by local ordinance. Sets of individual letters shall have one label on an end letter only. These are to be installed in an inconspicuous location.

10 Freestanding signs

All freestanding signs must meet applicable setbacks, and their installation must comply with all local building and electrical codes.

11 Upkeep and maintenance

Each Owner/Occupant is fully responsible for the upkeep and maintenance of its sign(s), including any individual pylon or monument signage, and Owners/Occupants are to repair any sign defects within five (5) days of notification. If an Owner/Occupant does not repair said sign(s), the Developer, at the Owner/Occupant sole cost and expense, may repair and/or replace sign(s).

A penalty of 100% of the Developer's cost to repair said signage, in addition to the cost of the repair, may be assessed to the Owner/Occupant if the Developer is required to provide the necessary maintenance due to the Owner's/Occupant's noncompliance following notification.

12 Illumination timer

Power to illuminate the Owner's/Occupant's sign is to be from Owner's/Occupant's electricity meter, switched through time clock, set in accordance with schedules determined by the Developer.

13 Sealing of building penetrations

All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight fashion.

14 Damage caused by or during installation

The sign contractor and/or Owner/Occupant will pay for any damage to a building's fascia, canopy,

structure, roof, or flashing caused by sign installation. Owner/Occupant shall be fully responsible for the operations of Owner's/Occupant's sign contractor and shall indemnify, defend, and hold Developer/ Association/Developer harmless for, from, and against damages or liabilities of account thereof.

15 Required insurance for sign contractors

All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all persons and/ or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona. Developer must be named as additionally insured in the workers' compensation and commercial liability insurance.

16 Sign Permits

Owner/Occupant is responsible for obtaining all necessary sign permits prior to sign installation.

17 Developer/Association's right to modify requirements

The Developer/Association has the right to modify

Definitions

The following definitions are used throughout the comprehensive signage plan and are exclusive to this document.

Aggregate Sign Area

The total area of all permitted signs pertaining to any one Owner/Occupant, which includes Street-front signage, Storefront signage (arcade and window signage/graphics).

Architectural Frontage

The portion of the building frontage of the leased space which has been delineated through use of reveals, patterning, materials, finishes, column breaks, etc that creates a special area for signage.

Architectural Awnings

Elements which are constructed of permanent type of materials and are an integral part of the building elevation design.

Building Leased Frontage

The overall lineal foot frontage of a leased space.

Cabinet (Typical)

Acrylic, Plexiglas, or plastic-faced panels with surface or second-surface applied or painted graphics, internally backlit in a box construction.

Custom Cabinet

Cabinet designed and fabricated in multiple planes, colors, finishes and unique shapes and forms. Typically with dimensional illuminated letters and opaque backgrounds.

Committee

Made up of the consenting owners as defined in the Construction, Operation and Reciprocal Easement Agreement.

Graphics

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

Sign Area

The aggregate area of the smallest rectangles that encloses individual elements of a sign's lettering and logos.

Sign Envelope

The overall height and length allowances of sign area designated for Owner/Occupant sign placement on a building elevation.

