Staff Summary Report

Development Review Commission Date: 05/13/08 **Agenda Item Number: ___**

SUBJECT: Hold a public hearing for an amendment to a Planned Area Development Overlay for LOT 2 OF PLAYA SIX located at 985 East Playa Del Norte Drive.

DOCUMENT NAME: DRCr_Lot2PlayaSix_051308 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **LOT 2 OF PLAYA SIX (PL070393)** (Michael O'Connor, Irgens Development Partners, L.L.C., property owner; Manjula Vaz, Gammage & Burnham P.L.C., applicant) for a ten story building consisting of five stories of offices above a five level parking garage, approximately 106,030 s.f. of office and approximately 122,970 s.f. of garage, on approximately 1.76 net acres, located at 985 East Playa Del Norte Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and within the Rio Salado Overlay District. The request includes the following:

PAD08004 – (Ordinance No. 2008.20) Amended Planned Area Development Overlay to modify the development standards to allow for a building height increase from 75'-0" to 129'-0", allow a front-yard building setback of 113'-0", a side-yard building setback of 0'-0", a rear-yard building setback of 0'-0", site landscape coverage of thirteen (13) percent and building lot coverage of thirty-eight (38) percent.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

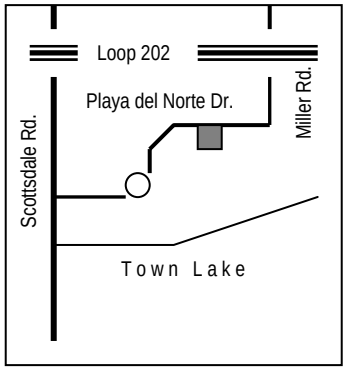
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**
Rio Salado Advisory Commission -- Approval

ADDITIONAL INFO:



Gross/Net Site Area	1.76 acres
Office Area	106,030 s.f.
Garage Area	122,970 s.f.
Lot Coverage	38 % (P.A.D. standard)
Building Height	129'-0" (P.A.D. standard)
Front Bld'g. Setback	113'-0" (P.A.D. standard)
Side Bld'g. Setback	0'-0" (P.A.D. standard)
Rear Bld'g Setback	0'-0" (P.A.D. standard)
Front Parking Setback	7'-0" (P.A.D. standard)
Landscape Area	13% (P.A.D. standard)
Vehicle Parking	411 spaces (354 minimum required)
Bicycle Parking	14 spaces (13 minimum required)
GP2030 Projected Land Use	Mixed-Use

PAGES:

1. List of Attachments
2-4. Comments / Reasons for Approval
5. Conditions of Approval
6. Code / Ordinance Requirements
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Ordinance No. 2008.20
2-3. Waiver of Rights and Remedies form
4. Location Map
5. Aerial Photo
6-9. Letter of Explanation
10. DR-1: Lot 2 Playa Six Site Plan and Site Data
11. DR-2: Site Plan and E-W Site Section Looking South
12. DR-3: Conceptual Elevations
13. DR-4: Lots 1 and 2 Playa Six Site Plan with S.R.P. Maintenance Crane Access Routes through Surface Parking Lot.
14. Lots 1 and 2 Playa Six Site Plan with eight S.R.P. Maintenance Crane Set Up Locations.
15. DR-5: Playa Del Norte Master Site Plan
16. DR-6: Playa Del Norte North-South and East-West Site Sections
17. L0.1: Preliminary Landscape Plan
18. Photo Exhibit Location Key
19-22. Site Photos
23-24. Development Services Planning Staff notes of Rio Salado Advisory Commission recommendation of approval for P.A.D. of Lot 2 of Playa Six
25-27. Applicant's Memorandum Summary of Public Outreach including 4/23/2008 Neighborhood Meeting Notes
28-29. Neighborhood Meeting attendee lists for 10/16/07 and (required) 4/23/08 presentations.
30. 4/23/2008 Neighborhood Meeting Development Services Staff Notes.
31. Citizen Input: Development Services Staff Summary of 4/28/08 conversation with Darlene Justus (North Tempe Neighborhood Association).
32. Business Input: Development Services Staff 4/30/08 e-mail exchange with Sara Ibarra (In 'n Out Burger)
33-43. Traffic Consultant 5/1/08 Memorandum of Trip Generation Comparison that includes the proposed 106,030 s.f. of offices and existing 136 room hotel in context with Playa Del Norte and surroundings.
44. Transportation Division's 5/5/2008 Memorandum on revised Traffic Impact Study for Lot 2 (106,030 s.f. office) and Lot 1 (136 room hotel) of Playa Six.

COMMENTS:

This site is located in the northern portion of Playa Del Norte, a 22.78 acre Mixed Use Planned Area Development that is east of Scottsdale Road, north of the Townlake and south of the Loop 202 Freeway. The site originally was the eastern portion of Lot 6 of Playa Del Norte. The master plan for Playa Del Norte called for a 90,000 s.f. office building on Lot 6. As Playa del Norte began to develop, Lot 6 was split to allow a hotel on its western portion and an office building on the eastern portion. A recently completed subdivision plat of Lot 6 (Playa Six) has created two new lots. Lot 1 of Playa Six contains the Aloft W Hotel, currently under construction. Lot 2 of Playa Six, a 1.76 acre parcel west of Aloft W Hotel and north of the Grigio residential development, is vacant.

The development team of Lot 2 of Playa Six requests an Amended Planned Area Development Overlay to establish development standards for a five story Class 'A' office building that is on top of a five level parking garage. One parking level is subterranean. The development standards to be amended include height, setbacks, lot coverage and landscape coverage. The existing Planned Area Development that this development seeks to amend comprises the original area of Lot 6 of Playa Del Norte: the site of the Aloft W Hotel (Lot 1) and the vacant (Lot 2) site to the east. The effect of the amendment would be to create new development standards for Lot 2 of Playa Six while leaving the existing entitlements for Lot 1 of Playa Six undisturbed. The underlying Mixed-Use, High Density District that encompasses Playa Del Norte will also be undisturbed.

The applicant presented a rough design concept of the Lot 2 of Playa Six including an 81,000 s.f. office building to the Development Review Commission in pre-session on October 23, 2007. The Commissioners liked the shielding of the north, blank side of the two-story Grigio carriage houses but did not like the exposure of an open parking garage to the hotel and to Playa Del Norte Drive. The Commissioners preferred a façade that coordinates the office and garage functions of the building in a complementary architectural expression.

Development Services staff and the applicant presented the current proposal for Lot 2 of Playa Six to the Rio Salado Advisory Commission on April 22, 2008. The commission recommended approval of the of the Planned Area Development for the office building but expressed a design concern about the amount of blank garage wall surface on the south elevation above the adjacent Grigio carriage houses.

Given the previous clearance of "no hazard to air navigation" for the 26 story, 270 ft. Onyx Tower to the southwest of Lot 2 of Playa Six, a separate building height presentation for this proposed 129 ft development has not been requested. Development Services staff has conditioned that a F.A.A. submittal be made for any crane used during construction.

An updated Traffic Impact Study Trip Generation Comparison for Playa Del Norte that incorporates the 106,030 s.f. office use in lieu of an 81,000 s.f. office use was submitted to Traffic Engineering on May 01, 2008. Public Works/Transit Studies review of the update has been made. See attached Memorandum from Public Works Transportation Division staff.

The applicant is requesting the Development Review Commission provide recommendation to City Council for the Amended Planned Area Development Overlay for Lot 2 of Playa Six. For further processing, the applicant will request approval from the Development Review Commission for development review of the building elevations, site plan and landscape plan.

PUBLIC INPUT

A required neighborhood meeting to present the current proposal was held on April 23, 2008 from 6:00 p.m. to 7:00 p.m. at the conference room of the Grigio at 1001 E. Playa Del Norte Drive. A planning student who was not a resident of the Grigio attended the neighborhood meeting, along with one representative each of Irgens (the developer), Gammage and Burnham (the applicant), Butler Design Group (the architect) and Development Services Planning staff. At the meeting the Amended P.A.D. request was outlined and it was explained how this request relates to the overall Playa Del Norte Development. The site layout and building massing were discussed, particularly how the site layout is dictated by the location of the transmission lines and how the south elevation of the office building will relate to the Grigio. See attached Applicant's Memorandum Summary of Public Outreach and the Neighborhood Meeting Development Services staff notes.

On April 28, 2008, North Tempe Neighborhood Association representative contacted Development Services staff. While the representative is generally supportive of the mixed use emerging in the overall Playa Del Norte development, the representative is concerned about the potential increase in traffic volume and the lack of pedestrian crossings on Playa Del Norte Drive through the length of the overall development. See Citizen Input attachment.

On April 30, 2008, In 'n Out Burger's corporate representative contacted Development Services staff. The representative asked if the office development to the east of their adjacent restaurant would affect parking availability or any other business aspect of In 'n Out Burger. The office proposal has parking spaces on-site in excess of that required by the Zoning and Development Code. See Business Input attachment.

PROJECT ANALYSIS

A major site and landscape design determinant is the presence of overhead 230 KV electric transmission lines at approximately 80'-0" and 100'-0" above grade over the northern portion of the overall Playa Del Norte development. These lines run parallel to the Loop 202 Freeway and most directly affect the existing In 'n Out Burger site and Lot 2 of Playa Six. Approximately the northern half of Lot 2 of Playa Six contains an easement for the transmission lines. Twin transmission line masts occupy the northwestern portion of the site. The site layout is required to accommodate the occasional positioning of Salt River Project line maintenance equipment on the site. The equipment includes a large, portable crane capable of detaching overhead lines from the masts and holding them in place above the site while they are being maintained.

PLANNED AREA DEVELOPMENT

The following table indicates the Amended Planned Area Development Overlay development standards for Lot 2 of Playa Six in comparison with the standards for the established Planned Area Development Overlay for Lot 1 and Lot 2 of Playa Six. Amended P.A.D. standards for height, setbacks, lot coverage and landscape coverage that exceed the established P.A.D. standard are highlighted in bold text.

Building & Site Standard	**MU-4 (PAD)**	**MU-4 (amended PAD)**
Building Height and Step-Back Standards		
Proposed Height to tallest portion of Office Building (Lot 2 of Playa Six)	75.0 ft	**129.0 ft**
Building Height Step-Back Required Adjacent to Mixed-Use District	No	No
Lot Standards		
Proposed Maximum Lot Coverage (Lot 2 of Playa Six)	16 %	**38 %**
Landscape Standards		
Proposed Minimum Lot Landscape Area (Lot 2 of Playa Six)	25 %	**13 %**
Setback Standards (Lot 2 of Playa Six)		
Office Front Yard (north)	134'-0"	**113'-0"**
Office Side Yard (west)	20'-2"	**19'-0"**
Office Side Yard (east)	38'-0"	**0'-0"**
Office Rear Yard (south)	34'-0"	**0'-0"**
Existing and Proposed Surface Parking Setback	7'-0"	7"-0"

The development standards for height, building setbacks, lot coverage and landscape coverage as established by the Planned Area Development Overlay for Lot 1 and Lot 2 of Playa Six (formerly known as Playa Del Norte Lot 6) in the Mixed-Use High Density District are proposed for amendment for Lot 2 of Playa Six. The Amended P.A.D. does not cover Lot 1 of Playa Six. The amendment, which will allow a more intense office building development, allows a "wall" to be placed between the lake side residential developments and the power lines and freeway to the north, and is consistent with the scale of development that is beginning to emerge along the Town Lake.

Regarding building site layout, the parking garage and office building are stacked at the southern portion of the site in the area outside of the transmission line easement. The height, setbacks and lot coverage are arranged in deference to this design determinant while the size of the office building and parking garage respond to the cost of land and development as well as the demand for office space at this location. On the south elevation, the office floors are stepped back from the property line to allow south-facing fenestration and increased air space for the Grigio. The proposed office building creates an additional northern courtyard that shields Grigio from the transmission lines and the freeway.

Regarding conceptual landscape design, the site frontage is lined with trees which are outside the path of the transmission line maintenance crane. This frontage tree row will provide a shade-lined walkway on the south of Playa Del Norte Drive in summer. The 7'-0" parking setback and parking screen wall waiver established along Playa Del Norte Drive in the previous Planned Area Development Overlay and seen elsewhere along Playa Del Norte Drive will be maintained by this development. The surface parking area north of the building also includes landscape islands. These landscape islands are discretionary in a mixed-use development and are subject to periodic demolition by Salt River Project during transmission line maintenance. The parking landscape islands are nevertheless included by the developer to maximize landscape coverage in the area available on site. The east building setback is 0'-0" to allow for an irregular lot arrangement with the building at the southeast site corner. The lot widens to the northeast, allowing placement of landscape planting areas including canopy trees along the eastern elevation of the building.

Conclusion

Based on the information provided by the applicant, the public input received and the analysis by staff, staff recommends approval of the requested Amended Planned Area Development. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project, within the context of the entire Playa Del Norte development, meets the General Plan Projected Land Use of "Mixed-Use" for this site.
2. The development will conform to the standards listed above, as part of the Amended P.A.D. Overlay. The P.A.D. overlay process was specifically created to allow for flexibility in development standards, including increased building height, setbacks, lot coverage and landscape coverage in exchange for a quality design which includes mitigation of the design impact on the surroundings. The office building will shield the residences to the south from the transmission lines and freeway that are north of the proposed building. The creation of this buffer reinforces the orientation of the residential development toward the Town lake.
3. The proposed P.A.D. conforms to the provisions of the Rio Salado Overlay District (ZDC Sec. 5-101 through 5-104).
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit shall be obtained on or before July 22, 2010 or the property may revert to the previous zoning designation, subject to a formal public hearing.

