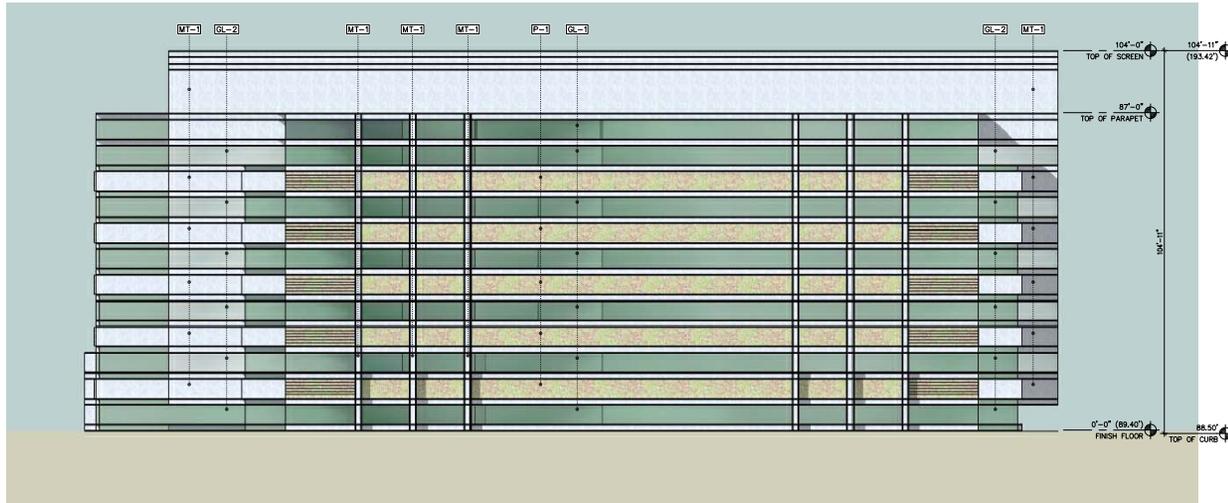


THIS DRAWING IS THE PROPERTY OF DAVIS EXTERIOR ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVIS EXTERIOR ARCHITECTURE, INC. THE USER OF THIS DRAWING AGREES TO HOLD DAVIS EXTERIOR ARCHITECTURE, INC. HARMLESS FROM ANY AND ALL LIABILITY OF ANY KIND AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER OF THIS DRAWING AGREES TO HOLD DAVIS EXTERIOR ARCHITECTURE, INC. HARMLESS FROM ANY AND ALL LIABILITY OF ANY KIND AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



**EAST ELEVATION**  
NORTH ELEVATION SIMILAR

1/16" = 1'-0"



**SOUTH ELEVATION**  
WEST ELEVATION SIMILAR

1/16" = 1'-0"

Scale: 1/16" = 1'-0"



**EXTERIOR FINISH LEGEND**

- [E-1]**
  - TYPE---
  - COLOR: E.I.F.S. ColorLife "Yuma"
  - INFO: GLC 1231W LRV 73
- [MT-1]**
  - TYPE---
  - COLOR: ANOIZED METAL PANEL
  - INFO: Sunbrom "Silver Smith" UC700927
  - MANUFACTURER: PPG or EQUAL
- [GL-1]**
  - TYPE---
  - COLOR: 1" INSULATED GLAZING BLUE 2000R
  - INFO: MANUFACTURER: VERSALUX OR EQUAL
- [GL-2]**
  - TYPE---
  - COLOR: 1" INSULATED GLAZING GREY R
  - INFO: MANUFACTURER: VERSALUX OR EQUAL



60 East Rio Salado Parkway  
Suite 118  
Tempe, Arizona 85281  
phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

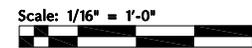
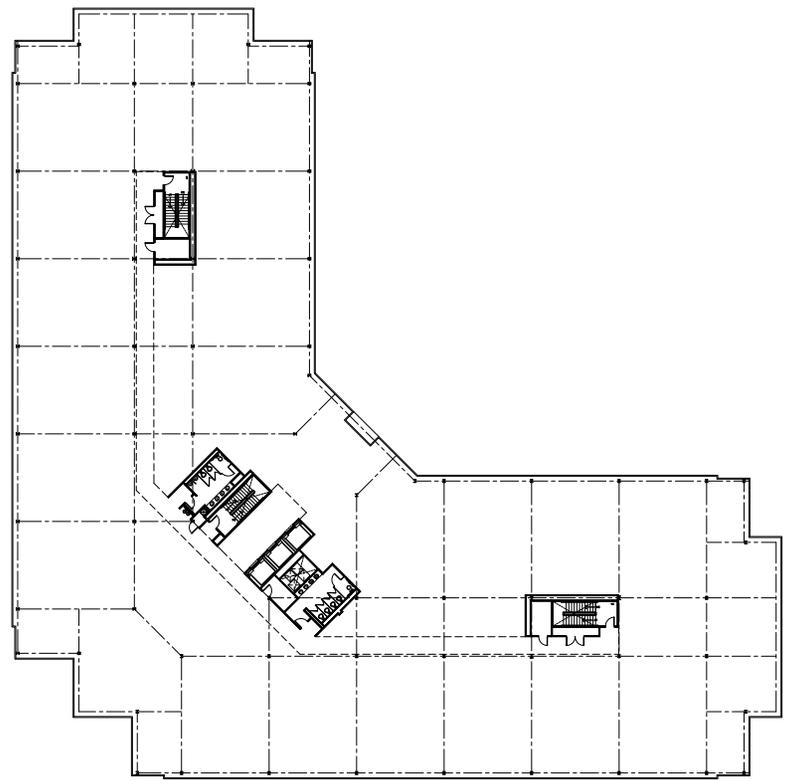
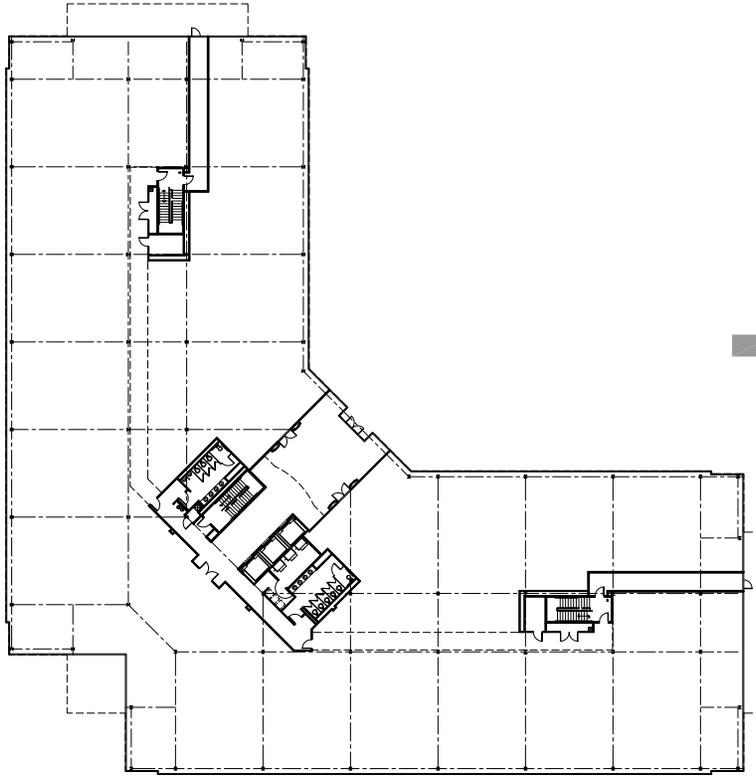
**DISCOVERY  
BUSINESS CAMPUS**  
2100 East Elliot Road  
TEMPE, AZ



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 19.Aug.11  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.: 10201  
CADD FILE:  
DRAWING NO.:

**A303**  
BUILDING C  
ELEVATIONS  
SCALE AS NOTED



60 East Rio Salado Parkway Suite 118  
 Tempe, Arizona 85281  
 phone: 480.638.1100  
 fax: 480.638.1101  
 www.thedavisexperience.com

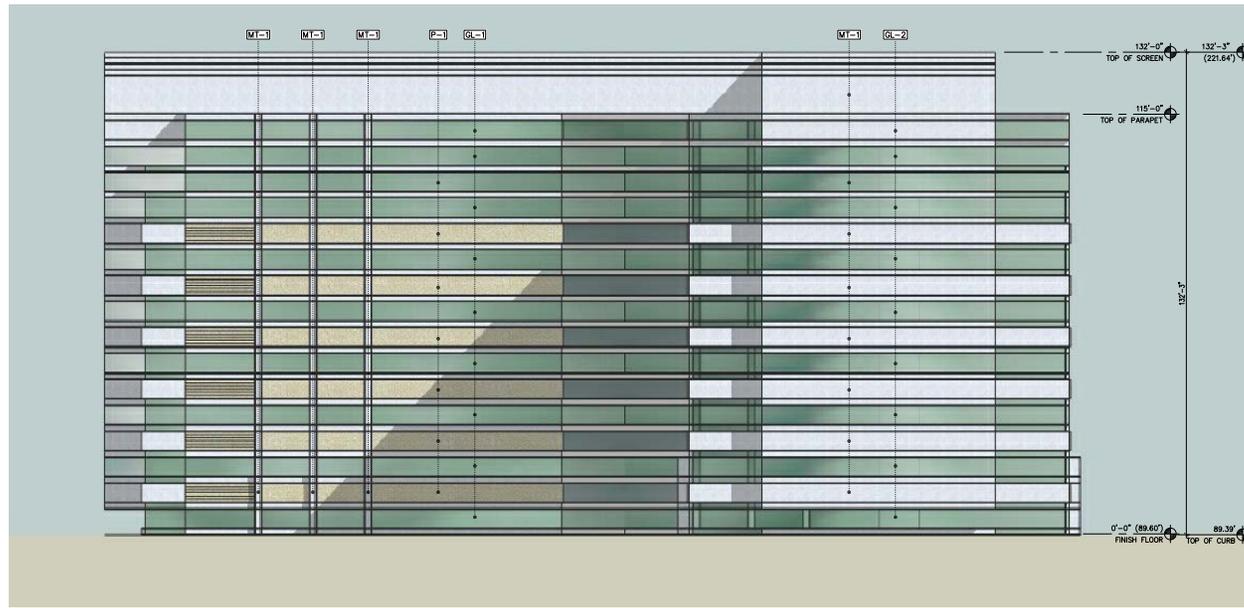
**DISCOVERY  
 BUSINESS CAMPUS**  
 2100 East Elliot Road  
 TEMPE, AZ



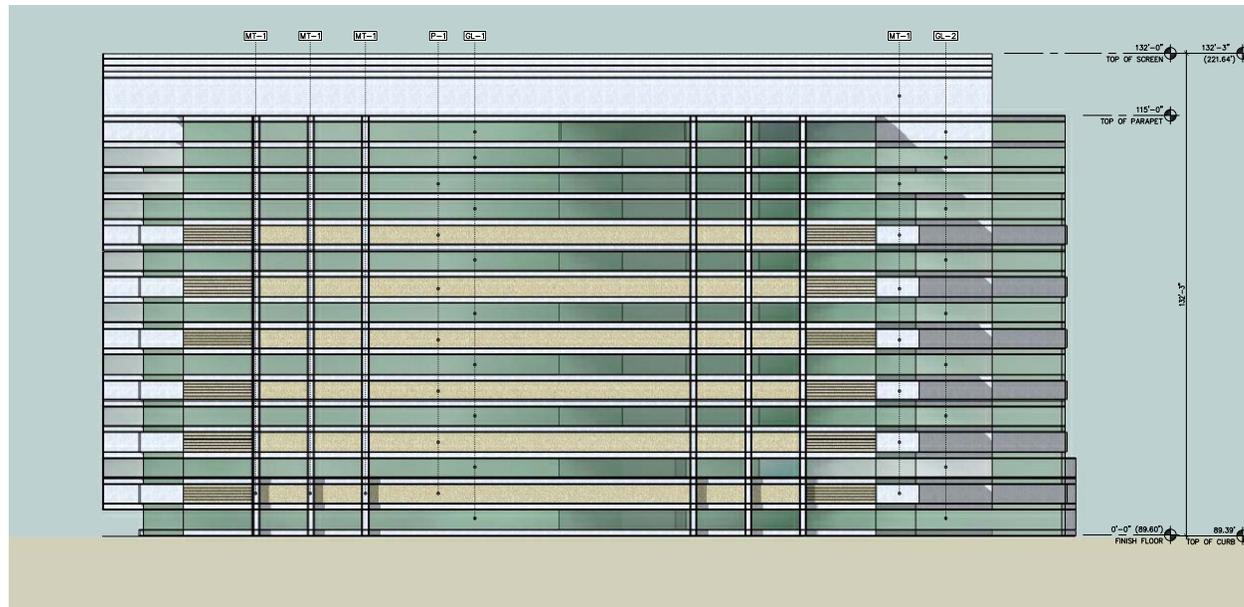
- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED 19.Aug.11  
 DRAWN BY  
 CHECKED BY  
 PROJECT NO. 10201  
 CADD FILE  
 DRAWING NO.

**A203**  
 BUILDING C  
 PLANS  
 1  
 SCALE AS NOTED



**WEST ELEVATION**  
NORTH ELEVATION SIMILAR



**SOUTH ELEVATION**  
EAST ELEVATION SIMILAR

**EXTERIOR FINISH LEGEND**

- [E-1]**
  - TYPE--- E.I.F.S
  - COLOR: ColorLife "Yuma"
  - INFO: GLC 1231W
  - LRV 73
- [MT-1]**
  - TYPE--- ANODIZED METAL PANEL
  - COLOR: Sunbrom "Silver Smith"
  - INFO: UC700927
  - MANUFACTURER: PPG or EQUAL
- [GL-1]**
  - TYPE--- 1" INSULATED GLAZING
  - COLOR: BLUE 2000
  - MANUFACTURER: VERSALUX OR EQUAL
- [GL-2]**
  - TYPE--- 1" INSULATED GLAZING
  - COLOR: GREY R
  - MANUFACTURER: VERSALUX OR EQUAL



60 East Rio Salado Parkway  
Suite 118  
Tempe, Arizona 85281  
phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

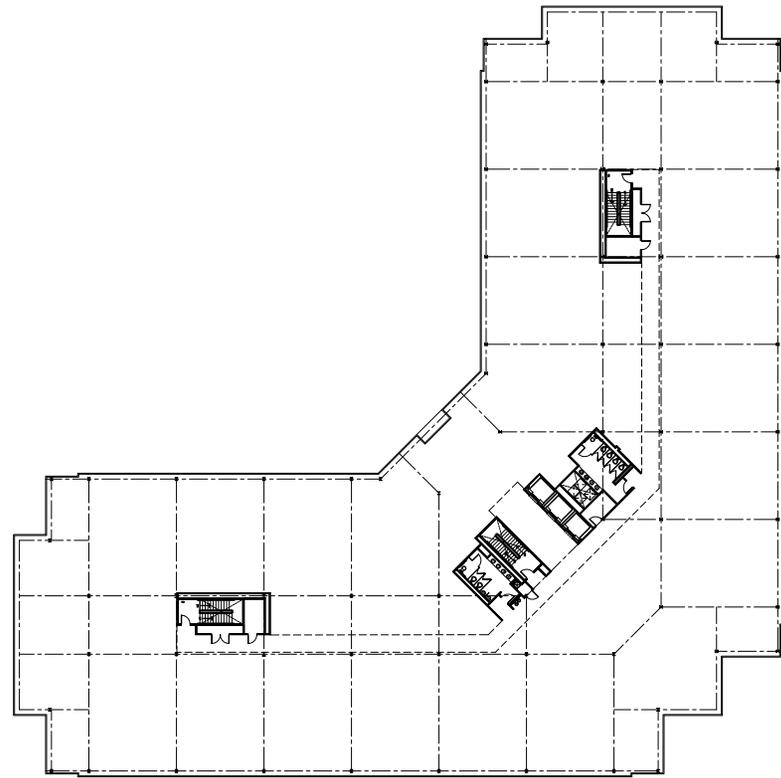
**DISCOVERY  
BUSINESS CAMPUS**  
2100 East Elliot Road  
TEMPE, AZ



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

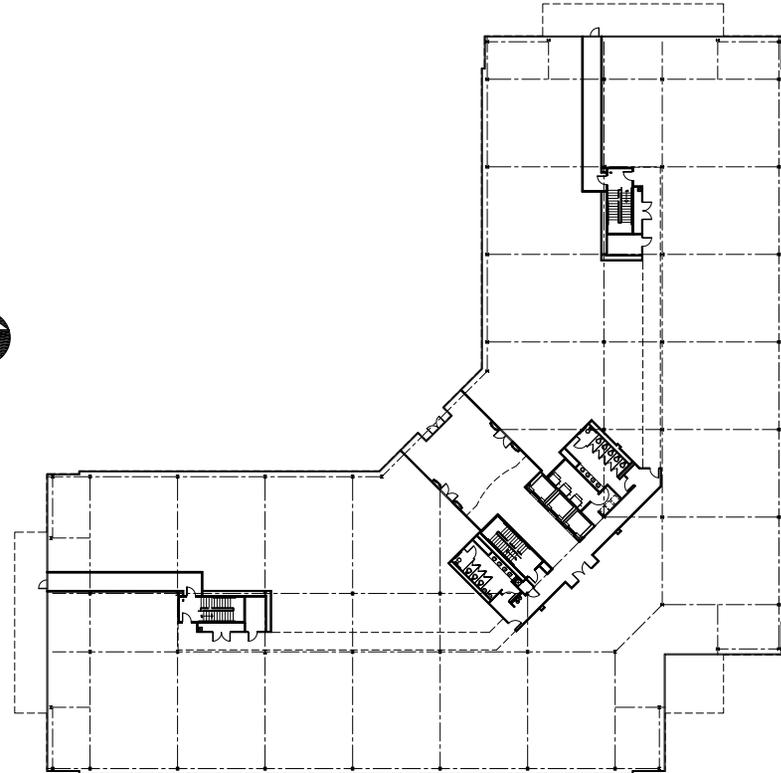
DATE ISSUED: 19.Aug.11  
DRAWN BY:  
CHECKED BY:  
PROJECT NO.: 10201  
CADD FILE:  
DRAWING NO.:

**A304**  
BUILDING D ELEVATIONS  
SCALE AS NOTED



TYPICAL FLOOR

1/8"=20'-0"



1ST FLOOR

1/8"=20'-0"



DAVIS

60 East Rio Salado Parkway  
Suite 118  
Tempe, Arizona  
85281

phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

**DISCOVERY  
BUSINESS CAMPUS**  
2100 East Elliot Road  
TEMPE, AZ



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED 19.Aug.11

DRAWN BY

CHECKED BY

PROJECT NO. 10201

CADD FILE

DRAWING NO.

