

# Staff Summary Report



Development Review Commission Date: 07/27/10

Agenda Item Number: \_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for AICI Parking Garage, located at 1280 W. Southern Avenue, in the GID General Industrial District.

**DOCUMENT NAME:** DRCr\_AICIParkingGarage\_072710 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for **AICI PARKING GARAGE (PL100167)** (Anne Wagner, Controller at Westerok LLC, property owner; Mark Mehrrens, MD Construction, Inc., applicant) consisting of a new three-story 464-space 162,000 s.f. free-standing parking structure adjacent to an existing 149,400 s.f. office building, for a total of approximately 310,800 s.f. on 9.63 net acres, located at 1280 W. Southern Avenue in the GID General Industrial District. The request includes the following:

**DPR10112** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

**REVIEWED BY:** Lisa Collins, Deputy Community Development Director-Planning (480-350-8989) *LC*

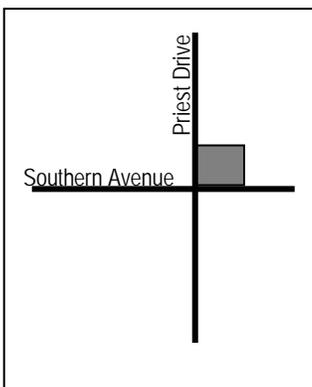
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	9.63 acres
Total Building area	162,000 s.f. (new garage), 148,800 (existing office building)
Lot Coverage	No Standard in GID
Building Height	28 ft (35 ft maximum allowed)
Building Setbacks	25' front, 105' street side, 0 rear (25' front & street side, 0' side and rear min.)
Landscape area	Existing to remain (10% minimum required)
Vehicle Parking	923 spaces (785 min. required, 981 max. allowed surface lots)
Bicycle Parking	Existing to remain (15 minimum required)

A neighborhood meeting was not required with this application.

- PAGES:**
1. List of Attachments
  - 2-3. Comments
  - 4-6. Reason for Approval / Conditions of Approval
  7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
  2. Aerial
  3. Letter of Explanation
  4. Site plan
  - 5-6. Floor plans
  - 7-8. Building Elevations
  9. Building Sections
  - 10-11. Landscape Plan
  12. Preliminary Grading & Drainage Plan
  - 13-16. Photographs
  17. Color Board

## COMMENTS:

This site is located on the northeast corner of Priest Drive and Southern Avenue, on an existing developed site containing one building and surface parking. The building has been used for office uses since 1999 and has been successful at retaining call-center tenants, which require twice the parking as general office uses. The existing surface lot has 9 rows of covered parking. The proposed parking structure will replace 10 rows of surface parking with covered parking, providing more parking for the tenant mix within the three story office building.

Existing entitlements for this property that will remain in effect are:

- Variance to increase building height from 35' to 45' for the office building.
- Variance to reduce bicycle parking from 122 spaces to 40 spaces.

This request includes a Development Plan Review for a 3-story parking structure to serve existing general office and call center uses on 9.63 acres. The applicant is requesting the Development Review Commission approve the site plan, landscape plan and elevations for the new parking structure.

## PUBLIC INPUT

- A neighborhood meeting was not required

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

#### Site Plan

The existing 3-story office building is located on the north end of the site, with two rows of parking on both the east and west sides, and a pedestrian connection and open landscaped area connecting to a building on the adjacent parcel to the north. No modifications are being made to the existing perimeter landscape or drive entrances. Circulation will remain as it is currently constructed. The footprint of the new parking structure will remove landscape islands within existing parking rows, but will retain the parking islands flanking the driveway aisle through the site.

#### Building Elevations

Building materials are designed to compliment the existing 11-year old 3-story building. The structure will have split face block veneer columns and 4" cmu banding to match the building and painted concrete to blend with existing site walls. The building is oriented with the narrow end of the garage facing Southern Avenue, and the stair tower located on the southwest end to provide a break in the 180' long horizontal band of concrete spandrel panels and split face columns. The existing wall has wrought iron for a portion of the length, breaking up the wall massing at the streetfront.