2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than August 21, 2008, thirty calendar days after the date of approval, or the Planned area Development Overlay approval shall be null and void.

3. The Amended Planned Area Development Overlay for Lot 2 of Playa Six shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

4. Maximum height of the office building, as measured from the top of curb adjacent to the center of the front-yard of the site, to the highest portion of the roof or parapet of the office building shall not exceed 129'-0".

5. The increased height exception stipulated in ZDC Sec. 4-205(A) shall be waived for the office building.

6. The maximum front yard setback shall be no less than 113'-0".

7. The maximum side and rear setback shall be no less than 0'-0".

8. The maximum building lot coverage shall be no more than thirty-eight (38) percent of net site area.

9. The minimum landscape lot coverage shall be no less than thirteen (13) percent of net site area.

10. Where a temporary site structure that exceeds the height of the building is utilized, such as a construction crane, submit height coordinate(s) for the structure to the Federal Aviation Administration and the City of Phoenix Aviation Department for review and obtain written approvals from each agency prior to issuance of a building permit.

11. The parking setback shall be maintained at 7'-0" in deference to the standard established in the previous P.A.D. and elsewhere in the Playa Del Norte development.

12. Landscape development standards within this Mixed-Use District shall conform to ZDC Sec. 4-701 through 4-706 with exceptions as follows:
    a. Canopy trees at parking landscape islands are not required.
    b. Surface parking lot screen wall is waived.

13. Security light development standards within this Mixed-Use District shall conform to ZDC Sec. 4-801 through 4-805.

14. The developer shall receive approval of the final Traffic Impact Study from the Traffic Engineer, which includes traffic impact for an office use of 106,030 s.f. on this site, prior to issuance of a building permit.

CODE/ORDINANCE REQUIREMENTS:

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

- ZONING & DEVELOPMENT CODE: requirements of the Zoning and Development Code (ZDC) apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.

- BUILDING HEIGHT: Measure height of building from top of curb along front of property (as defined by Zoning and Development Code).

HISTORY & FACTS:

January 8, 2004	The City Council approved a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed use for office/retail/restaurant (Lots 1, 2, 3, 4, 5 and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan and building elevations for Lot 1, 4 and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4) and 543 apartment/condominiums (742,194 s.f. on Lot 5) on 12.44 net acres. Also included with this request is a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances. (7-0 vote).
May 31, 2007	The City Council approved the request by PLAYA DEL NORTE LOT 6 for a Final Subdivision Plat, located at 951 East Playa Del Norte Drive, in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District, to split the existing lot 6 into two adjacent parcels on +/-4.45 net acres.
June 26, 2007	The Development Review Commission approved the building elevations, site plan and landscape plan for ALOFT W HOTEL including building elevations, site plan and landscape plan on +/- 2.68 acres and recommended approval of the Amended Planned Area Development Overlay for +/-68243s.f. of hotel and +/-28,232 s.f. of office building on +/- 4.45 acres. The site is located at 951 East Playa Del Norte Drive.
August 2, 2007	The City Council approved the request by ALOFT W HOTEL / PLAYA DEL NORTE LOT 6 for an Amended Planned Area Development Overlay to modify development standards for a five story, 136 room hotel comprised of +/-68,243 s.f. and a three story office building comprised of +/- 28,232 sf. on +/- 4.45 acres located at 951 East Playa del Norte Drive in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District.
October 23, 2007	The Development Review Commission reviewed in pre-session a rough design concept of LOT 2 of PLAYA SIX including an 81,000 s.f. office building plus a parking garage. There was no action on the proposal at this presentation by the development team. This concept (now superseded by the current proposal) was also presented to the Rio Salado Advisory Commission on September 25, 2007 and was included in an informal neighborhood meeting (not attended by the public) held at the Grigio on October 16, 2007.
April 22, 2008	The Rio Salado Advisory Commission recommended approval of the Planned Area Development of LOT 2 of PLAYA SIX, including a 106,030 s.f. Office Building over a 122,970 s.f. parking garage, at a presentation by the applicant and Development Services Staff.
April 23, 2008	A neighborhood meeting to present LOT 2 of PLAYA SIX, including a 106,030 s.f. Office Building over a 122,970 s.f. parking garage, was held at the Grigio residential development at 1001 E. Playa Del Norte Drive. One member of the public attended this presentation by the Development Team and Development Services staff.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2008.20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

****

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the MU-4 (PAD), Mixed-Use High Density District within the Rio Salado Overlay District on 4.45 acres and designating it as MU-4 (PAD), Mixed-Use High Density District within the Rio Salado Overlay District on 1.76 acres.

LEGAL DESCRIPTION

Lot 2, of the Final Plat of PLAYA SIX SUBDIVISION, according to Book 962 of Maps, page 27, records of Maricopa County, Arizona.

TOTAL AREA IS 1.76 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case PAD08004 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Dept
c/o Kevin O'Melia
31 East 5th Street
Tempe, Arizona 85281

WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ _____(Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. _____ to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
_____ ZONING MAP AMENDMENT
__**X**__ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
_____ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____

(Identify Action Requested))

for development of the following real property (Property):

Parcel No. _____ - _____ - _____
_____
_____
_____
_____
_____

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

_____ _____
(Signature of Owner) *(Printed Name)*

_____ _____
(Signature of Owner) *(Printed Name)*

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

_____

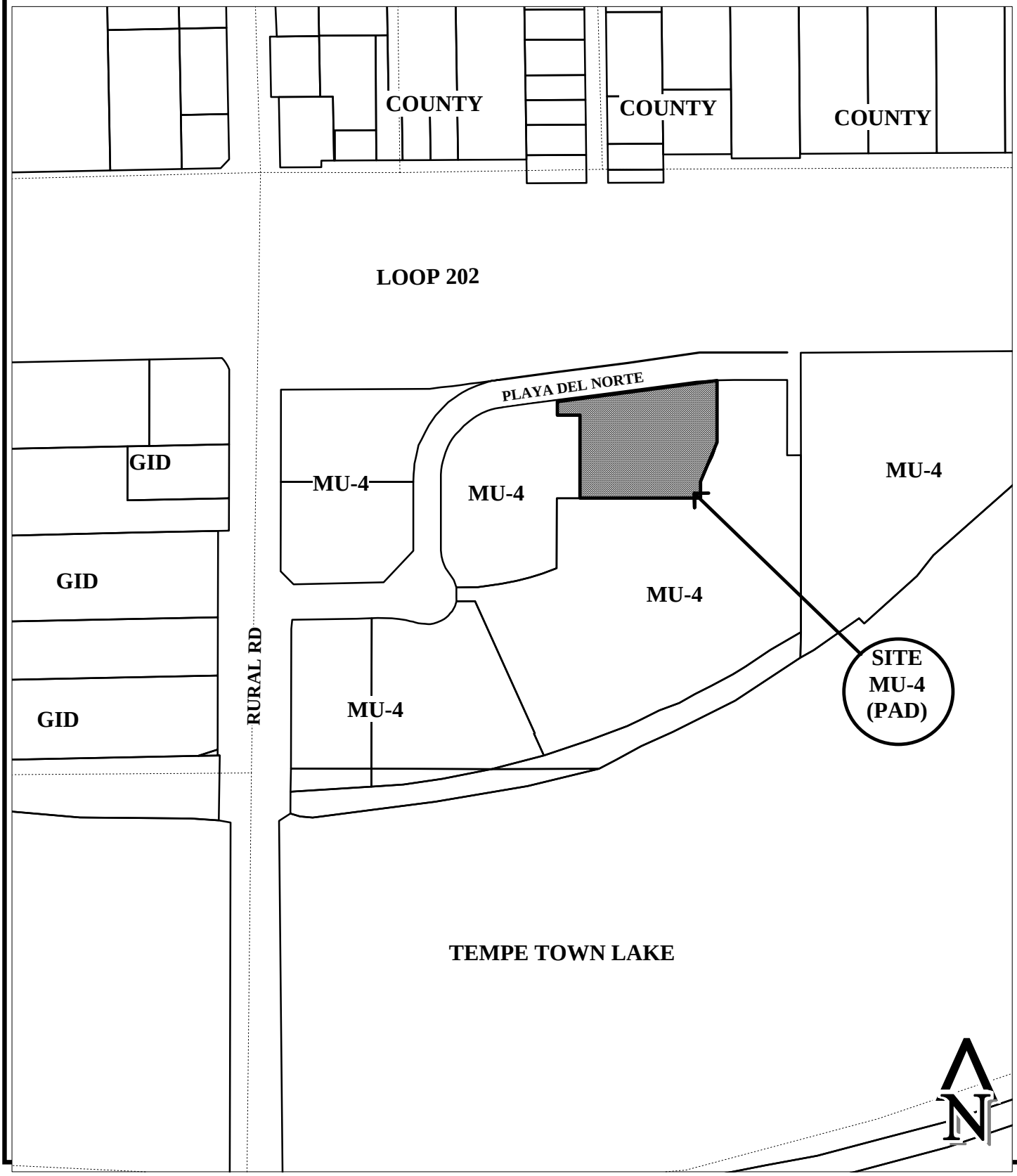
_____.

_____
(Signature of Notary)

(Notary Stamp)

Tempe

LOT 2 OF PLAYA SIX	PL070393



Location Map

LOT 2 OF PLAYA SIX (PL070393)

Applicant's Letter of Intent

Lot 6 of Playa del Norte, Parcel 2

Irgens Development Partners, LLC (the "Applicant") is proposing to develop approximately 1.76 acres located within Lot 6, Parcel 2 of Playa del Norte (the "Site"). Playa del Norte ("Playa") is a 23.6 acre mixed-use planned area development (PAD) consisting of hotel, office, residential and restaurant uses located at the northeast and southeast corners of Rural Road and Playa del Norte Drive. Lot 6 is located in the north central portion of the Playa development, east of In-N-Out Burger (Lot 1) and Starbucks (Lot 2), north and east of the Northshore condominiums development (Lot 3), and north and west of the Grigio multi-family residential development (Lot 5). Parcel 2 of Lot 6, which is currently vacant, is the eastern portion of Lot 6. Parcel 1 of Lot 6 is approved for a five-story boutique hotel, which is currently under construction.

The Applicant proposes to develop a five-story Class A office building on top of a parking structure consisting of above and below ground parking (the "Project"). As a recognized leader in the national real estate industry, Irgens is committed to establishing and nurturing long-term relationships with the community and its tenants while seeking innovative and creative design solutions. The Applicant intends to develop an aesthetically pleasing Project that will continue to build upon and promote Playa del Norte's sustainable concept of living, working and recreating in one location and serve as an asset to the continued success of Tempe Town Lake.

The Site is a prime opportunity for development given its location within the burgeoning Playa del Norte development and its proximity to Tempe Town Lake, downtown Tempe, the Arizona State University (ASU) Main Campus and the Red Mountain Freeway. In addition, the Site is located within one mile of several public recreational areas, including Rio Salado Park, Hayden Butte, Papago Park, and the Indian Bend Wash Greenbelt.

The purpose of this Application is to amend a portion of the current Lot 6 PAD and request approval of a five-story office building with a five-level parking garage (the "Application"). The goal of the Application is to create an aesthetically pleasing office development that will complement the vibrant mix of uses within Playa and bring additional employment opportunities to the City of Tempe. The Applicant will process a design review application at a later date.

The original Council approved PAD for Lot 6 of Playa del Norte showed a three story, 90,000 square foot office building with an adjacent two-level above ground parking garage. In October 2007, the Tempe City Council approved an amended PAD and site plan for Lot 6. The amended site plan included a five-story boutique hotel and a two-story 28,000 square-foot office building. This purpose of this Application is to amend the PAD for Lot 6 and increase the office use on Parcel 2 of Lot 6. This Application represents the developer's commitment to provide a significant employment use within Playa. This revised Application is consistent with the spirit and intent of the previous Playa PAD for Lot 6.

Planning Context

General Plan 2030

The Site is located within Lot 6 of the Playa del Norte PAD located at the northeast corner of Rural Road and Playa del Norte Road in Tempe, Arizona. The land use projected for the Site by General Plan 2030 is Mixed-Use (live/work). According to General Plan 2030, the Mixed-Use category is designed to accommodate land use mixes with a mixture of residential and commercial uses. This category includes many types of uses, including offices, and encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and recreate within one development or area. The Project will create additional opportunities to work where ample opportunities to live and recreate in the same area already exist. In fact, the Project is exactly the type of office use envisioned to complement the mix of uses envisioned by General Plan 2030 for Playa del Norte. The Applicant is proposing a high-quality office building that will provide additional employment opportunities for the current and future residents of Playa del Norte.

Current Zoning

The Site is currently zoned Mixed-Use 4 (MU-4) with a Planned Area Development (PAD) Overlay. The MU-4 District allows a variety of uses, including office uses. The Applicant is proposing an amendment to the PAD Overlay which allows the Project to establish its own unique standards based on the development proposal.

Site Area

The Site consists of approximately 1.76 net acres. A full legal description for the Site is included as part of this Application submittal.