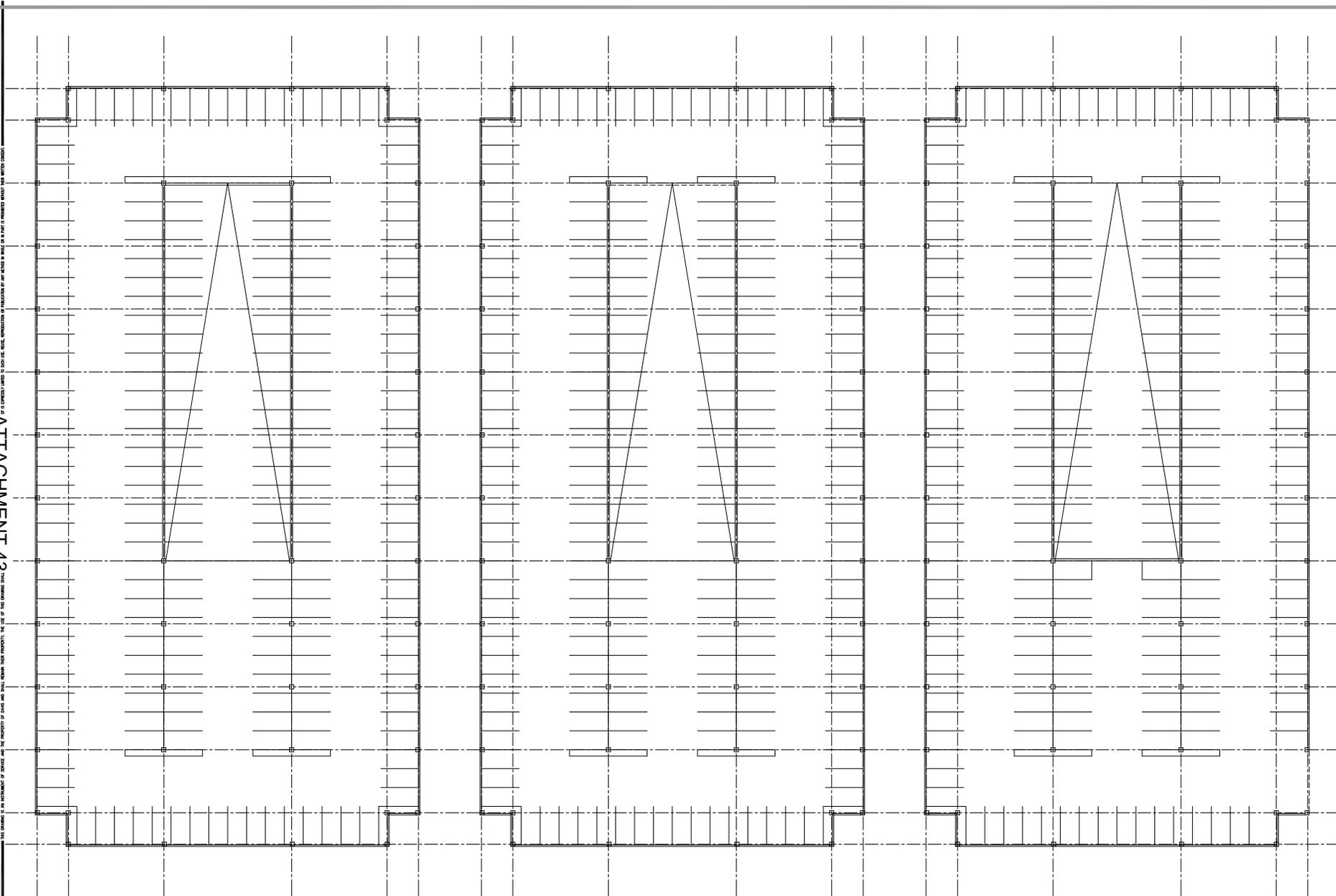
**A204**

BUILDING D  
PLANS

SCALE AS NOTED



ATTACHMENT 43



3RD LEVEL (PLUS 2)

T=20'-0"



2ND LEVEL (PLUS 1)

T=20'-0"



GRADE LEVEL

T=20'-0"



Scale: 1/16" = 1'-0"



DAVIS

60 East Rio Salado Parkway  
Suite 118  
Tempe, Arizona  
85281

phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

**DISCOVERY  
BUSINESS CAMPUS**  
2100 East Elliot Road  
TEMPE, AZ



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED 19.Aug.11

DRAWN BY

CHECKED BY

PROJECT NO. 10201

CADD FILE

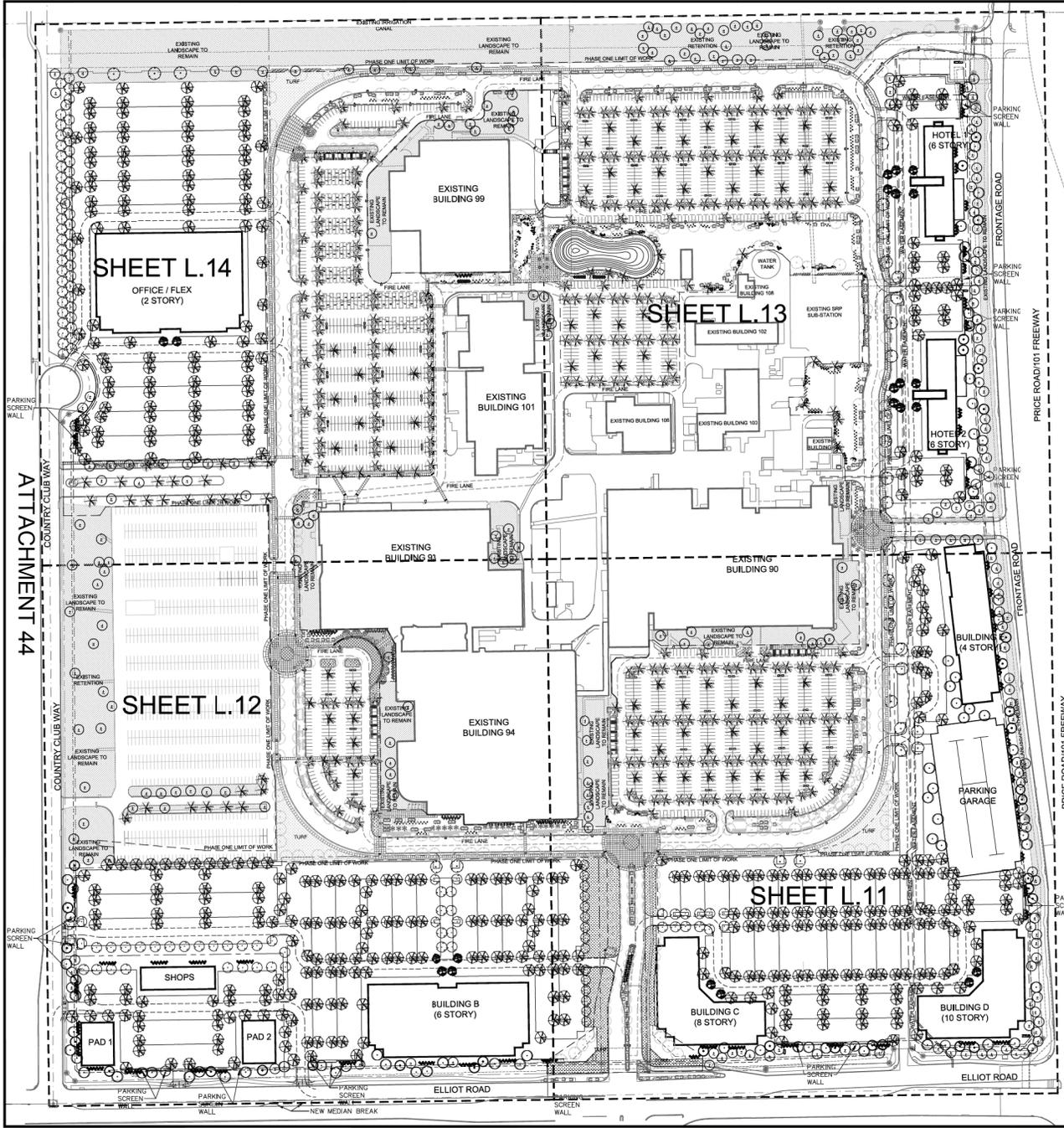
DRAWING NO.

**A206**

**GARAGE PLANS**

1

SCALE AS NOTED



**CITY OF TEMPE LANDSCAPE NOTES / GENERAL NOTES**

1. ALL PLANT MATERIALS EXCLUDING TREES WITHIN THE 80% VISIBILITY TRIANGLES SHALL BE A MAXIMUM OF 34" IN HEIGHT FOR THE CITY OF TEMPE. CLEAR HEIGHT REQUIREMENTS FOR ALL TREES WITHIN THESE AREAS SHALL HAVE A MINIMUM CANOPY HEIGHT OF 7'-0" OR AS APPROVED BY THE CITY OF TEMPE DESIGN REVIEW BOARD.
2. ALL LANDSCAPE INSTALLED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE OWNER.
3. ALL AREAS OBTAINED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 2" DECOMPOSED GRANITE TOPDRESS OR OTHER APPROVED SOIL CONTROL METHOD.
4. ALL TREES SHALL MEET SIZE REQUIREMENTS PER ARIZONA NURSERYMAN ASSOCIATION PUBLISHED STANDARDS.
5. TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20') FEET MEASURED HORIZONTALLY FROM A LIGHT SOURCE.
6. GROUNDCOVERS AND SHRUBS WITHIN 4' OF PATHWAYS SHALL NOT EXCEED 24" IN HEIGHT AT MATURITY. BETWEEN 4' - 12' OF THE EDGE OF PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED 3'-4" HEIGHT AT MATURITY.
7. CONTRACTOR TO DISCOMPACT SOIL AND FILL ASPHALT AND CONSTRUCTION DISBURY OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
8. APPLY DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH THROUGHOUT THE SITE AND AT ADJACENT OFF-SITE LANDSCAPE AREAS. CONTRACTOR TO APPLY PRESERVEMENT AND DO NOT USE PLASTIC UNDERLAY.
9. CONTRACTOR TO COORDINATE THE LAYOUT OF TREES ORNAMENT WITH BURIED UTILITIES AND OTHER BURIED STRUCTURES INCLUDING DRIVELLS TO MINIMUM 7'-0" CLEARANCE.

**PROJECT TEAM**

**OWNER:** TEMPE CAMPUS SPV LLC  
2701 EAST CAMELBACK ROAD #185  
PHOENIX, ARIZONA 85016  
CONTACT: TIM CHESTER  
PHONE: (602) 256-1096  
FAX: (602) 256-0001  
EMAIL: tchester@werfpro.com

**ARCHITECT:**

DAVIS  
60 EAST RIO SALADO BOULEVARD #118  
TEMPE, ARIZONA 85281  
CONTACT: MIKE EDWARDS  
PHONE: (480) 638-1100  
FAX: (480) 638-1101  
EMAIL: miked@thedesignelement.com

**LANDSCAPE ARCHITECT:**

THE DESIGN ELEMENT  
1220 WEST WASHINGTON STREET, #202  
TEMPE, ARIZONA 85281  
CONTACT: JEFF ANDERSON  
PHONE: (602) 244-1970  
FAX: (602) 244-1971  
EMAIL: jeff@thedesignelement.com

**SITE / LANDSCAPE DATA**

**PROPERTY ADDRESS:** 2100 EAST ELLIOT ROAD  
TEMPE, ARIZONA 85283

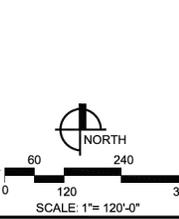
**INDUSTRIAL PARCEL 2:** 135.62 AC  
**NET SITE AREA:** 40.89 AC  
**LANDSCAPE AREA PROVIDED:** 30%  
**% OF LANDSCAPE AREA PROVIDED:** 30%  
**% OF LANDSCAPE TURF:** 10% (4 ACRES)

**PLANT LEGEND**

| SYMBOL | COMMON Botanical  | SIZE    |
|--------|---|---------|
|        | Desert Museum/Cercidium sp.                                     | 24" Box |
|        | Arizona Ash/Fraxinus velutina                                   | 24" Box |
|        | Evergreen Elm/Ulmus parvifolia                                  | 24" Box |
|        | Aliso Tree/Oakbergia aliso                                      | 24" Box |
|        | Ocotillo/Poupartia splendens                                    | 24" Box |
|        | Native Mesquite/Prosopis velutina                               | 24" Box |
|        | Blue Palo Verde/Cercidium birkum                                | 24" Box |
|        | Urfing Tree   |         |
|        | <b>TURF and INERTS</b><br>Existing landscape to remain in place |         |
|        | 160 Iron Tili/Croton Dactylon                                   | Sod     |
|        | DECOMPOSED GRANITE TOPDRESSING<br>12" plus 2" DEPTH MIN.        |         |

**SHEET INDEX**

- L10 OVERALL LANDSCAPE PLAN
- L11 ENLARGED LANDSCAPE PLAN
- L12 ENLARGED LANDSCAPE PLAN
- L13 ENLARGED LANDSCAPE PLAN
- L14 ENLARGED LANDSCAPE PLAN



the design element  
landscape architecture  
1220 West Washington Street  
Suite 202  
Tempe, Arizona 85281  
ph 602.244.1970  
fax 602.244.1971  
www.thedesignelement.com



**DISCOVERY BUSINESS CAMPUS**  
PAD  
2100 EAST ELLIOT ROAD TEMPE, ARIZONA

**PROJECT NUMBER:** DE10020  
**ISSUED FOR:** REVIEW  
**ISSUED DATE:** 19 AUGUST 2011  
**DRAWN BY:** MB **REVIEWED BY:** JA



**REVISIONS:**

| # | Date | Description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

**SHEET NAME:**  
**PAD LANDSCAPE PLAN**

**SHEET NUMBER:**  
**L.10**

SPR 11026 DS 110333 REC 11026 PAD 11007

# PLANT LEGEND

| SYMBOL | COMMON/ <i>Botanical</i> | SIZE | QTY |
|--------|--------------------------|------|-----|
|--------|--------------------------|------|-----|

## TREES

|   |  |         |  |
|---|--|---------|--|
|  | Desert Museum/ <i>Cercidium sp.</i>        | 24" Box |  |
|  | Arizona Ash/ <i>Fraxinus velutina</i>      | 24" Box |  |
|  | Evergreen Elm/ <i>Ulmus parvifolia</i>     | 24" Box |  |
|  | Sissoo Tree/ <i>Dalbergia sissoo</i>       | 24" Box |  |
|  | Ocotillo/ <i>Fouquieria splendens</i>      | 24" Box |  |
|  | Native Mesquite/ <i>Prosopis velutina</i>  | 24" Box |  |
|  | Blue Palo Verde/ <i>Cercidium floridum</i> | 24" Box |  |
|  | Existing Tree                              |         |  |

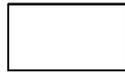
## SHRUBS (+ 5'-0" @ maturity)

|   |   |       |  |
|---|---|-------|--|
|    | Johoba/ <i>Simmondsia chinensis</i>         | 5 GAL |  |
|   | Desert Ruellia/ <i>Ruellia peninsularis</i> | 5 GAL |  |
|  | Orange Jubilee/ <i>Tecoma sp. Hybrid</i>    | 5 GAL |  |
|  | Cats Claw/ <i>Macfadyena unguis-cati</i>    | 5 GAL |  |

