REC PACKAGE CRITERIA

SINGLE-STORY PROJECT CHECKLIST

SITE

- ☐ OVERALL DEVELOPMENT SITE PLAN INCLUDING ALL BUILDINGS
- ☐ BUILDING USES AND AREAS
- ☐ SITE AERIAL IMAGE
- ☐ MASS TRANSIT STATIONS NEAR SITE
- ☐ APPLICABLE EXISTING/FUTURE TRAFFIC SIGNALS AND CONTROL POINTS
- ☐ ADJACENT ROADWAYS TO SITE WITH TRAFFIC FLOW AND COUNTS
- ☐ SITE VEHICULAR INGRESS/EGRESS
- ☐ CRITICAL ACCESS DRIVES
- ☐ FREESTANDING SIGNAGE (MONUMENT, PYLON, WAYFINDING, ETC.)
- ☐ BUILDING SIGNAGE
- ☐ WB-67 TRUCK STUDY USING AUTOTURN (CURRENT EDITION) BY TRANSOFT SOLUTIONS; DEMONSTRATE FULL ACCESS TO/FROM THE SITE AND THE LOADING DOCK
- ☐ 75K ROLL-OFF BIN TRUCK STUDY USING AUTOTURN (CURRENT EDITION) BY TRANSOFT SOLUTIONS; DEMONSTRATE FULL ACCESS TO/FROM THE SITE AND THE COMPACTOR PAD
- ☐ STORAGE TRAILER PARKING AREA
- ☐ WFM SIDEWALK SHOPPING CART STORAGE
- ☐ PROTECTION BOLLARDS

PARKING

- ☐ DETAILED PARKING PLAN(S) INCLUDING TOTAL PARKING SPACES ALLOCATED TO CUSTOMERS AND EMPLOYEES
- ☐ WFM ADJACENT PARKING AREA
- ☐ ELECTRIC VEHICLE CHARGING, CARPOOL & VANPOOL PARKING WITH SIGNAGE
- ☐ WFM EMPLOYEE PARKING SPACES
- ☐ PARKING SUMMARY INCLUDING COUNTS, WFM RATIO AND STALL DIMENSIONS
- ☐ OTHER USE PARKING
- ☐ TRAFFIC CALMING MEASURES
- ☐ WFM SHOPPING CART CORRALS
- ☐ PARKING LOT FLOW
- ☐ SHORT TERM PARKING FLEX DRIVER SPACES (4) WITH SIGNAGE AND AN ADA COMPLIANT PATH TO THE STORE ENTRY WITHOUT CROSSING TRAFFIC AISLES
- ☐ COVERED SHORT TERM PARKING CUSTOMER GROCERY PICKUP SPACES (4) WITH SIGNAGE
- ☐ WFM OVERFLOW PARKING FOR FIRST TWO WEEKS OF STORE OPENING AND SPECIAL EVENTS

DEMISED PREMISES

- ☐ LOCATION OF DEMISED PREMISES WITH DIMENSIONS
- ☐ WFM MECHANICAL EQUIPMENT PLATFORM WITH DIMENSIONS
- ☐ WFM MECHANICAL AREAS
- ☐ WFM AREA SUMMARY
- ☐ POINTS OF EGRESS FROM DEMISED PREMISES
- ☐ VERTICAL TRANSPORTATION
- ☐ COVERED TENANT SERVICES AREA (TRASH/LOADING)
- ☐ RECYCLE BIN AREA
- ☐ OUTDOOR SEATING AREA(S)
- ☐ OUTDOOR MERCHANDISING AREA(S)
- ☐ ROOF AWNINGS/CANOPIES
- ☐ WFMOA SPACE W/ DEDICATED ENTRY/EXIT AUTOMATIC SWING DOOR

EXTERIOR DESIGN

- ☐ CHARACTER RENDERINGS
- ☐ BUILDING ELEVATIONS WITH HEIGHTS
- ☐ ALL SIGN LOCATIONS ILLUSTRATED WITH ALLOWABLE SIZE/AREA
- ☐ SITE LINE STUDY INCLUDING OUT PARCEL AND ADJACENT BUILDINGS

NOTE THAT THIS REC PACKAGE CRITERIA IS BEING DEVELOPED SOLELY FOR THE PURPOSES OF OBTAINING REC APPROVAL OF THE OVERALL SITE AND THE LEASE ECONOMICS. SITE SPECIFIC ELEMENTS SUCH AS STORE FRONT ELEVATIONS, LOCATIONS OF ENTRANCES, MEZZANINE LOCATIONS, TRUCK ACCESS AND THE LIKE ARE NOT NECESSARILY APPROVED BY THE REC JUST BECAUSE THE REC APPROVES THE REC PACKAGE CRITERIA. SPECIFIC SITE ITEMS WILL BE DEVELOPED AND APPROVED AS PART OF THE PROCESS OF PREPARING THE LEASE AND A CONSTRUCTION EXHIBIT FOR THE DEVELOPMENT OF THE SITE.

THIS CRITERIA DOCUMENT REPRESENTS IDEAL CONDITIONS AND BEST PRACTICES FOR WHOLE FOODS MARKET.

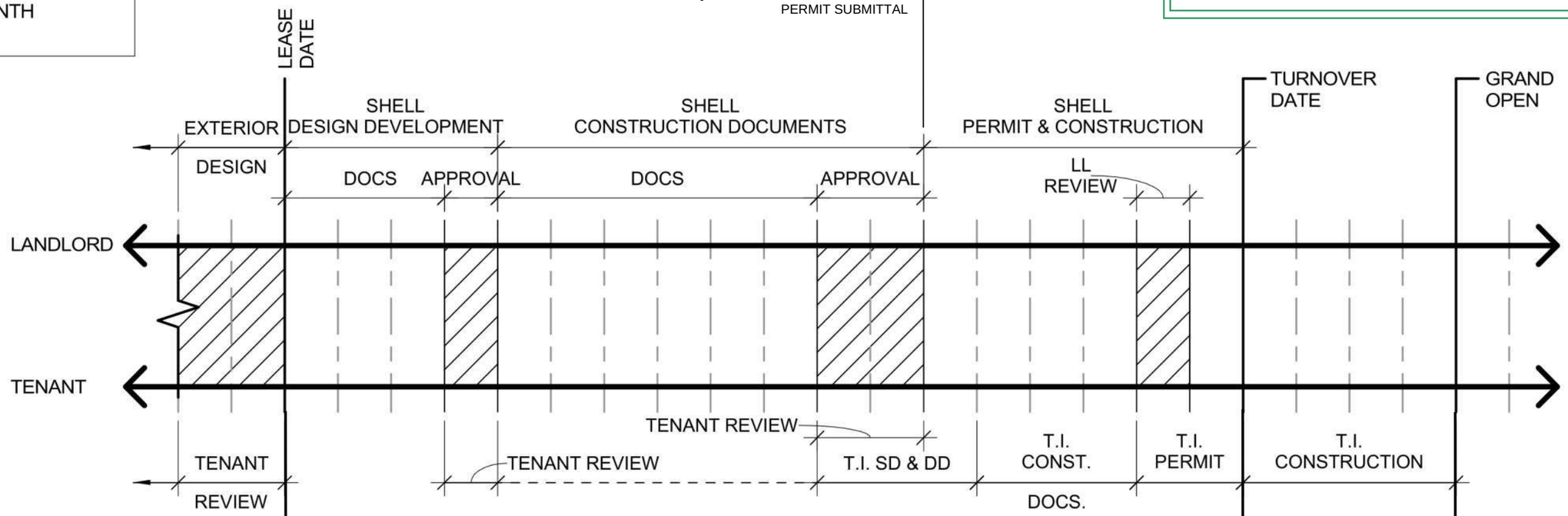
CONSULT WITH WFM REAL ESTATE AND APPROPRIATE STORE DEVELOPMENT TEAM FOR IMPLEMENTATION ON PROJECTS AND TO ADJUST CRITERIA AS NECESSARY TO ACCOMMODATE SITE SPECIFIC CONDITIONS, ORDINANCES AND THE LEASE EXHIBIT E.

THIS SCHEDULE GUIDELINE REPRESENTS IDEAL CONDITIONS AND BEST PRACTICES FOR WHOLE FOODS MARKET.

CONSULT WITH WFM REAL ESTATE AND THE APPROPRIATE STORE DEVELOPMENT TEAM FOR IMPLEMENTATION. THE FINAL EXECUTED EXHIBIT E WILL GOVERN FOR PROJECT SPECIFIC REQUIREMENTS.