Area Context

As indicated above, the Site is located just north of Tempe Town Lake and just east of Rural Road within the mixed-use Playa del Norte development. The Grigio apartment complex is located immediately to the south of the Site, while the Red Mountain Freeway is located immediately to the north. An In-N-Out restaurant, Starbucks, and the Northshore condominiums are all located to the west and southwest. A three (3) acre City Park is located to the east. The south bank of the Town Lake is also proposed for additional mixed-use retail, commercial and residential. Existing commercial uses, including the former Club Rio, Audio Express and a Holiday Inn limited service hotel, are located to the west across Rural Road. The Site is located within walking distance of the ASU Campus across Tempe Town Lake. The Applicant envisions that the Project will significantly enhance the area's urban environment and employment opportunities and serve as a catalyst for future redevelopment opportunities along Tempe Town Lake.

Development Standards

The Application will meet or exceed most of the development standards for the Site established by the previously approved PAD application for Lot 6. See the completed Planning Application Form included in this Application for information pertaining to development standards. Because of the existing 130-foot wide Salt River Project ("SRP") easement and power lines along the north portion of the Site, any development on this Site must be located on the south portion of Site. As a result, the surface parking for the Project is located primarily on the north portion of the Site. The power lines dictate the configuration of the Site.

Project Description

The Site, which is currently vacant, is strategically located to make a significant statement on the north bank of Tempe Town Lake, as well as along the Red Mountain Freeway. The intent of this Application is to provide a unique opportunity to further enhance the exciting office opportunities along the north bank of Tempe Town Lake. Considering the Site's location within the exciting Playa del Norte development and its proximity to downtown Tempe, the ASU Main Campus, and multiple recreational opportunities, the Applicant strongly believes that the Project will appeal strongly to successful professionals seeking Class A office space located in an urban setting.

The Application consists of a 129-foot office building comprised of five-stories for office use located above a five-level parking garage. Four of the five parking levels will be located above ground and one level of parking will be below ground. The building area for the office space is 106,030 gross square feet, which represents an approximate 16,000 gross square feet increase in office space from the originally approved Lot 6 application. This increase in office space floor area is indicative of the Applicant's commitment to provide quality employment opportunities which have long been desired for the Playa del Norte development. The parking garage and surface parking located to the north, east, and west of the building will serve as parking for the entire Site. Bicycle parking will also be provided on Site.

The proposed architecture is contemporary in design. The proposed building will be a cast in place structure with large expanses of vision glass. The building will incorporate a variety of sustainable design features and will be certified as a sustainable project. Building massing will be broken down by intersecting multiple rectangular forms within the office floors and intersecting the rectangular form of the parking structure with the building's office floors. Visual texture will be added by using multiple materials, including synthetic stucco for office floor facades and colored textured block for the parking garage. In addition, the proposed design provides space for lobby and office/retail uses which will energize the Site's ground level. These ground level uses, combined with the Project's dynamic contemporary architecture and the provision of ample landscaping, will successfully activate the Site's ground level.

Site Circulation and Parking

The principal connections to the Playa development and Lot 6 are Rural Road and Playa del Norte Drive. The intersection of Playa del Norte Drive and Rural Road is a full four-way signalized intersection. There are two points of ingress and egress along Playa del Norte Drive to Lot 6 allowing for easy access to the Site and open circulation. The parking garage in combination with the at-grade courtyards to the north and west of the building will serve the parking needs of employees and visitors. The Site is also located along an existing bus route and within walking distance of both residential living and retail opportunities.

A traffic report is included as part of this Application.

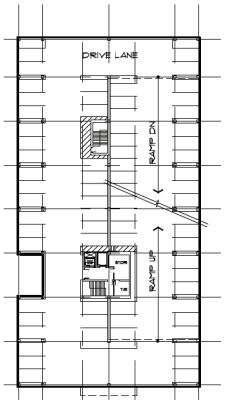
Rio Salado Advisory Commission

The Applicant presented the Project to the Rio Salado Advisory Commission (RSAC) as an information item on September 25, 2007. At that meeting the RSAC was supportive of the project and agreed that this Project was consistent with the type of development they envision around the Town Lake.

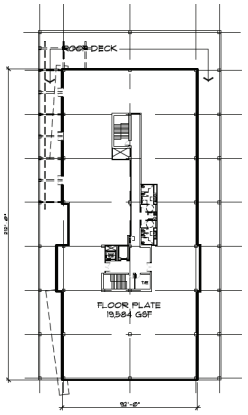
Conclusion

The proposed development is a high-quality office design that will provide additional desired employment opportunities along the north bank of Tempe Town Lake. In addition, this development will serve as a catalyst for future development opportunities along the north bank that will continue to enhance the urban development environment and experience envisioned by the City for this area. The Project is consistent with the land use projected for the Site by the former Lot 6 proposal. We look forward to discussing the proposal with you in the near future and respectfully request your support.

ATTACHMENT 10

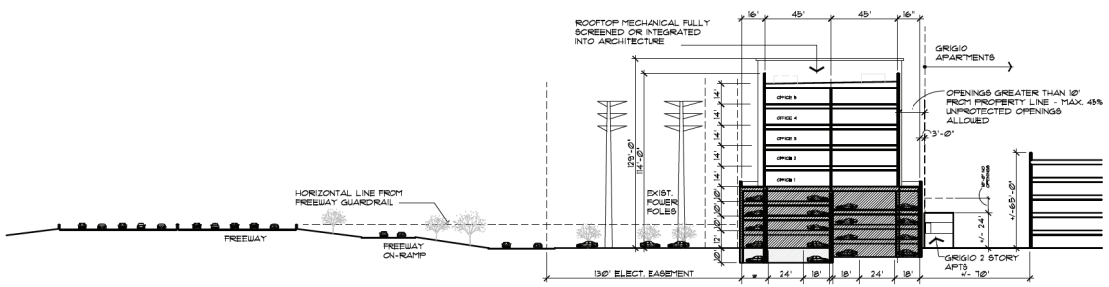


TYPICAL GARAGE FLOOR PLAN
SCALE: 1" = 40'



TYPICAL OFFICE FLOOR PLAN
SCALE: 1" = 40'

SITE PLAN
SCALE: 1" = 40'



SITE SECTION
SCALE: 1" = 40'

DESCRIPTION:

THIS PROJECT INCLUDES THE DEVELOPMENT OF THE PHASE 2 AREA OF LOT 6. IT WILL INCLUDE AN APPROX. 106,030 S.F. 5-STORY OFFICE BUILDING ON TOP OF 5-STORIES OF STRUCTURED PARKING (ONE LEVEL BELOW GRADE). THE DEVELOPMENT ALSO INCLUDES ASSOCIATED SITEWORK FOR SURFACE PARKING AND LANDSCAPING. RETENTION WILL BE OFF-SITE, AS PART OF THE PLAYA DEL NORTE MASTER DRAINAGE PLAN.

P.A.D ITEMS:

1. SETBACKS
2. LANDSCAPE AREA
3. REFUSE OFF-PROPERTY
4. SRP RESTRICTIONS
5. OFFSITE RETENTION PER MASTER DRAINAGE PLAN
6. CROSS ACCESS AGREEMENT

SITE DATA

ZONING	MU-4 (PAD)
SITE AREA	76,780 SF (1.76 AC)
BUILDING OFFICE AREA	106,030 GSF
PARKING GARAGE AREA	122,970 GSF
COVERAGE (OFFICE)	38 %
F.A.R.	1.38
HEIGHT TO MEC. EQUIPMENT SCREEN	129 FT
HEIGHT TO ROOF LEVEL	114 FT
NUMBER OF STORIES ABOVE GRADE	9 STORIES
CONSTRUCTION TYPE	I-B
A.F.E.S	YES
LANDSCAPE AREA REQ'D	15 % = 11,517 SF
LANDSCAPE AREA PROV'D	13% = 9,884 SF
PARKING REQUIRED (AT 1 PER 1:300 GSF)	354 SP
PARKING PROVIDED	SURFACE - 82
	GARAGE RAMP DN/LOWER - 77
	GARAGE SFC/RAMP UP - 58
	GARAGE 2/RAMP UP - 72
	GARAGE 3/RAMP UP - 72
	GARAGE 4 - 50
	TOTAL - 411
PARKING RATIO STUDY	102,870 RSF/411 = 4.0/1000
BICYCLE PARKING REQ'D	13
BICYCLE PARKING PROV'D	14

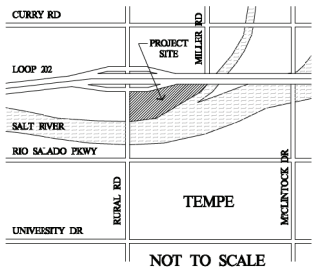
OWNER:

IRGENS DEVELOPMENT PARTNERS, LLC AMO
2415 East Camelback Road
Suite 700
Phoenix Arizona 85016
602.553.1090 fax 602.553.1091

ARCHITECT:

BUTLER DESIGN GROUP
5555 East Van Buren
Suite 215
Phoenix, Arizona 85008
602.957.1800 fax 602.957.7722

VICINITY MAP



NOT TO SCALE

LEGAL DESRIPTION

LOT 2, of the final plat of PLAYA SIX SUBDIVISION, according to Book 962 of Maps, page 27, records of Maricopa County, Arizona.

10' 40'
0' 20' 80'

JOB NUMBER: 07060
07060-site-section-15 - Composite

IRGENS
DEVELOPMENT PARTNERS, LLC

SUBMITTALS:
03/12/08 FIRST SUBMITTAL

979 Playa del Norte Drive

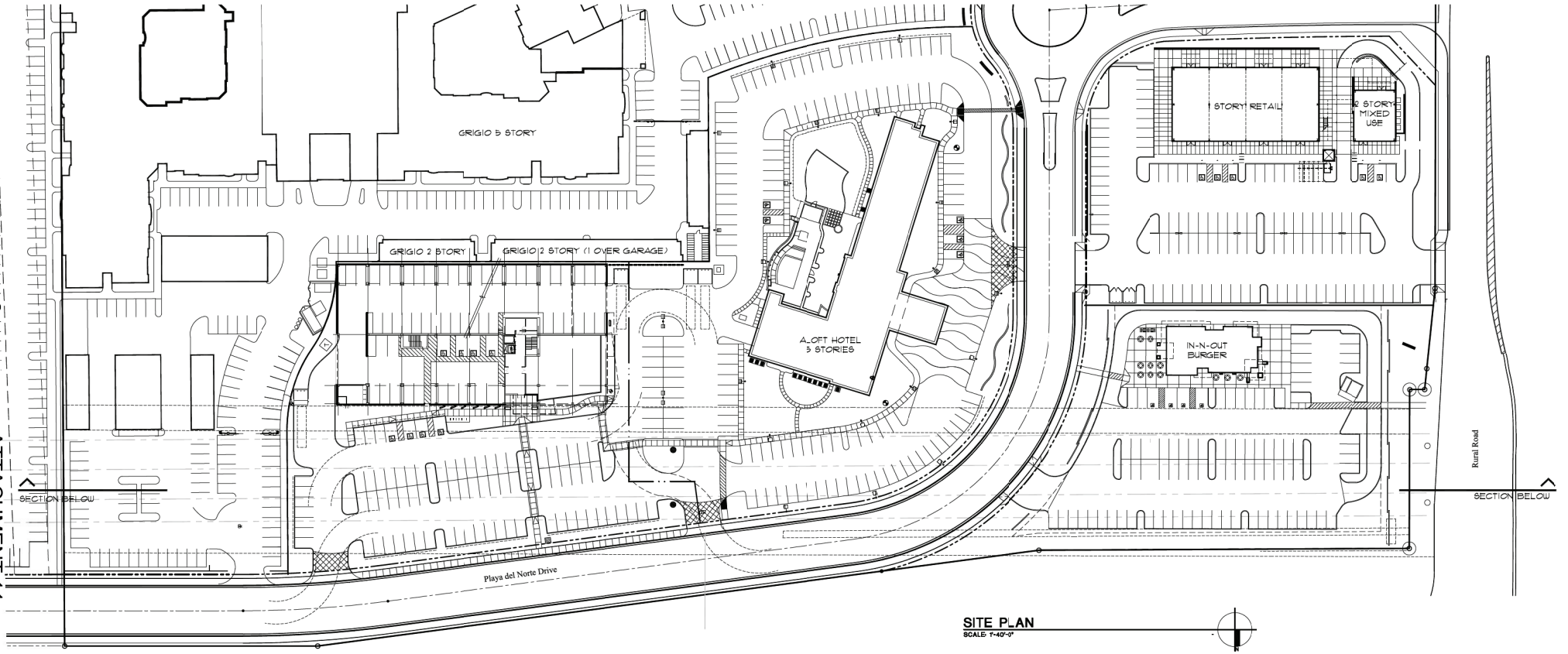
Tempe, Arizona

DR-1

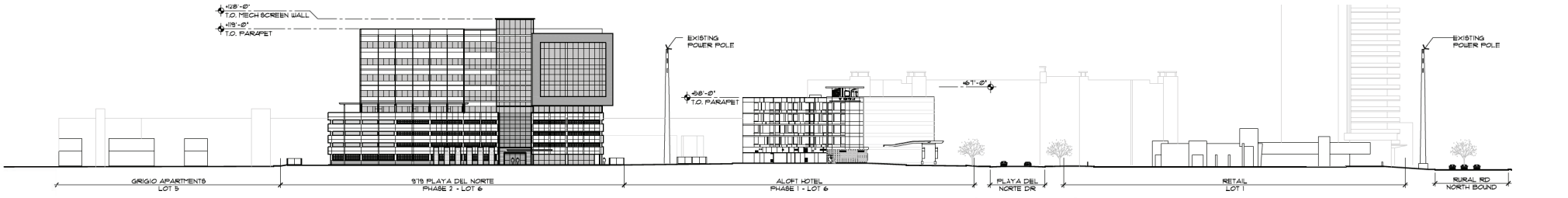
DATE: 04-15-08

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

ATTACHMENT 11



SITE PLAN
SCALE: 1"=40'-0"



