

**10/05/06**

## **Dish, Your Everyday Gourmet**

### **ADMINISTRATIVE APPROVAL REQUEST NARRATIVE**

**Dish, Your Everyday Gourmet** is remodeling Pad E at "The Shops at Gainey Village - Pads" from furniture stores and art gallery to a food market for daily consumption. Gourmet meals will be prepared daily for pick-up and take home consumption by chefs whose purpose is to improve the quality of life for hectic families. Pad E exists as a 12,519 square foot, one story building on the southeast corner of Scottsdale Road and Doubletree Ranch Road.

**This request is for administrative approval of minor exterior modifications including:**

- **Remodeling of the hardscape at our east entry to create a significant pedestrian connection to the adjacent parking field with a "Grab-N-Go" quick pick-up space and revised paving area.**
- **Addition of a screened service area to contain and conceal trash compactors and allow for the delivery of new goods.**
- **Upgrades to the building replacing three fixed glass storefront sections with folding doors which match the existing system finish/color and "blacking" out glass in four storefront opening sections for additional interior wall space.**
- **A paved exterior patio addition on the building northwest side is included in the planned improvements for additional exterior patio dining.**

**Additionally this request is for administrative approval of the use as consistent with the zoning uses allowed by right and it's parking impacts as resolved in the included parking analysis.**

Remodeling of the hardscape at our east entry to create a significant pedestrian connection to the adjacent parking field with a "Grab-N-Go" quick pick-up space will improve the access and egress from this new single entry/exit store. In this position, circulation of consumers will traverse the parking field east and south to access the entry point. The current multi-tenant design is then re-focused as a single user.

Adding a screened service area to contain and conceal trash compactors and allow for the delivery of new goods eliminates any potential negative impacts. Service operations are neatly tucked behind a screen wall at the northeast corner of the building where customers and service are separated. The service area will include 1 standard trash compactor and 1 recycling trash compactor. Both units will be screened behind an 8 foot high wall and gates matching "The Shops at Gainey Village" standard. Additionally, grease recycling will occur in a separated area within the service area. Deliveries are scheduled to finish by 10:30 am. The existing double trash enclosure is to be re-oriented for better truck access to the receiving area. Parking lost at the entry is replaced at the remodeled trash and receiving area.

Remodeling of the building includes replacing three fixed glass storefront sections with folding doors which match the existing system finish/color and "blacking" out glass in four storefront opening sections for additional interior wall space. The interiors display systems and layout is a

"home comfortable" shopping experience. Breakfast, lunch and dinner meals prepared and ready to take out are all available daily. Additionally, an on premises "Arizona Room" (indoor/outdoor), located at the southwest protrusion of the building is a seating area for shoppers who pick out their meal for consumption on the spot. Sidewalk dining is provided as well on south and east sides of the building for year-round opportunities to enjoy the weather.

Development of a significant exterior patio behind the walled corner to Scottsdale Road and Doubletree Ranch Road enables excitement and interest at an important corner of the city and The Shops at Gainey Village.

Packaged beer and wine will be sold for take-away and consumption on premises. A separate application for that use will be processed concurrently with the minor administrative approval request. An existing property site music system with low wattage speakers is distributed through The Shops at Gainey Village will remain the primary sound source at Dish. The market will open at 5:30am 7 days a week and close at 10:00pm daily. Baker's will arrive as early as 3:am and maintenance people will leave as late as 11:30 pm.

The facility will employ approximately 120 total staff however the planned maximum on premises staff at any one time would be 35.

END



November 13, 2006

To Whom It May Concern:

The Gainey Ranch Architectural Committee has reviewed the site plans and narrative dated 11/1/06 for Dish, to be located at The Shops at Gainey Village Pad "E". We support the intended use and designs as described in the material provided.

Sincerely,

GAINEY RANCH ARCHITECTURAL COMMITTEE

A handwritten signature in cursive script that reads "Diane Brunsfeld".

Diane Brunsfeld  
Architectural Coordinator

# MadisonMarquette

November 13, 2006

Phoenix Design Group  
Victor Olson  
victoro@pdgoffice.com

Re: Dish – the SHOPS gainey village

Dear Victor:

Please be advised that the owner of the SHOPS gainey village has evaluated the use of the new Dish market and has opted to pursue the lease based on the favorable impact it is anticipated to have on the shopping center as a whole.

A parking study was completed and based on the existing tenants in the center as well as the addition of Dish, it was determined that there is adequate parking for the generated demand.

To the best of our knowledge, the tenants of the shopping center are fully supportive of the addition of Dish and they are pleased with the additional customer interest this market will bring to the center.

Please feel free to contact me at 858.622.0854 or [rdegener@mmrs.com](mailto:rdegener@mmrs.com) if you have any questions.

Sincerely,

Madison Marquette Retail Services, Inc., as agent for  
Gainey Village Retail Center, LLC



Roberta Degener, RPA, FMA  
Senior Director of Asset Management