TIMELINE BASED ON 1 MONTH INTERVALS

TENANT APPROVAL OF LANDLORD PLANS IS REQUIRED PRIOR TO PERMIT SHELL PERMIT SUBMITTAL



TO BE COMPLETED OR IN PROGRESS AT LEASE EXECUTION:

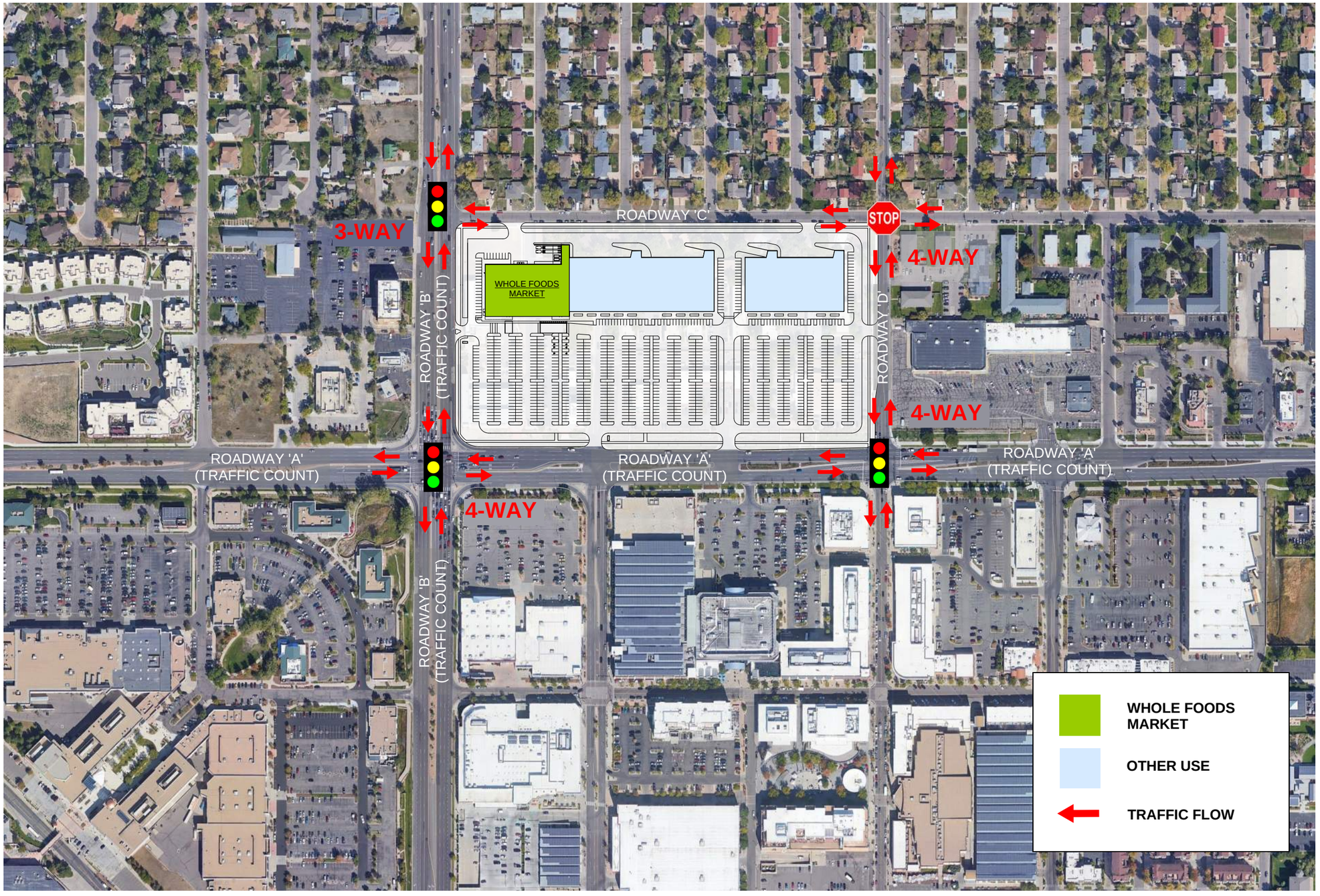
- SITE DESIGN, PARKING AND DELIVERY ARE READY FOR CIVIL ENGINEERING
- STORM WATER BMP ALLOCATION KNOWN AND ACCOUNTED FOR IN SITE DESIGN
- TACIT DOT AND/OR MUNICIPAL APPROVAL OF ACCESS POINTS PER SITE DESIGN
- ALL UTILITIES CONTACTED WITH CAPACITIES AND ACCESS CONFIRMED SUFFICIENT AND WILL SERVE LETTERS IN HAND
- WFM DEMISED SPACE AND SURROUNDING BUILDINGS READY TO BEGIN DDP
- EXTERIOR DESIGN IS COMPLIANT WITH REQUIREMENTS OF THE AUTHORITY(IES) HAVING JURISDICTION, 90% OR MORE AGREED TO BY LL AND WFM AND READY FOR DDP
- ALTA DUE AT SIGNING AND GEOTECHNICAL REPORT DUE 30 DAYS AFTER

AT TENDER, ALL LL WORK IS COMPLETE AND READY FOR HANDOVER TO WFM. TENANT WORK BEGINS IMMEDIATELY

TENANT CONSTRUCTION TIMELINE WILL BE BASED ON EXHIBIT E BUILD OUT PERIOD

CHECKLIST ITEMS ILLUSTRATED

- ☐ OVERALL DEVELOPMENT SITE PLAN INCLUDING ALL BUILDINGS
- ☐ SITE AERIAL IMAGE
- ☐ APPLICABLE EXISTING/FUTURE TRAFFIC SIGNALS AND CONTROL POINTS
- ☐ ADJACENT ROADWAYS TO SITE WITH TRAFFIC FLOW AND COUNTS

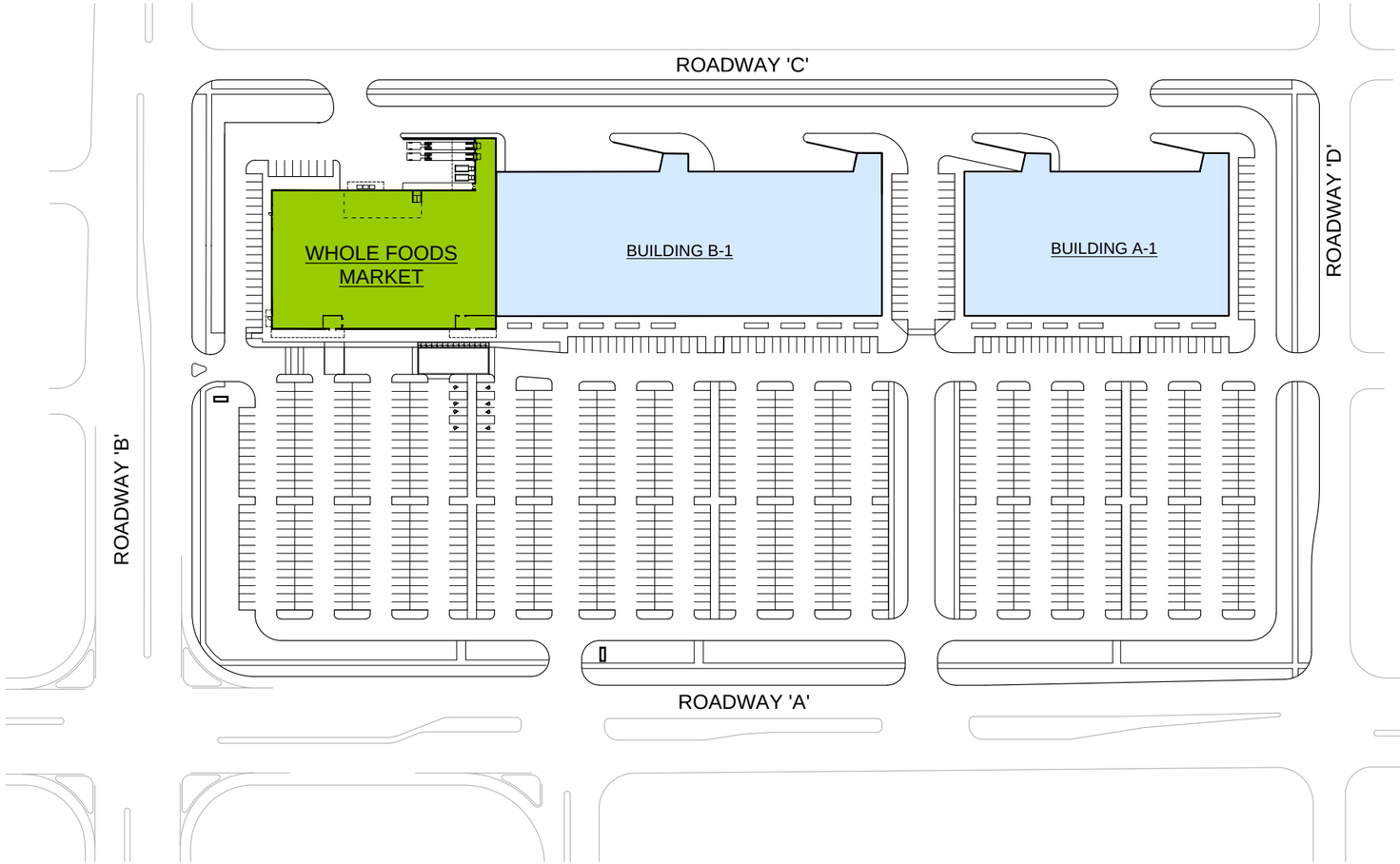


0 150' 300' 600'