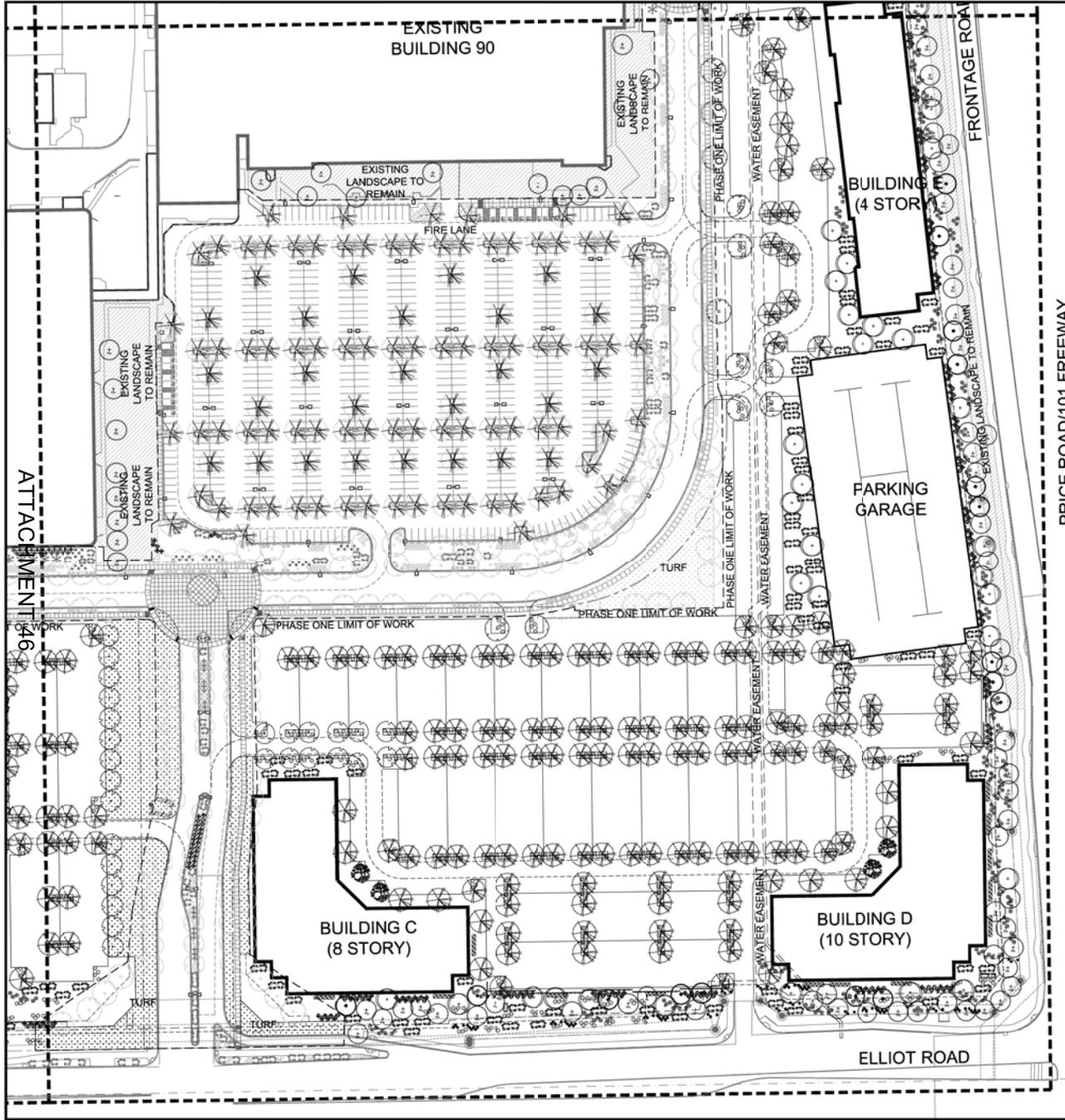
## SHRUBS (Max. 2'-0" and Max. 3'-0")

|   |  |       |  |
|---|--|-------|--|
|  | Red Yucca/ <i>Hesperaloe parviflora</i>  | 5 GAL |  |
|  | Giant Hesperaloe/ <i>Hesperaloe funifera</i>                                   | 5 GAL |  |
|  | Ocahui/ <i>Agave ocahui</i>  | 5 GAL |  |
|  | Golden Barrel/ <i>Echinocactus grusonii</i>                                    | 1 GAL |  |
|  | Regal Mist/ <i>Muhlenbergia capillaris</i>                                     | 5 GAL |  |
|  | Dwarf Mulle/ <i>Muhlenbergia rigens</i><br>'Nashville' [(3) 1 gal. per symbol] | 1 GAL |  |
|  | Gold Mound/ <i>Lantana sp.</i>   | 1 GAL |  |
|  | Purple Lantana/ <i>Lantana sp.</i>   | 1 GAL |  |

## TURF and INERTS

|   |   |     |            |
|---|---|-----|------------|
|  | Existing landscape to remain in place                     |     |            |
|  | Mid Iron Tif/ <i>Cynodon Dactylon</i>                     | Sod | 174,000 sf |
|  | DECOMPOSED GRANITE TOPDRESSING<br>1/2"minus 2" DEPTH MIN. |     |            |
|  | Surface Select Granite Boulder                            |     |            |

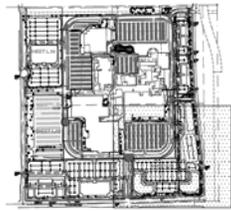
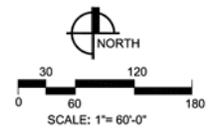
NOTE: All Quantities are approximate and should be verified by contractor, plant as shown on the plans.



**PLANT LEGEND**

| SYMBOL                                    | COMMON/Botanical                      | SIZE    | QTY        |
|---|---------------------------------------|---------|------------|
| <b>TREES</b>                              |                                       |         |            |
|   | Desert Museum/Cercidium sp.           | 24" Box |            |
|   | Arizona Ash/Frauxinus velutina        | 24" Box |            |
|   | Evergreen Elm/Ulmus parvifolia        | 24" Box |            |
|   | Skunk Tree/Dalbergia olivacea         | 24" Box |            |
|   | Ocotillo/Fouquieria splendens         | 24" Box |            |
|   | Native Mesquite/Prosopis juliflora    | 24" Box |            |
|   | Blue Palo Verde/Cercidium floridum    | 24" Box |            |
|   | Existing Tree                         |         |            |
| <b>SHRUBS (+ 9"-4" @ maturity)</b>        |                                       |         |            |
|   | Jobae/Simmondsia chinensis            | 5 GAL   |            |
|   | Desert Rue/Ruellia perisularis        | 5 GAL   |            |
|   | Orange Jubilee/Tecoma sp. Hybrid      | 5 GAL   |            |
|   | Cats Claw/Machaonia unguis-cati       | 5 GAL   |            |
| <b>SHRUBS (Max. 2'-4" and Max. 3'-4")</b> |                                       |         |            |
|   | Rat Yucca/Hesperaloe parviflora       | 5 GAL   |            |
|   | Giant Hesperaloe/Hesperaloe funifera  | 5 GAL   |            |
|   | Coahuil Agave/ocahuil                 | 5 GAL   |            |
|   | Gilded Barrel/Echinocactus grusonii   | 1 GAL   |            |
|   | Rose Hill/Muhlenbergia capillaris     | 5 GAL   |            |
|   | Desert Silk/Muhlenbergia agave        | 1 GAL   |            |
|   | Yucca/Agave (3) 1 gal. per symbol     | 1 GAL   |            |
|   | Gold Mound/Lantana sp.                | 1 GAL   |            |
|   | Purple Lantana/Lantana sp.            | 1 GAL   |            |
| <b>TURF and BERMS</b>                     |                                       |         |            |
|   | Existing landscape to remain in place |         |            |
|   | Mt. Iron TM/Cynodon Dactylon          | Soil    | 174,000 sf |
|   | DECOMPOSED GRANITE TOPDRESSING        |         |            |
|   | 10"plus 2" DEPTH MIN.                 |         |            |
|   | Surface Select Granite Boulder        |         |            |

NOTE: All Quantities are approximate and should be verified by contractor, plant as shown on the plans.



**the design element**  
landscape architecture  
the design element, llc  
1230 west washington street  
suite 202  
tempe, arizona 85281  
ph: 602.244.1970  
fax: 602.244.1971  
www.thedesignelement.com



**DISCOVERY BUSINESS CAMPUS**

**PAD**  
2 00 EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: DE1020  
ISSUED FOR: REVIEW  
ISSUED DATE: 19 AUGUST 2011  
DRAWN BY: MB REVIEWED BY: JA



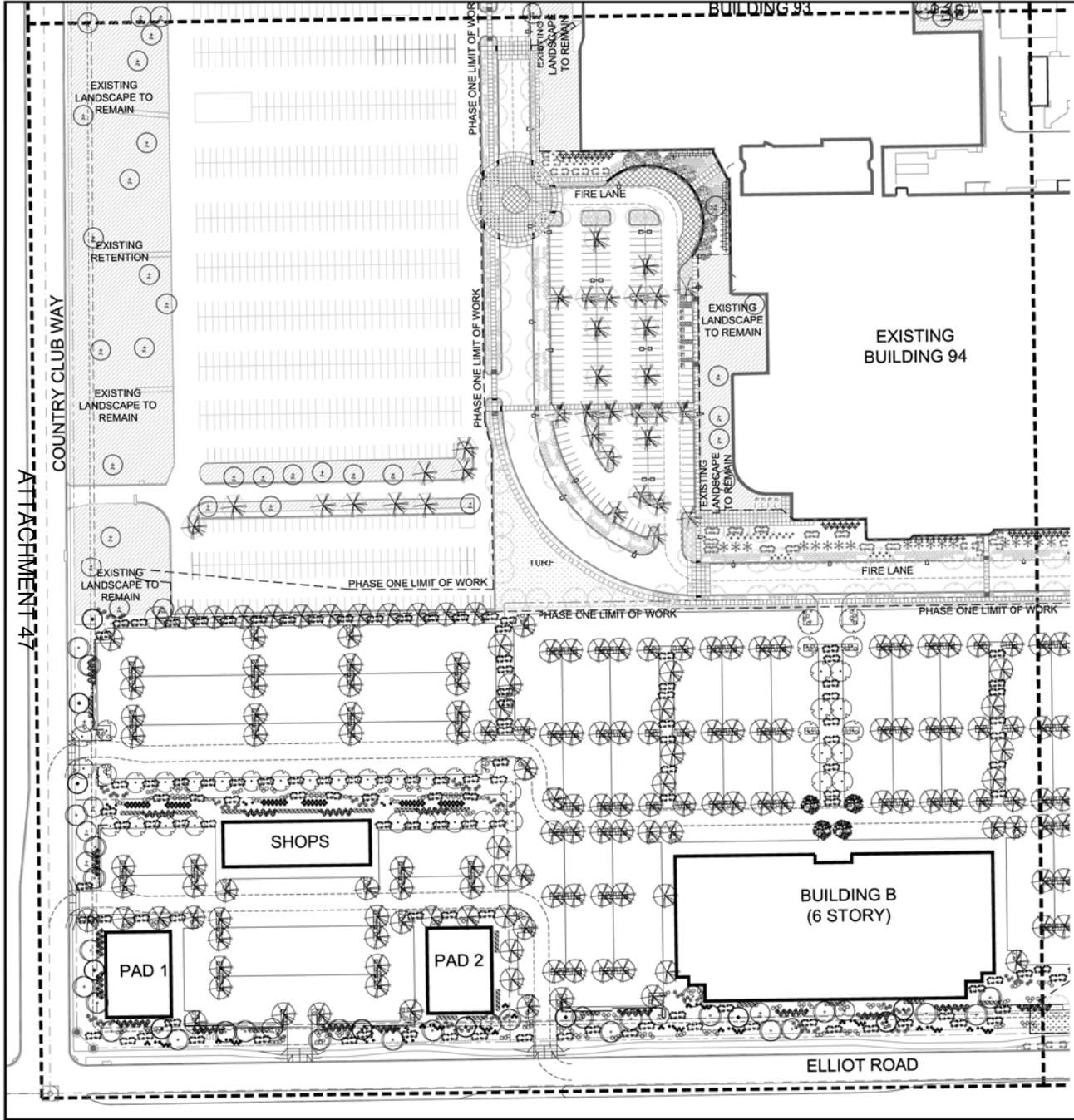
REVISIONS:

| # | date | description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

SHEET NAME:  
**PAD LANDSCAPE PLAN**

SHEET NUMBER:  
**L.11**

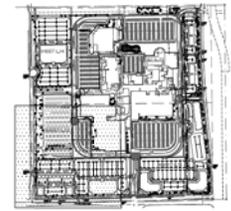
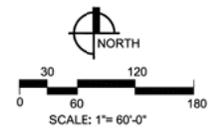
PAD 11007 REC 11026 DS 110333 SPR 11026



**PLANT LEGEND**

| SYMBOL                                    | COMMON/Botanical                      | SIZE    | QTY        |
|---|---------------------------------------|---------|------------|
| <b>TREES</b>                              |                                       |         |            |
|   | Desert Museum/Cercidium sp.           | 24" Box |            |
|   | Arizona Ash/Ficus velutina            | 24" Box |            |
|   | Evergreen Elm/Ulmus parviflora        | 24" Box |            |
|   | Silico Tree/Dalbergia silico          | 24" Box |            |
|   | Ocotillo/Fouquieria splendens         | 24" Box |            |
|   | Native Mesquite/Prosopis velutina     | 24" Box |            |
|   | Blue Palo Verde/Cercidium floridum    | 24" Box |            |
|   | Existing Tree                         |         |            |
| <b>SHRUBS (x 3'-4" @ maturity)</b>        |                                       |         |            |
|   | Jubba Simmondsia chinensis            | 5 GAL   |            |
|   | Desert Russet/Rhus penetrans          | 5 GAL   |            |
|   | Orange Jubber/Tecoma sp. Hybrid       | 5 GAL   |            |
|   | Cats Claw/Morfolago argentea          | 5 GAL   |            |
| <b>SHRUBS (Max. 2'-4" and Max. 3'-4")</b> |                                       |         |            |
|   | Red Yucca/Hesperaloe parviflora       | 5 GAL   |            |
|   | Glenn Hesperaloe/Hesperaloe funifera  | 5 GAL   |            |
|   | Cushion Agave                         | 5 GAL   |            |
|   | Golden Barrel/Echinocactus grusonii   | 1 GAL   |            |
|   | Regal Moss/Muhlenbergia capillaris    | 5 GAL   |            |
|   | Dwarf Moss/Muhlenbergia rigens        | 1 GAL   |            |
|   | Nashville (E) 1 gal. per symbol       |         |            |
|   | Golf Mound/Lantana sp.                | 1 GAL   |            |
|   | Purple Lantana/Lantana sp.            | 1 GAL   |            |
| <b>TURF and BERTS</b>                     |                                       |         |            |
|   | Existing landscape to remain in place |         |            |
|   | Mid Iron Turf/Conston Dactylon        | Sod     | 174,000 sf |
|   | DECOMPOSED GRANITE TOPORESSING        |         |            |
|   | 1/2" minus 2" DEPTH MIN.              |         |            |
|   | Surface Select Granite Boulder        |         |            |

NOTE: All Quantities are approximate and should be verified by contractor, plant as shown on the plans.



**the design element**  
landscape architecture  
the design element, p.l.l.c.  
1220 west washington street  
suite 202  
tempe, arizona 85281  
ph 602.244.1970  
fax 602.244.1971  
www.thedesignelement.com



**DISCOVERY BUSINESS CAMPUS**

**PAD**  
2 000 EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: DE10020  
ISSUED FOR: REVIEW  
ISSUED DATE: 19 AUGUST 2011  
DRAWN BY: MB REVIEWED BY: JA



REVISIONS:

| # | Date | Description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

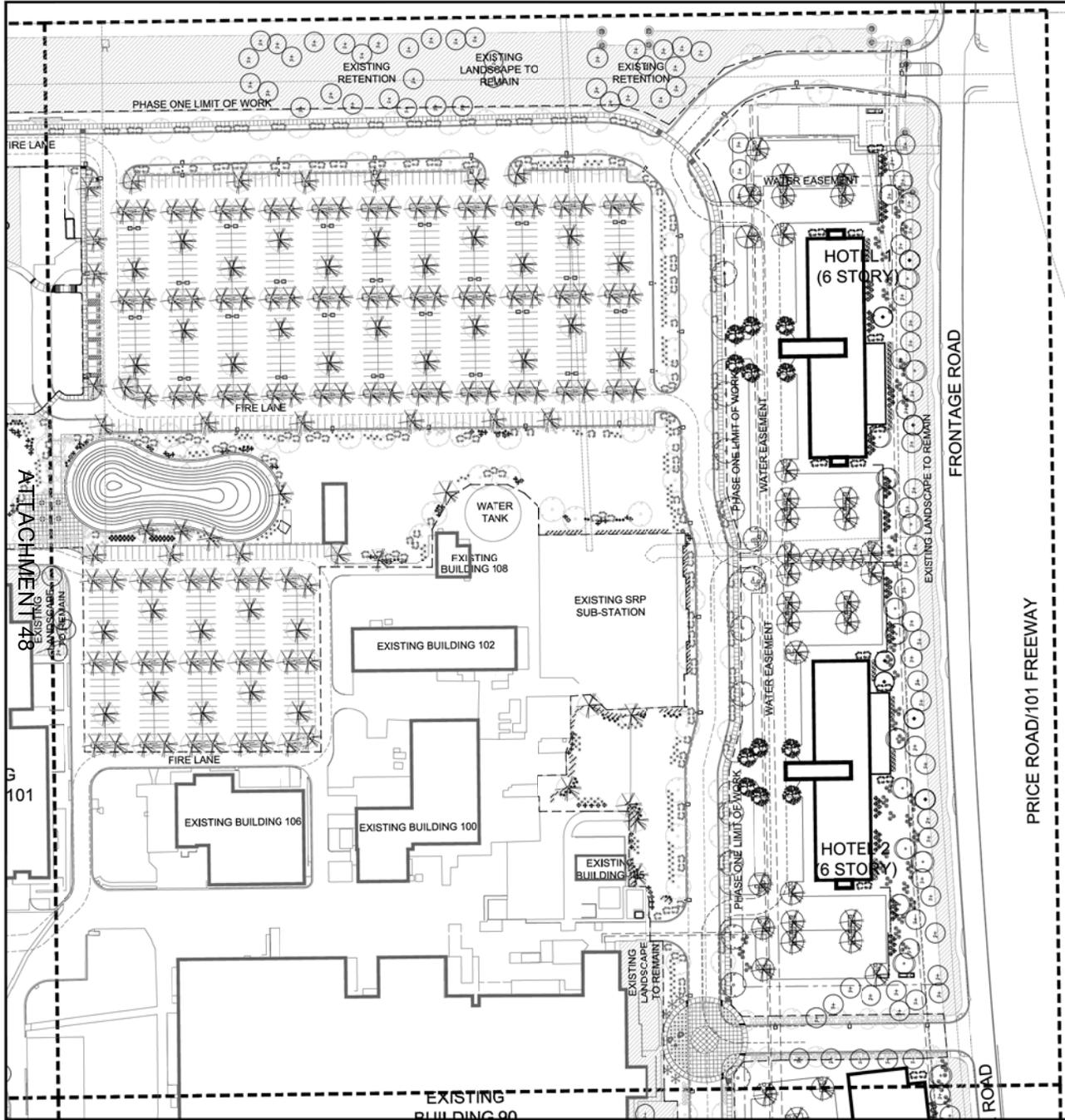
SHEET NAME:  
**PAD LANDSCAPE PLAN**

SHEET NUMBER:

**L.12**

ATTACHMENT 27

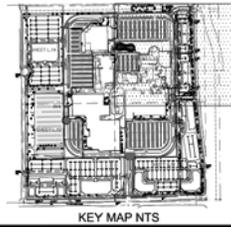
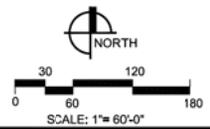
SPR 11026 DS 110333 REC 11026 REC 11007



**PLANT LEGEND**

| SYMBOL                                    | COMMON/Botanical                      | SIZE                       | QTY        |
|---|---------------------------------------|----------------------------|------------|
| <b>TREES</b>                              |                                       |                            |            |
|   | Dwarf Mimosoideae/Cercidium sp.       | 24" Box                    |            |
|   | Arizona Ash/Fraxinus velutina         | 24" Box                    |            |
|   | Evergreen Elm/Ulmus parvifolia        | 24" Box                    |            |
|   | Sissoo Tree/Dalbergia sissoo          | 24" Box                    |            |
|   | Oakleaf Ficus/Ficus splendens         | 24" Box                    |            |
|   | Native Mesquite/Prosopis juliflora    | 24" Box                    |            |
|   | Blue Palo Verde/Cercidium floridum    | 24" Box                    |            |
|   | Empty Tree                            |                            |            |
| <b>SHRUBS (+ 8" @ maturity)</b>           |                                       |                            |            |
|   | Jade Plant/Commersonia chinensis      | 5 GAL                      |            |
|   | Dwarf Rubber/Heisteria peruviana      | 5 GAL                      |            |
|   | Orange Jade/Trichostema sp. hybrid    | 5 GAL                      |            |
|   | Cats Claw/Medeganella unguis-cati     | 5 GAL                      |            |
| <b>SHRUBS (Max. 2'-4" and Max. 3'-4")</b> |                                       |                            |            |
|   | Red Yucca/Heisteria parviflora        | 5 GAL                      |            |
|   | Giant Heisteria/Heisteria peruviana   | 5 GAL                      |            |
|   | Oahu/Agave symbol                     | 5 GAL                      |            |
|   | Golden Barrel/Echinocactus grusonii   | 1 GAL                      |            |
|   | Royal Mini/Muhlenbergia capillaris    | 5 GAL                      |            |
|   | Dwarf Mallee/Muhlenbergia rigens      | 1 GAL                      |            |
|   | Yucca (3) 1 gal. per symbol           |                            |            |
|   | Gold Mound/Lantana sp.                | 1 GAL                      |            |
|   | Purple Lantana/Lantana sp.            | 1 GAL                      |            |
| <b>TURF and INERTS</b>                    |                                       |                            |            |
|   | Existing landscape to remain in place |                            |            |
|   | MI Iron Tri/Cynodon Dactylon          | Sod                        | 174,000 sf |
|   | DECOMPOSED GRANITE TOPDRESSING        | 1.5" thick x 2" DEPTH MIN. |            |
|   | Surface Select Granite Boulder        |                            |            |

NOTE: All Quantities are approximate and should be verified by contractor, plant as shown on the plans.