NORTH ELEVATION (LOOKING SOUTH)
SCALE: 1"=40'-0"

JOB NUMBER: 07060
07060-site-section-15 - Elevations

IRGENS
DEVELOPMENT PARTNERS, LLC

SUBMITTALS:
03/12/08 FIRST SUBMITTAL

979 Playa del Norte Drive

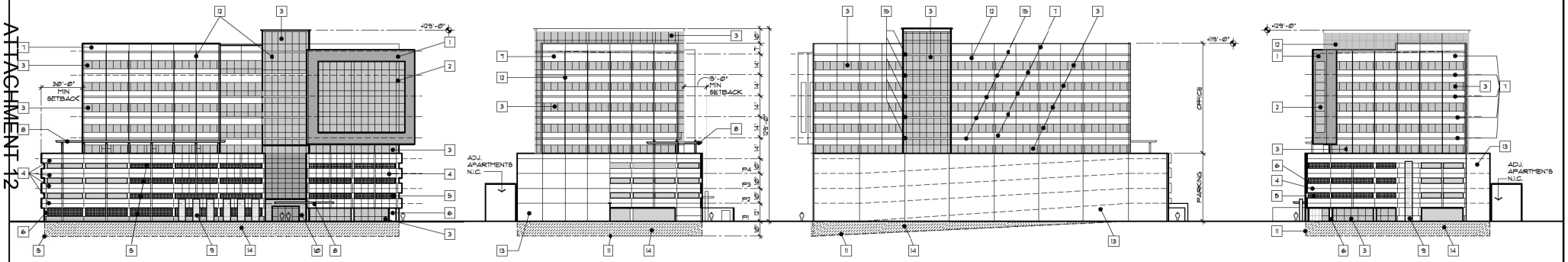
Tempe, Arizona

DR-2

DATE: 04-15-08

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

ATTACHMENT 12



NORTH ELEVATION
SCALE: 1'-30'-0"

EAST ELEVATION
SCALE: 1'-30'-0"

SOUTH ELEVATION
SCALE: 1'-30'-0"

WEST ELEVATION
SCALE: 1'-30'-0"

ELEVATION KEY NOTES

NOTE:
ELEVATIONS & MATERIALS ARE PRELIMINARY AND INTENDED TO INDICATE HEIGHT & MASSING ONLY. FORMAL DESIGN REVIEW SUBMITTAL TO FOLLOW.

1. COMPOSITE ALUMINUM CLADDING PANELS
2. 1" DEEP ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSUL. TINTED GLASS
3. 4 1/2" DEEP ALUMIUM WINDOW WALL / STOREFRONT WITH INSUL. TINTED GLASS
4. 1 1/2" E.I.F.S. (FRONT & BACKSIDE) ON 4" METAL STUDS
5. 1X1 STEEL MESH SCREEN PANELS-PAINTED
6. PRECAST CONCRETE COLUMN CLADDING
7. 1 1/2" E.I.F.S. ON 4" STUD FRAMING
8. 8X16 T.S. CANOPY FRAMING
9. 3'X3' ACCENT FENESTRATION PIERS
10. 8" INTERGAL COLOR CENTER SCORED MASONRY
11. LINE OF BASEMENT LEVEL GARAGE
12. 4" DEEP EXPRESSED ALUMINUM MULLION CAPS
13. 12" CMU W/ STUCCO FINISH AT EXPOSED AREAS
14. 12" THK. CONC. RETAINING WALL W/ WATER PROOFING MEMBRANE
15. PAINTED STEEL BEAM AT FLOOR LINE

10' 10' 0' 20' 60'

JOB NUMBER: 07060
07060-site-section-15 - Elevations

IRGENS
DEVELOPMENT PARTNERS, LLC

SUBMITTALS:
03/03/08 FIRST SUBMITTAL

979 Playa del Norte Drive

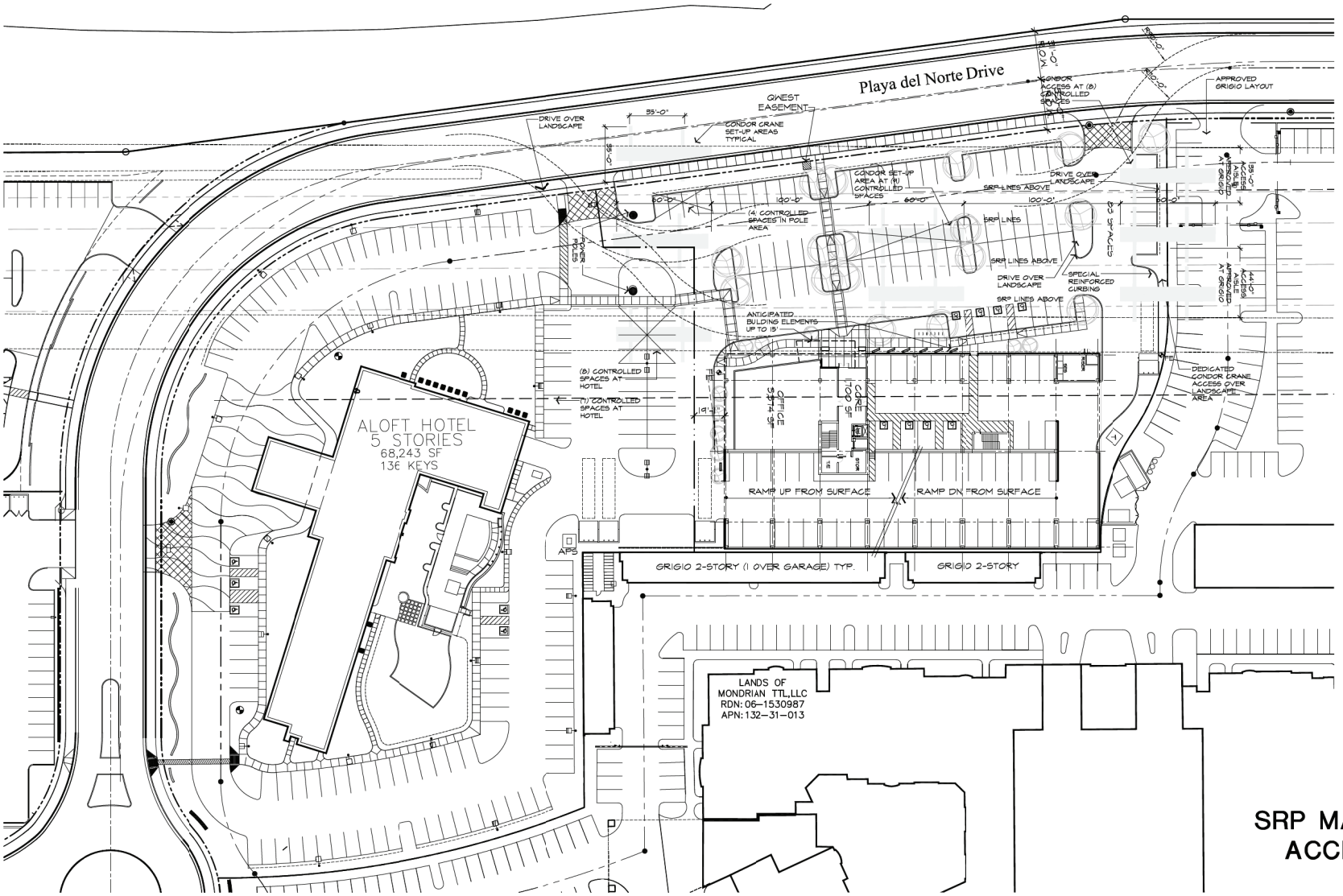
Tempe, Arizona

DR-3

DATE: 04-15-08

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

ATTACHMENT 13



SRP MAINTENANCE ACCESS PLAN

JOB NUMBER: 07060
07060-ST13

IRGENS
DEVELOPMENT PARTNERS, LLC

SUBMITTALS:
05/12/08 FIRST SUBMITTAL

979 Playa del Norte Drive

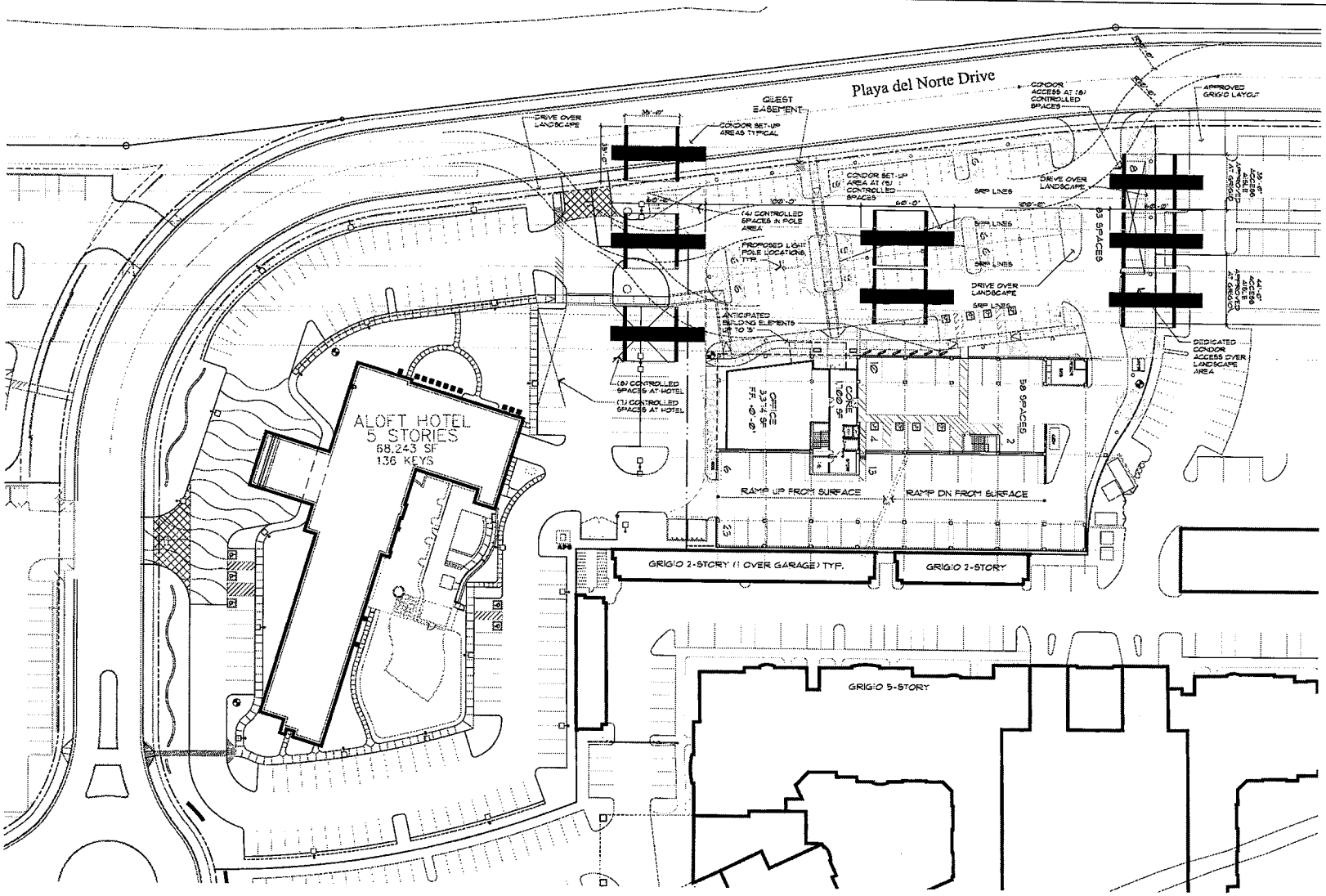
Tempe, Arizona

DR-4

DATE: 04/07/08

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 255
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