WHOLE FOODS MARKET — REC CRITERIA SET | SINGLE-STORY	**AERIAL PLAN**	N	DATE: 01.25.2023	PAGE: 3 OF 24

CHECKLIST ITEMS ILLUSTRATED

- ☐ OVERALL DEVELOPMENT SITE PLAN INCLUDING ALL BUILDINGS



0 75' 150' 300'

SITE DEVELOPMENT SUMMARY

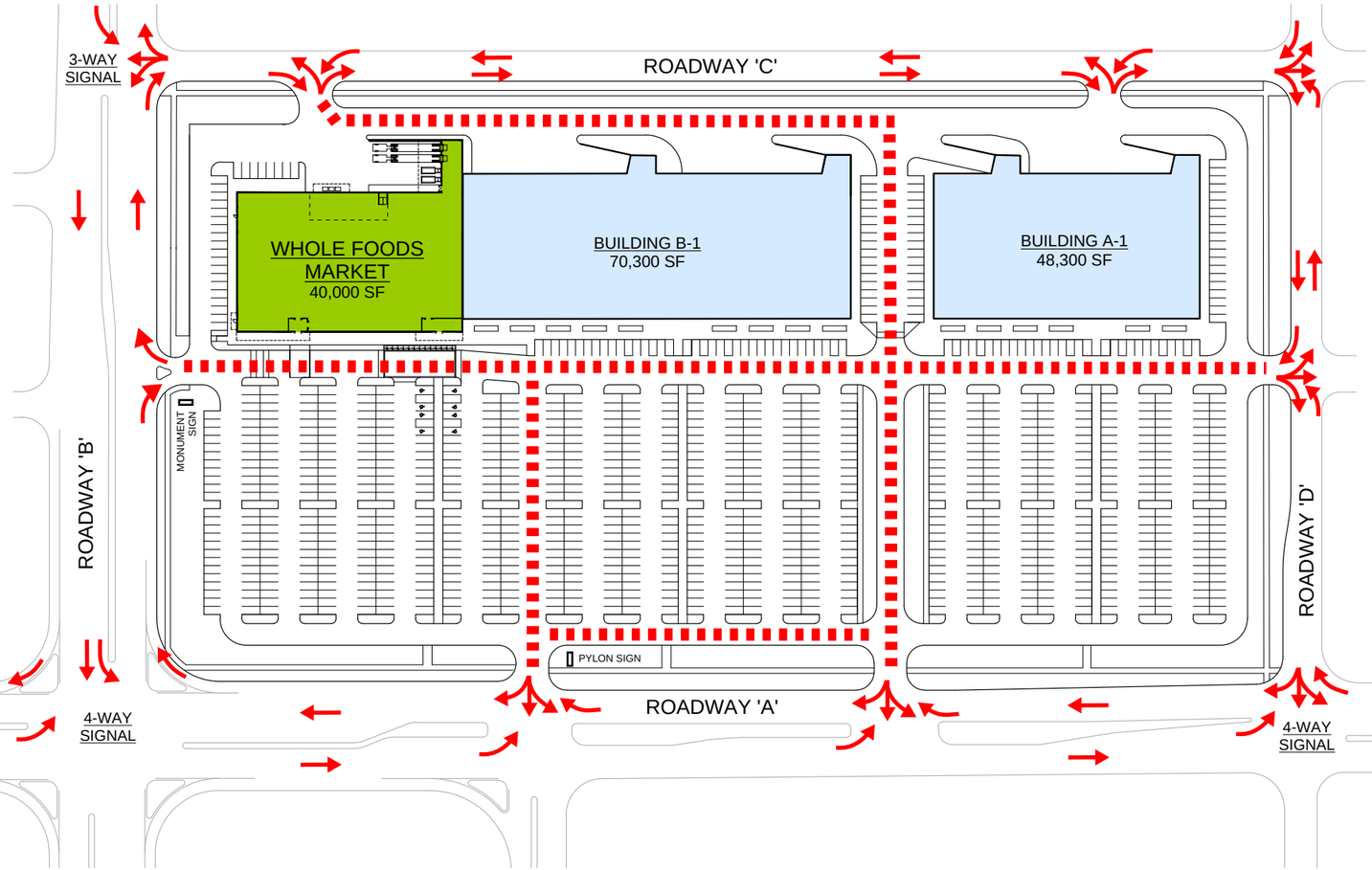
GROCERY STORE:	
WHOLE FOODS	40,000 SF
COMMERCIAL:	
BUILDING A-1	48,300 SF
BUILDING B-1	70,300 SF
TOTAL AREA	158,600 SF
TOTAL PARKING	999 STALLS
PARKING RATIO	6.3/1000 SF

WHOLE FOODS MARKET

OTHER USE

CHECKLIST ITEMS ILLUSTRATED

- ☐ OVERALL DEVELOPMENT SITE PLAN INCLUDING ALL BUILDINGS
- ☐ BUILDING USES AND AREAS
- ☐ WFM AREA SUMMARY
- ☐ PARKING SUMMARY INCLUDING COUNTS, WFM RATIO AND STALL DIMENSIONS
- ☐ SITE VEHICULAR INGRESS/EGRESS
- ☐ CRITICAL ACCESS DRIVES
- ☐ FREESTANDING SIGNAGE (MONUMENT, PYLON, WAYFINDING, ETC.)



0 75' 150' 300'

WHOLE FOODS MARKET AREA SUMMARY

GROUND FLOOR:
SALES / BOH 40,000 SF

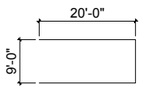
EQUIPMENT PLATFORM:
MECHANICAL 2,500 SF

PARKING SUMMARY

WHOLE FOODS MARKET:
SURFACE PARKING = 263 STALLS
RATIO = 6.57/1000 (40,000 GSF)
(INCLUDES EMPLOYEE PARKING)

OTHER USE:
SURFACE PARKING = 736 STALLS
RATIO = 6.2/1000 (118,600 GSF)

PARKING LEGEND



FULL SIZE STALL
9'-0" X 20'-0"