**the design element**  
 landscape architecture  
 the design element, llc  
 1230 west washington street  
 suite 232  
 tempe, arizona 85281  
 ph: 602.244.1970  
 fax: 602.244.1971  
 www.thedesignelement.com



**DISCOVERY BUSINESS CAMPUS**  
**PAD**  
 200 EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: DE10220  
 ISSUED FOR: REVIEW  
 ISSUED DATE: 19 AUGUST 2011  
 DRAWN BY: MB REVIEWED BY: JA



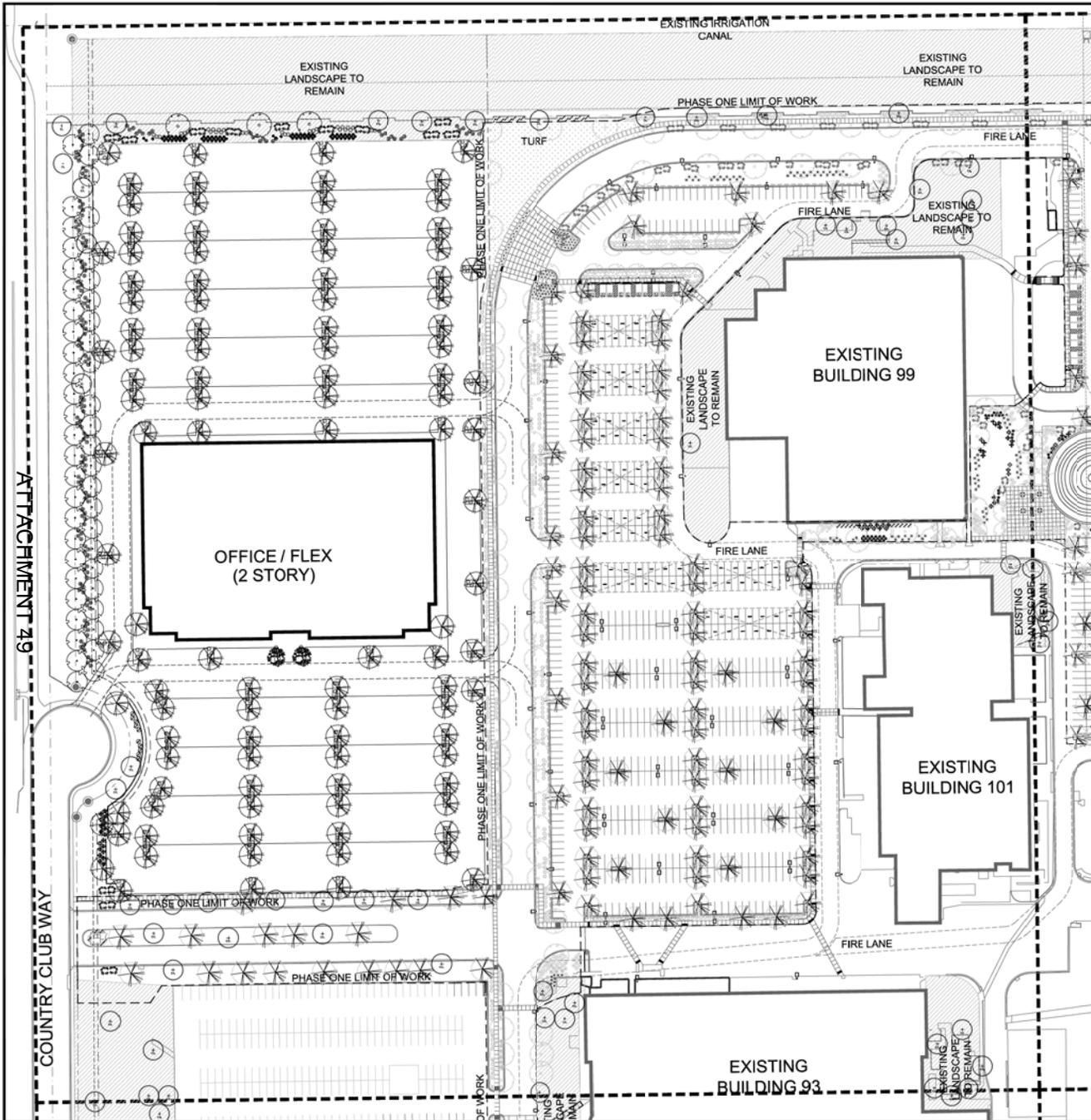
REVISIONS:

| # | date | description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

SHEET NAME:  
**PAD LANDSCAPE PLAN**

SHEET NUMBER:  
**L.13**

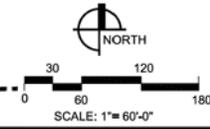
DIS 110333 SPR 11026  
 REC 11026 DS 110333  
 PAD 11007



**PLANT LEGEND**

| SYMBOL                                    | COMMON/Botanical                        | SIZE                    | QTY        |
|---|---|-------------------------|------------|
| <b>TREES</b>                              |   |                         |            |
|   | Desert Museum/Cercidium sp.             | 24" Box                 |            |
|   | Arizona Ash/Fraxinus velutina           | 24" Box                 |            |
|   | Evergreen Elm/Ulmus parvifolia          | 24" Box                 |            |
|   | Slaco Tree/Dalbergia olivacea           | 24" Box                 |            |
|   | Oak/Fouquieria splendens                | 24" Box                 |            |
|   | Native Mesquite/Prosopis juliflora      | 24" Box                 |            |
|   | Blue Palo Verde/Cercidium floridanum    | 24" Box                 |            |
|   | Existing Tree                           |                         |            |
| <b>SHRUBS (+ 3'-4" @ maturity)</b>        |   |                         |            |
|   | Jadeo/Symonotaxia chinensis             | 5 GAL                   |            |
|   | Desert Roubell/Rourea peruviana         | 5 GAL                   |            |
|   | Orange Jubber/Teuocoma sp. Hybrid       | 5 GAL                   |            |
|   | Citrus Clear/Melicopeya unguis-cati     | 5 GAL                   |            |
| <b>SHRUBS (Max. 2'-4" and Max. 3'-4")</b> |   |                         |            |
|   | Red Yucca/Hesperaloe parviflora         | 5 GAL                   |            |
|   | Giant Hesperaloe/Hesperaloe ferrea      | 5 GAL                   |            |
|   | Ocotillo/Agave schottii                 | 5 GAL                   |            |
|   | Golden Barrel/Echinocactus grusonii     | 1 GAL                   |            |
|   | Royal Mini/Muhlenbergia capillaris      | 5 GAL                   |            |
|   | Dwarf Mini/Muhlenbergia rigens          | 1 GAL                   |            |
|   | Yucca 'Nashville' (3) 1 gal. per symbol |                         |            |
|   | G40 Mound/Lantana sp.                   | 1 GAL                   |            |
|   | Purple Lantana/Lantana sp.              | 1 GAL                   |            |
| <b>TURF and INERTS</b>                    |   |                         |            |
|   | Existing landscape to remain in place   |                         |            |
|   | MI Iron TB/Cynodon Dactylon             | Sod                     | 174,000 sf |
|   | DECOMPOSED GRANITE TOPDRESSING          | 10" minus 2" DEPTH MIN. |            |
|   | Surface Select Granite Boulder          |                         |            |

NOTE: All Quantities are approximate and should be verified by contractor, plant as shown on the plans.



**the design element**  
landscape architecture  
the design element, llc  
1230 west washington street  
suite 232  
tempe, arizona 85281  
ph: 602.244.1970  
fax: 602.244.1971  
www.thedesignelement.com



**DISCOVERY BUSINESS CAMPUS**  
**PAD**  
200 EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER: DE10220  
ISSUED FOR: REVIEW  
ISSUED DATE: 19 AUGUST 2011  
DRAWN BY: MB REVIEWED BY: JA



REVISIONS:

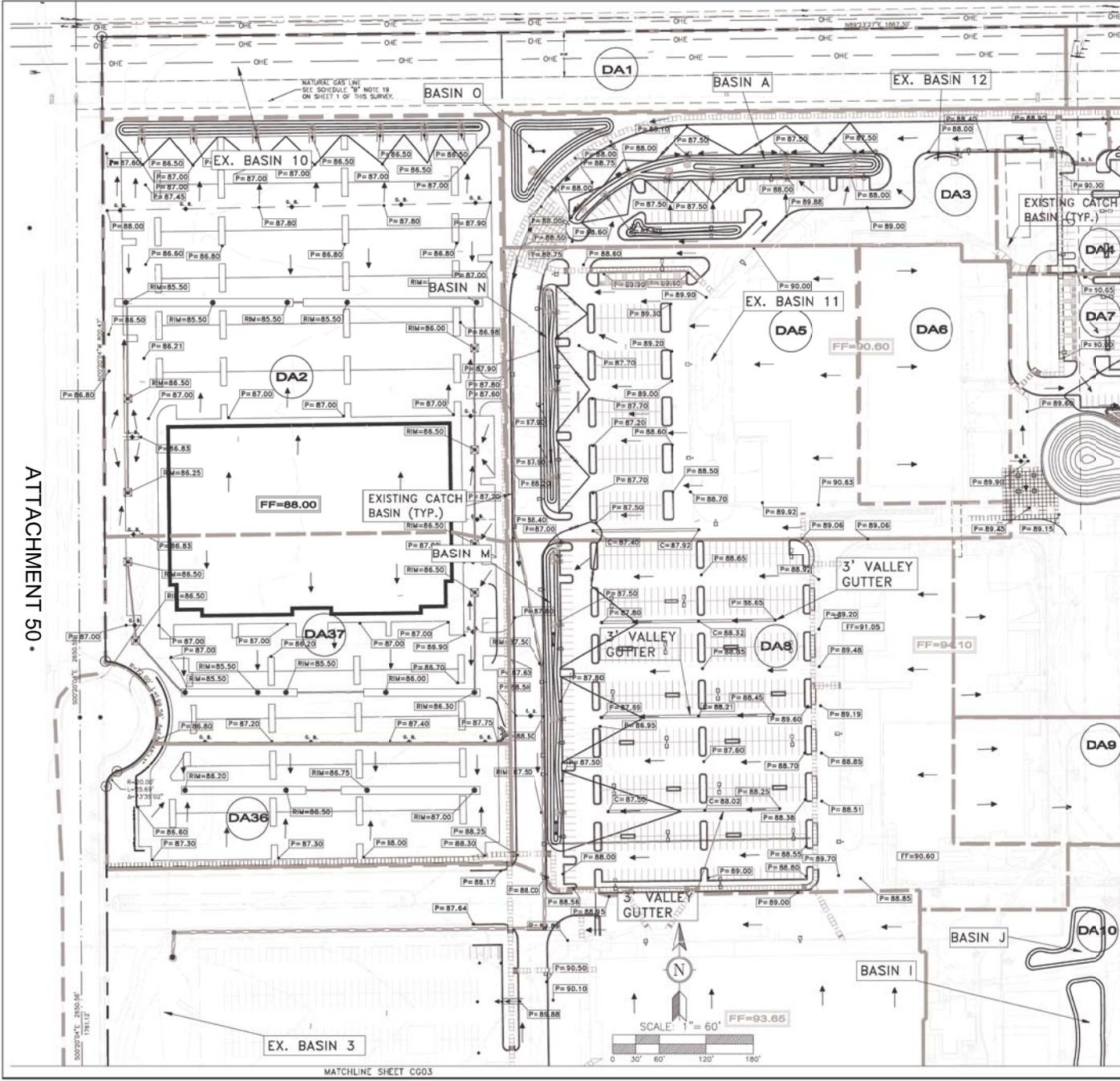
| # | date | description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

SHEET NAME:  
**PAD LANDSCAPE PLAN**

SHEET NUMBER:  
**L.14**

ATTACHMENT 29

PAD 11007 REC 11026 DS 110333 SPR 11026



ATTACHMENT 50

**OWNER/DEVELOPER**  
 WENTWORTH PROPERTY COMPANY  
 2701 E. CAMELBACK RD, STE 185  
 PHOENIX, AZ 85016  
 PH: (602) 296-0000  
 FX: (602) 296-0001  
 CONTACT: TIM CHESTER

**ARCHITECT**  
 THE DAVIS EXPERIENCE  
 60 E. RO SALOON PARKWAY, STE 118  
 TEMPE, AZ 85281  
 PH: (480) 638-1100  
 FAX: (480) 638-1125  
 CONTACT: MACE EDWARDS

**ENGINEER**  
 ERICKSON & MECKE ENGINEERING, L.L.C.  
 13444 N. 32ND ST., SUITE 6  
 PHOENIX, ARIZONA 85032  
 PH: (602) 569-6593  
 FX: (602) 569-6493  
 CONTACT: JEFF ERICKSON



**ERICKSON & MECKE ENGINEERING, L.L.C.**  
 13444 N. 32nd Street  
 Suite 6  
 Phoenix, Arizona 85032  
 Phone: (602) 569-6593  
 Fax: (602) 569-6493

- LEGEND:**
- FF=53.00 PROPOSED FINISH PAVEMENT ELEVATION
  - FF=1157.00 PROPOSED FINISH FLOOR ELEVATION
  - [Symbol] PROPOSED STORM DRAIN CATCH BASIN
  - [Symbol] PROPOSED STORM DRAIN PIPE
  - [Symbol] DIRECTION OF PROPOSED DRAINAGE
  - DA1 PROPOSED DRAINAGE AREA IDENTIFICATION
  - [Symbol] PROPOSED DRAINAGE AREA BOUNDARY
  - [Symbol] PROPOSED DRYWELL
  - [Symbol] PROPOSED CURB OPENING
  - [Symbol] PROPOSED 120" DIAMETER CMP PIPE
  - [Symbol] PROPOSED STORM DRAIN MANHOLE

RETENTION IN PROPOSED 120" DIA. PIPE

| NO. | AREA   | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT |
|-----|--------|---------|---------|---------|---------|---------|---------|
| 1   | 100.00 | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  |

BASIN VOLUME PRELIMINARY CALCULATION

| NO. | AREA   | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT |
|-----|--------|---------|---------|---------|---------|---------|---------|
| 1   | 100.00 | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  |

UNDERGROUND RETENTION CALCULATION

| NO. | AREA   | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT |
|-----|--------|---------|---------|---------|---------|---------|---------|
| 1   | 100.00 | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  |

UNDERGROUND RETENTION CALCULATION

| NO. | AREA   | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT | PERCENT |
|-----|--------|---------|---------|---------|---------|---------|---------|
| 1   | 100.00 | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  |