#### Landscape Plan

Existing landscape on site will remain, with eight landscape islands being removed by the garage. New landscape at the western base of the garage will soften the structure at the pedestrian level. The plan indicates use of new plant materials to match existing, however the Zoning and Development Code will not allow shrubs taller than 2' adjacent to pedestrian ways, including parking spaces. The plant palette will need to be modified to comply with code requirements plant heights.

### Section 6-306 D Approval criteria for Development Plan Review

1. Placement, orientation and articulation of structure, wall and materials provides variety in the streetscape;
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

5. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
6. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;
7. *Landscape* accents and provides delineation from *parking, buildings, driveways and pathways*;
8. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

### Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

### REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site and implements objectives within elements of the Plan.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

### CONDITIONS OF APPROVAL

1. Prior to submittal of construction documents for building permits, provide Community Development Department with a temporary parking plan for tenants displaced and relocated during construction. The temporary parking plan must be approved by all parties (City of Tempe, property owner/s and business owner/s) prior to issuance of building permits.

### Site Plan

2. Provide a safe and clearly demarcated pedestrian pathway from the structure to the building.

### Floor Plans

3. Secure underside of stairwells.
4. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit in the garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
5. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Paint interior walls and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
  - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
6. Parking Garage:
  - a. Minimum required parking dimensions shall be clear of any obstructions.
  - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
  - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

### Building Elevations

7. The materials and colors are approved as presented:
-

Split-faced CMU – Existing field color (light taupe)

Split-faced CMU – Existing accent color (dark warm grey)

Painted concrete – to match split face field color

Painted concrete – to match split face accent color

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.

8. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
9. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### Lighting

11. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
12. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### Landscape

13. Existing landscape material to remain; new plant material to comply with Zoning and Development Code 4-704 C.4. regarding plant heights adjacent to pedestrian areas. Modifications may be submitted during building plan check process.
14. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
  - b. Hardwire power source to controller (a receptacle connection is not allowed).
  - c. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - d. Provide temporary irrigation to all existing plants to remain, repair existing irrigation system where damaged by work of this project. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
15. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### Signage

17. Verify property address for this property with Land Services and provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name.
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated June 9<sup>th</sup> and 30<sup>th</sup>, 2010. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://www.tempe.gov/engineering/standard_details.htm) or purchase book from the Public Works Engineering Division.
  - Access standard refuse enclosures at this link: [www.tempe.gov/bsafety/Applications\\_Forms/applications\\_and\\_forms.htm](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **SECURITY REQUIREMENTS:**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **DRIVEWAYS:**
  - No change to existing proposed.
  - Correctly indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight

Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

• **PARKING SPACES:**

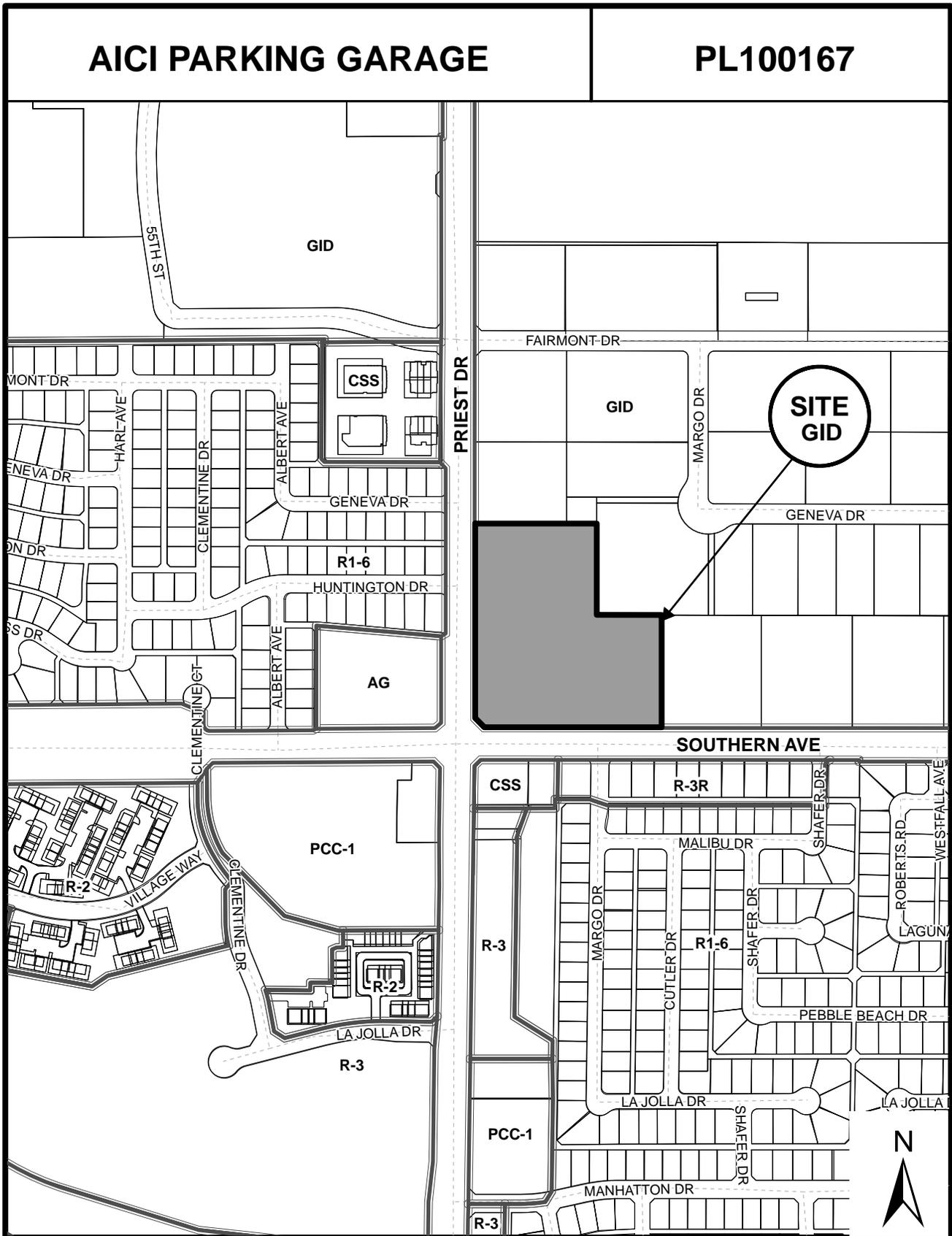
- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:** Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:** Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