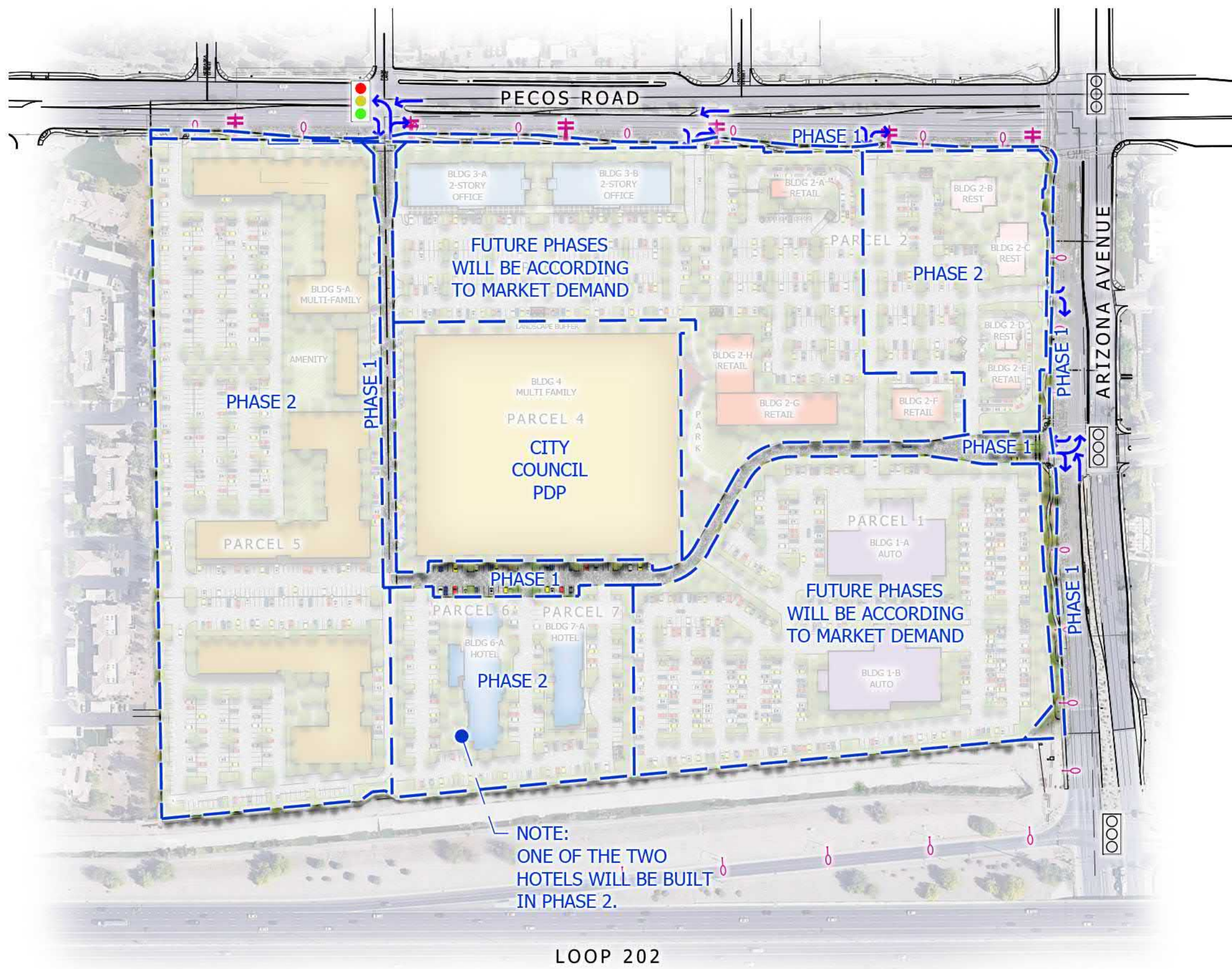
Street Front Signage

Signage installed parallel to the building fascia, typically located along the front of the building on parapet, fascia or building wall intended for the viewing of vehicular traffic.

Storefront Signage & Graphics- Permanent

This is the signage located along the storefront portion, oriented to pedestrian. It includes the transparent portion of storefront (windows) and/ or solid wall areas used for merchandise display and permanent graphics. This includes awnings, tenant suite number, logo and name identification, secondary name modifiers, hours of operation, services or name brand marketing, menu cabinets, etc.

Exhibit 9

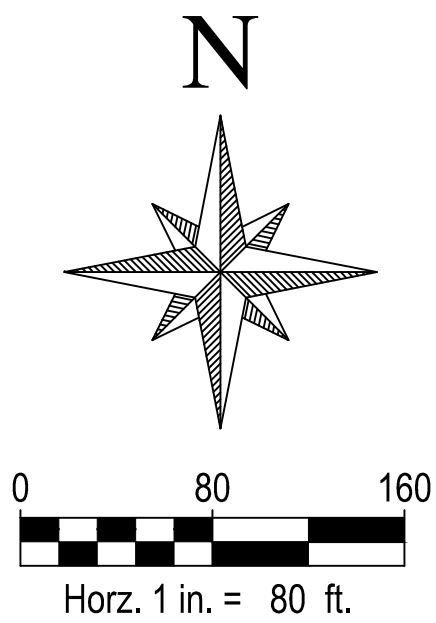
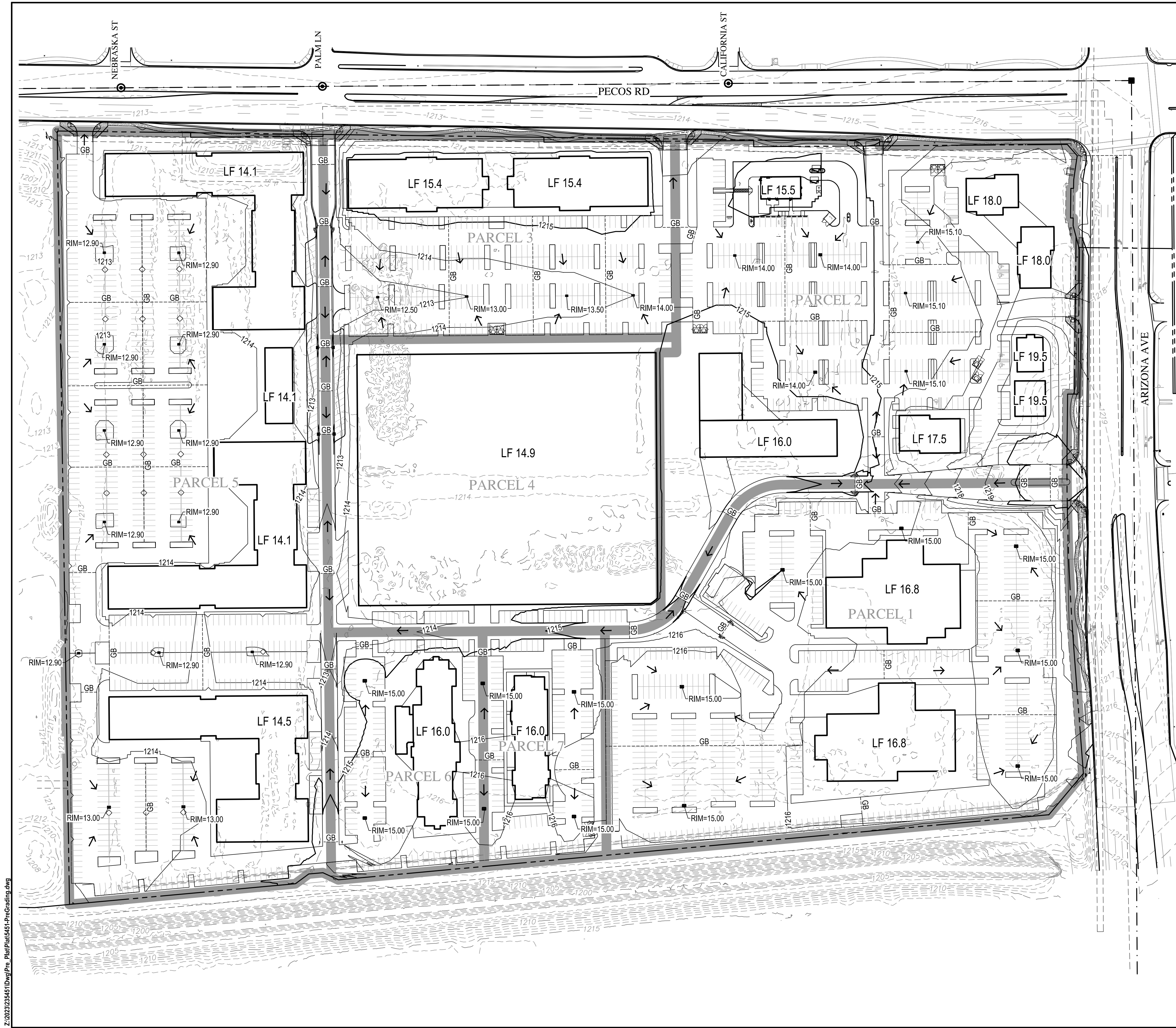