**DISCOVERY BUSINESS CAMPUS**  
**CONCEPTUAL GRADING AND DRAINAGE PLAN**  
**TEMPE, ARIZONA**

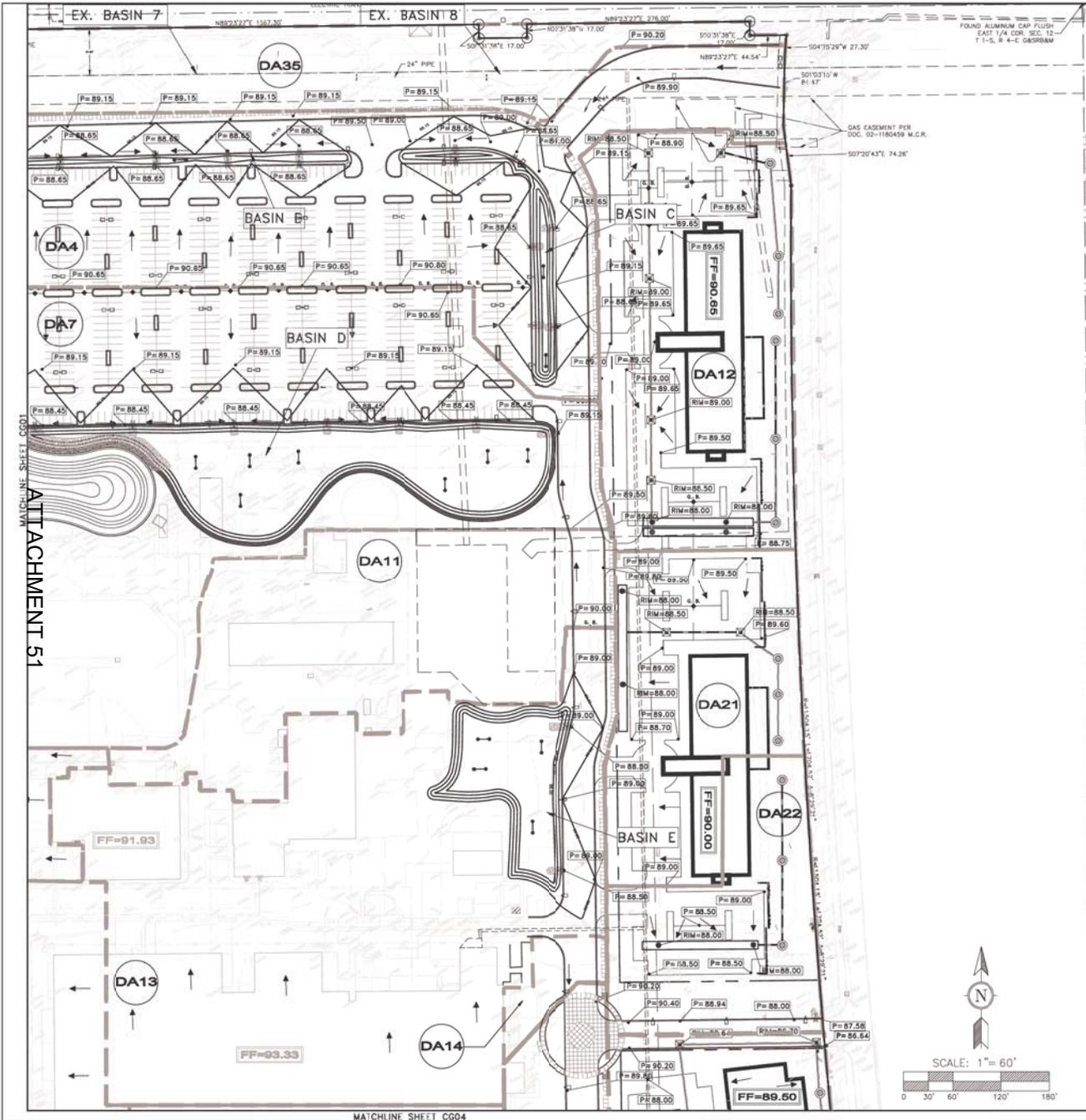
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

DATE: 08/29/11  
 PROJ. NO: 210-027  
 DESIGN: GMB  
 DRAWN: CCC  
 CHECKED: JAC  
 SCALE: 1"=60'  
 CAD FILE: 1027c901

**CG01**  
 1 of 4

PAD11007; REC11026; DS11033



**LEGEND:**

- FF=53.00 PROPOSED FINISH PAVEMENT ELEVATION
- FF=1157.00 PROPOSED FINISH FLOOR ELEVATION
- CATCH BASIN PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN PIPE
- DIRECTION OF PROPOSED DRAINAGE
- DA1 PROPOSED DRAINAGE AREA IDENTIFICATION
- PROPOSED DRAINAGE AREA BOUNDARY
- DRYWELL PROPOSED DRYWELL
- CURB OPENING PROPOSED CURB OPENING
- 120" DIA PROPOSED 120" DIAMETER CMP PIPE
- SD PROPOSED STORM DRAIN MANHOLE

| RETENTION REQUIRED - C*1*A | AREA            | RETENTION | % AREA | Cv                      |
|----------------------------|-----------------|-----------|--------|-------------------------|
| 75.16                      | Industrial      | 2.0       | 0.05   | Paving Concrete Rooftop |
| 60.88                      | Intertemp/Storm | 0.5       | 0.45   | Landscaping             |

| DRAINAGE AREA ID | AREA (Ac) | AREA (Sq Ft) | VOLUME REQUIRED (Ct) | VOLUME PROVIDED (Ct) | EXCESS/SHORT (Ct) | TOT DA # |
|------------------|-----------|--------------|----------------------|----------------------|-------------------|----------|
| 1                | 2.27      | 124,513      | 11,064               | 61,663               | 50,599            |          |
| 2                | 11.63     | 646,073      | 48,812               | 103,672              | 152,484           | 6        |
| 3                | 2.69      | 147,035      | 20,378               | 36,539               | 16,161            |          |
| 4                | 5.13      | 275,431      | 38,914               | 20,610               | -18,304           |          |
| 5                | 28.61     | 1,546,652    | 217,121              | 266,429              | 49,308            |          |
| 6                | 11.58     | 624,770      | 87,828               | 157,005              | 69,177            |          |
| 7                | 4.56      | 248,826      | 34,629               | 27,530               | -7,099            | 10       |
| 8                | 6.85      | 368,454      | 51,981               | 52,174               | 193               |          |
| 9                | 5.41      | 291,096      | 40,813               | 0                    | -40,813           | 5        |
| 10               | 9.24      | 503,342      | 70,889               | 88,763               | 17,874            |          |
| 11               | 2.03      | 109,547      | 15,422               | 7,765                | -7,657            | 10       |
| 12               | 25.28     | 1,366,083    | 187,961              | 1,306,025            | -60,058           |          |
| 13               | 18.98     | 1,026,076    | 140,880              | 619,832              | -406,048          |          |
| 14               | 6.10      | 325,755      | 45,286               | 108,323              | 63,037            |          |
| 15               | 1.99      | 106,765      | 15,077               | 148,475              | 133,398           |          |
| 16               | 3.19      | 170,165      | 24,298               | 31,708               | 7,410             |          |
| Total            | 111.43    | 5,966,201    | 846,410              | 3,486,487            | -4,979,713        |          |

**BASIN VOLUME PROVIDED CALCULATIONS**

RETENTION PROVIDED = (AREA<sub>Basin</sub> \* AREA<sub>Retention</sub> \* 2 \* 0.85 Safety Factor \* 2) Depth

| RETENTION BASIN ID | DRAIN AREA | AREA (Sq Ft) | DEPTH (FT) | VOLUME (Ct) |
|--------------------|------------|--------------|------------|-------------|
| Bas1               | 12         | 100,655      | 8.0        | 1,006,925   |
| Bas2               | 13         | 647,415      | 8.0        | 5,187,320   |
| Bas3               | 5          | 608,610      | 4.0        | 2,434,440   |
| Bas4               | 13         | 975,470      | 2.0        | 1,950,940   |
| Bas5               | 2          | 306,510      | 4.0        | 1,226,040   |
| Bas6               | 14         | 540,410      | 2.0        | 1,080,820   |
| Bas7               | 15         | 307,510      | 2.0        | 615,020     |
| Bas8               | 15         | 592,510      | 2.0        | 1,185,020   |
| Bas9               | 2          | 968,610      | 3.0        | 2,905,830   |
| Bas10              | 1          | 696,210      | 1.0        | 696,210     |
| Bas11              | 5          | 300,010      | 3.0        | 900,030     |
| Bas12              | 3          | 249,010      | 2.0        | 498,020     |
| Bas13              | 7          | 413,610      | 3.0        | 1,240,830   |
| A                  | 3          | 193,310      | 3.0        | 579,930     |
| B                  | 4          | 464,010      | 2.0        | 928,020     |
| C                  | 4          | 598,710      | 3.0        | 1,796,130   |
| D                  | 6          | 826,610      | 3.0        | 2,479,830   |
| E                  | 8          | 208,010      | 3.0        | 624,030     |
| F                  | 11         | 298,010      | 3.0        | 894,030     |
| G                  | 10         | 120,010      | 3.0        | 360,030     |
| H                  | 10         | 650,010      | 3.0        | 1,950,030   |
| I                  | 7          | 111,810      | 1.0        | 111,810     |
| J                  | 7          | 62,010       | 1.0        | 62,010      |
| K                  | 16         | 617,010      | 7.0        | 4,319,070   |
| L                  | 16         | 763,010      | 3.0        | 2,289,030   |
| M                  | 5          | 851,010      | 2.0        | 1,702,020   |
| N                  | 3          | 319,010      | 2.0        | 638,020     |
| O                  | 3          | 499,010      | 3.0        | 1,497,030   |

**UNDERGROUND RETENTION CALCULATIONS**

RETENTION PROVIDED

| UG PIPE ID | DRAIN AREA | PIPE LENGTH (LF) | VOLUME (Ct) |
|------------|------------|------------------|-------------|
| 1          | 10         | 191.0            | 151.1       |
| 2          | 10         | 191.0            | 151.1       |



**EME**  
 Erickson & Meeks  
 Engineering, L.L.C.  
 15444 N. 32nd Street  
 Suite 6  
 Phoenix, Arizona 85032  
 Phone: (602) 569-5593  
 Fax: (602) 569-6453



**DISCOVERY BUSINESS CAMPUS**  
 CONCEPTUAL GRADING AND DRAINAGE PLAN  
 TEMPE, ARIZONA

REVISONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

DATE: 08/29/11  
 PROJ. NO: 210-027  
 D/S-GN: GWB  
 DRAWN: C.C.C.  
 CHECKED: J.E.  
 SCALE: 1"=60'  
 CAD FILE: 1027c020

**CG02**  
 2 of 4

CALL FOR WORKING DATES  
 800-283-1100  
 1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

ATTACHMENT 51

MATCHLINE SHEET C004

PAD11007; REC11026; DS110333





## EXECUTIVE SUMMARY

This report documents a Traffic Impact Analysis (TIA) performed for the Wentworth Freescale development located on the northwest corner of Elliot Road and Loop 101 in Tempe, Arizona. The site was originally a campus for Motorola and contains several existing buildings which will remain. Encompassing approximately 136 acres, the remainder of the parcel is expected to be developed into office and commercial land use. CivTech Inc. has been retained by Tempe Campus SPV, LLC. to perform the traffic impact analysis for the proposed Wentworth Freescale development.

The purpose of this analysis is to address the traffic and transportation impacts of the proposed redevelopment on the surrounding streets and intersections. This traffic impact study was prepared in accordance with the City of Tempe Traffic Impact Analysis guidelines. The specific objectives of this assessment are:

1. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. To determine future level of service for all existing intersections within the study area and recommend any capacity related improvements.
3. To determine necessary lane configurations at all new driveways within the proposed development to provide acceptable future levels of service.
4. To evaluate the need for future traffic control changes within the proposed study area.
5. To evaluate the need for deceleration lanes into/for the proposed site accesses.

Access to the Wentworth Freescale development could be obtained from Elliot Road and State Route 87 (SR-87).

The following conclusions and recommendations have been documented in this study:

### General

- ◆ All existing study intersections are expected to operate with an overall passing level of service (LOS C) under existing conditions.
- ◆ The contractor should ensure that adequate sight distance is provided at all site access points to allow safe left and right-turning movements from the development. Landscaping should be maintained at a maximum of three (3) feet in height. To maintain sight distance, tree branches lower than seven feet should be trimmed and maintained to meet current acceptable landscape requirements while maintaining sight distance.
- ◆ An updated analysis should be prepared for each phase of development to ensure that off site improvements are adequately recommended and constructed.

Horizon Year 2012 (Opening Year)

- ◆ Phase 1 is limited to the redevelopment of the existing buildings located on site.
- ◆ The completion of Phase I of the proposed Freescale development is predicted to generate 6,724 total daily trips, with 1,022 occurring in the AM peak hour and 1,001 occurring in the PM peak hour.
- ◆ Phase 1 redevelopment will provide a new connection to Price Road located at the northeast corner of the site.
- ◆ By the completion of Phase I (2012), all study intersections are expected to operate with an overall level of service C or better under the proposed lane configurations.
- ◆ No offsite improvements are required off-site with the redevelopment of the Freescale project. Loop detection and striping improvements have been identified at the main entrance to the campus located at River Parkway and Elliott Road. These improvements will be constructed with the Phase 1 development.

Horizon Year 2020

- ◆ The proposed development at full build is expected to generate 22,486 total daily trips, with 2,946 occurring in the AM peak hour and 2,919 occurring in the PM peak hour.
- ◆ All study intersections are expected to operate with an overall level of service D or better under the proposed lane configurations which include mitigation efforts at the intersections of River Parkway/Elliott Road and Country Club Way/Elliott Road.
- ◆ The intersection of River Parkway/Elliott Road should provide protected-permitted left turn phasing for the eastbound and westbound movements. These movements currently operate with under a permitted condition. Without this mitigation, background traffic growth along Elliott Road and the increase of left-turn movements from the site would cause several movements of intersection to experience poor levels of service.
- ◆ The intersection of Country Club Way/Elliott Road is proposed to be signalized due to an increase in southbound left-turn movements as well as background growth along Elliott Road. This intersection currently operates with 1-way stop control. Without this improvement, the southbound approach traffic would experience poor levels of service. It is anticipated that the minimum threshold requirements for the peak hour, four hour and eight hour traffic signal warrants as stated in the MUTCD will be met by the 2020 horizon year.
- ◆ No other intersection mitigation will be required to maintain acceptable levels of service in the study area with the buildout of the Freescale development.
- ◆ During both the AM and PM peak hours, all site access points at the frontage road and the bridge along the western canal are not anticipated to experience delay resulting from queue spillback. The combination of the anticipated average vehicular delay and the expected volumes are not enough to cause entering/exiting stacking problems.
- ◆ **Access J** along Elliott Road will experience an unacceptable level service due to egress movements at a stop controlled intersection, though it is not uncommon to have poor levels of service at driveway approaches to arterial roadways. However, it is expected

that these movements will operate at an acceptable LOS during non-peak hours and that the site provides several additional alternatives for egress which operate acceptably. Expected conditions at Access J do not meet signal warrants in either the AM or PM peak hours.

- ◆ A westbound right turn deceleration lane is warranted at **Access J** to accommodate the entering vehicles during the AM peak hour. However, existing overhead electric poles are located nine feet from the current face of curb along Elliott Road. Providing a buffer of two feet to the face of pole, only seven feet remain available for the width of the deceleration lane. A typical lane would provide a minimum width of ten feet. Therefore, the deceleration lane is not recommended.

## Levesque, Ryan

---

**Subject:** FW: Proposed Zoning Change to the Freescale Property

-----Original Message-----

From: Shekerjian, Onnie

Sent: Monday, August 22, 2011 7:41 AM

To: lisa.zyriek@juno.com

Cc: Collins, Lisa; Collins, Lisa

Subject: Re: Proposed Zoning Change to the Freescale Property

Dear Lisa,

Thank you for your email and sharing your thoughts.

I am glad to know you will be attending the meeting and after talking to the developer and seeing what exactly is being proposed, encourage you to give a fully informed opinion. You have listed some concerns in your email that should be raised at such a meeting. If after reviewing the details of the project, you still feel the same way as you expressed in your email to me, then the city and the developer need to know that.

Whenever a new project is proposed in the city I look for such aspects as, where exactly buildings are proposed to be located, how traffic is proposed to be handled, what kind of landscape "green screens" buffering is planned between neighborhoods and the project, what types of use the project hopes to attract, what kinds of signage is proposed, etc. These are just a few of the elements that I always look at and question when I review any new proposed project. Details are important when discussing the potential impact a project will have on a surrounding area.

This is very early in this project's process and is an excellent time for residents to give their informed input to the developer and to the city as staff will be in attendance. There are many steps in any development process, and opportunities for citizen's to be heard along the way and changes made to address concerns.

Additionally, I am forwarding your email on to our staff that deals with development so they are aware of your initial concerns and you have a staff contact as well. Lastly, staff will get back with both of us regarding the notification requirement issue.

Please feel free to contact me anytime.

Sincerely,  
Onnie

Sent from my iPad

On Aug 21, 2011, at 4:31 PM, "lisa.zyriek@juno.com" <lisa.zyriek@juno.com> wrote:

> Dear Onnie,

>

> I have seen you before at many education meetings. I am an officer in the Parent Network, headed by Sandy Lowe. This note is not about an education issue but is about a residential concern. I wanted to make you aware of the Proposed Zoning Change to the Freescale Property, right next to the Oasis development in South Tempe.

> A few weeks after we got back from vacation in July, we noticed a Tempe Zoning Notice up in front of the Freescale plant (the old Motorola campus) at Price and Elliot Roads. Since the speed limit is posted at 45 mph right there, it is impossible to read the sign. My husband, Don, saw another Zoning Notice farther into the campus so we pulled in to see what it said.

>

> It stated that on Monday, August 22, from 6-7 pm, a Tempe Zoning meeting will take place in the lobby of Building 99 of the Freescale property. We are aware that Freescale has sold the property and are leasing back some of the space. Apparently, the new owner has grand plans for the rest of the property. Not plans that any of us expected when we purchased our homes and has the potential to impact our neighborhood and our home values.

>

> The new owner would like to get the property re-zoned to include a 4-story office building, a 5-story office building, a 6 story office building, an 8 story office building, and 2, 6 story hotels, a 3 story parking garage, retail space, and unspecified industrial space. I would imagine that we could expect a lot of increased traffic near our street as well as a lot of additional light. The height of the buildings would certainly be an eyesore, the parking garage will be unsightly as will the neon signs from the hotels, restaurants, and shops. I would imagine that crime will likely increase as will people wanting to use the amenities of our development (our lake).

>

> I did learn that a limited number of my neighbors received a letter from the law office representing the new owner. A homeowner received a letter if you live within 300 feet of the property. We live a wall and three houses away from Country Club Way, on East Todd Drive, near the Freescale property. We DID NOT Receive a letter. A neighbor that only lives two houses away showed me her letter. According to my calculations, only about 40 homeowners received the informational letter inviting them to the Neighborhood Meeting on August 22.

> So, I wanted to share this information with you in case you weren't aware of it. First, I am disappointed by the mechanisms in place to inform homeowners about the upcoming meeting. Second, I am shocked that a massive development project would be considered for this area. There is a large quantity of existing vacant commercial space that should be infilled first. The existing tenant has a low building type that is friendly to residential neighborhoods. This is a residential area. If the new owner wants to develop something so grand, they should look at existing space first instead of trying to rezone what is here. Nothing in this area is as tall as the buildings heights that the new owner is proposing. Third, the Oasis is a premier Tempe neighborhood, one of only two Tempe neighborhoods with a lake in their development. Why would you want to put that kind of commercial/industrial development next to a prominent, desirable neighborhood? Would you consider putting something like that in next to The Lakes? I really hope that the Zoning Committee and the City Council value residential neighborhoods. Isn't that what living in Tempe is all about?