ATTACHMENT 14



DATE: 11-06-07

JOB NUMBER: 07060
07060-ST13

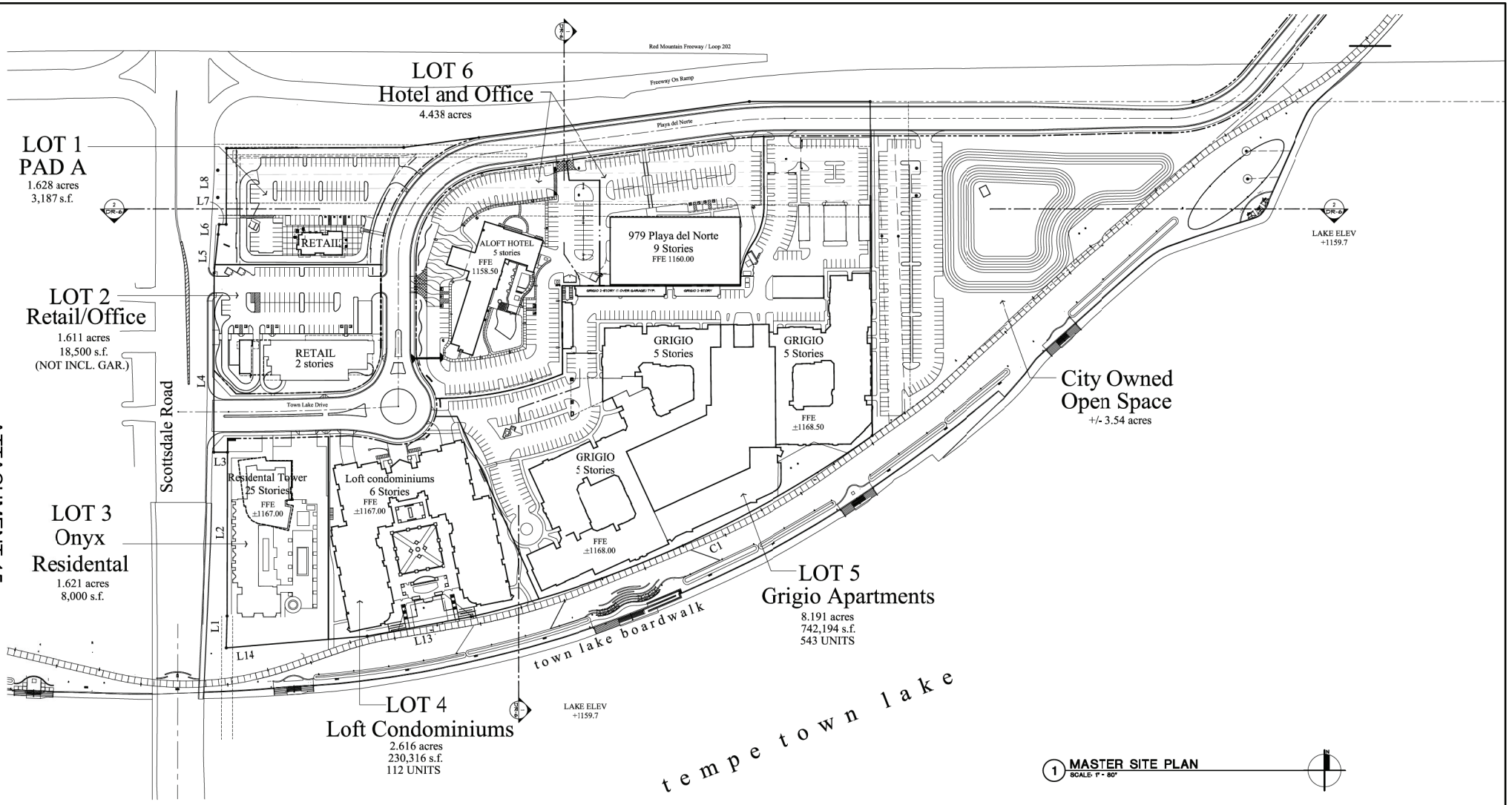
IRGENS
DEVELOPMENT PARTNERS, LLC

999 Playa del Norte Drive

Tempe, Arizona

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

ATTACHMENT 16



1 MASTER SITE PLAN
SCALE: 1" = 80'

JOB NUMBER: 07060
07060-ST14 - Master Site Plan

IRGENS
DEVELOPMENT PARTNERS, LLC

SUBMITTALS:
04/21/08 THIRD SUBMITTAL

979 Playa del Norte Drive

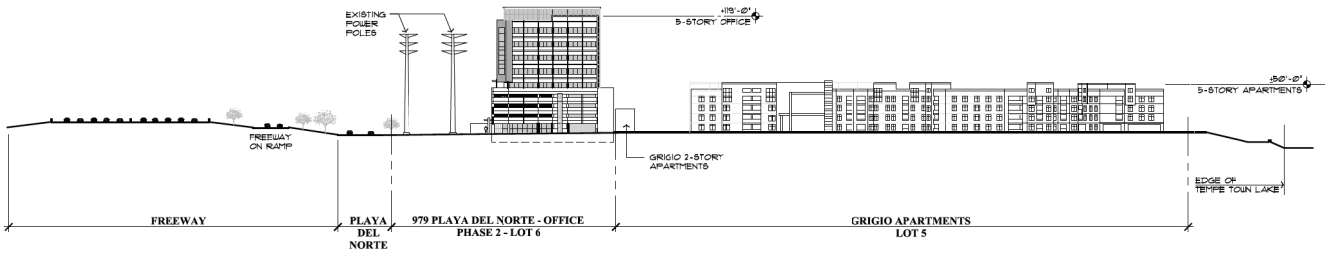
Tempe, Arizona

DR-5

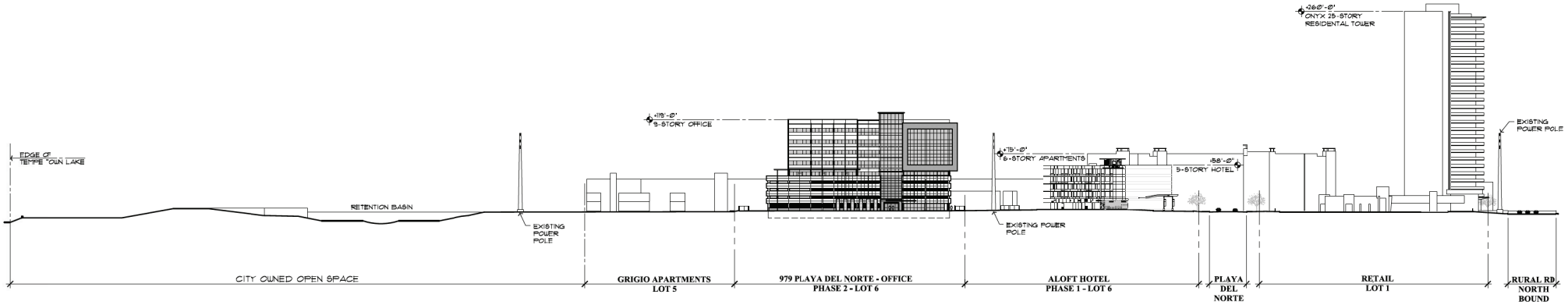
DATE: 04-15-08

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 205
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

ATTACHMENT 16



1 **NORTH-SOUTH SITE SECTION**
SCALE: 1" = 60' LOOKING EAST



2 **EAST-WEST SITE SECTION**
SCALE: 1" = 60' LOOKING SOUTH

JOB NUMBER: 07060
07060-ST14 - Master Site Plan

IRGENS
DEVELOPMENT PARTNERS, LLC

SUBMITTALS:
04/21/08 THIRD SUBMITTAL

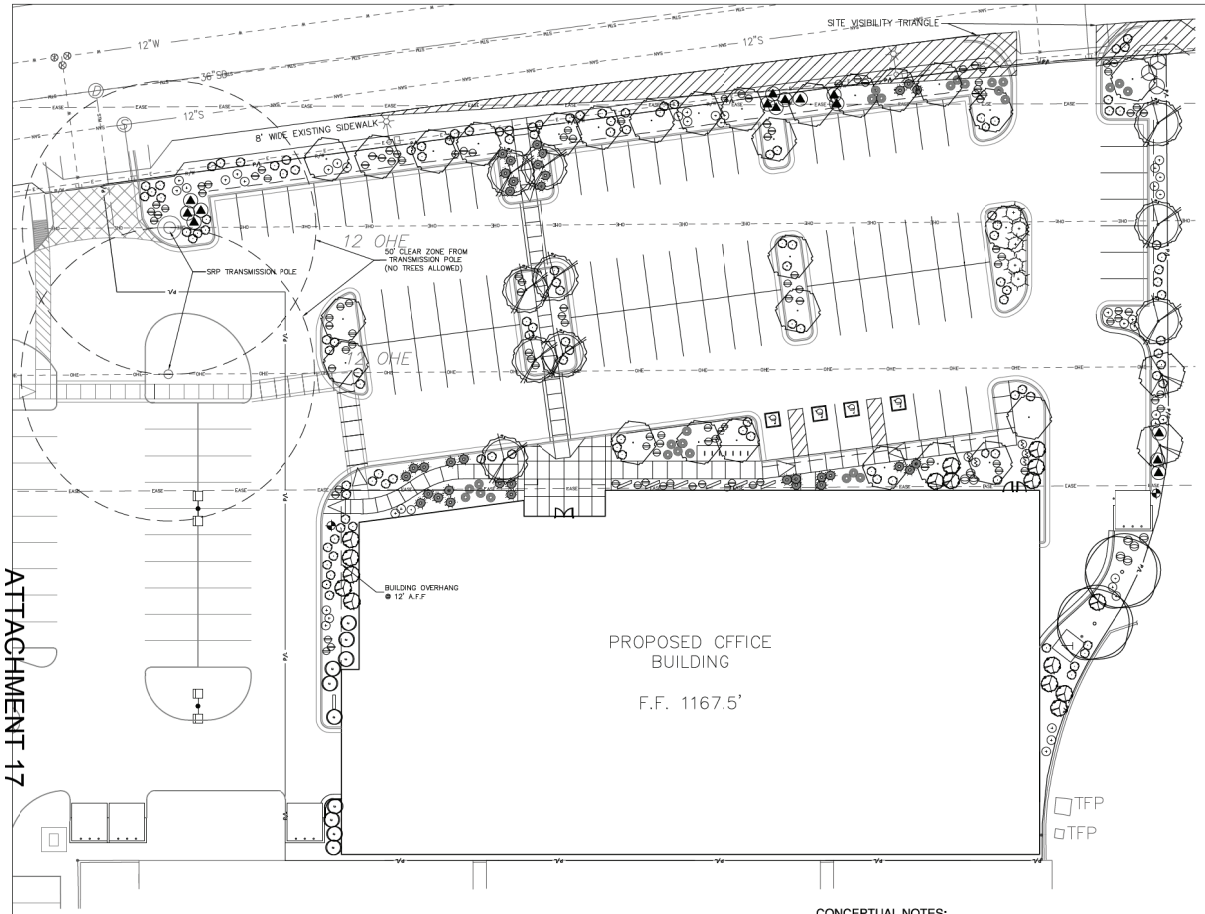
979 Playa del Norte Drive

Tempe, Arizona

DR-6

DATE: 04-15-08

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 255
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722



PLANT MATERIAL LEGEND

SYMBOL	TREES	Botanical/COMMON NAME	SIZE
		Acacia smallii SWEET ACACIA	1 1/2" CAL.
		Sophora secundiflora TEXAS MOUNTAIN LAUREL	2" CAL.
		Cercis mexicana MEXICAN REDBUD	1 1/2" CAL.
		Cercidium Floridum THORNLESS 'DESERT MUSEUM'	1 1/2" CAL.
		Parkinsonia floridum BLUE PALO VERDE	1 1/2" CAL.
		Parkinsonia praecox PALO BREA	1 1/2" CAL.
		Prosopis chilensis 'Thornless' THORNLESS CHILEAN MESQUITE	1 1/2" CAL.

SHRUBS	Botanical/COMMON NAME	SIZE
	Calliandra x Sierra Star SIERRA STAR RED FAIRY DUSTER	5 Gal.
	Justicia spicigera MEXICAN HONEYSUCKLE	5 Gal.
	Leucophyllum la. 'Lynns' Legacy' LYNN'S LEGACY	5 Gal.
	Hesperalae parviflora RED YUCCA	5 Gal.
	Eremophila 'Valentine' VALENTINE SHRUB	5 Gal.

GROUND-COVER	Botanical/COMMON NAME	SIZE
	Baileya multiradiata DESERT MARIGOLD	1 Gal.
	Convolvulus cneorum BUSH MORNING GLORY	1 Gal.
	Lantana montevidensis PURPLE LANTANA	1 Gal.
	Lantana montevidensis NEW GOLD LANTANA	1 Gal.
	Ruellia brittoniana KATIE RUELLIA	1 Gal.
	Salvia greggi AUTUMN SAGE	1 Gal.
	Zauschnessa californica latifolia CALIFORNIA FUCHSIA	1 Gal.

LANDSCAPE NOTES:

1. ALL LANDSCAPE AREAS WILL HAVE A 2" COVER OF 1/2" MINUS DECOMPOSED GRANITE, COLOR DESERT GOLD.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF DEOMPOSED GRANITE MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.
3. PLANT MATERIAL WITHIN SIGHT VISIBILITY TRIANGLE TO HAVE A MAXIMUM HEIGHT OF 2'-0" AND OR A CLEAR TRUNK HEIGHT OF 8'-0". MULTI-TRUNK TREES SHALL NOT BE PLANTED WITHIN SIGHT VISIBILITY TRIANGLES.
4. PLANT MATERIAL SHALL NOT BLOCK THE LINE OF SIGHT TO ANY TRAFFIC SIGNAGE.