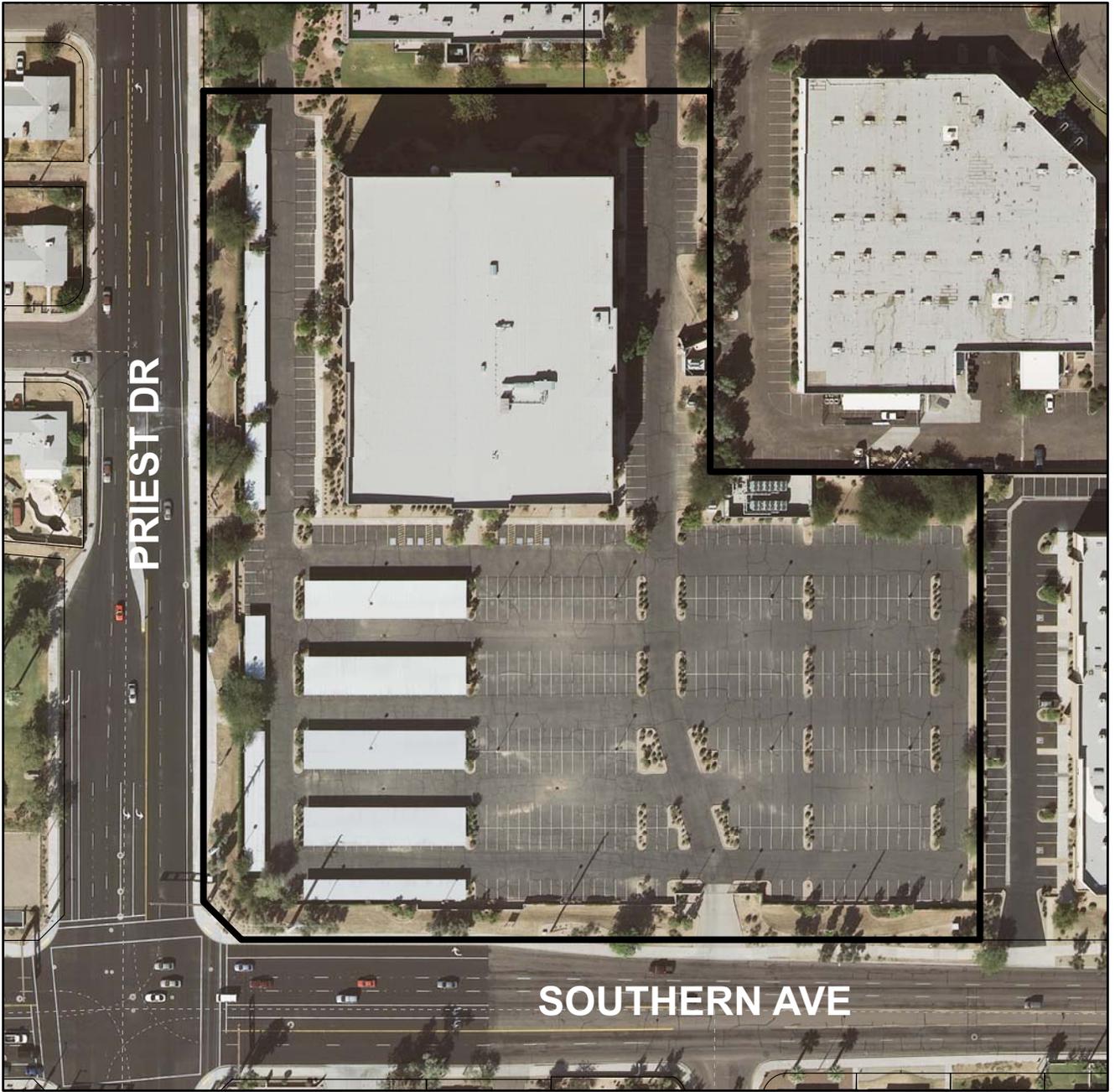
October, 1978	City Council approved a subdivision for Broadway Industrial Park Unit 4.
May 20, 1997	Hearing Officer approved a request by MicroAge to increase the maximum allowable building height from 35' to 45' to allow a 150,000 s.f. office building at 1360 W. Southern Avenue.
September 3, 1997	Design Review Board approved building elevations, site and landscape plan for a new 3-story 151,218 s.f. office building located at 1360 W. Southern Avenue.
December 1, 1998	Hearing Officer approved a variance to reduce the number of required bicycle parking spaces within the ASU Commute Area from 122 spaces to 40 spaces for Microage, located in I-1 & I-2 General Industrial Districts, located at 3217 S. Priest Drive.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

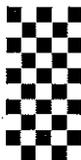
Section 6-306, Development Plan Review



**Location Map**



**AICI PARKING GARAGE (PL100167)**



# **VA**rchitects

ARCHITECTURE • PLANNING • INTERIORS

**VERNON P. ANDERSON ARCHITECT**

14424 North 13th Street • Phoenix, Arizona 85022

Tel. (602) 993-8798 Fax. (602) 993-2804

July 14, 2010

City of Tempe  
Development Services Department  
Building Safety Division  
31 East Fifth Street  
Tempe, Arizona 85281  
Attention : Diana Kaminski

"AIC Parking Garage" located at  
1280 West Southern Avenue

**RE: Project #SPR10042**

**#10-13**

**SUBJECT: Project Narrative**

The Intent of this project is to provide additional parking for an existing three story office building. A tenant currently occupies the lower floors as follows: 49,600 s.f. of office space on the first floor and 49,600 s.f. of call center on the second floor. Another tenant will occupy the third floor with 34,202 s.f. of call center and 17,816 s.f. of office space. The existing site does not have sufficient parking to meet the requirements of the current and proposed tenants, therefore a parking garage is needed to meet the on site parking needs. MicroAge, the first occupant of the building in the late 1990's, had planned to build a parking structure on this portion of the site, but did not follow through with construction.