> I will attend the meeting on the 22nd as well as subsequent meetings. I just wanted to let you know that I am not in favor of this development plan and hope that the Council members will stay on top of this Zoning item.

> Thanks!

> Lisa Zyriek

>

## NEIGHBORHOOD MEETING

Tempe Campus SPV LLC - Discovery Business Campus (Planning Case No. PL110130)

Building 99 - Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

PLEASE PRINT

| NAME                | ADDRESS                                  | TELEPHONE           | EMAIL                     |
|---------------------|--|---------------------|---------------------------|
| Bob Lane            | 2 N Central Ave<br>Phoenix 85004         | 602-256<br>-4439    | rlane@sblam.com           |
| Kim DePiero         | 1979 E. Drake Dr<br>Tempe AZ 85283       | 602<br>451 1323     | AZCORIANDEP<br>@GMAIL.COM |
| Bill Smith          | 7259 S. HAZELTON LANE<br>Tempe, AZ 85283 | 480-839-<br>9035    | BillS@Cavo.com            |
| Linda Rawn          | 1981 E. Stephens Dr<br>Tempe, AZ 85283   | 480<br>820 5550     | lindaal5<br>@msn.com      |
| Bill & Dana Rowe    | 1890 E OASIS DR<br>85283                 | 480<br>369-8815     |                           |
| Bob Russo           | 1859 E. OASIS DR<br>85283                | 480<br>266-4550     | RUS50 1859<br>@G.MAIL.COM |
| Steve Tinsky        | 7406 S. Hazelton Ln                      | 216-4918<br>400 475 | stinsky2000<br>@yahoo.com |
| Dave Elmo           | 1982 E. Drake                            | 831 6573<br>480     |                           |
| * Bob Reisinger     | 7378 S. HAZELTON LN                      | 480-756-2971        | reisinger5@cox.net        |
| Michael & Rita Hutt | 1989 E Olive Dr. W.                      | 480-931-8012        | michael.hutt+@<br>asu.edu |
| Richard Johnson     | 1963 E. CARMEN ST                        | 480-839-2901        |                           |
| John Puzauskas      | 1975 E. CHALTON DR.                      | 480-220-8715        | JPUZKAUSKAS@<br>COX.NET   |
| Jaime Berrios       | GCA Services                             | 480-920-2003        | jberrios@gcaservices      |

| NAME                       | ADDRESS                                   | TELEPHONE        | EMAIL                        |
|----------------------------|---|------------------|------------------------------|
| EDWARD<br>BECKER           | 6901 S. McClintock Dr #254<br>Tempe 85283 | 708<br>291-0690  | eb-ssp@rocketmail.com        |
| Julie George               | 1965 E. Stephens Dr.                      | 602-<br>999-7875 | georgecoj @cox.net           |
| Tom George                 | Tempe 85283                               |                  |                              |
| Joe Snyder                 | 1966 E McNair 85283                       | 602<br>861-6731  | —                            |
| TOM HATTIELD               | 1950 E. Brentrup Dr.<br>85283             | 480<br>897-9088  | Tomhat@hotmail.com           |
| Chip Vickers               |   | 480<br>473-5350  | Chip.Vickers@freemail.com    |
| Richard Nealov             | 1981 E. Divot Dr                          | 602-615<br>7701  | richardnealov@mindsp.com     |
| Shem de Sowell             | 2033 E Diamond Dr                         | 480 7720505      | SSOWELL@MSN.COM              |
| RANDY HLEBAK               | 2033 E. DIAMOND DR                        | 6023202523       | —                            |
| Clare Hakeman              | 1920 E Bendix Dr                          | 480<br>838-1109  | clare48@gmail.com            |
| LYLE STEWART               | 1947 E DIAMOND DR                         | 480-939-0430     | LPSTEW@MSN.COM               |
| Ed Zimmer                  | 4030 E Sidewinder Ct.                     | 480-203-205      | edzimmer@yahoo.com           |
| DON ZYRIEK                 | 1977 E. TODD DR 85283                     | 480-413-9284     | Don.Zyriek@msn.com           |
| Doug King                  | 1984 E. Brentrup Dr.                      | 480 861 5021     | Kingfish135@<br>hotmail.com  |
| Timothy & Debbie<br>Druett | 2021 E Diamond Dr                         | 602390 7572      | —                            |
| ERIC RAMSLAND              | 754 E. Maria Lane                         | 480 705-9248     | ERIC.RAMSLAND<br>OFreesa@com |

## NEIGHBORHOOD MEETING

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

PLEASE PRINT

| NAME                                    | ADDRESS                               | TELEPHONE    | EMAIL                        |
|---|---------------------------------------|--------------|------------------------------|
| JAMES SIPPEL                            | 1961 E BENDIX DR<br>TEMPE             | 480-831-6882 | jameslippel@mslu.com         |
| Sandy Ruffin                            | 1977 E. Divot Dr. Tempe               | 480-456-9862 | nitrogenfix@cox.net          |
| Ava Citadencia                          | 1977 E DIVOT DR Ty                    | 480-456-2862 | nitrogenfix@cox.net          |
| LARRY T. COOPER                         | 1973 E. DIVOT DR.                     | 480-813-7411 | phantom2@cox.net             |
| <del>Laura</del> Laura Becker<br>O'Dell | 6901 S McClintock Dr<br>Apt 254 Tempe |              | eb-ssporocketmail.com        |
| Mike & Phyllis                          | 1961 E. Stephens                      | 480-839-5140 | Michael.odell@ASU.EDU        |
| Mike Kaneshiro                          | 3613 E Grand Canyon Pl                | 480-577-5405 | Mike.Kaneshiro@freescall.com |
| Donald & Diane White                    | 1983 E. Drake Dr                      | 480-838-1989 | donald-white@cox.net         |
| Chuck Bruns<br>Sue Fogel                | 1944 E Chilton Dr                     | 480-777-0107 | SUZ@cox.net                  |
| Diane Pitteruti                         | 7088 S. Kachina Dr.                   | 602-920-2765 | spitteruti1@cox.net          |
| RYAN LEVESQUE                           | CITY OF TEMPE                         |              |                              |
| Debbie Lindzey                          | 1984 E. Divot Dr                      | 480-329-7897 | dhammer16@hotmail.com        |
| Bill Poole                              | 200 E ELLIOT DR                       | 480-413-8466 | bill.poole@freescall.com     |



**NEIGHBOR COMMENT SHEETS  
SUBMITTED DURING OR AFTER  
AUGUST 22, 2011  
NEIGHBORHOOD MEETING**

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

I THINK IT WILL BE  
A GREAT DEVELOPMENT. CAN'T WAIT  
ALL YOU START.

NAME: ROBERT RUSSO  
ADDRESS: 1859 E. OASIS DR TEMPE 85283  
TELEPHONE: 480-266-4550  
EMAIL: RUSSO1859@GMAIL.COM

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

---

---

---

---

---

---

---

---

---

---

NAME: *Bill Row*  
ADDRESS: *1840 E OASIS DRIVE 85280*  
TELEPHONE:  
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

**NEIGHBORHOOD MEETING**

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On **Monday, August 22, 2011** at **6:00 p.m.**

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

---

---

---

---

---

---

---

---

---

---

NAME:

*Mike & Angela O'Neil*

ADDRESS:

TELEPHONE:

EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC - Discovery Business Campus (Planning Case No. PL110130)

Building 99 - Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

*Plans seem to be very good. Eventually, I think Freescale will move out so it is good to have a plan to attract other businesses to keep the area active and viable.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Clare Hakeman  
ADDRESS: 1920 E. Bendix Dr, Tempe AZ 85283  
TELEPHONE: 480-838-1109  
EMAIL: clare48@gmail.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC - Discovery Business Campus (Planning Case No. PL110130)

Building 99 - Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED  (But tentatively supportive)

*Intersection for perspective:  
Kenwood & Drake*

COMMENTS:

*As victims of property crime & vandalism. We are most concerned about increased pedestrian traffic along Kenwood (parallel to Country Clubs).*

*I would be 100% supportive of additional development if your plan includes working with the city to make the sidewalk from central to Elliot to the other side of the dividing wall & closed off OAG's to non-residential traffic.*

NAME: *KIM DEPIERO*  
ADDRESS: *1979 E. DRAKE DR / TEMPE AZ 85283*  
TELEPHONE: *602 451-1323*  
EMAIL: *AZCORIANDBER@GMAIL.COM*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

*I understand you don't control the easement, but perhaps you should have spoken with Kinney mgmt (Horn) and City planning before today's meeting.*

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC - Discovery Business Campus (Planning Case No. PL110130)

Building 99 - Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

STAGGERED HT OF BUDG A

ELIMINATE DRIVEWAY AT N. END CUL-DE-SAC ON  
COUNTRY CLUBS

SCORPION APARTMENT!!!!

NAME: CLAIRE PAVLUS / MARK BURTON  
 ADDRESS: 7175 S. HAZELTON LN  
 TELEPHONE: 480.456.6666  
 EMAIL: cpavlus@yahoo.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
 ATTN: ROB LANE  
 2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
 PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

*Future invasion of privacy from office buildings looking into yards of homes.  
Construction noise and vibration degrading property values.  
Increased traffic congestion on Elliot Rd & 1st St.  
Potential increase in vandalism due to increased population of workers and tenants in the overall development.*

NAME: *LARRY T. COOPER*  
 ADDRESS: *1973 E. DIVOT DR.*  
 TELEPHONE: *(480) 813-1411*  
 EMAIL: *phantom2@cox.net*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
 ATTN: ROB LANE  
 2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
 PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

Terrible disruption for those of us living  
near your West wall - during the  
construction phase !!

We don't want to live next to a crammed  
in industrial park with truck loading,  
additional traffic in the neighborhood &  
decreased home values -

HELPS = PLANT LOTS OF TREES, INCREASE HEIGHT OF WEST  
WALL.

NAME: ANN CHAMBERCE

ADDRESS: 1977 E DIUOT DR TEMPE, AZ 85283

TELEPHONE: 480-456-9862

EMAIL: nitrogenfixx@cox.net

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

NEIGHBORHOOD MEETING

Tempe Campus SPV LLC – Discovery Business Campus (Planning Case No. PL110130)

Building 99 – Lobby  
2100 East Elliot Road  
Tempe, AZ 85283

On Monday, August 22, 2011 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

Dirt - Disruption - noise - pollution -  
Traffic - Lack of Privacy -  
Construction and "all" That goes with it -  
Declining Real Estate Value for homes  
along Kenwood -

---



---



---



---

NAME: Sandy Ruffin  
 ADDRESS: 1977 E. Divot Drive, Tempe, AZ. 85283  
 TELEPHONE: 480-456-9862  
 EMAIL: nitrogenfixx@cox.net

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
 ATTN: ROB LANE  
 2 N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
 PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

**From:** Lisa Dunbar <lisadunbar@cox.net>  
**Sent:** Thursday, August 25, 2011 7:35 PM  
**To:** Levesque, Ryan  
**Subject:** Freescale site redevelopment/Discover business campus

Ryan Levesque, Senior Planner  
City of Tempe  
Community Development Dept.  
31 E. 5th St. Tempe, AZ 85281

Dear Ryan:

I am concerned about the planned Discovery Business Campus/Freescale site redevelopment next to the Oasis subdivision where I live. The proposed office building at the northwest corner is over 40 feet tall and seems to be right up against the fence that runs along the east side of the Oasis.

I'm am also concerned about the additional traffic on the Price Road southbound frontage. It can already be fairly difficult to exit the 101 Southbound at Elliot due to cars on the frontage road that do not yield like they are supposed to.

The proposal also shows a retail development in the southwest corner of the site - which is very close to our homes. I am not in favor of this and would like more information on how I can make these views known to all the folks reviewing this plan.

Thanks.

Lisa Dunbar  
1958 E. Drake Dr.  
Tempe, AZ 85283

Ryan Levesque, Senior Planner

City of Tempe | Community Development Dept.

31 E. 5th St. Tempe, AZ 85281

Sent via email: ryan\_levesque@tempe.gov

Dear Mr Levesque:

I am writing to express my concerns with the proposed Freescale/"Discovery Campus" redevelopment and offer my recommendations for resolution.

I noticed that your address list has our previous home's address listed as our contact. I'm sure that is due to our rather recent purchase and move-in to our current home on Drake Drive. We are the homeowners of 1979 E Drake Drive, Parcel lot 202, and separated from Freescale by one house, one road, one wall, and desert landscaping.

Hearing about the planned development to the Freescale site (Discovery Campus proposal) brings some mixed emotions. My husband and I wholeheartedly support development for the City of Tempe. As a landlocked area with limited opportunities for expansion, the idea of repurposing (reduce - reuse - recycle) an existing facility seems advantageous. The possibility of two new hotels brings the possibility of additional employment, as well as convenient facilities for our out-of-town families to use! The possibility of new retail and restaurants along Elliot are also welcome - a locally-owned (non-chain) coffee shop would be ideal!

However, specific details surrounding the redevelopment have caused us some concern. These concerns were not alleviated by the disjointed and emotionally heated meeting held on August 22 by Gammage & Burnham and developer Wentworth Properties. Both parties (as well as residents present) were defensive and communications were severely hampered. My husband was only able to ask one question during the meeting, and although I was in the front row with hand raised, I was not given an opportunity to speak. The meeting was not an open dialogue or partnership, and I felt resulted in little resolution or mutual sharing/understanding.

#### 1 - Concern over increased pedestrian/bike/scooter traffic through neighborhood

While I recognize that all cities (Tempe in particular) want to promote walking and biking, and have the well-maintained trails along the canal to facilitate these activities, I am concerned about increased non-resident traffic in our area. There is a wide sidewalk that runs between the canal path and Country Club Way. The sidewalk runs inside the Oasis neighborhood boundary, along the large wall that separates us from the Freescale property. The sidewalk is not barricaded, gated, or restricted in any way. The sidewalk path

“dead ends” at Country Club Way, where there is an open passage/access to the city sidewalks along Country Club Way and eventually feeding to Elliot Rd.

Our home is on Drake Drive, two houses west of Kenwood Drive, which parallels the sidewalk. In the short six months we have lived in our home, we have already been victims of crime – trespassing, and theft of pool equipment. Both times, City of Tempe police informed us that the suspects likely hopped over the fence and vanished down the sidewalk toward Country Club Way or the canal – quick and convenient entrance and exit points from our corner of the Oasis.

I am concerned that retail shops and offices will increase the amount of non-resident traffic, and afford mischief-makers additional opportunity to scout our neighborhood during daylight hours.

I am also concerned that office workers who observe our community's lake paths from their 6<sup>th</sup> story windows will decide to utilize our walking path and HOA-financed amenities for exercise, instead of the all-concrete walking path that will circle the new Freescale development (as promised by the developer in the 8/22/11 meeting).

My recommendation:

Move the sidewalk and connecting path to the OTHER side of the Freescale retaining wall, and allow the sidewalk to connect the canal path to Country Club Way, not using Oasis property as a thoroughfare. Also, close off or wall off the entry points at the canal and on Kenwood, where Country Club Way ends. Closing off the neighborhood along the east border will prevent non-residents from accessing the Oasis in close proximity to houses bordering Kenwood. Relocating the sidewalk to the other side of the wall will continue to encourage biking/walking along the canal and connecting to Country Club or Elliot Rds.

2 – Concern over “Flex Use Building” proposed in Northwest corner of property

The proposal for this building call for a two-story building, approximately 38 feet in height. This is a building that will stand next to the cement wall bordering the community, and be less than 300 feet from homes bordering Kenwood. Although there will be a “city-appropriate” distance as a buffer, there will not be any appropriate buffer for line of sight. A two-story office structure will be much taller and bulkier than a two-story home in the development, and will have clear line of sight into the yards of homes nearby. Even with the generous offer of planting larger big-box trees, there will be NO sustainable trees, vegetation, or greenery that would grow to heights over 30 feet to buffer the views and ease residents’ privacy concerns.

My recommendation:

Encourage Wentworth to redesign their office building layout. As a “flex” planned building, there cannot be an overwhelming need for yet another office building of that size. Encourage Wentworth to eliminate plans

for the building and instead develop a park area, greenbelt area, or natural desert vegetation that would help reduce heat from additional asphalt/paved surfaces or glass.

If the Discovery campus is in absolute need of the additional office space, instead develop the area where the Office/Flex 2-story is as a surface parking lot and move the building further east. There is currently a parking lot between Building 99 and Building 101. Placing a two-story office building there would remedy the concern of having a building tower over our community's walls and homes. The building would also create a mini "campus" of three buildings. This would allow for greater efficiencies for power plants/power generation, and possibly even create a shade buffer for Building 101 (blocking the western exposure).

If the building cannot be moved, consider redesigning as a one-story. A one-story commercial building would still be much taller than any fully-grown trees (let alone newly transplanted ones), but would greatly limit office workers' views into our neighborhood, our yards, and directly into the homes bordering Kenwood.

I do not want to discourage growth opportunities for our city, but I also do not wish to do so at the expense of the safety and comfort of my home and its neighborhood surroundings. I hope that future meetings will be more amicable and open to an actual dialogue rather than what I perceived as the "this is how it's going to be" message delivered earlier this week.

Due to other community commitments, we may not be able to attend the September 13, 2011 council meeting, however we will be sure to attend future events and ensure our concerns continue to be heard. If you have questions for me, please feel free to contact me via email ([azcoriander@gmail.com](mailto:azcoriander@gmail.com)) or via phone (602-451-1323).

Sincerely,

Kimberly DePiero  
Homeowner – 1979 E Drake Drive, Tempe AZ 85283

Copy (via email): Manjula Vaz ([mvaz@gblaw.com](mailto:mvaz@gblaw.com)), Tim Chester ([tchester@wentprop.com](mailto:tchester@wentprop.com))

**From:** David Puffer <dave.puffer@gmail.com>  
**Sent:** Tuesday, August 30, 2011 10:36 PM  
**To:** Levesque, Ryan  
**Cc:** 'David Puffer'  
**Subject:** Freescale / Discovery Business Campus Redevelopment

Mr Levesque,

I am a longtime Tempe Resident, including the last 17 years living with my family in the Oasis at Anozira neighborhood. We recently became aware of the proposal to redevelop the land surrounding the nearby Freescale site.

I understand that this development has some significant benefits to our city as a whole.