CONCEPTUAL NOTES:

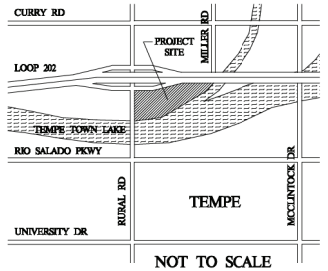
1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS.
5. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
6. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
7. FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

0 10' 20' 40'
SCALE: 1" = 20'

IRGENS
DEVELOPMENT PARTNERS, LLC

OWNER:
IRGENS DEVELOPMENT PARTNERS, LLC AMO
2415 East Camelback Road
Suite 700
Phoenix, Arizona 85016
602.553.1090 fax 602.553.1091

VICINITY MAP



NOT TO SCALE

DATE: 02-19-07

JOB NUMBER: 2007-8002
C_00_Landscape8002

ATTACHMENT 17

PRELIMINARY - NOT FOR CONSTRUCTION

979 Playa del Norte Drive

Tempe, Arizona

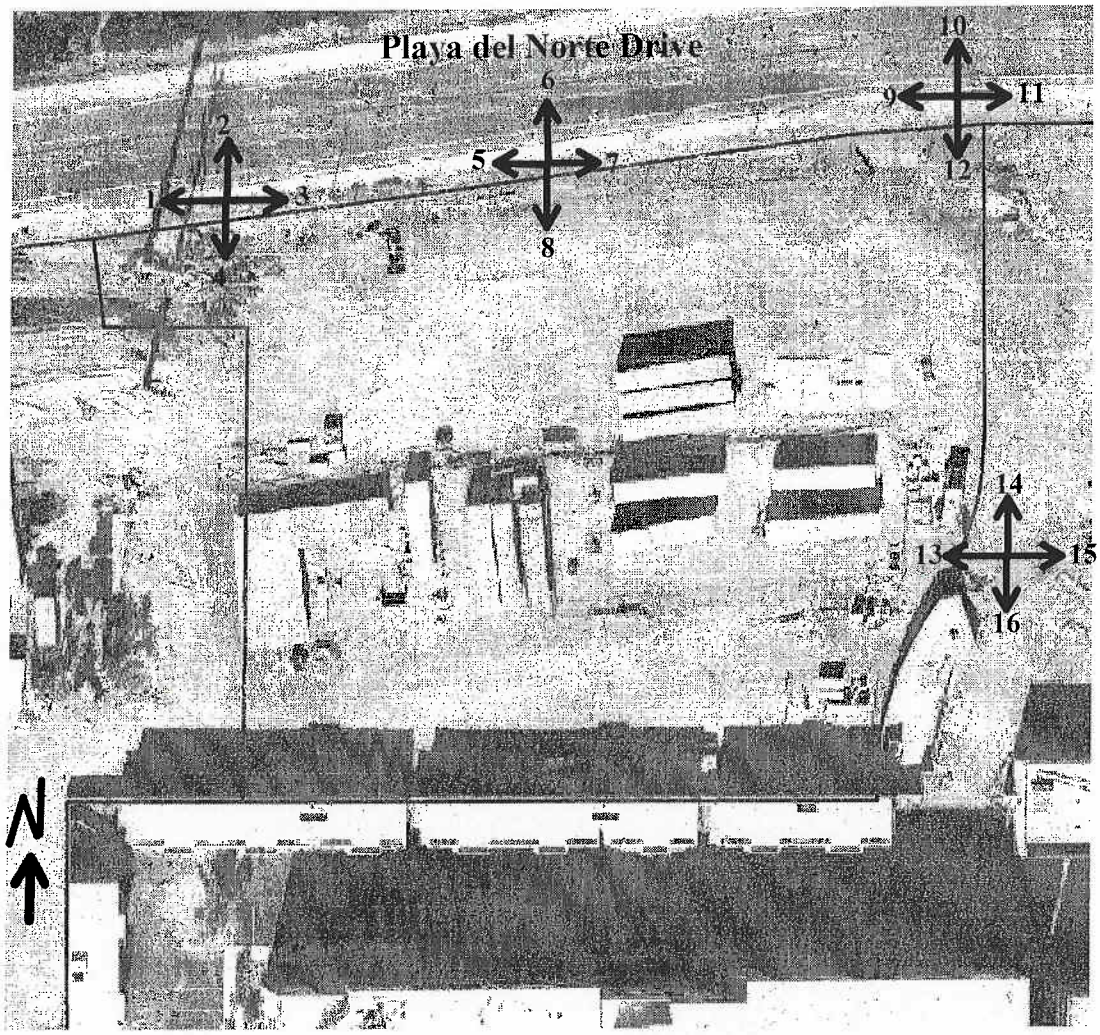
Preliminary Landscape Plan

L0.1

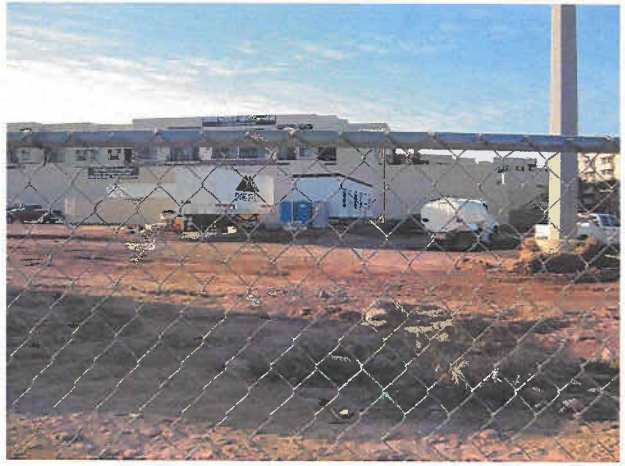
CIVIL ENGINEER / LANDSCAPE ARCHITECT:
LP/GAS Engineering
7373 E. Doubletree Ranch Road
Suite B-155
Scottsdale Arizona 85260
phone: 480-281-3000
fax: 480-285-3100

LP/GAS ENGINEERING

Context Photos Directory

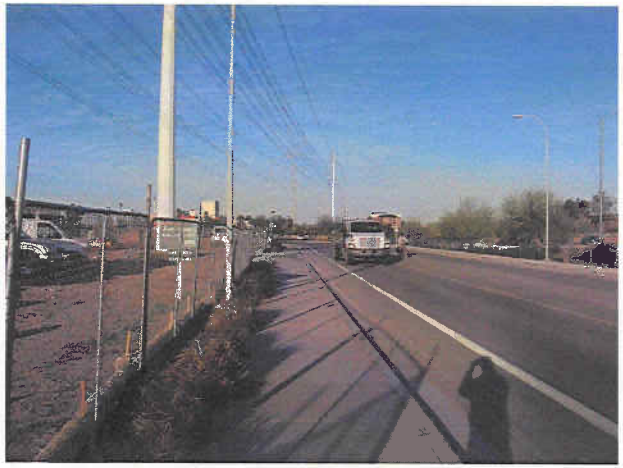


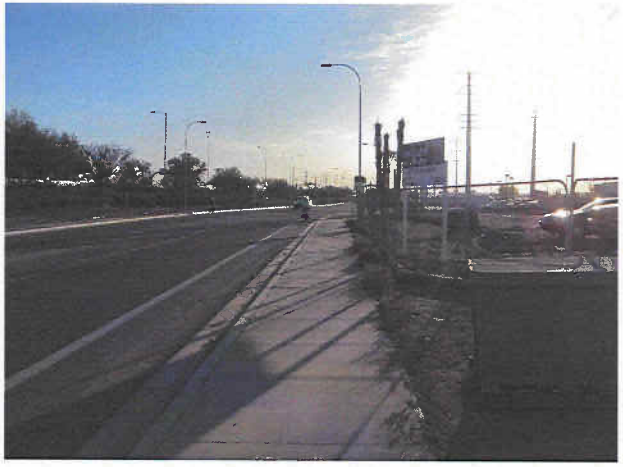
Photos 1 - 4



ATTACHMENT 19

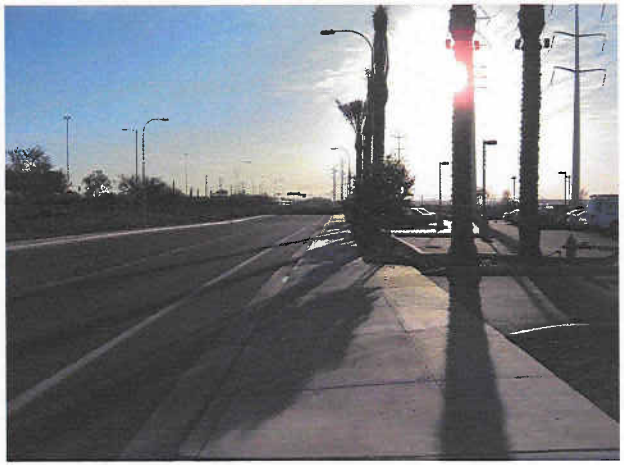
Photos 5 - 8





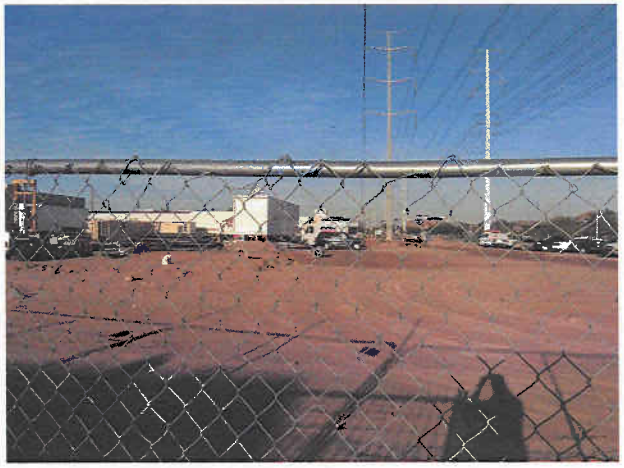
ATTACHMENT 20

Photos 9 - 12



ATTACHMENT 21

Photos 13 - 16



ATTACHMENT 22

From: Johnson, Diane B

Sent: Monday, April 28, 2008 2:00 PM

To: O'Melia, Kevin

Subject: FW: Message from O'Melia, Kevin

Attachments: VoiceMessage

From Sept. 25, 2007 Rio Salado Advisory Commission minutes:

Agenda Item 3 – Playa del Norte Lot 6

Manjula Vaz from Gammage & Burnham Attorneys at Law gave an overview of the office building on Lot 6 in Playa del Norte. Also working on the project and attending the meeting were Todd Lawrence, Butler Design Group (BDG), and Kate Perrin, Irgens Development.

1) Manjula Vaz brought to the commission members a conceptual design of an office tower located on Lot 6 in Playa del Norte. It will be a 4-story office tower with 3 ½ levels of parking designed by BDG and built by Irgens Development. The project is located east of the "aloft" hotel with 78,000 sq. ft. of office space and a height of 95 ft. The full rendering of the project will come at a later time.
2) Nancy Ryan stated the project was brought here tonight so the RSAC members could voice any concerns they may have about the design, height, or density. The plan will come back through the RSAC Lunch Bunch for review at a later date.

General discussion regarding the **Playa del Norte Lot 6**, including:

- Dana asked if there will public parking spaces. Todd Lawrence of BDG said there will be some public parking. He said the surface lot will have 90 parking spaces.
- Randy Smith stated the project helps complete the original plan of residential, retail, and office space in Playa del Norte.
- Maureen agreed with the design and felt the project should move forward.

Diane

From: O'Melia, Kevin
Sent: Friday, April 25, 2008 11:02 AM
To: Ryan, Nancy; Johnson, Diane B
Cc: 'Robert Lane'
Subject: LOT 2 OF PLAYA SIX / PL070393 / 985 E PLAYA DEL NORTE DR

Greetings,

Please review.

04-22-08 RIO SALADO ADVISORY COMMISSION REVIEW

1) Attendees:
Commissioners: Walter McCraney, Mary Hannaman, Julie Ramsey, Sue Lofgren, Alana Chavez, Christina Cenzano, Brett Siegal, Sharon Doyle.
Staff: Nancy Ryan, DeeDee Kimbrell & Diane Johnson (COT Rio Salado), Alan Como & Kevin O'Melia (COT Plann'g)
Audience: Rob Lane (Gammage + Burnham, representing Lot 2 of Playa Six)

2) Meet to review Planned Area Development Overlay Request prior to Public Hearings at Development Review Commission and City Council.

3) Describe context: Development is in Playa Del Norte. Playa Del Norte is Mixed Use overall. Built Grigio residential & commercial plus Northshore residential condos to south; In 'n Out Burger to west; Office building with retail to southwest; Aloft W Hotel under construction to west; Onyx (unbuilt) to southwest).

4) Describe project: 5 stories of office above 5 stories of parking. One parking level underground. Office building placed in southern half of site to avoid 230KV overhead transmission lines.

5) Describe modified development standard proposals: 129' height, 113' building front yard, 0' building side (east) yard, 0' building rear (south) yard, 7' parking front set back, 38% building lot coverage, 13% landscape lot coverage.

6) Rob Lane notes masterplan for Playa Del Norte included a 90,000 s.f. office building on the site north of Grigio.

7) Rob Lane description of building: concrete structure (garage) base & steel & glass (office) cap; sustainable features built in -- premature to say to what level L.E.E.D. certification will be pursued. Christina: interested in "green" building aspect. Consider green roof, wall on south side to help this elevation.

8) Discuss south elevation. Mary: Concern about area of blank parking garage wall above Grigio carriage houses at north property line.

9) Recommendation of approval:
` Commissioners agree proposal is appropriate for Rio slado Overlay District.
` Commissioners agree proposal is consistent with vision for Rio Salado Overlay District.
*

MEMORANDUM

GAMMAGE & BURNHAM
A Professional Limited Liability Company

April 29, 2008

TO: Kevin O'Melia, Senior Planner
City of Tempe Development Services Department

RE: Summary of Public Outreach regarding the Lot 2 of Playa Six Planned Area Development (PAD) Overlay Amendment Application for 1.76 acres of property located within the Playa del Norte PAD located at the northeast and southeast corners of Rural Road and Playa del Norte Drive.