WHOLE FOODS MARKET

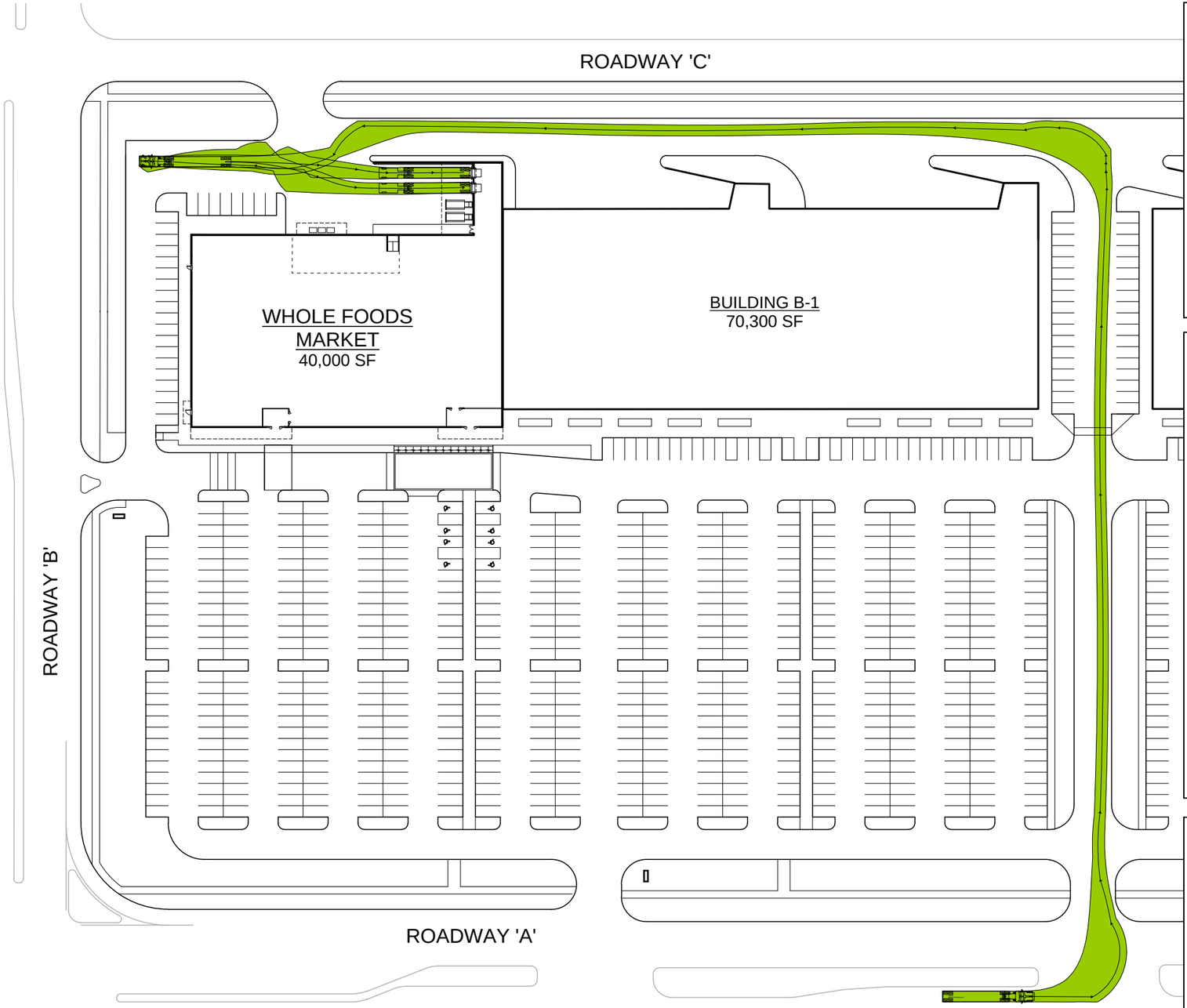
OTHER USE

CRITICAL ACCESS DRIVES

INGRESS/EGRESS

CHECKLIST ITEMS ILLUSTRATED

- ☐ OVERALL DEVELOPMENT SITE PLAN INCLUDING ALL BUILDINGS
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- ☐ WB-67 TRUCK STUDY USING AUTOTURN (CURRENT EDITION) BY TRANSOFT SOLUTIONS; DEMONSTRATE FULL ACCESS TO/FROM THE SITE AND THE LOADING DOCK



0 50' 100' 200'

WHOLE FOODS MARKET AREA SUMMARY

GROUND FLOOR:
SALES / BOH 40,000 SF

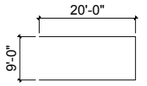
EQUIPMENT PLATFORM:
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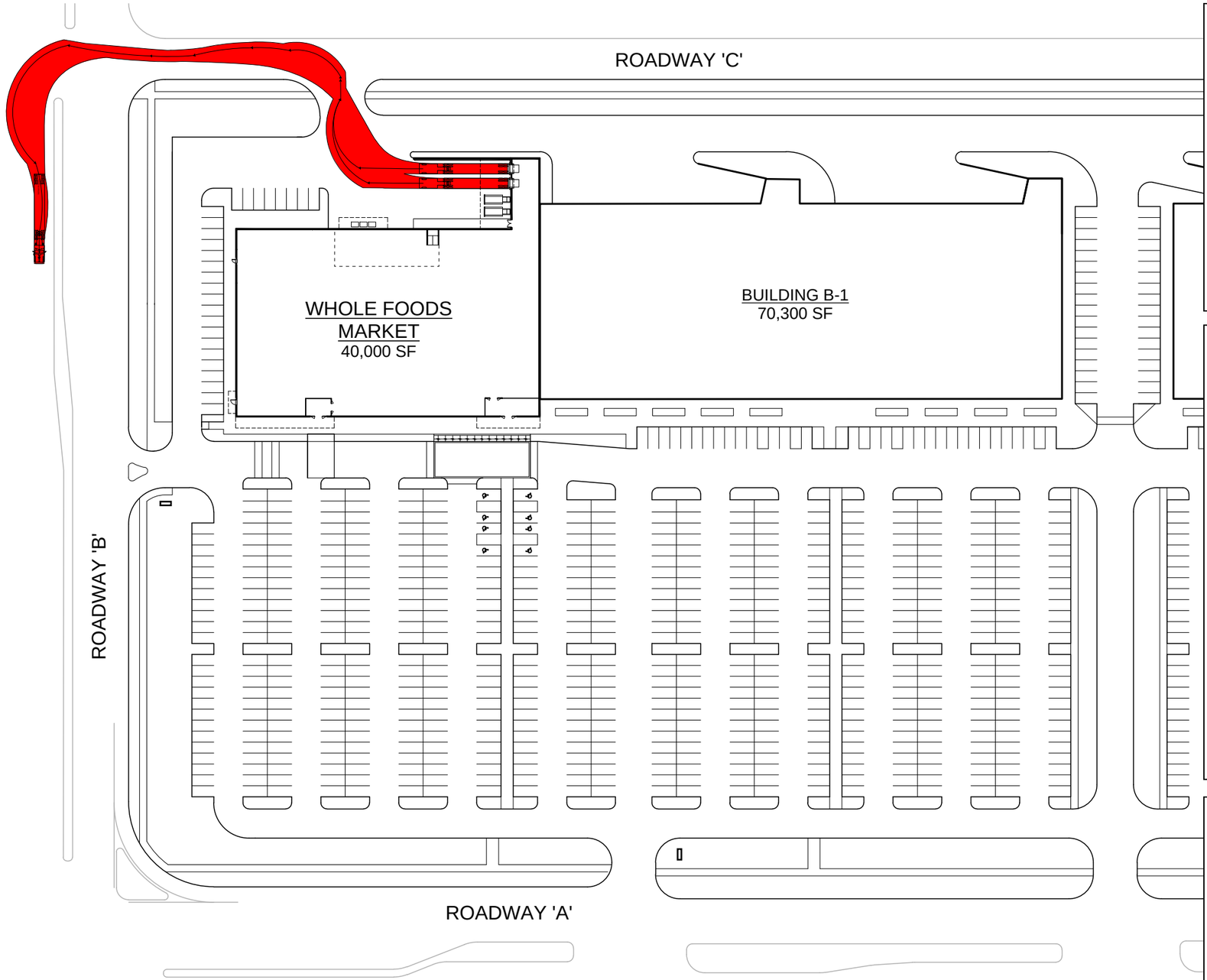
FULL SIZE STALL
9'-0" X 20'-0"

FULL TRUCK PATH TO LOADING DOCKS

FULL TRUCK PATH FROM LOADING DOCKS

CHECKLIST ITEMS ILLUSTRATED

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WHOLE FOODS MARKET AREA SUMMARY

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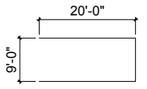
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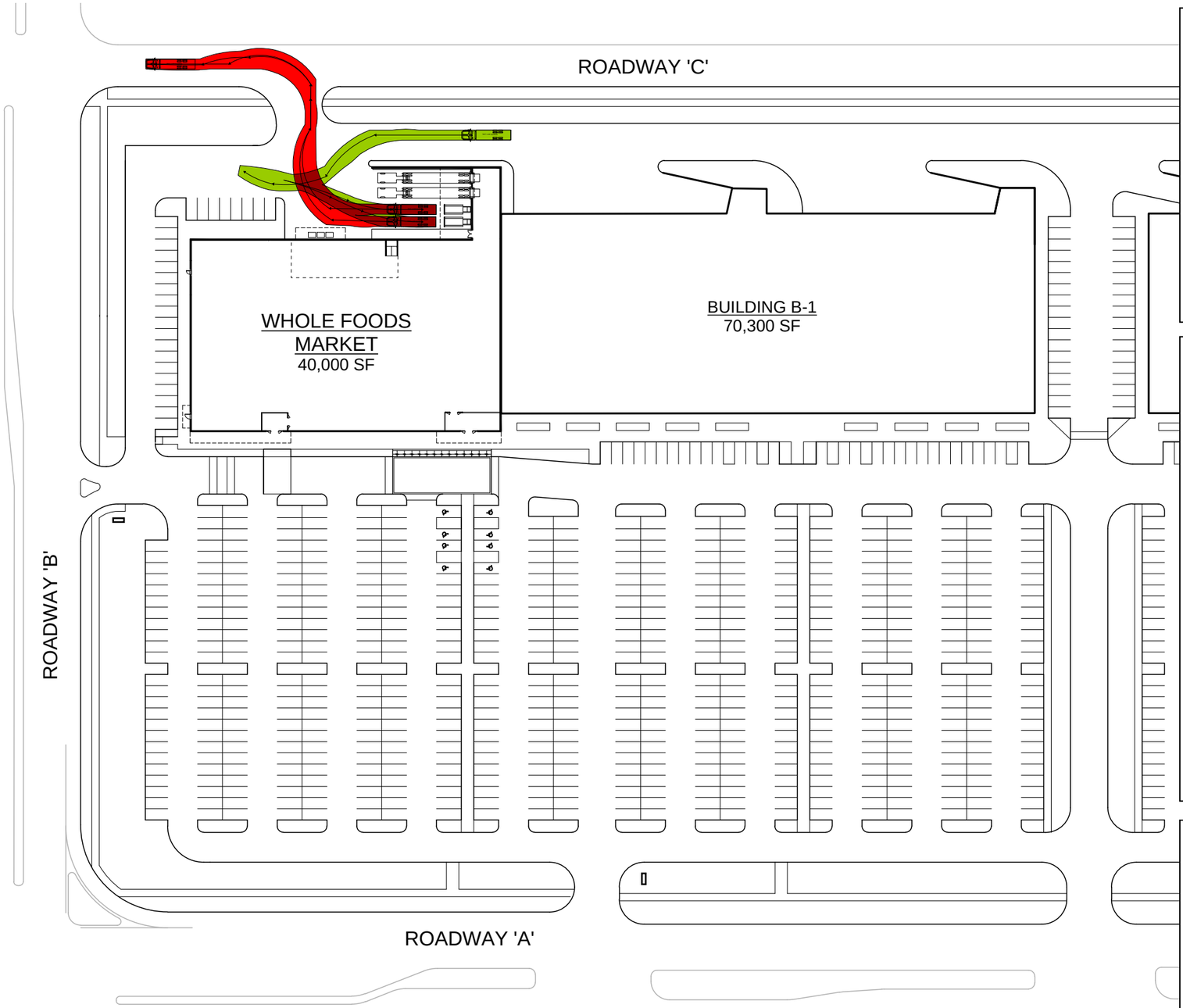
FULL SIZE STALL
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FULL TRUCK PATH TO LOADING DOCKS