Required parking for the existing and proposed tenants would be as follows:

First Floor offices 49,600 s.f. / 300	= 166 spaces
Second Floor call center 49,600 s.f. / 150	= 331 spaces
Third Floor call center 34,202 s.f. / 150	= 228 spaces
Third Floor office area 17,818 s.f. / 300	= 60 spaces
<hr/>	
Total Required = 785 spaces	

The existing parking lot has 645 spaces (including 18 ADA accessible spaces) of which 186 spaces would be removed for the new parking structure leaving 459 existing parking spaces. Parking on the ground level and two new levels would provide 464 new additional spaces (including 6 ADA accessible spaces) for a total of 923 parking spaces (24 ADA accessible).

March 15, 2010  
AIC Parking Garage  
Page 2

The existing project site is  $\pm$  9.63 gross acre (419,400 s.f.),  $\pm$  7.63 net acre (345,692 s.f.) of which approximately 1.91 net acre of the will be modified for the new parking structure. The garage will be located east of the main site drive with the entry at the north end to minimize traffic congestion at the site entry drive on Southern Avenue. Existing paving on the ground level will be utilized where possible with new parking striping oriented to the parking ramp layout.

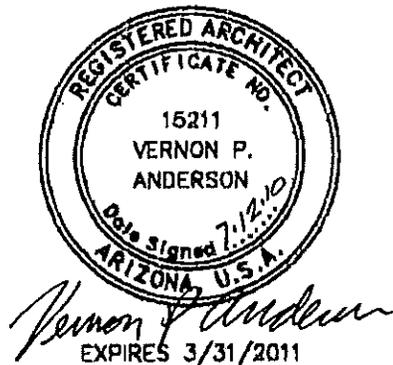
A six (6) foot high split faced CMU wall follows the entire perimeter of the site screening the parking from the both Southern Avenue and Preist Drive. Existing landscaping on both sides of the wall provides additional screening. Within the site the parking areas are landscaped and additional landscaping material will installed on the west side of the parking garage. All new planting has been selected to match or harmonize the existing palette.

The existing office building is constructed with gray split-faced concrete blocks and the new parking garage will be constructed of precast concrete throughout. To harmonize with the existing building the new structure will have split-faced veneer accents at the exterior face on concrete column and the stairways and elevator enclosure will constructed of split faced CMU. The exterior of the building will also be painted to match the existing building.

If you need any additional information regarding this project, please call me  
602-568-0573