The project team has made a concentrated effort to reach out to the community. Our public participation efforts span seven months. To date, comments received regarding the project and the application have been overwhelmingly supportive. We have and will continue to address any questions and/or comments that may arise throughout the zoning process.

(1) Rio Salado Advisory Commission Meeting of September 25, 2007:

The Applicant presented the project to the Rio Salado Advisory Commission as an information item on September 25, 2007. At that meeting the RSAC was supportive of the project and agreed that the Project was consistent with the uses and type of development they envision around Town Lake.

(2) Neighborhood Meeting of October 16, 2007:

A preliminary neighborhood meeting was held in the Grigio Conference Room located at 1001 East Playa del Norte Drive in Tempe on October 16, 2007 at 6:00 p.m. We sent first class letters to all property owners within 300 feet of the project site, as well as the chairperson of registered neighborhood associations and home owners associations, notifying interested parties of the proposed development and the neighborhood meeting scheduled for October 16, 2007. No members of the public attended the meeting. Copies of the property ownership notification list, the mailing notice, and the attendance sheet for the neighborhood meeting are attached to this summary.

(3) Development Review Commission Study Session of October 23, 2007

The Applicant presented the concept and general design of the project to the Development Review Commission as an information item during the Commission's Study Session on October 23, 2007. Development Review Commission members responded with general questions pertaining to the project's design.

(4) Posting & Notification:

Pursuant to applicable City requirements, on April 3, 2008, we sent first class letters to all property owners within 300 feet of the project site, as well as the chairperson of registered neighborhood associations and home owners associations, notifying interested parties of the proposed development

and the neighborhood meeting scheduled for April 23, 2008. The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the applicant's contact information, were posted on the subject site on April 7, 2008. The posted sign was updated on April 24, 2008 to reflect the rescheduling of the 2nd City Council Hearing from July 17, 2008 to July 22, 2008. Copies of the property ownership list and the neighborhood mailing notice, as well as photos of the public hearing notice sign posted on the site, are attached to this neighborhood summary.

(5) Rio Salado Advisory Commission Meeting of April 22, 2008:

City of Tempe Development Services Department staff presented the project to the Rio Salado Advisory Commission (RSAC) for consideration on April 22, 2008. The RSAC determined that the project was appropriate for and consistent with the vision of Rio Salado.

(6) Neighborhood Meeting of April 23, 2008:

Our official neighborhood meeting was held in the Grigio Conference Room located at 1001 East Playa del Norte Drive in Tempe on April 23, 2008. The meeting began at approximately 6:00 p.m.

Meeting Attendees

Representatives from Irgens Development Partners, Butler Design Group and Gammage & Burnham P.L.C were present. One interested person and one City of Tempe Development Services Department staff member was also in attendance. The interested person in attendance, Matthew Clough, was an Arizona State University (ASU) urban planning student who attended in order to fulfill a public meeting attendance requirement for a planning class. Contact information for persons in attendance for the meeting is provided on the enclosed sign-in sheet.

Presentation

Kate Perrin of Irgens Development Partners, Toby Rogers of Butler Design Group and Rob Lane of Gammage & Burnham P.L.C. provided a brief overview of the project, as well as the purpose of the application. Kevin O'Melia of the City of Tempe Development Services Department also briefly discussed the project and the City's entitlement process. Mr. Lane briefly discussed the impact of the existing Salt River Project (SRP) easement for power lines which run through the center of the site on the project's site layout.

Questions Posed by Meeting Attendees

Mr. Clough posed multiple questions relating to the City of Tempe entitlement process.

Questions Addressed

All questions raised during the meeting were addressed by either the applicant or City staff.

Comments Submitted by Meeting Attendees

Comments received during the meeting were overwhelming supportive of the project.

Meeting Adjournment

The meeting officially ended at approximately 7:05 p.m., although the meeting's formal presentation and question session ended at approximately 6:35 p.m.

(7) Phone Calls, Letters and E-mails:

To date, neither the applicant nor the applicant's legal representative have received a phone call, fax, letter or e-mail from either a neighbor or interested person regarding the project.

Encl.: October 2, 2007 mailing notice
October 2, 2007 mailing notification list
October 2, 2007 neighborhood meeting sign-in sheet
Affidavit of public hearing notification
April 3, 2008 mailing notice
April 3, 2008 mailing notification list and map
Affidavit of sign postings
Photos of posted sign
April 23, 2008 neighborhood meeting sign-in sheet

NEIGHBORHOOD MEETING

Neighborhood Meeting
Playa Lot 6 Offices
Grigio Conference Room
1001 East Play del Norte Drive
Tempe, AZ 85281
On Tuesday, **October 16, 2007** at **6:00 p.m.**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Rob Lane	2 N Central Ave. Phoenix, AZ 85004	602-256-4439	rlane@yblaw.com
MIKE O'CONNOR	2415 E. Camelback Rd. #700 Phoenix, AZ	602-553-1090	mocconnor@irgens llc.com
TODD LAWRENCE	5555 E VAN BUREN STE 215 PHX AZ 85008	602 957 1800	TODD@BUTLERDESIGNGROUP.COM

NEIGHBORHOOD MEETING

Neighborhood Meeting
Lot 2 of Playa Six Offices
Grigio Conference Room
1001 E. Playa del Norte Drive
Tempe, AZ 85281
On Wednesday, **April 23, 2008** at **6:00 p.m.**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
MATTHEW CLOUGH	6353 S. SHANNON DR. TEMPE AZ 85283	(248) 770-7515	mathew.clough@asu.edu
Rob Lane	2 N. Central Ave., 18th Flr. Phoenix, AZ 85004	(602) 256-4439	rlane@gblaw.com
KATE PERRIN	2415 E CAMELBACK RD #700 PHOENIX AZ 85016	602.553 1094	kperrin@irgensllc.com
Toby Rogers	5555 E. VAN Buren Phoenix AZ 85003	602 957 -1800	TRogers@butlerdesigngroup.com

4/23/2008

From: O'Melia, Kevin
Sent: Thursday, May 01, 2008 5:59 PM
To: 'Robert Lane'
Cc: 'kperrin@irgensllc.com'; 'trogers@butlerdesigngroup.com'
Subject: LOT 2 OF PLAYA SIX / PL070393 / 985 E PLAYA DEL NORTE DR

Greetings,

Please review.

04-23-08 NEIGHBORHOOD MEETING, 6:00pm to 7:00pm

Attendees: Matthew Clough (ASU student); Rob Lane (Gammage + Burnham, applicant representative); Kate Perrin (Irgens, developer representative); Toby Rogers (BDG, architect); Kevin O'Melia (COT Planning). Note: Kevin attended meeting from 6:15 to 6:45 pm.

Matthew is an A.S.U. student and is attending the neighborhood meeting to understand the development process as part of a class project. Matthew is not a resident of the Grigio. The project overview was presented to Matthew by the Development Team and the City Planning Entitlement process was described for Matthew by Kevin O'Melia. This application contains a Planned Area Development Overlay, including modification of development standards for building height, building setbacks, parking setback, landscape site coverage and building site coverage. The Development Review submittal for the design of the building, site and landscape will be separately made in the future.

Toby Rogers described the site design determinant of overhead power line maintenance access on the north half of the site which has placed the office building on the south half of the site. Toby described the "condor", a line maintenance crane with wing-like struts that holds the overhead line in place while it is being maintained. The "condor" is allowed path access through the north half of the site. Landscape and other improvements in the way of the "condor" are destroyed and require replacement. This condition is also present on the Aloft W Hotel and In 'n Out Burger sites in Playa Del Norte.

Rob Lane and Kevin O'Melia discussed the Rio Salado Advisory Commission meeting of the previous evening. In particular, the concern about the blank south elevation of the garage in close proximity to the north side of the Grigio was discussed. Toby observed the proposed office building effectively creates a second courtyard on the north side of Grigio. This courtyard would be somewhat broader than the courtyard in the center of Grigio and would have offices and residences overlooking each other.
*

From: O'Melia, Kevin
Sent: Monday, April 28, 2008 4:58 PM
To: Sever, Decima
Cc: Collins, Lisa; 'd_justus@cox.net'
Subject: LOT 2 OF PLAYA SIX / PL070393

04-28-08 CITIZEN INPUT

` Call from Darlene Justus (North Tempe Neighborhood Association) to Planning staff (K O'Melia) on 4/28 afternoon

` Discuss scope of office project, including height and size of proposed office building and amount of parking for office use. Discuss status of Playa Del Norte development. Aloft Hotel is under construction. That leaves Lot 3 (Onyx) and Lot 2 of Playa Six as the remaining vacant parcels in Playa del Norte.

` Darlene likes proposed density of development and mixture of residences, commercial and offices of Playa Del Norte as a whole.

` Darlene is concerned about the anticipated traffic load on Playa del Norte Drive and as particularly concerned about the difficulty of making a pedestrian crossing of Playa Del Norte Drive within the development. Currently, there is one pedestrian crossing at the east side of the Playa/Scottsdale intersection and one at the traffic circle west of Grigio. Darlene would like to see an additional crossing, ideally an above-grade crossing to conveniently link Starbucks and In 'n Out Burger to the northwest with the large developments between Playa Del Norte Drive and the Town lake.

*

From: O'Melia, Kevin
Sent: Wednesday, April 30, 2008 10:05 AM
To: 'Sarah Ibarra'
Cc: Sever, Decima
Subject: RE: 985 E. Playa Del Norte

Ms. Ibarra,

Thank you for checking on the Office project at 985 East Playa Del Norte. Playa Del Norte, the overall development which includes In 'N Out Burger, is east of Scottsdale Road, south of the 202 freeway and north of the Town Lake (the Salt River). The project at 985 East Playa Del Norte Drive includes 106,030 sf of business office space and has 411 on-site parking spaces. A parking shortage is not anticipated; the amount of parking at 985 E Playa del Norte includes surplus 57 parking spaces that are not required by City Ordinance. The Aloft W Hotel, across Playa Del Norte Drive from In 'N Out Burger, is currently under construction. Aloft is in between In 'N Out and the Office project.

Traffic on Playa del Norte will certainly be heavier when the Aloft and Office sites are built out. Contact Cathy Hollow at Transportation Studies: catherine_hollow@tempe.gov or 480-350-8445 for an overview of traffic impact from the Playa Del Norte development.

Let me know if you have any other questions. My phone is 480-350-8432. You are most welcome to attend the Development Review Commission and/or City Council Hearings listed on the postcard.

thanks,

Kevin O'Melia

From: Sarah Ibarra [mailto:SIbarra@innout.com]
Sent: Wednesday, April 30, 2008 9:32 AM
To: O'Melia, Kevin
Subject: 985 E. Playa Del Norte

Mr. O'Melia

I have received a notice for a public hearing regarding the development of an office building at 985 E. Playa Del Norte. In-N-Out Burger is located at 920 E. Playa Del Norte and I was wondering if this new development will affect our store in any way, for example, parking, etc. Our corporate office is located in Southern California, so I am not familiar with that area. Please let me know if you have any information that would be helpful.

Thank You

Sarah Ibarra
Real Estate
In-N-Out Burger
13502 Hamburger Lane
Baldwin Park, CA 91706
(626) 813-7371
(626) 338-9173 FAX

MORRISON MAIERLE, INC.
an Arizona Corporation

memo

TO: **Shelly Seyler, P.E., PTOE, City of Tempe**

FROM: **Paul E. Basha, P.E., PTOE**
Lee-Yung Cossar, E.I.T.
Jessamine I. Cabuhat

RE: **Lot 6 – Playa del Norte PAD (M-M 8672.001)**
Trip Generation Comparison

DATE: **1 May 2008**

INTRODUCTION:

Lot 6 Playa del Norte was granted approval by the City Council for an originally proposed 90,000-square foot office building, and for a modification of 30,000-square foot office building and a 136-room hotel. In February 2008, a complete traffic impact study for an 81,000-square foot office building and a 136-room hotel was prepared by Morrison-Maierle and was approved by the City of Tempe's Traffic Engineer.

The developer is proposing to modify the land use of the planned area development from the 81,000-square foot office building and 136-room business hotel to a 106,030-square foot office building and a 136-room business hotel. Morrison-Maierle has been selected to prepare a trip generation comparison between the previously proposed and the currently proposed land uses.

CONCLUSIONS:

There is a relatively small increase in the traffic volumes anticipated to be generated by the currently proposed 106,030-square foot office building to the previously proposed 81,000-square foot office building. There is also a relatively small increase in the critical queue lengths on Scottsdale Road between SR-202 and Playa del Norte.

RESULTS:

The original (90,000-square foot of office building), the previously proposed (81,000-square foot office building and a 136-room business hotel), and the currently proposed (106,030-square foot office building and a 136-room business hotel) land uses are estimated to generate the traffic volumes provided in **Table 1**.

Table 1: Estimated Weekday Trip Generation of Approved and Proposed Land Uses

PLAYA DEL NORTE PARCEL 6

ESTIMATED TRAFFIC VOLUMES

	90,000 SQ FT OFFICE			81,000 SQ FT OFFICE AND 136 ROOM HOTEL			106,030 SQ FT OFFICE AND 136 ROOM HOTEL		
PERIOD	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
Weekday Daily	615	615	1,230	1,062	1,061	2,123	1,193	1,192	2,385
AM Peak Hour	151	21	172	186	51	237	220	56	276
PM Peak Hour	31	149	180	79	175	254	84	198	282

The currently proposed land uses compared to the previously proposed land uses result in an approximate 12% increase in daily traffic, an approximate 16% increase in morning peak hourly traffic, and an approximate 11% increase in evening peak hourly traffic.