FULL TRUCK PATH FROM LOADING DOCKS

CHECKLIST ITEMS ILLUSTRATED

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WHOLE FOODS MARKET AREA SUMMARY

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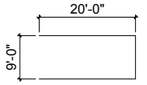
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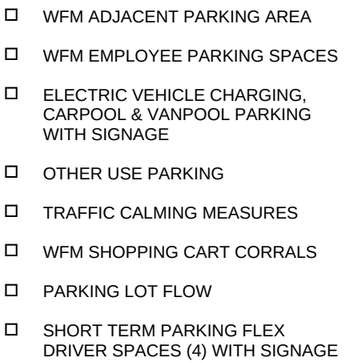
FULL SIZE STALL
9'-0" X 20'-0"

FULL TRUCK PATH TO COMPACTORS

FULL TRUCK PATH FROM COMPACTORS

CHECKLIST ITEMS ILLUSTRATED

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- ☐ WFM SHOPPING CART CORRALS
- ☐ PARKING LOT FLOW
- ☐ SHORT TERM PARKING FLEX DRIVER SPACES (4) WITH SIGNAGE AND AN ADA COMPLIANT PATH TO THE STORE ENTRY WITHOUT CROSSING TRAFFIC AISLES
- ☐ COVERED SHORT TERM PARKING CUSTOMER GROCERY PICKUP SPACES (4) WITH SIGNAGE
- ☐ WFMOA SPACE W/ DEDICATED ENTRY/EXIT AUTOMATIC SWING DOOR
- ☐ SIDEWALK CART STORAGE





WHOLE FOODS MARKET AREA SUMMARY

GROUND FLOOR:
SALES / BOH 40,000 SF

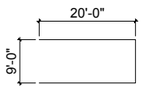
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PARKING LEGEND



FULL SIZE STALL
9'-0" X 20'-0"

WHOLE FOODS MARKET

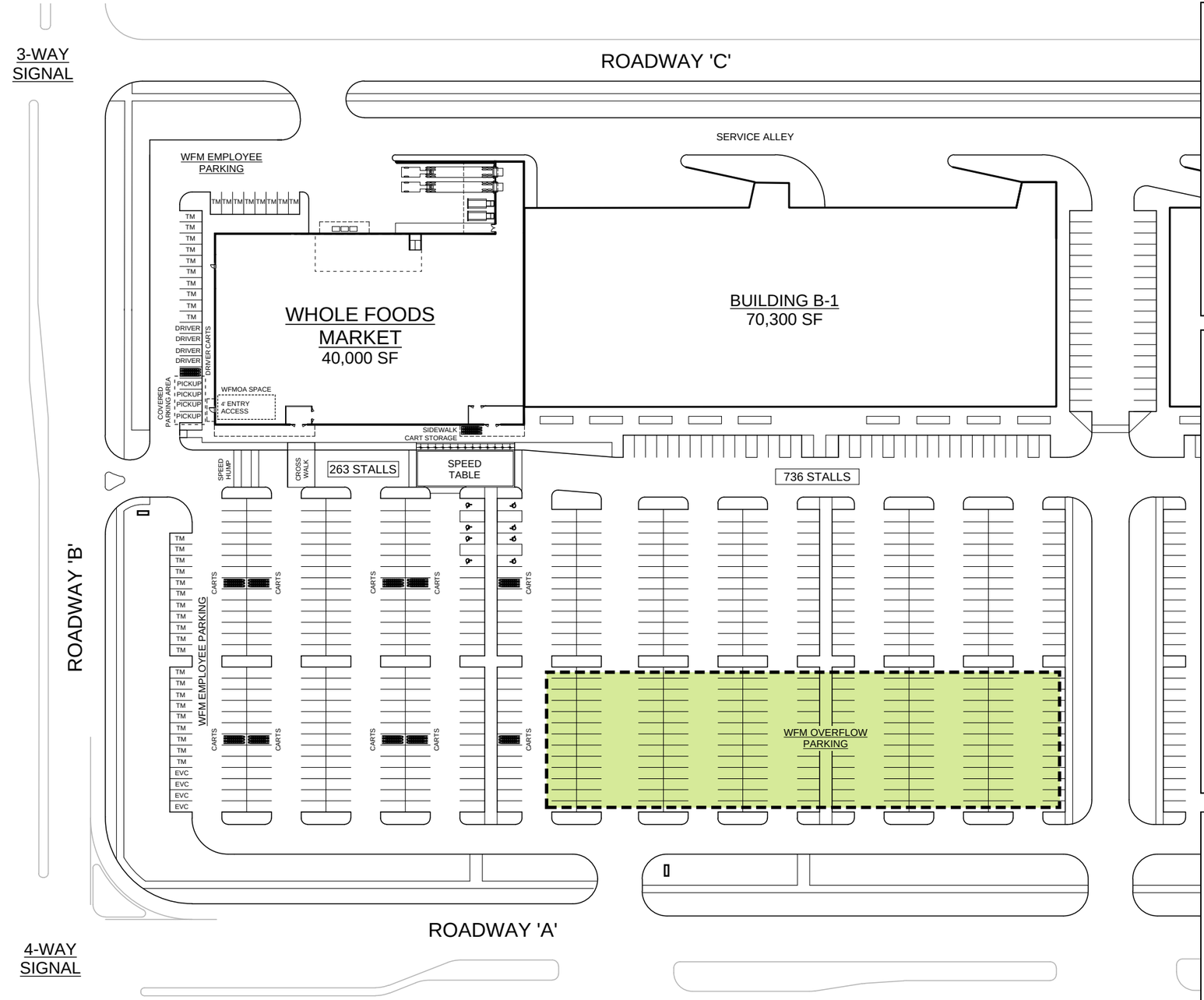
OTHER USE

PARKING FLOW

PARKING ANALYSIS

CHECKLIST ITEMS ILLUSTRATED

- ☐ WFM OVERFLOW PARKING FOR FIRST TWO WEEKS OF STORE OPENING AND SPECIAL EVENTS



WHOLE FOODS MARKET AREA SUMMARY

GROUND FLOOR:
SALES / BOH — 40,000 SF

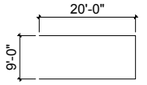
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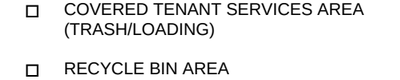


FULL SIZE STALL
9'-0" X 20'-0"

- WHOLE FOODS MARKET
- OTHER USE
- PARKING FLOW

CHECKLIST ITEMS ILLUSTRATED

- ☐ WFM AREA SUMMARY
- ☐ PARKING SUMMARY INCLUDING COUNTS, WFM RATIO AND STALL DIMENSIONS
- ☐ LOCATION OF DEMISED PREMISES WITH DIMENSIONS
- ☐ WFM MECHANICAL AREAS
- ☐ POINTS OF EGRESS FROM DEMISED PREMISES
- ☐ VERTICAL TRANSPORTATION
- ☐ COVERED TENANT SERVICES AREA (TRASH/LOADING)
- ☐ RECYCLE BIN AREA
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- ☐ WFM SHOPPING CART CORRALS
- ☐ WFM SIDEWALK SHOPPING CART STORAGE
- ☐ PROTECTION BOLLARDS