Sincerely,

Vernon P. Anderson Architect













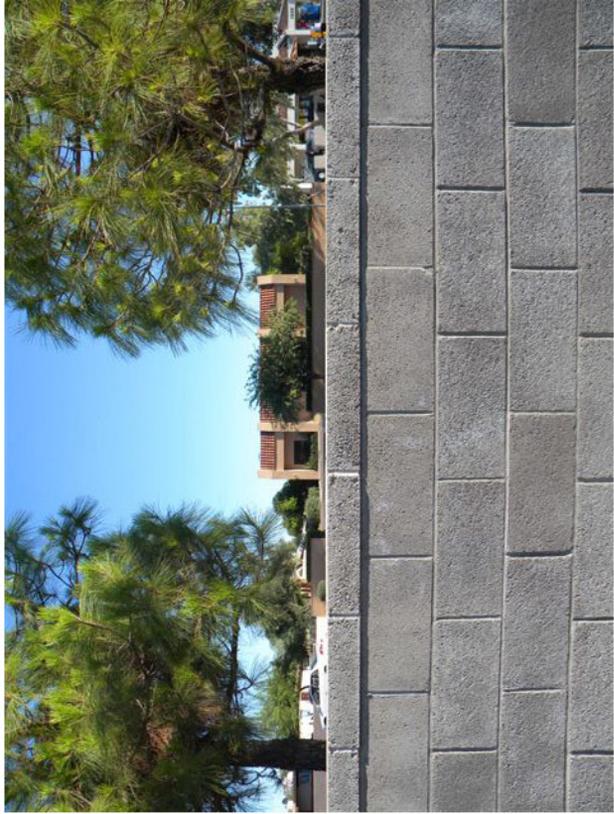








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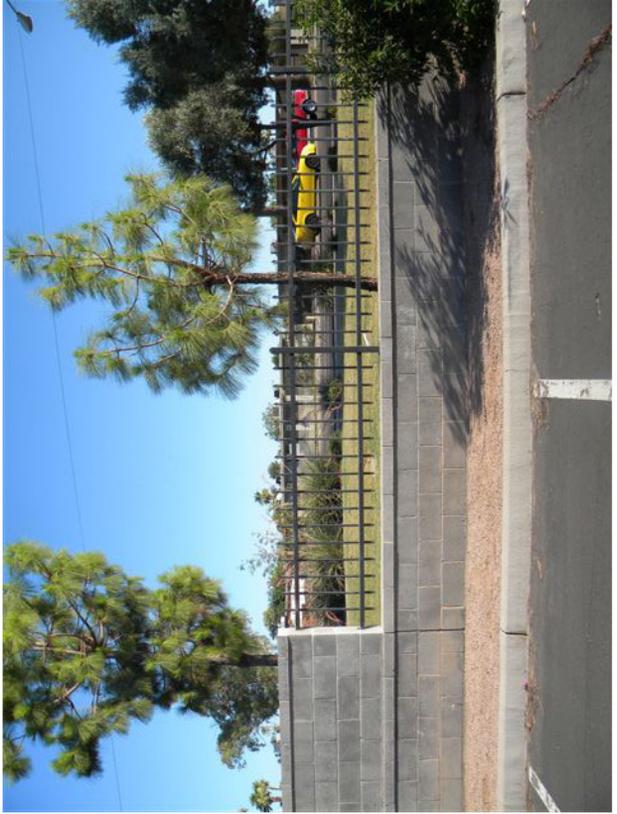
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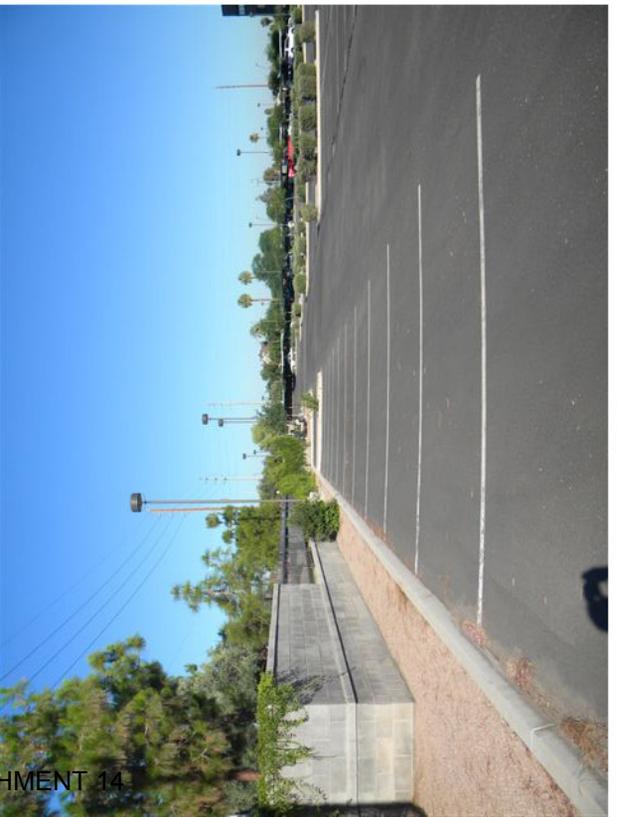
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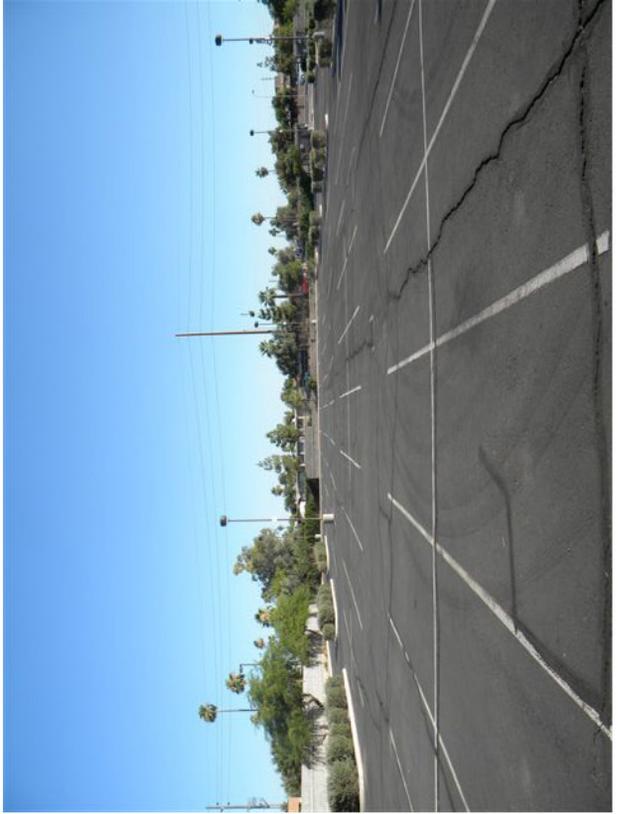