LEGEND

- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- FULL TRAFFIC MOVEMENT
- RIGHT IN / RIGHT OUT ONLY
- PHASE LINE

NOTE: GRAPHIC MATERIALS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. ALL SITE PLAN AND REPRESENTATIVE IMAGERY SHALL BE CONSIDERED CONCEPTUAL. FINAL SITE DESIGN MATERIALS TO BE PROVIDED AT THE TIME OF FINAL IMPROVEMENT PLANS.

Exhibit 10



LEGEND

LF LOWEST FINISH FLOOR

GB CHANGE IN GRADE

→ FLOW ARROW

 PROPOSED CATCH BASIN

 PARCEL BOUNDARY

RETENTION CALCULATIONS

$V_R = C \times (P/12) \times A \times 1.1$
DESIGN STORM: 100-YEAR, 2-HOUR
RAINFALL DEPTH, P: 2.20 INCHES

RETENTION VOLUMES

BASIN ID	AREA (SF/AC)	C	VOLUME REQUIRED ¹ , V _R (CF/AF)	DRYWELLS REQUIRED ² (0.1 CFS / DW)
PARCEL 1	399,533 / 9.17	0.9	72,515 / 1.66	6
PARCEL 2	389,164 / 8.93		70,633 / 1.62	6
PARCEL 3	190,468 / 4.37		34,570 / 0.79	3
PARCEL 4	262,289 / 6.02		47,605 / 1.09	4
PARCEL 5	538,027 / 12.35		97,652 / 2.24	8
PARCEL 6	99,545 / 2.29		18,067 / 0.41	2
PARCEL 7	75,531 / 1.73		13,709 / 0.31	2
O-1 (PECOS)	118,487 / 2.72		22,700 / 0.52	2
O-2 (AZ-87)	82,673 / 1.90		15,839 / 0.36	2
TOTAL			393,291 / 9.03	35

- NOTES
- REQUIRED RETENTION SHALL PROVIDE 110% OF THE VOLUME REQUIRED (V_R) PER THE CITY OF CHANDLER ENGINEERING & DESIGN STANDARDS MANUAL, 2023 EDITION.
 - FOR DESIGN AND PERMITTING PURPOSES, EACH DRYWELL SHALL HAVE A PRESUMPTIVE CAPACITY OF 0.1 CFS (12,960 CUBIC FEET IN 36 HOURS). CREDIT MAY BE ALLOWED TOWARDS THE TOTAL REMAINING DRYWELLS TO BE CONSTRUCTED AT ONE-HALF OF THE TESTED CAPACITY, LIMITED TO 0.5 CFS.

**WOOD
PATEL**

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



DISTRICT DOWNTOWN

PRELIMINARY GRADING AND DRAINAGE PLAN

SWC ARIZONA AVE AND PECOS RD
CHANDLER, AZ

DATE				
DESCRIPTION				
REV				

**NOT
FOR
CONSTRUCTION
OR RECORDING**

SCALE (HORIZ.) 1" = 80'
SCALE (VERT.) N/A
DATE 5/08/2024
JOB NUMBER 235451
SHEET