WHOLE FOODS MARKET AREA SUMMARY

GROUND FLOOR:
SALES / BOH — 40,000 SF

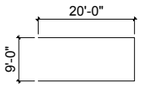
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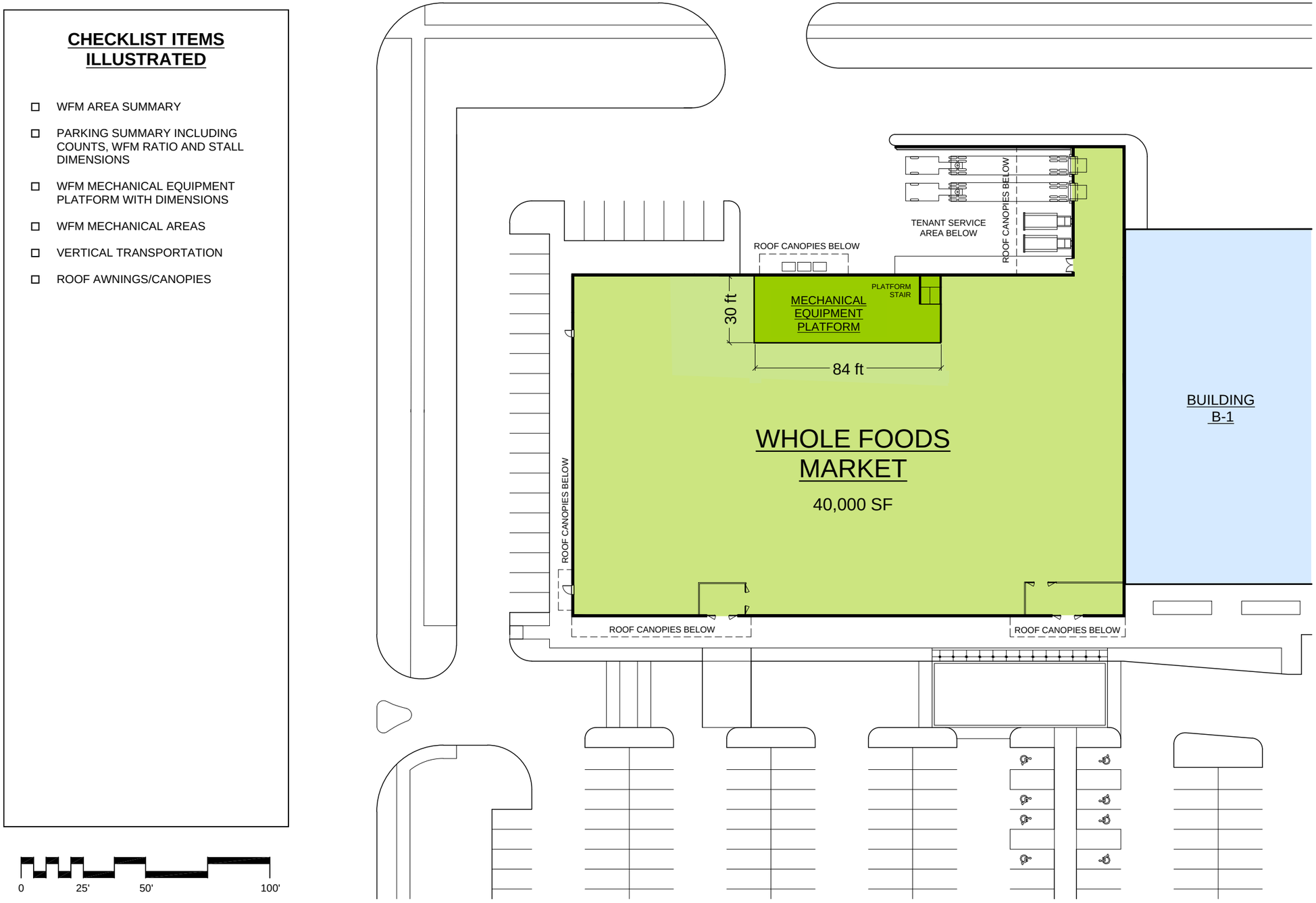


FULL SIZE STALL
9'-0" X 20'-0"

- WHOLE FOODS MARKET
- OTHER USE
- POINTS OF EGRESS

CHECKLIST ITEMS ILLUSTRATED

- ☐ WFM AREA SUMMARY
- ☐ PARKING SUMMARY INCLUDING COUNTS, WFM RATIO AND STALL DIMENSIONS
- ☐ WFM MECHANICAL EQUIPMENT PLATFORM WITH DIMENSIONS
- ☐ WFM MECHANICAL AREAS
- ☐ VERTICAL TRANSPORTATION
- ☐ ROOF AWNINGS/CANOPIES



WHOLE FOODS MARKET AREA SUMMARY

GROUND FLOOR:
SALES / BOH — 40,000 SF

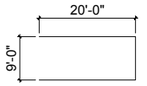
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PARKING LEGEND



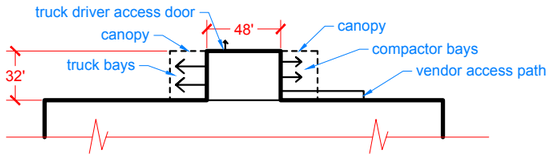
FULL SIZE STALL
9'-0" X 20'-0"

WHOLE FOODS MARKET

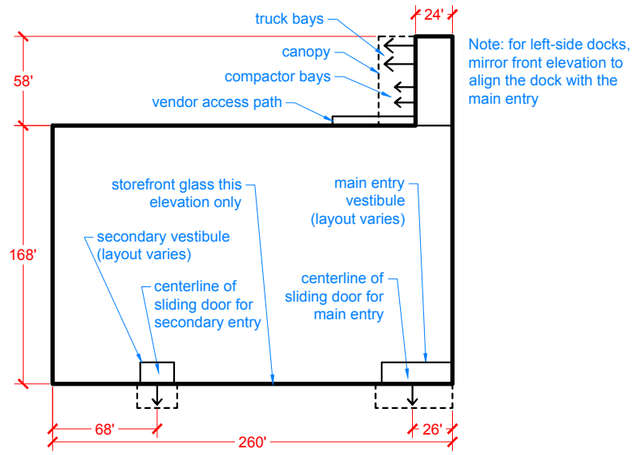
OTHER USE

CHECKLIST ITEMS ILLUSTRATED

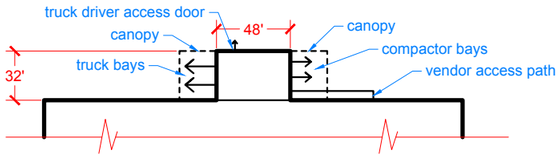
- ☐ LOCATION OF DEMISED PREMISES WITH DIMENSIONS



