

May 19, 2014

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RE: Park Avenue Student Housing Landscape Revisions

The following landscape revisions were made to the approved Development plan:

1. Paver grate system in ROW was changed to a standard surface tree grate system. Location and size consistent with approved plan.
2. One tree grate deleted at NE corner and replaced with expanded steel planter.
3. One *Celtis reticulata* replaced with *Caesalpinia Mexicana* due to utility conflicts.
4. Adjusted hardscape and planter layout at retail entries and patios to reflect final door and window locations.
5. Added gates and guard rails at retail entries. (not in ROW)
6. Added 1 bike rack at plaza.
7. Added one bench in ROW.
8. Deleted 4 benches at retail entries. (not in ROW)
9. Paving patterns were modified slightly throughout to reflect final door and window locations. Layout and quantities consistent with approved plan.
10. Modified planting to reflect availability in market. Total plant quantities consistent in ROW and ground level.
11. 10th level landscape reduced due to reduction in planters.
12. Irrigation deleted at level 10.
13. Irrigation adjusted to reflect revised planting.
14. Deleted one *Chilopsis linearis* on adjacent property. (not required per mitigation standards)
15. Deleted one *Caesalpinia* southside property.
16. 8 trees added at entry plaza where overhead trellis system with 6 vines deleted.
17. The site landscape modifications do not impact the shade area provided. Due to the building location and height of 143 feet, most of the courtyard and hardscape is shaded by the building. Of the 6,700 square feet of hardscape, only 850 square feet or 13% will not be shaded at 2:00 on June 21 by building and or trees. The trees proposed along Park Avenue and within the courtyard provide pedestrian scale and shade adjacent pavement on Park Avenue.

Respectfully,



Chris Winters
Principal