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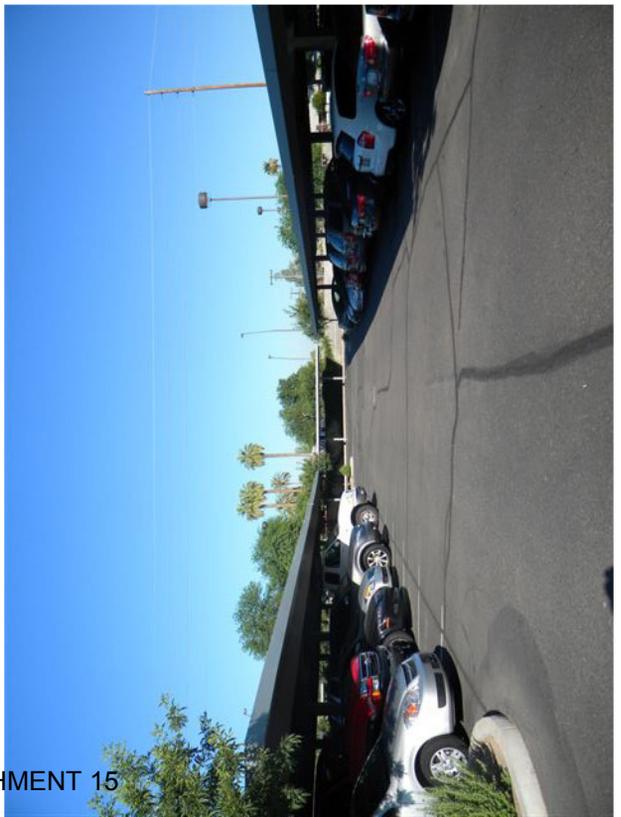
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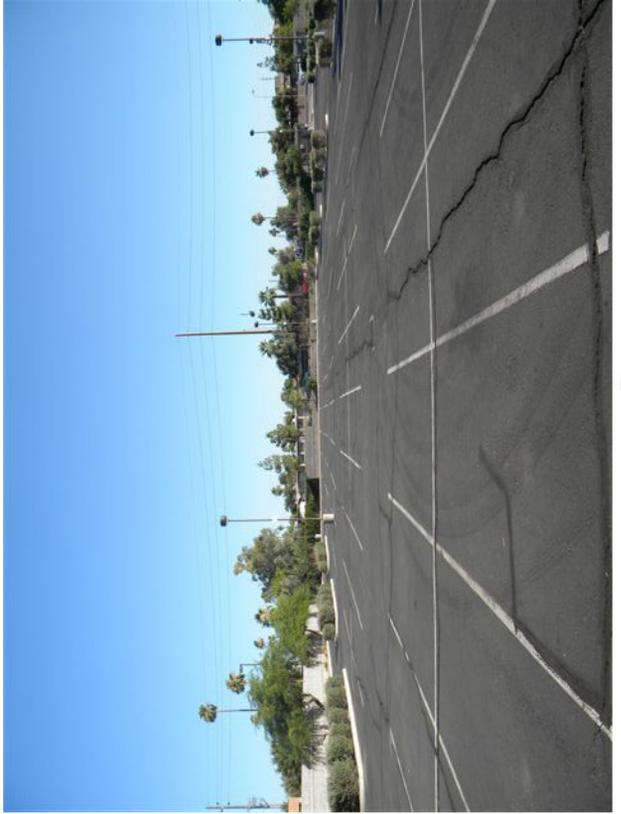
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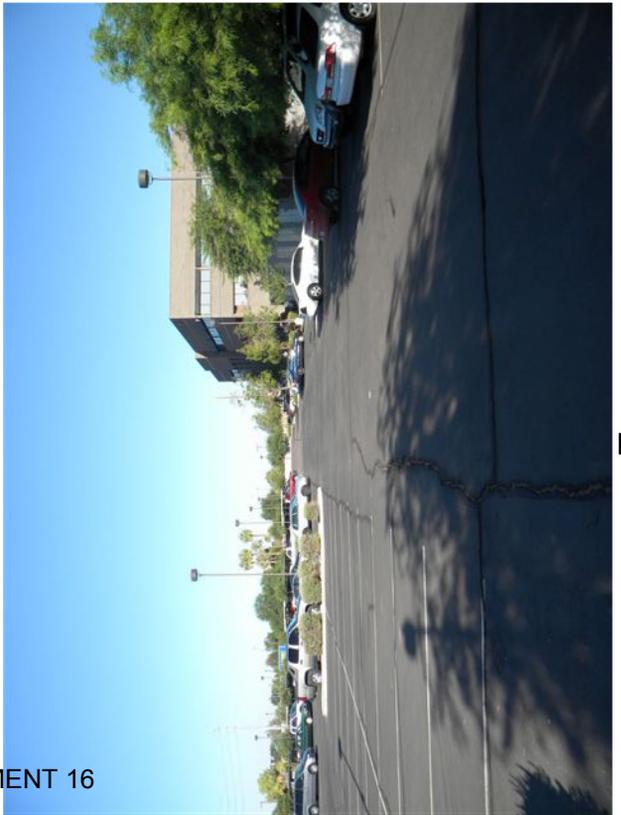
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# COLOR SCHEDULE



**EXISTING SPLITFACE  
BLOCK 'FIELD COLOR'  
COLOR 'A'**



**NEW PAINT COLOR  
ON CONCRETE TO  
MATCH COLOR 'A'**



**EXISTING SPLITFACE  
BLOCK 'ACCENT COLOR'  
COLOR 'B'**



**NEW PAINT COLOR  
ON CONCRETE TO  
MATCH COLOR 'B'**



**EXISTING SCREEN WALL  
GRAY CLEAR STAINED BLOCK**

**NEW CONCRETE STRUCTURE FOR :**  
**A I C PARKING GARAGE**

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AT  
NEC SOUTHERN & PRIEST  
1280 WEST SOUTHERN AVENUE  
TEMPE, ARIZONA