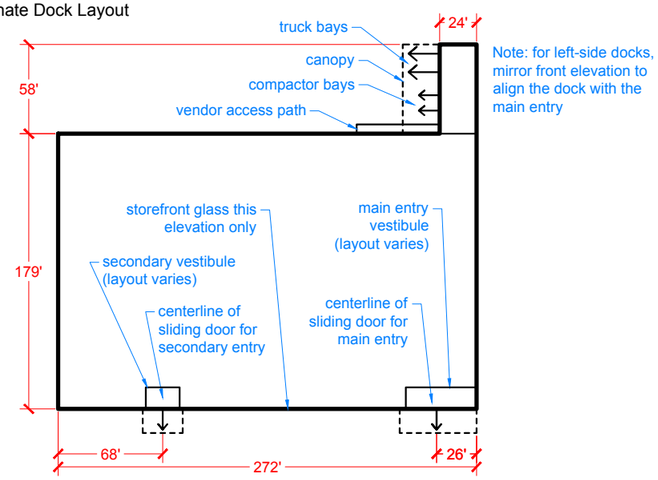
Alternate Dock Layout



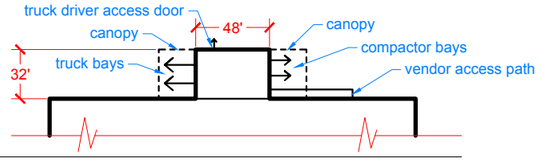
45,000 sqft Store



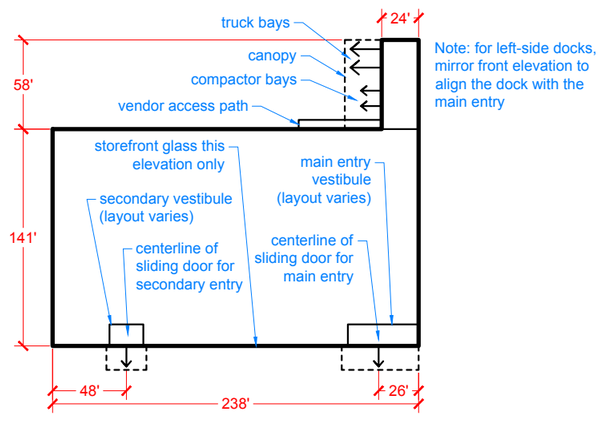
Alternate Dock Layout



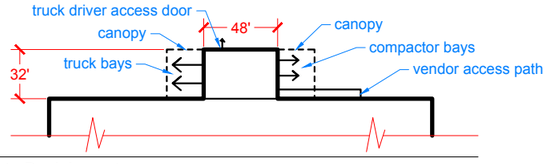
50,000 sqft Store



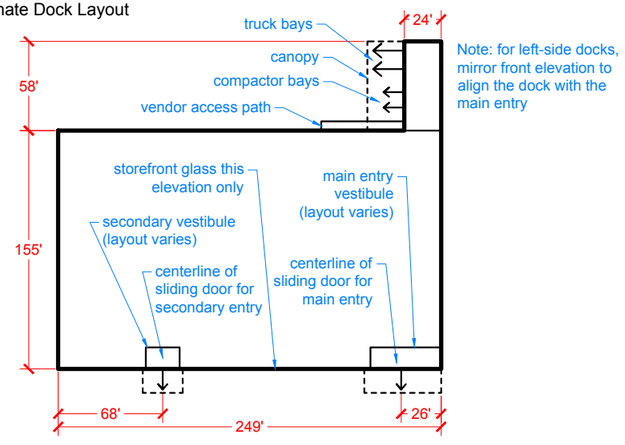
Alternate Dock Layout



35,000 sqft Store



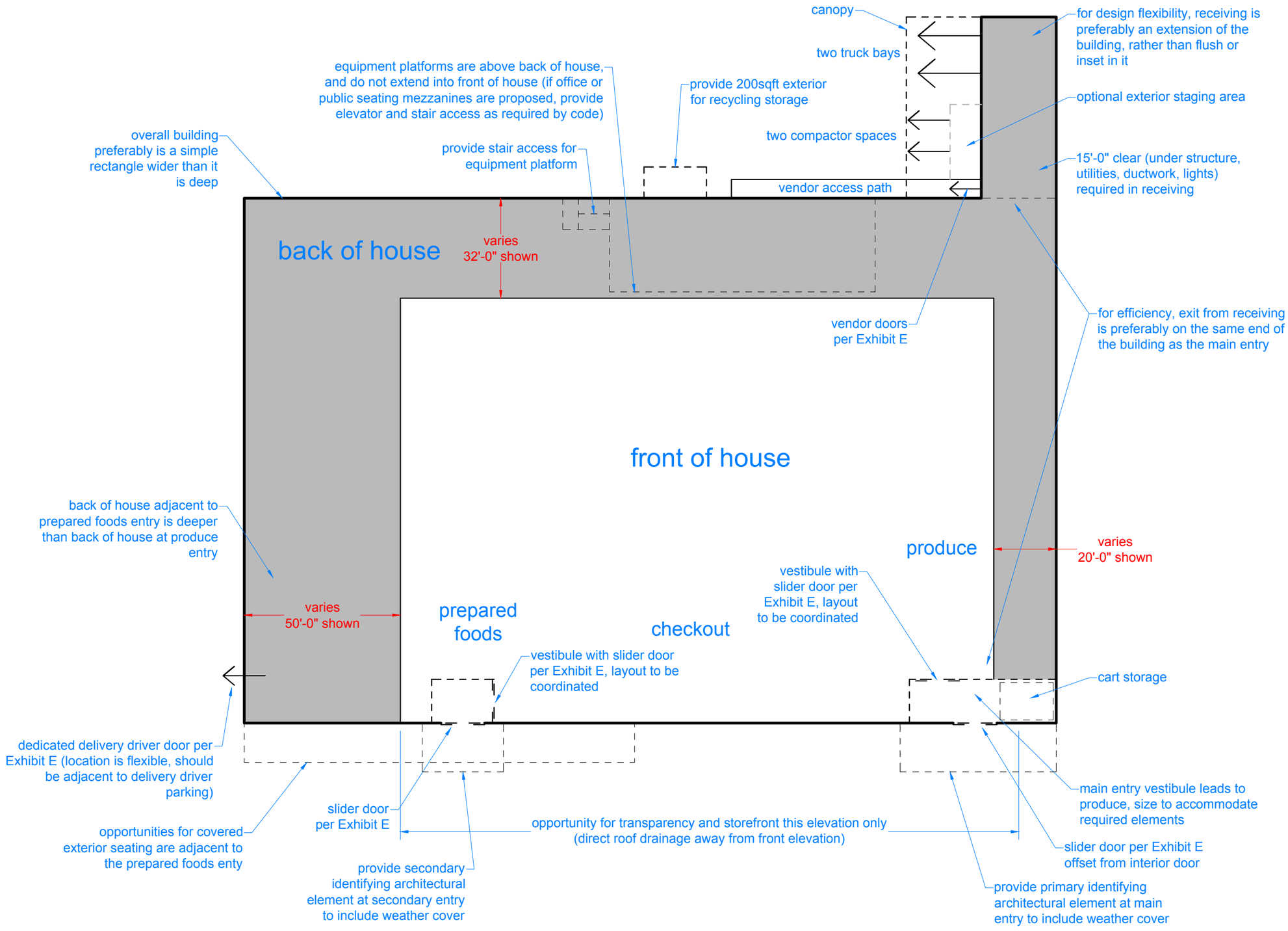
Alternate Dock Layout



40,000 sqft Store

CHECKLIST ITEMS ILLUSTRATED

- ☐ LOCATION OF DEMISED PREMISES WITH DIMENSIONS



CHECKLIST ITEM REQUIREMENTS

- ☐ BUILDING ELEVATIONS WITH HEIGHTS
- ☐ ALL SIGNAGE ILLUSTRATED



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

CHECKLIST ITEM REQUIREMENTS

- ☐ CHARACTER RENDERINGS
- ☐ ALL SIGNAGE ILLUSTRATED
- ☐ SITE LINE STUDY INCLUDING OUT PARCEL AND ADJACENT BUILDINGS



CHECKLIST ITEM REQUIREMENTS

- ☐ CHARACTER RENDERINGS
- ☐ ALL SIGNAGE ILLUSTRATED
- ☐ SITE LINE STUDY INCLUDING OUT PARCEL AND ADJACENT BUILDINGS



CHECKLIST ITEM REQUIREMENTS

- ☐ CHARACTER RENDERINGS
- ☐ ALL SIGNAGE ILLUSTRATED
- ☐ SITE LINE STUDY INCLUDING OUT PARCEL AND ADJACENT BUILDINGS



CHECKLIST ITEMS ILLUSTRATED

- ☐ ALL SIGNAGE ILLUSTRATED

Exterior Signage: Logo Formats

There are 5 acceptable architectural logo variations. Each logo opportunity should be assessed with priority given to the largest letter size with the most contrast between the letters and the background. "Kale" green is the core brand color of Whole Foods Market. As such, it is always the preferred color choice. In circumstances where a lighter logo is needed, "White" can be used as well.

Color Pallette

Kale | White | White on Kale Background | Conditional*

ARCHITECTURAL ONE-LINE HORIZONTAL Primary**

WHOLE FOODS MARKET

Use this one-line logo when vertical space constraints require a logo with minimum height

ARCHITECTURAL 1-LINE VERTICAL

WHOLE FOODS MARKET

This logo should be used when vertical signage is required.

ARCHITECTURAL STACKED Primary**

WHOLE FOODS MARKET

Use the stacked logo when horizontal space constraints require a logo with minimum width

ARCHITECTURAL 2-LINE

WHOLE FOODS MARKET

The 2-line logo is a secondary logo, and should only be used when the one-line and stacked logos do not provide the largest letter size within the space

ARCHITECTURAL CIRCLE Conditional*

WHOLE FOODS MARKET

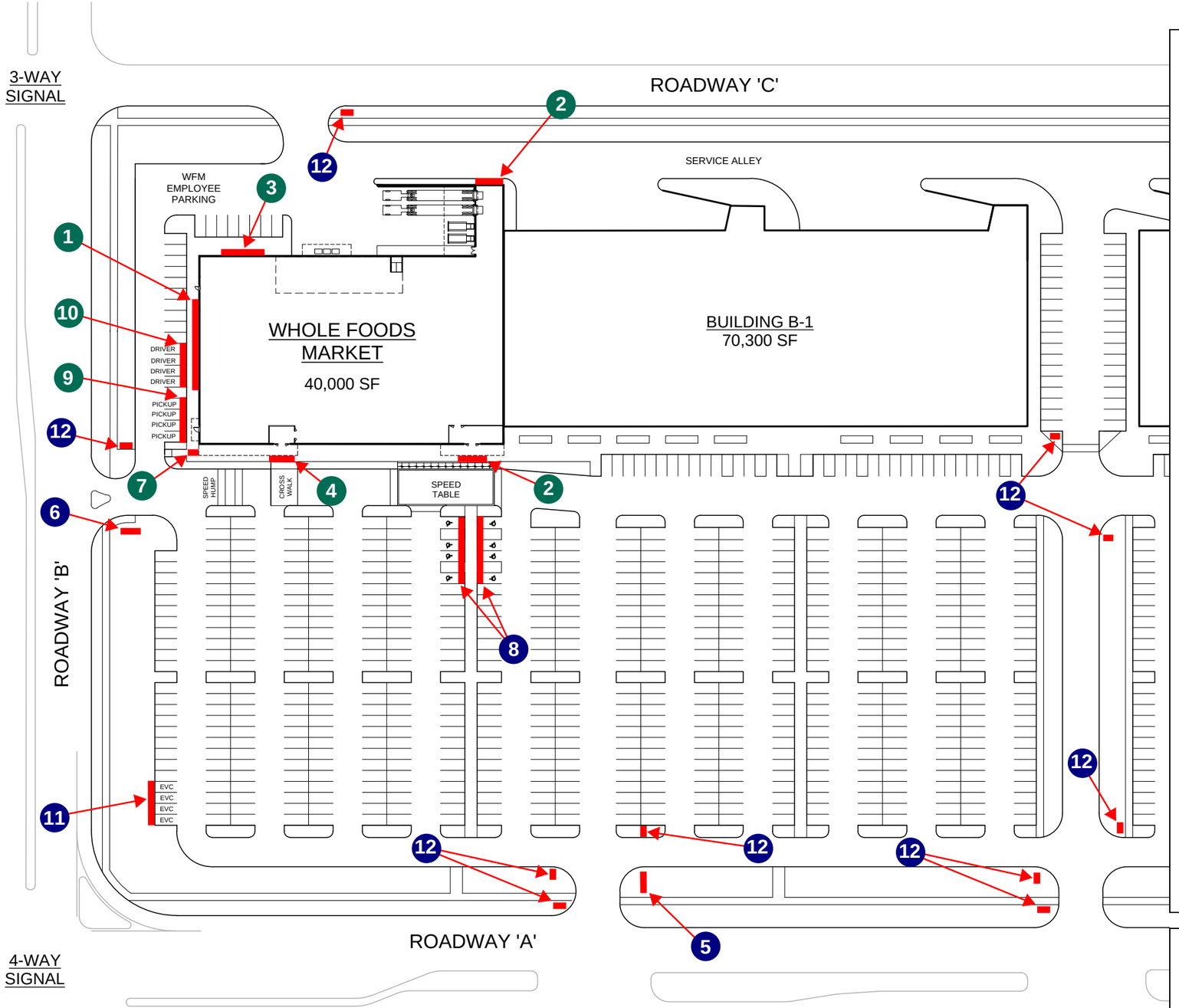
Use the circle logo for challenging situations that fit the conditional logo usage guidelines*