However, we, along with many of our neighbors, are concerned with some aspects of this proposal:

**Building A:**

The two story office building (Building A) in the northwest portion of the development is immediately adjacent to the northeast boundary of our neighborhood, and uncomfortably close to our own home. This so-called "modest" two-story building will be almost 50 feet tall but only setback 25 feet from our neighborhood. When we built our house in the Oasis 17 years ago, we of course knew the then Motorola site was next door and were somewhat concerned. However, the existing buildings relatively far away from our neighborhood and are relatively low -- presumably within the 35 foot height limit required by the current zoning for this parcel. So we built our home and have not regretted it. However, this new building will clearly be an eyesore for our neighborhood and limit those willing to buy our homes when it comes time to sell them.

I propose that this office building be limited to a single-story with a larger set-back requirement so as not to intrude on the character and value of our neighborhood.

**Southbound Price Road Traffic:**

According to the plans, the hotels and office buildings along the eastern side of the property will have access to/from the Price Road southbound frontage. We are very concerned about the additional traffic this will create on the frontage road. It can already be fairly difficult to exit the Loop 101 Southbound and make a right turn on Elliot Rd towards our neighborhood. There is often too much traffic on the frontage road to safely merge across from the freeway offramp to the right turn lanes. The frontage road traffic is supposed to yield to the freeway offramp traffic, but this very seldom happens.

I propose that southbound Price Rd traffic be allowed to enter the development, but traffic should not be able to leave the development onto Price Road (ie, no Right Turns onto Price Road). Instead, all traffic leaving the site should be directed through the existing intersection at Elliot and River.

**Retail Pads:**

Our neighborhood is understandably concerned with the prospect of retail/restaurant activity at the southwest corner of the development. While I understand the developer's desire to offer such amenities to

benefit their future tenants, how can we ensure that these activities won't impact our quiet neighborhood, especially outside of normal business hours?

I certainly hope that the City can work with the developer to better protect our neighborhoods before granting such a significant change to existing zoning.

Regards

David and Nancy Puffer

1975 E Drake Dr

480-831-6442

August 26, 2011

City of Tempe

Planning Commission

31 E. 5<sup>th</sup> Street

Tempe, AZ 85281

RE: Discovery Business Campus plans

Dear Members of the Planning Commission,

I am writing to you regarding the proposed plans for the Discovery Business Campus. We live at 1964 E. Brentrup Drive which is 5 houses to the west of the campus. I am concerned about the proposed retail shops and pad sites at the southwest corner of the campus. These buildings are very close to our homes and could potentially have businesses which create noise and disturbance – such as tire sale stores, nightclubs, or fast food restaurants with drive-through windows.

I am asking you to consider changing these retail buildings to single story office buildings. This would be a more compatible use with the adjacent homes. A similar example can be seen along the south side of Warner Road, west of the 101 freeway. Single story office buildings were used very effectively as a buffer against the residential area to the south (Circle G Ranches).

Thank you for your consideration.

Best regards,

Gary Meyer # DEBI MEYER

1964 E. Brentrup Drive

Tempe, AZ 85283

(480) 262-1346

8/25/2011

Ryan Levesque, Senior Planner  
City of Tempe | Community Development Dept.  
31 E. 5th St. Tempe, AZ 85281

Dear Ryan,

My wife and I are very concerned with the proposed "Discovery Business Campus" in development on the current Freescale site on McClintock and the 101. This move has a potential significant negative impact on our daily lives. We moved to this subdivision 5 years ago because it was quiet, and nestled away from noise and business centers. We have enjoyed living here ever since. We did not mind living next to Freescale, as the buildings were at a good distance away from our houses, and in general we were not affected by noise or traffic.

I have no doubt this development is going to happen, and we are quite upset that not only the noise level will increase, but no doubt the visual pollution of multi-story office buildings next to our property will detract from the appeal of our neighborhood and negatively affect our property values.

I petition you and anyone who would listen, that at least mitigation of some of these factors would help. My specific suggestions are

- **limit zoning to one-story office buildings on the south side of the site that borders with the Oasis.**
- Restrict office buildings to a minimum distance from the Oasis subdivision walls. IE Please don't permit the developers to construct buildings that butt up right against our community wall and leaves us with a gigantic eyesore.
- Do not allow retail establishments immediately adjacent to the Oasis. We are under no illusion as to what kind of noise retail brings along with it - (early morning deliveries, restaurant noise, automotive centers, etc.)

I hope you will consider my appeal and I do plan on attending public hearings on this matter.

Sincerely,



Jeff Carpenter

480 965-2459 (day)

480 838-8315 (home)

Tracy L. Spinrad  
7057 S. Los Feliz Dr.  
Tempe, AZ 85283

August 30, 2011

Ryan Levesque, Senior Planner  
City of Tempe  
Community Development Dept.  
31 E. 5th St. Tempe, AZ 85281

Dear Mr. Levesque

I am writing this letter concerning the proposed development of Discovery Business Campus at the Freescale site. As a resident of the Oasis subdivision, I am concerned about the impact of this development on our property values, as well as its impact on the quality of living in our current home. We have enjoyed living in the Oasis for the last 7 years, as it is a very quiet and safe community for our family (we have two young children). The proposed development may impact our lives in a number of ways. Our first concern is traffic and noise level that can be affected by multi-story buildings. In addition, I have some safety concerns because I am a runner, and I often run by myself in the early mornings near these areas. The addition of these buildings will make visibility more difficult and could add to the number of individuals who are in the area.

Moreover, the addition of these buildings will certainly impact our property values, which have already suffered in the last years. This issue will be especially relevant if the buildings are very close to our community.

I hope that the voices of the residents of the Oasis can be heard with regard to this issue.

Regards,

A handwritten signature in black ink, appearing to read "Tracy L. Spinrad". The signature is fluid and cursive, with a large loop at the end.

Tracy L. Spinrad

[tspinrad@asu.edu](mailto:tspinrad@asu.edu)

**From:** Manjula M. Vaz <mvaz@gblaw.com>  
**Sent:** Wednesday, August 31, 2011 11:14 AM  
**To:** 'The Overtons'; Levesque, Ryan  
**Cc:** jwentworth@wentprop.com; Robert Lane; tchester@wentprop.com;  
jrwentworth@wentprop.com  
**Subject:** RE: Discovery Business Campus

Tim, Debbie,

Thank you very much for the pictures and your email. We appreciate you taking the pictures and we appreciate your working with us on this project.

In terms of the height of the 2nd story building, we have already revised our site plan to show that the height of the 2 story office building will not exceed 35 feet.

In addition, we have moved our DRC hearing from September 13th to September 27th to allow us time to continue to work with you and your neighbors on the design of this site. Our team is having a meeting to discuss your request and other neighborhood comments early next week. After our meeting, we would like to get back together with you to discuss your request and other potential options.

I will follow up with you after Labor Day to schedule a potential meeting date.

Again, thank you for your email and your thoughts. Have a great Labor Day. We will talk with you soon.

Manjula

-----Original Message-----

From: The Overtons [<mailto:theovertons@cox.net>]  
Sent: Tuesday, August 30, 2011 8:38 PM  
To: Manjula M. Vaz; [ryan\\_levesque@tempe.gov](mailto:ryan_levesque@tempe.gov)  
Cc: [jwentworth@wentprop.com](mailto:jwentworth@wentprop.com); Robert Lane; [tchester@wentprop.com](mailto:tchester@wentprop.com)  
Subject: Re: Discovery Business Campus

As requested, attached are several photos of the current view of the Discovery Business Campus from our master bedroom. As you can see, the proposed Building A will be quite visible from our residence. Thus, we are requesting the proposed building be moved further south to increase the distance from the north fence line to the north boundary of the building. We also request this building be restricted to the current zoning height of 35 feet as discussed at the August 22, 2011 meeting. During the first phase of landscaping, we would like to see very tall mature trees planted along the north wall so that they will block the view of Building A and the associated loading docks, parking lot and campus drive once they are developed. These trees will also help to eliminate noise and light pollution that will obviously occur and trespass to our property without the mature trees in place.

Many of our neighbors have the same concerns identified above and consider the requested modifications to be viable solutions.

We ask that communications remain open so that we are aware of progress on the project and can continue to have positive dialog.

## Robert Lane

---

**From:** Robert Lane  
**Sent:** Wednesday, August 24, 2011 11:10 AM  
**To:** 'Steven Tainsky'  
**Cc:** Manjula M. Vaz  
**Subject:** RE: Neighborhood Meeting

Mr. Tanisky:

Thank you for attending the neighborhood meeting on Monday night. I will be following up with you within the next week to provide clarification on pest control and traffic management procedures. Please be advised that we will also be attending Oasis HOA Board Meeting on September 15<sup>th</sup> to further discuss the project with the community.

Thanks again,  
Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439  
[rlane@gblaw.com](mailto:rlane@gblaw.com)

**Gammage & Burnham**  
Two North Central, 15th Floor  
Phoenix, Arizona 85004  
Main: (602) 256-0566  
Fax: (602) 256-4475  
Web: <http://www.gblaw.com/>

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

**From:** Steven Tainsky [<mailto:stainsky2000@yahoo.com>]  
**Sent:** Monday, August 22, 2011 9:00 PM  
**To:** Robert Lane  
**Subject:** Neighborhood Meeting

The update was helpful and it gave us a better understanding of your plan and insight into your business.

Check box [I am neutral] Still premature to make any reasonable judgement.

Comments:

I was informed by a neighbor as to the meeting. Since your site borders the Oasis Development, you should have contacted the HOA to get a mailing list to make sure everyone was aware of meeting.

Glad to see you involved and open with the community.

Points of discussion at the meeting I would like to see clarification on are Pet Control procedures you will follow and traffic management/control assessment.

Location of build near Country Club and it's access point seemed contentious during the meeting. More so than most other issues. Perhaps you can show or ask the community for some alternatives in terms of placement or orientation and landscaping (camouflaging).

Generally glad to see the investment you are making in the neighborhood and the improvements you are planning especially adding trees and interior road and walkway loop.

Cheers,  
Steve Tainsky  
7406 S Hazelton Ln  
Tempe Az 85283

Phone 480 216-4918  
[stainsky2000@yahoo.com](mailto:stainsky2000@yahoo.com)

**To:** Robert Lane  
**Subject:** FW: Tempe Campus SPV LLC - Discovery Business Campus Case # PL110130

Re-sending.

Good day Mr. Lane,

Can you please confirm receipt, and advise if I should be communicating with others regarding the proposed project plan, and the private discussion/meeting request below (maybe with Wentworth directly)? Please advise.

Thank you,

Doug King  
480 861 5021

---

From: kingflsh135@hotmail.com  
To: rlane@gblaw.com  
Subject: Tempe Campus SPV LLC - Discovery Business Campus Case # PL110130  
Date: Tue, 23 Aug 2011 15:44:59 -0700

Good day Mr. Lane,

My name is Doug King, and we have been 15+ year residents of the Oasis at Anozira, since we purchased our new home at 1984 E. Brentrup Dr. in June of 1996. Since this time, not much has changed the property to the east of us, and the quiet buffer it has always provided to those of us on the East side of the Oasis development.

I received your letter from G & B in late July, as did "some" of my neighbors. Unfortunately, most of our community did not get the letter/notice, as it was not mailed to them, as discussed at the 8/22/11 "Neighborhood Meeting" at Building 99 on the relevant property.

Subsequently, all residents should now have received the letter via other sources, but unfortunately not until the 8/22 meeting had already occurred.

We appreciate the proper protocol of the communication meeting on 8/22, and notice of future/pending Tempe Development Review Commission and Tempe City Council hearings, where Oasis residents will be present to observe and provide relevant input.

Obviously, depending on many variables and factors, the proposed plan could be construed as a positive or negative event.

Some concerns were expressed by individuals present at the initial 8/22 meeting, but many others have been discussed privately among residents/neighbors, who will all be impacted to some degree (visual, noise, dust, traffic, property value, & insect concerns for example).

Personally, I am generally in favor of the overall project as depicted, but there is definite concern and opposition regarding the retail portion, as depicted in the far Southwest corner of the property/plan (Elliot & Country Club Way).

Without getting into further detail here, I would appreciate a discussion and review with the appropriate individual(s), preferably on-site, prior to the Tempe Development Review Commission Hearing scheduled on 9/13. Additional residents could also potentially be present, but per our internal meetings and discussions, I've been asked to take the lead and communicate to others, prior to the meetings scheduled in September and October.

It's in the best interest of all concerned to address the issues and concerns at these early stages, and minimize conflict. If you agree, would you please let me know your thoughts, and communicate a proposal for the meeting/discussion.

Thanks and best regards,

Doug King  
480 861 5021

## Robert Lane

---

**From:** Ramsland Eric-RVBC40 [rvbc40@freescale.com]  
**Sent:** Monday, August 29, 2011 3:27 PM  
**To:** jrwentworth@wentprop.com  
**Cc:** Robert Lane  
**Subject:** RE: Soccer Field at 2100 E. Elliot

Dear Mr Wentworth, We discussed your request for the minimum sized field that we think could still accommodate soccer games at the site. The consensus of the group was that 80 X 40 yards would be the minimum. Last Thursday, the goals were approx 80 yards apart. We are going to bring some cones for the game tomorrow to see how an 80 x 40 game would play to review the width.

Thanks again for your consideration  
Regards,  
Eric Ramsland  
(480)413-3136  
Freescale Program Manager

**From:** Ramsland Eric-RVBC40  
**Sent:** Tuesday, August 23, 2011 2:37 PM  
**To:** 'jrwentworth@wentprop.com'  
**Cc:** 'rlane@gblaw.com'  
**Subject:** Soccer Field at 2100 E. Elliot

Dear Mr Wentworth, A group of current Freescale and Fujitsu employees have been playing soccer on the field twice a week for the last 20 years. Your new site plan provides no grass area where we could continue this activity. We have played on the current field, on the strip of grass to the right of the visitors parking lot and on the field to the left of building 94 at some time and all of those options are being made into parking lots. Could you consider providing a grass area for soccer and ultimate Frisbee to continue? We expect that with the additional employees from the new buildings, we would continue to add additional soccer players and this would be seen as a positive aspect of the site. I did attend your neighbor meeting last evening, but had to leave early. I had hoped to talk to your team to make the request in person.

My recommendation would be a field to the right of building 94 in front of the hallway that connects building 94 to building 90. The parking lot in front of building 90 be reduced on the left to allow enough room for a small grass field.

A standard soccer field has a length of 100-130 yards with a width of 50-100 yards. There appears to some utilities which come into the site in this area, so it might provide some access as well.

A second recommendation would be in the back of the property with the removal of some of the extra parking lot between building 99 and hotel.

Thank you for your consideration.  
Regards,  
Eric Ramsland  
(480)413-3136  
Freescale Program Manager

**Robert Lane**

---

**From:** karinrp@cox.net  
**Sent:** Saturday, August 27, 2011 8:04 PM  
**To:** Robert Lane  
**Subject:** Tempe Campus "Discovery" - Planning Case Number PL110130

Dear Mr. Lane,

We received your notice of meetings regarding the development of the former Freescale land in Tempe, through Kinney Management (our homeowner's association) on August 23rd. This is the first and only notice we have received about the redevelopment plans. Obviously we had no knowledge of the neighborhood meeting scheduled August 22nd until after it was held. Although additional City hearings will be held later, they will not focus on nearby homeowners concerns. If you truly want to communicate with neighbors, we request that you schedule another meeting where homeowners have the opportunity to provide input addressing our specific concerns, and provide notice within a reasonable amount amount of time.

Karin Park  
1971 E. Chilton Drive  
Tempe, AZ

**Robert Lane**

---

**From:** Diane White [diane.white@cox.net]  
**Sent:** Thursday, August 25, 2011 9:12 AM  
**To:** Robert Lane  
**Subject:** Tempe Campus SPV LLC - Discovery Business Campus

Hello Mr. Lane,

I am a resident of the Oasis in Tempe and attended your meeting on Monday, August 22, on the development plan for the Discovery Business Campus. It was mentioned at the meeting that a view of the proposed site could be made from different locations if these locations were sent to you. I would like to see a view from my location at the southeast corner of Kenwood Ln and Drake Dr.

My address is:

1983 E Drake Dr  
Tempe

If you let me know when the picture might be taken and we are home at the time, you are welcome to take a picture from our 2nd story balcony.

Regards,

Diane White  
[diane.white@cox.net](mailto:diane.white@cox.net)  
480-296-1957

## Robert Lane

---

**From:** The Overtons [theovertons@cox.net]  
**Sent:** Tuesday, August 30, 2011 8:38 PM  
**To:** Manjula M. Vaz; ryan\_levesque@tempe.gov  
**Cc:** jwentworth@wentprop.com; Robert Lane; tchester@wentprop.com  
**Subject:** Re: Discovery Business Campus  
**Attachments:** DSCN0416.JPG; DSCN0420.JPG; DSCN0421.JPG; ATT00001.txt

As requested, attached are several photos of the current view of the Discovery Business Campus from our master bedroom. As you can see, the proposed Building A will be quite visible from our residence. Thus, we are requesting the proposed building be moved further south to increase the distance from the north fence line to the north boundary of the building. We also request this building be restricted to the current zoning height of 35 feet as discussed at the August 22, 2011 meeting. During the first phase of landscaping, we would like to see very tall mature trees planted along the north wall so that they will block the view of Building A and the associated loading docks, parking lot and campus drive once they are developed. These trees will also help to eliminate noise and light pollution that will obviously occur and trespass to our property without the mature trees in place.

Many of our neighbors have the same concerns identified above and consider the requested modifications to be viable solutions.

We ask that communications remain open so that we are aware of progress on the project and can continue to have positive dialog.

## Robert Lane

---

**From:** Robert Lane  
**Sent:** Thursday, September 01, 2011 5:10 PM  
**To:** 'Bill Danforth'  
**Subject:** RE: Discovery Business Campus - Neighbor Correspondence

Mr. Danforth:

Thank you for the suggestion. The neighborhood presentation was technically oriented and we agree that we need to further emphasize the benefits of redeveloping the property for both neighboring property owners and residents.