*Conditional logo should only be used for special conditions, such as: code restrictions, challenging exterior finishes, glazing and structural challenges

**Primary logos should always be used whenever possible

CHECKLIST ITEMS ILLUSTRATED

- ☐ ALL SIGN LOCATIONS ILLUSTRATED WITH ALLOWABLE SIZE/AREA
- ☐ FREESTANDING SIGNAGE (PYLON, MONUMENT, WAYFINDING, ETC.)
- ☐ BUILDING SIGNAGE
- ☐ PARKING WAYFINDING AND TRAFFIC CONTROL SIGNAGE
- ☐ SHORT TERM PARKING FLEX DRIVER SPACES (4) WITH SIGNAGE AND AN ADA COMPLIANT PATH TO THE STORE ENTRY WITHOUT CROSSING TRAFFIC AISLES
- ☐ COVERED SHORT TERM PARKING CUSTOMER GROCERY PICKUP SPACES (4) WITH SIGNAGE



0 50' 100' 200'

SIGN SUMMARY

1. ONE-LINE HORIZONTAL WALL SIGN (410 SF)
2. STACKED WALL SIGN (270 SF)
3. TWO-LINE WALL SIGN (280 SF)
4. CIRCLE WALL SIGN (121 SF)
5. PYLON SIGN (60 SF)
6. MONUMENT SIGN (60 SF)
7. BLADE SIGN (14 SF)
8. ACCESSIBLE PARKING STALL SIGN (1 PER STALL)
9. WFMOA PICKUP PARKING STALL SIGN (1 PER STALL)
10. WFMOA DRIVER PARKING STALL SIGN (1 PER STALL)
11. ELECTRIC VEHICLE PARKING STALL SIGN (1 PER STALL)
12. STOP SIGN

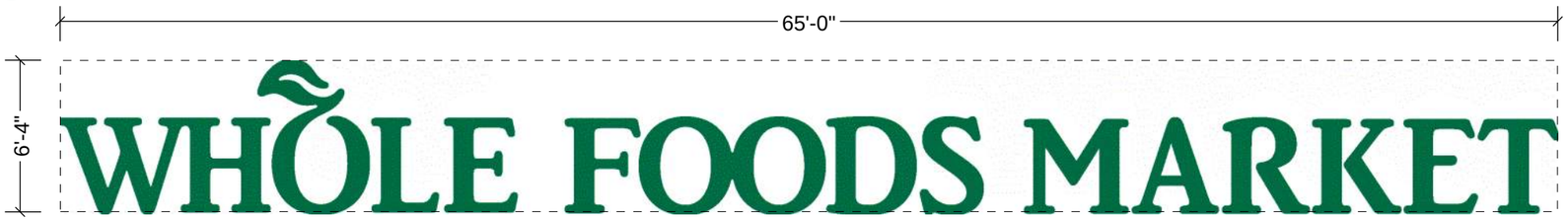
SIGN LEGEND

- X — WFM SIGN
- X — LANDLORD SIGN
- SIGN LOCATION

CHECKLIST ITEMS ILLUSTRATED

- ☐ ALL SIGN LOCATIONS ILLUSTRATED WITH ALLOWABLE SIZE/AREA

1 WALL SIGN | PRIMARY ONE-LINE HORIZONTAL | INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS (410 SF)



2 WALL SIGN | PRIMARY STACKED | INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS (270 SF)





SOUTH ELEVATION



WEST ELEVATION

CHECKLIST ITEMS ILLUSTRATED

- ☐ ALL SIGN LOCATIONS ILLUSTRATED WITH ALLOWABLE SIZE/AREA

3 WALL SIGN | SECONDARY TWO-LINE | INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS (270 SF)



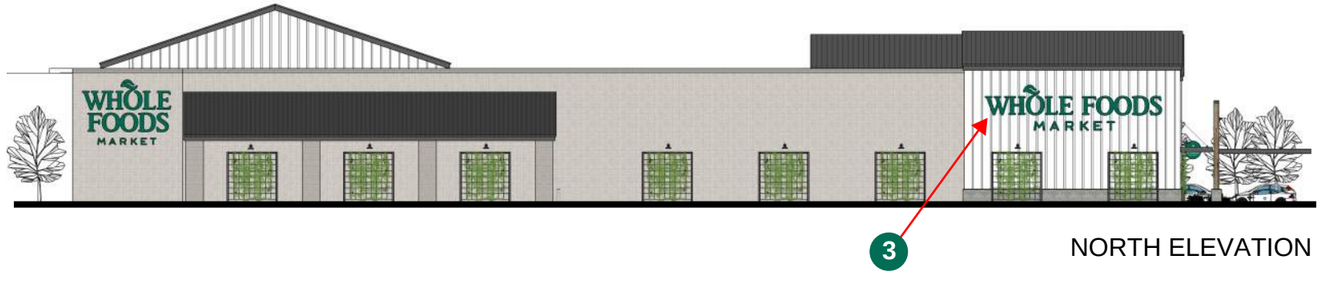
4 WALL SIGN | CIRCLE CONDITIONAL* (* SEE PAGE 19 FOR INFORMATION)

INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS W/ CIRCLE MOUNTED OVER GLAZING SYSTEM (121 SF)





SOUTH ELEVATION



NORTH ELEVATION

CHECKLIST ITEMS ILLUSTRATED

- ☐ FREESTANDING SIGNAGE (PYLON, MONUMENT, WAYFINDING, ETC.)
- ☐ ALL SIGN LOCATIONS ILLUSTRATED WITH ALLOWABLE SIZE/AREA

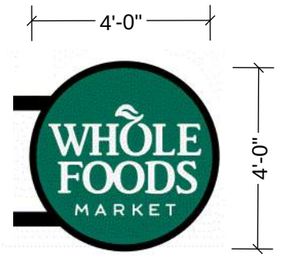
5 PYLON SIGN | STACKED
INTERNALLY ILLUMINATED
FACE-LIT CHANNEL LETTERS (60 SF)



6 MONUMENT SIGN | STACKED
INTERNALLY ILLUMINATED
FACE-LIT CHANNEL LETTERS (60 SF)



7 BLADE SIGN | CIRCLE
INTERNALLY ILLUMINATED
FACE-LIT CHANNEL LETTERS (14 SF)





SOUTH ELEVATION

CHECKLIST ITEMS ILLUSTRATED

- ☐ ELECTRIC VEHICLE CHARGING, CARPOOL & VANPOOL PARKING WITH SIGNAGE
- ☐ SHORT TERM PARKING FLEX DRIVER SPACES (4) WITH SIGNAGE, WITH AN ADA COMPLIANT PATH TO THE STORE ENTRY WITHOUT CROSSING TRAFFIC AISLES
- ☐ COVERED SHORT TERM PARKING CUSTOMER GROCERY PICKUP SPACES (4) WITH SIGNAGE
- ☐ PARKING WAYFINDING AND TRAFFIC CONTROL SIGNAGE

8 ACCESSIBLE PARKING STALL SIGN



9 PICKUP PARKING STALL SIGN



10 FLEX DRIVER PARKING STALL SIGN



11 ELECTRICAL VEHICLE CHARGING PARKING STALL SIGN



12 STOP SIGN