Thanks again,  
Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439  
rlane@gblaw.com

**Gammage & Burnham**  
Two North Central, 15th Floor  
Phoenix, Arizona 85004  
Main: (602) 256-0566  
Fax: (602) 256-4475  
Web: <http://www.gblaw.com/>

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

**From:** Bill Danforth [mailto:billd@cavco.com]  
**Sent:** Thursday, September 01, 2011 4:58 PM  
**To:** Robert Lane  
**Cc:** Bill Danforth  
**Subject:** RE: Discovery Business Campus - Neighbor Correspondence

Robert, thanks for the updated information.  
I was at your meeting a couple of weeks ago.  
I am presently undecided on which way to go with this new development.

May I make a suggestion with regards to your presentation??  
Please do not take this in the wrong way, but I feel you and your entire team needs to approach your "pitch" in a little different way.

You always need to show people why something is good for THEM.

I felt you went through all the key bullet points on the development and worked hard to field the pointed questions from the audience.

I feel however, there are some people that just don't wasn't change at all.

My concern is if we do nothing, what will our neighborhood be like??

What I would suggest is you really emphasize how this new development will ENHANCE their property values. Would you rather see property values going UP or going DOWN??

That is the key point I would address.

If you felt you addressed it in your presentation, I don't think your point was made.

Please share this with your team.

Just my 2 cents.

Bill Danforth

**From:** Robert Lane [mailto:rlane@gblaw.com]  
**Sent:** Thursday, September 01, 2011 3:55 PM  
**Subject:** Discovery Business Campus - Neighbor Correspondence

Dear Neighbor:

Thank you your comments regarding the proposed Discovery Business Campus project (the "Project") located at the northeast corner of Price and Elliot Roads (the "Site"). We appreciate your comments and thoughts regarding the Project.

Many of the comments that we have received in regard to the Project have pertained to the height of the two-story office/flex building proposed near the northwest corner of the Site. Because Wentworth desires to be a good neighbor, we have already revised our plans to reduce the building height of the noted building from 49 to 35 feet. The 35 foot height limit is consistent with the Site's underlying General Industrial zoning District.

Also, if you have not already, you will be receiving a mailing notification from us in the coming days advising that we have rescheduled public hearings for the Project. The new hearing dates for the Project are as follows:

|  |                                |
|--|--------------------------------|
| Development Review Commission Meeting                | September 27, 2011 @ 6:00 p.m. |
| City Council Hearing (Intro/1 <sup>st</sup> Hearing) | October 20, 2011 @ 7:30 p.m.   |
| City Council Hearing (2 <sup>nd</sup> Hearing)       | November 3, 2011 @ 7:30 p.m.   |

The new hearings schedule will allow us to address some of the comments regarding the Project that we heard during the September 22<sup>nd</sup> neighborhood meeting, as well as comments that have been submitted to us by you and your neighbors since the neighborhood meeting. In addition, our project team will be at the Oasis Homeowners Association Board Meeting on September 15<sup>th</sup> to present and discuss the Project with the HOA.

Our team is having a meeting early next week to discuss the comments provided by you and your neighbors. I will follow up with you after Labor Day to schedule a potential meeting date so that we can discuss your comments and potential options.

Have a great Labor Day and we will talk with you soon.

Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439  
rlane@gblaw.com

Gammage & Burnham

## Robert Lane

---

**From:** Robert Lane  
**Sent:** Saturday, September 10, 2011 10:58 AM  
**To:** 'kingfish135@hotmail.com'  
**Subject:** Re: Discovery Business Campus - Meeting Request

Mr. King:

The 8:30 a.m. meeting on Wednesday is now confirmed. We look forward to discussing the project with you on Wednesday.

Thanks,  
Rob

**From:** Doug King  
**To:** Robert Lane  
**Sent:** Fri Sep 09 16:42:16 2011  
**Subject:** RE: Discovery Business Campus - Meeting Request  
OK, I look forward to it.

I will ask about availability of others and let you know on Monday when you confirm.

Thanks,

Doug

**From:** [rlane@gblaw.com](mailto:rlane@gblaw.com)  
**To:** [kingfish135@hotmail.com](mailto:kingfish135@hotmail.com)  
**Date:** Fri, 9 Sep 2011 16:37:48 -0700  
**Subject:** Re: Discovery Business Campus - Meeting Request

Mr. King:

I'm working to confirm that Wentworth representatives can attend a meeting on the project site at 8:30 a.m. on Wednesday. I hope to be able to confirm the meeting by Monday morning. Please let me know how many other neighbors you anticipate attending the meeting.

Thanks,  
Rob

**From:** Doug King  
**To:** Robert Lane  
**Sent:** Thu Sep 08 11:56:07 2011  
**Subject:** RE: Discovery Business Campus - Meeting Request

Good day Rob,

Since the Oasis HOA meeting is on Thursday at 6:30pm, it would be prudent to meet prior to that time.

Therefore Wednesday would work best, or possibly Thursday morning.

Friday won't work for me, as I have appointments all day, and we should meet prior to the HOA mtg. on Thursday.

Please let me know what time we should target/schedule on Wednesday (or secondarily Thursday morning)

Please advise who will be in attendance from the developer side, and if we should invite other residents, who have expressed their concerns, to be present also.

Thanks,

Doug

From: [rlane@gbllaw.com](mailto:rlane@gbllaw.com)  
To: [kingfish135@hotmail.com](mailto:kingfish135@hotmail.com)  
Date: Thu, 8 Sep 2011 10:18:01 -0700  
Subject: Discovery Business Campus - Meeting Request

Mr. King:

We would like to meet with you near the southwest corner of the project site next week to discuss your comments regarding the Discovery Business Campus project. So that we can schedule a meeting, please advise of your availability for Wednesday, Thursday and Friday afternoon next week.

Thanks,  
Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439  
[rlane@gbllaw.com](mailto:rlane@gbllaw.com)

**Gammage & Burnham**  
Two North Central, 15th Floor  
Phoenix, Arizona 85004  
Main: (602) 256-0566  
Fax: (602) 256-4475  
Web: <http://www.gblaw.com/>

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

**Robert Lane**

---

**From:** Doug King [kingfish135@hotmail.com]  
**Sent:** Friday, September 02, 2011 3:04 PM  
**To:** Robert Lane  
**Subject:** RE: Discovery Business Campus - Neighbor Correspondence

Good day Mr. Lane,

Related to the previous inputs, we are very concerned about the increased traffic, flow restrictions, noise, and disruptions that would obviously develop if the planned office building in the Northwest section gets completed, along with the planned retail space.

Both of these areas could/would be accessed via Country Club Way. North/South traffic on Country Club Way and at the intersection of Elliot & Country Club Way would increase exponentially.

If things were allowed to proceed per the current plan for the retail space, there will surely be a need to install a traffic signal at Country Club Way and Elliot. This would make 3 traffic lights within 1/2 mile (at Los Feliz, entrance to ASU Research Park/Freescale/Discovery, and another at Country Club Way)....and 5 traffic signals within the 1 mile stretch from McClintock to 101/Price!

Please pass this along to the relevant project team members for consideration, and we also look forward to the discussion next week.

Thanks and best regards,

Doug King

**From:** rlane@gblaw.com  
**To:** kingfish135@hotmail.com  
**Date:** Fri, 2 Sep 2011 14:25:34 -0700  
**Subject:** RE: Discovery Business Campus - Neighbor Correspondence

Mr. King:

At this time, the retail area remains consistent with the plans shown at the neighborhood meeting on August 22<sup>nd</sup>. The project team will be meeting early next week to discuss your comments, as well as comments received from other neighbors. We look forward to discussing the planned retail area with you subsequent to our team meeting next week.

Thanks,

Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439  
[rlane@gblaw.com](mailto:rlane@gblaw.com)

**Gammage & Burnham**  
Two North Central, 15th Floor  
Phoenix, Arizona 85004  
Main: (602) 256-0566  
Fax: (602) 256-4475  
Web: <http://www.gblaw.com/>

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

**From:** Doug King [mailto:kingfish135@hotmail.com]  
**Sent:** Friday, September 02, 2011 9:41 AM  
**To:** Robert Lane  
**Subject:** RE: Discovery Business Campus - Neighbor Correspondence

Thanks Rob.

We look forward to the meeting/discussion regarding the planned retail area.

I assume that there has yet to be any modification to this portion of the plan?

Best regards,

Doug King  
480 861 5021

From: rlane@gbllaw.com  
Date: Thu, 1 Sep 2011 15:54:54 -0700  
Subject: Discovery Business Campus - Neighbor Correspondence

Dear Neighbor:

Thank you your comments regarding the proposed Discovery Business Campus project (the "Project") located at the northeast corner of Price and Elliot Roads (the "Site"). We appreciate your comments and thoughts regarding the Project.

Many of the comments that we have received in regard to the Project have pertained to the height of the two-story office/flex building proposed near the northwest corner of the Site. Because Wentworth desires to be a good neighbor, we have already revised our plans to reduce the building height of the noted building from 49 to 35 feet. The 35 foot height limit is consistent with the Site's underlying General Industrial zoning District.

Also, if you have not already, you will be receiving a mailing notification from us in the coming days advising that we have rescheduled public hearings for the Project. The new hearing dates for the Project are as follows:

|  |                                |
|--|--------------------------------|
| Development Review Commission Meeting                | September 27, 2011 @ 6:00 p.m. |
| City Council Hearing (Intro/1 <sup>st</sup> Hearing) | October 20, 2011 @ 7:30 p.m.   |
| City Council Hearing (2 <sup>nd</sup> Hearing)       | November 3, 2011 @ 7:30 p.m.   |

The new hearings schedule will allow us to address some of the comments regarding the Project that we heard during the September 22<sup>nd</sup> neighborhood meeting, as well as comments that have been submitted to us by you and your neighbors since the neighborhood meeting. In addition, our project team will be at the Oasis Homeowners Association Board Meeting on September 15<sup>th</sup> to present and discuss the Project with the HOA.

Our team is having a meeting early next week to discuss the comments provided by you and your neighbors. I will follow up with you after Labor Day to schedule a potential meeting date so that we can discuss your comments and potential options.

Have a great Labor Day and we will talk with you soon.

Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439

## Robert Lane

---

**From:** Robert Lane  
**Sent:** Tuesday, September 06, 2011 2:48 PM  
**To:** 'Dorothy Hines'  
**Subject:** RE: Tempe Campus SPV LLC - Discovery Business Campus

Ms. Hines,

Thank you for your support. Please let me know if you have any questions or require additional information in regard to the project.

Sincerely,

Rob Lane  
Land Use Planner  
(602) 256-4439  
[rlane@gblaw.com](mailto:rlane@gblaw.com)

Gammage & Burnham  
Two North Central, 15th Floor  
Phoenix, Arizona 85004  
Main: (602) 256-0566  
Fax: (602) 256-4475  
Web: <http://www.gblaw.com/>

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

-----Original Message-----

**From:** Dorothy Hines [<mailto:dandehines@earthlink.net>]  
**Sent:** Saturday, September 03, 2011 8:49 PM  
**To:** Robert Lane  
**Subject:** Tempe Campus SPV LLC - Discovery Business Campus

Dear Rob,

I have lived in Camelot Village since 1978, and appreciate how this area seems to be holding up fairly well.

My brother, John Pobar attended the neighborhood meeting that was held on August 22. His report to me of what you are planning for the campus was a favorable report. He did say that he was embarrassed by some repetitive and non complimentary comments that were made by some neighbors. That notwithstanding, based upon his knowledge of the Wentworth family and also what he gained from the meeting, we want to "register" our support for the overall project.

Sincerely,

Dorothy

**From:** James Wentworth Jr. <[JRWentworth@wentprop.com](mailto:JRWentworth@wentprop.com)>  
**Date:** September 16, 2011 5:47:17 PM PDT  
**To:** 'Julie George' <[georgecoj@cox.net](mailto:georgecoj@cox.net)>, James Wentworth Sr. <[jnwentworth@wentprop.com](mailto:jnwentworth@wentprop.com)>  
**Cc:** James Wentworth Sr. <[jnwentworth@wentprop.com](mailto:jnwentworth@wentprop.com)>  
**Subject:** RE: Oasis Homeowner Encouragement

Julie and Tom:

Thank you for your kind email. It is nice to hear of your support and we do believe that there are many neighbors that feel the same way. We know that we will not make everyone happy and that it is almost impossible to do so. We believe that people will come to know us and understand that we have a great deal of integrity and do care about what we build and how it impacts others.

As you have probably gathered, we are very accessible and will continue to be that way throughout our ownership. If you (or any of your neighbors) ever need anything or have any concerns, we are happy to respond and to deal with them head on.

Thank you again and have a nice weekend,

Jim

-----Original Message-----

**From:** Julie George [<mailto:georgecoj@cox.net>]  
**Sent:** Friday, September 16, 2011 4:11 PM  
**To:** James Wentworth Jr.; James Wentworth Sr.  
**Subject:** Oasis Homeowner Encouragement

We would like to tell you that we attended your meeting in August at the Freescale site & then again the Homeowners meeting on Sept 15 in Tempe at Marcos De Niza High school. Both my husband & I would like to let you know that we support your development plans for the corner of Elliot & the 101/Freescale site in Tempe.

I don't believe any developer could have been more conscientious with the plans & design for this location. We understand you are in business to make money, but we feel you have been sensitive to the perspective of the people in our neighborhood. We will be affected, in that, we will be able to view the structures at a distance from our street. We knew when we bought our house almost 18 years ago that eventually something would be built on this land. We are thrilled that it is not multi-housing, a Walmart or a Goodwill store, to name a few 'less desirable' businesses.

We feel that there are definitely more positives than negatives with the development of this property. Yes, traffic will increase but we happen to go along with the idea that this could also help in raising the values of our homes...eventually.

I know that there are some people upset but as you know, these are many of the same people that

express dissatisfaction at our Homeowners meetings with various & sundry decisions made by the Board. Not everyone is going to be happy but we feel you have gone about the design & implementation in a thoughtful manner.

We appreciate the approach you have taken...

Tom George

Julie George

## Robert Lane

---

**From:** Robert Lane  
**Sent:** Monday, September 12, 2011 1:12 PM  
**To:** 'Bazzell, Scott'  
**Subject:** RE: Info request regarding Discovery Business Campus  
**Attachments:** DBC Plan Set.PDF

Mr. Bazzell:

We were not aware of the HOA's late notification until after the August 22<sup>nd</sup> neighborhood meeting was held for the Discovery Business Campus project (the "Project").

We have rescheduled public hearings for the Project so that we can address some of the comments we heard at the neighborhood meeting. The new hearing dates for the Project are as follows:

|  |                                |
|--|--------------------------------|
| Development Review Commission Meeting                | September 27, 2011 @ 6:00 p.m. |
| City Council Hearing (Intro/1 <sup>st</sup> Hearing) | October 20, 2011 @ 7:30 p.m.   |
| City Council Hearing (2 <sup>nd</sup> Hearing)       | November 3, 2011 @ 7:30 p.m.   |

We will also be attending the Oasis HOA Board meeting this Thursday (9/15) evening to present and discuss the project with the HOA. The HOA Board meeting will be held at the Marcos de Niza High School teachers' lounge and is scheduled to begin at 6:30 p.m. In addition, we will be holding a follow-up meeting with some neighbors this coming Monday (9/19) evening at 6:00 p.m. The follow-up meeting with neighbors will be held in Building 99 near the project site's north property line. You are welcome to attend one or both of these meetings.

Per your request, please find copies of plans, building renderings and building elevations discussed at the August 22<sup>nd</sup> neighborhood meeting attached to this e-mail. The neighborhood meeting was not videotaped.

Please let me know if you have any questions or if you require additional information regarding the Project.

Thanks,  
Rob

**Robert Lane**  
Land Use Planner  
(602) 256-4439  
[rlane@gblaw.com](mailto:rlane@gblaw.com)

**Gammage & Burnham**  
Two North Central, 15th Floor  
Phoenix, Arizona 85004  
Main: (602) 256-0566  
Fax: (602) 256-4475  
Web: <http://www.gblaw.com/>

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

**From:** Bazzell, Scott [<mailto:scott.bazzell@intel.com>]  
**Sent:** Monday, September 12, 2011 11:53 AM

**To:** Robert Lane

**Subject:** Info request regarding Discovery Business Campus

Mr. Lane,

I am a resident of the Oasis subdivision which is adjacent to the proposed Discovery Business Campus. Your firm sent a letter to the Oasis Home Owners Association on July 25<sup>th</sup> but unfortunately the HOA did not forward that notification to the Oasis residents until almost a month later. It was post marked 8/22, the day of the neighborhood meeting held at the location. As a result, many Oasis residents were unaware this meeting was being held until after it had already taken place. I believe the Applicant could do much more to take direct ownership of contacting affected residents and ensuring it meets the stated goal to "actively communicate with its neighbors and community members as we plan for the redevelopment of this Site."

I would like to request copies of any literature distributed that night. Also, if any of the proceedings for neighborhood meeting were videotaped I would appreciate knowing a website location where they could be viewed.

Thank you

**Scott Bazzell**

Intel Corporation

Process Engineer

Desk: (480) 723-1236

Mobile: (480) 266-2889

Ryan Levesque  
Senior Planner  
City of Tempe  
Community Development Dept.  
31 E. 5th St.  
Tempe, AZ 85281

Sept. 23, 2011

Dear Mr. Levesque:

After attending the Oasis at Anozira HOA meeting on Sept. 15 and hearing the pitch from Wentworth Properties on the development of the Freescale/Discovery Business Campus, I was concerned.

I live toward the wall on Drake Drive where a two-story office building is being proposed close to the block fence and several fast food retail shops are being proposed at the end of Country Club Drive at the end of the block.

My main concern is the office building is too tall and will destroy the view from the homes over the fence. Can the city ask the developer to make it one story instead of two stories? Can the city request the developer move the building farther away from the fence or turn it somewhat so it is farther away?

My second concern is the opening in the block fence at Dava Drive, allowing anyone in the newly developed plaza, which will draw hundreds of people and cars, to easily walk into our subdivision to use the lake or just wander around near the homes. Can the city seal this opening in the wall as this development proceeds?

And finally, all the extra traffic, noise and chaos this will bring to the neighborhood may not necessarily outweigh the tax advantages.

Thanks for your consideration and hope to hear some answers on all of this soon. I will also make a point to attend the next Development Review Commission meeting on Sept. 27.

Sincerely,

Lisa Dunbar  
1958 E. Drake Dr.  
Tempe, AZ 85283  
480-491-4665