The modified land uses are anticipated to generate the queue lengths illustrated in **Figure 1**.

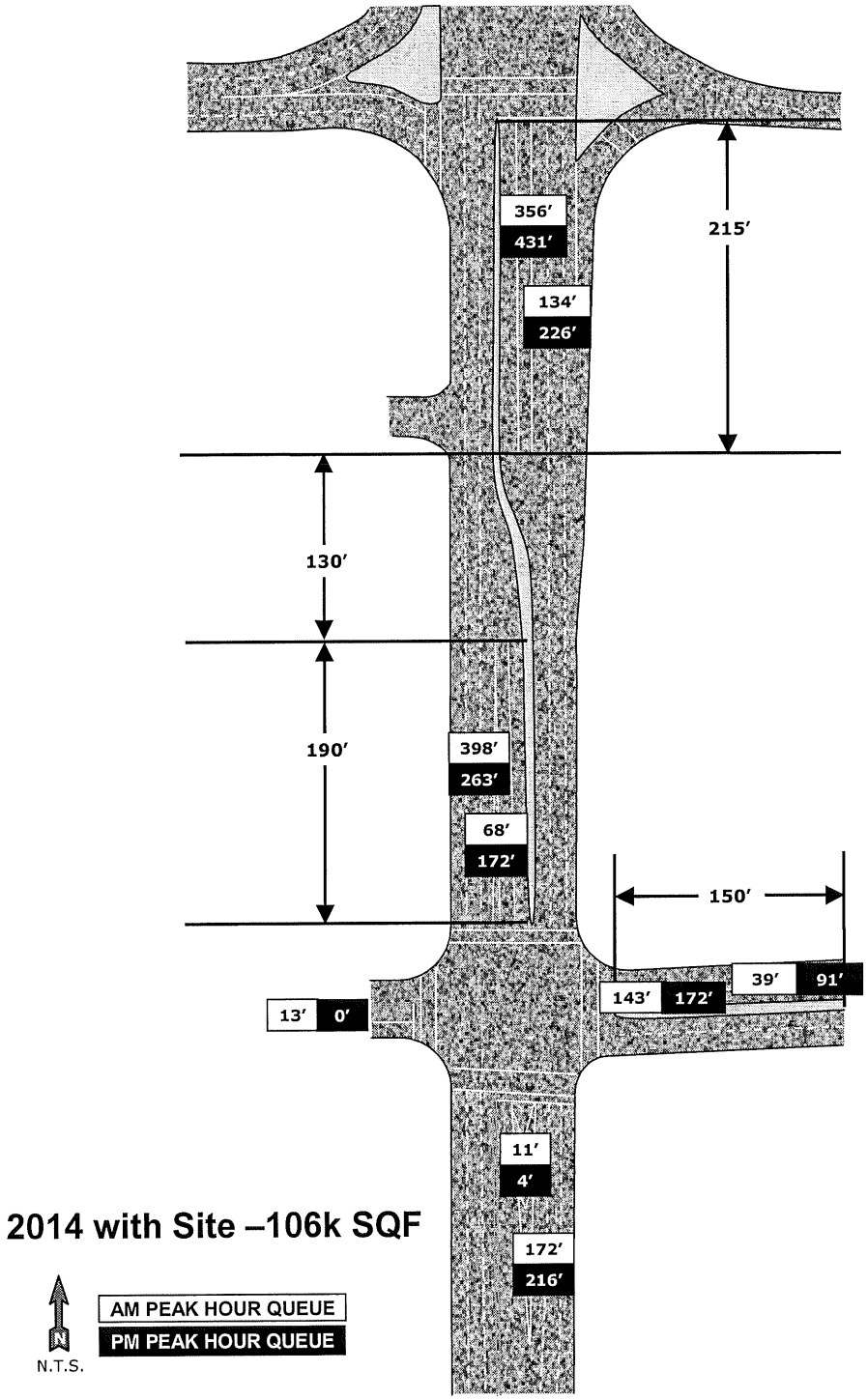


Figure 1: 95th Percentile Queues on Scottsdale Road, South of SR 202 – Modified Land Uses

TRIP GENERATION:

The estimated trip generation for this proposed project was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 7th Edition, published in 2003. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data is provided for 152 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category.

Two independent variables are available for the General Office Building land use category to predict trips: the number of employees and the square footage of gross floor area. Calculations were based on the gross floor area of the site, since it has already been established. The number of occupied rooms was used for the Business Hotel land use category, as opposed to the number of employees, for the same reason.

Average trip generation rates and trip generation equations are both provided for the General Office Building land use category. For this study, the procedure that resulted in the largest number of trips was selected. Weekday trips can be predicted for the day, the morning, and the evening peak hour. Trips can also be predicted for Saturday and Sunday, both day and peak hour of generator.

For the Business Hotel, average trip generation rates were provided on weekdays for morning and evening peak hours of both adjacent street traffic and generator, while trip generation equations were only provided for morning and evening peak hour of generator. As with the General Office Building category, the procedure that resulted in the largest number of trips was selected.

The results of the estimations of the trip generation are provided as attachments to this memorandum. **Attachment A** provides the results for the original land use, **Attachment B** provides the results for the previously proposed land uses, and **Attachment C** provides the results for the currently proposed land uses. **Attachment D** presents a comparison of results for the three scenarios.

Table 2 provides a summary of the trip generation for the original, the previously proposed, and the currently proposed land uses. **Table 3** through **Table 5** provide percent comparisons of the weekday entering, exiting, and total trip generation for the day, morning peak hour, and evening peak hour for the original and previously proposed, original and currently proposed, and previously proposed and currently proposed.

Table 2: Estimated Weekday Trip Generation of Approved and Proposed Land Uses

PLAYA DEL NORTE PARCEL 6

ESTIMATED TRAFFIC VOLUMES

	90,000 SQ FT OFFICE			81,000 SQ FT OFFICE AND 136 ROOM HOTEL			106,030 SQ FT OFFICE AND 136 ROOM HOTEL		
PERIOD	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
Weekday Daily	615	615	1,230	1,062	1,061	2,123	1,193	1,192	2,385
AM Peak Hour	151	21	172	186	51	237	220	56	276
PM Peak Hour	31	149	180	79	175	254	84	198	282

Table 3: Comparison between Original and Currently Proposed Land Uses

DIFFERENCE IN TRAFFIC VOLUMES

90,000 SQ FT OFFICE
VS. 106,030 SQ FT OFFICE AND 136 ROOM HOTEL

PERIOD	ENTERING	EXITING	TOTAL
Weekday Daily	94%	94%	94%
AM Peak Hourly	46%	167%	60%
PM Peak Hourly	171%	33%	57%

The currently proposed land uses are predicted to generate 94% more daily traffic, 60% more morning peak hour traffic, and 57% more evening peak hour traffic than the original land use on a typical weekday.

Table 4: Comparison between Original and Previously Proposed Land Uses

DIFFERENCE IN TRAFFIC VOLUMES

90,000 SQ FT OFFICE
VS. 81,000 SQ FT OFFICE AND 136 ROOM HOTEL

PERIOD	ENTERING	EXITING	TOTAL
Weekday Daily	73%	73%	73%
AM Peak Hourly	23%	143%	38%
PM Peak Hourly	155%	17%	41%

The previously proposed land uses are predicted to generate 73% more daily traffic, 38% more morning peak hour traffic, and 41% more evening peak hour traffic than the original land use on a typical weekday.

Table 5: Comparison between Previously Proposed and Currently Proposed Land Uses

DIFFERENCE IN TRAFFIC VOLUMES

81,000 SQ FT OFFICE AND 136 ROOM HOTEL
VS. 106,030 SQ FT OFFICE AND 136 ROOM HOTEL

PERIOD	ENTERING	EXITING	TOTAL
Weekday Daily	12%	12%	12%
AM Peak Hourly	18%	10%	16%
PM Peak Hourly	6%	13%	11%

The currently proposed land uses are predicted to generate 12% more daily traffic, 16% more morning peak hour traffic, and 11% more evening peak hour traffic than the previously proposed land uses on a typical weekday.

QUEUE LENGTH ANALYSIS:

Figure 2 through **Figure 4** indicate the anticipated 95th percentile length of the queues in 2014 that will be generated by the original, the previously proposed, and the currently proposed land uses. These queue lengths are provided for the Scottsdale Road / Playa del Norte Boulevard intersection and the northbound approach of the Scottsdale Road / SR 202 Interchange.

For all three site plans, the northbound left-turn queue to SR 202 will extend beyond the left-turn storage lane, and the combination of the northbound left-turn queue and the northbound through queue is anticipated to extend to approximately Playa del Norte.

For the original and the previously proposed land uses, the southbound left-turn queue at Playa del Norte Boulevard will be accommodated within the left-turn storage lane. The queue will extend beyond the left-turn storage lane for the currently proposed land uses.

The Synchro analysis that provided the anticipated 95th percentile queue lengths are provided as attachments to this memorandum. For purposes of ensuring a valid comparison, a traffic signal cycle length of 110 seconds was consistently utilized for both intersections for both time periods for all three land use conditions. **Attachment E** provides the analysis for the original land use, **Attachment F** provides the analysis for the previously proposed land uses, and **Attachment G** provides the analysis for the currently proposed land uses.

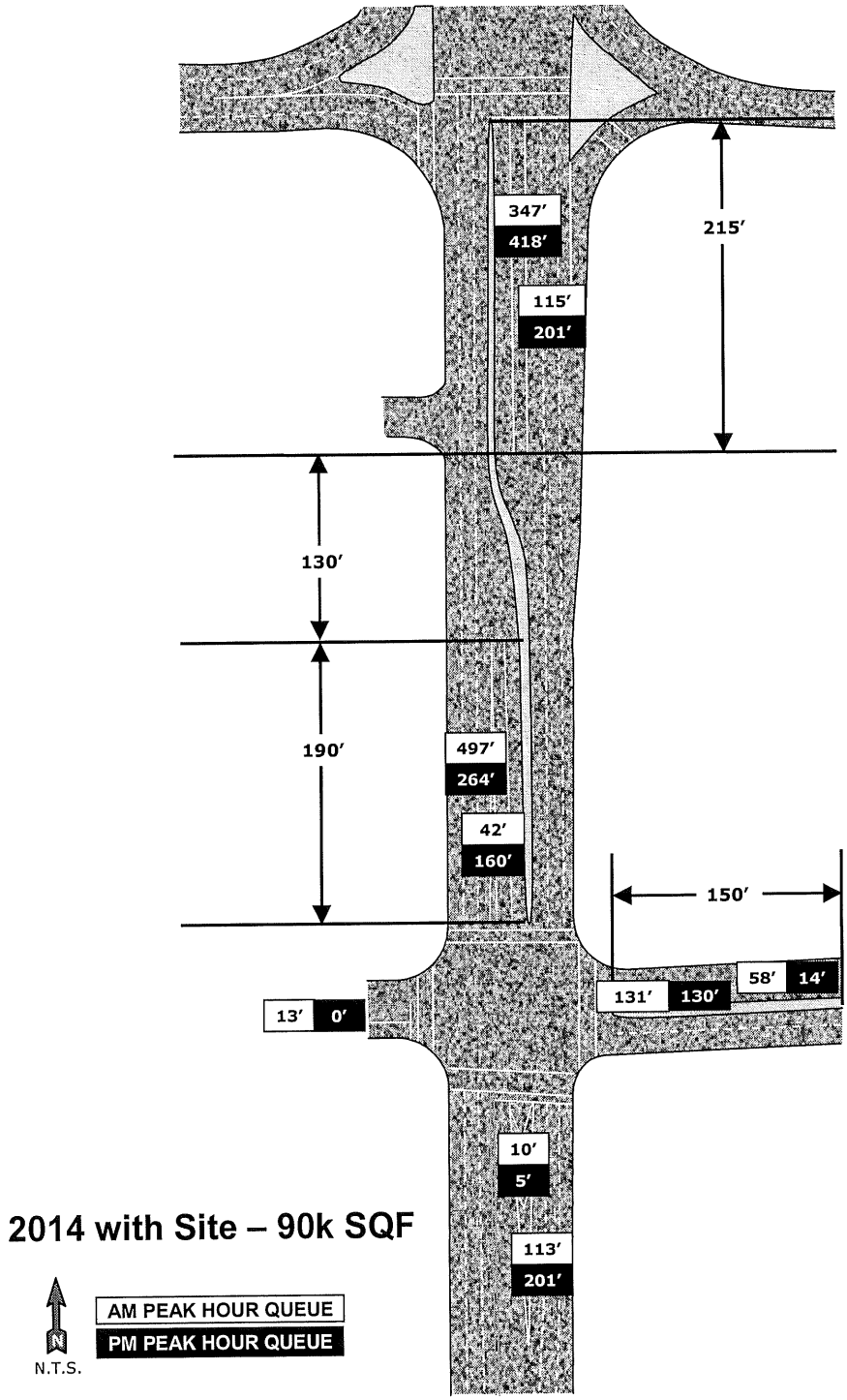


Figure 2: 95th Percentile Queues on Scottsdale Road, South of SR 202 – Original Land Use

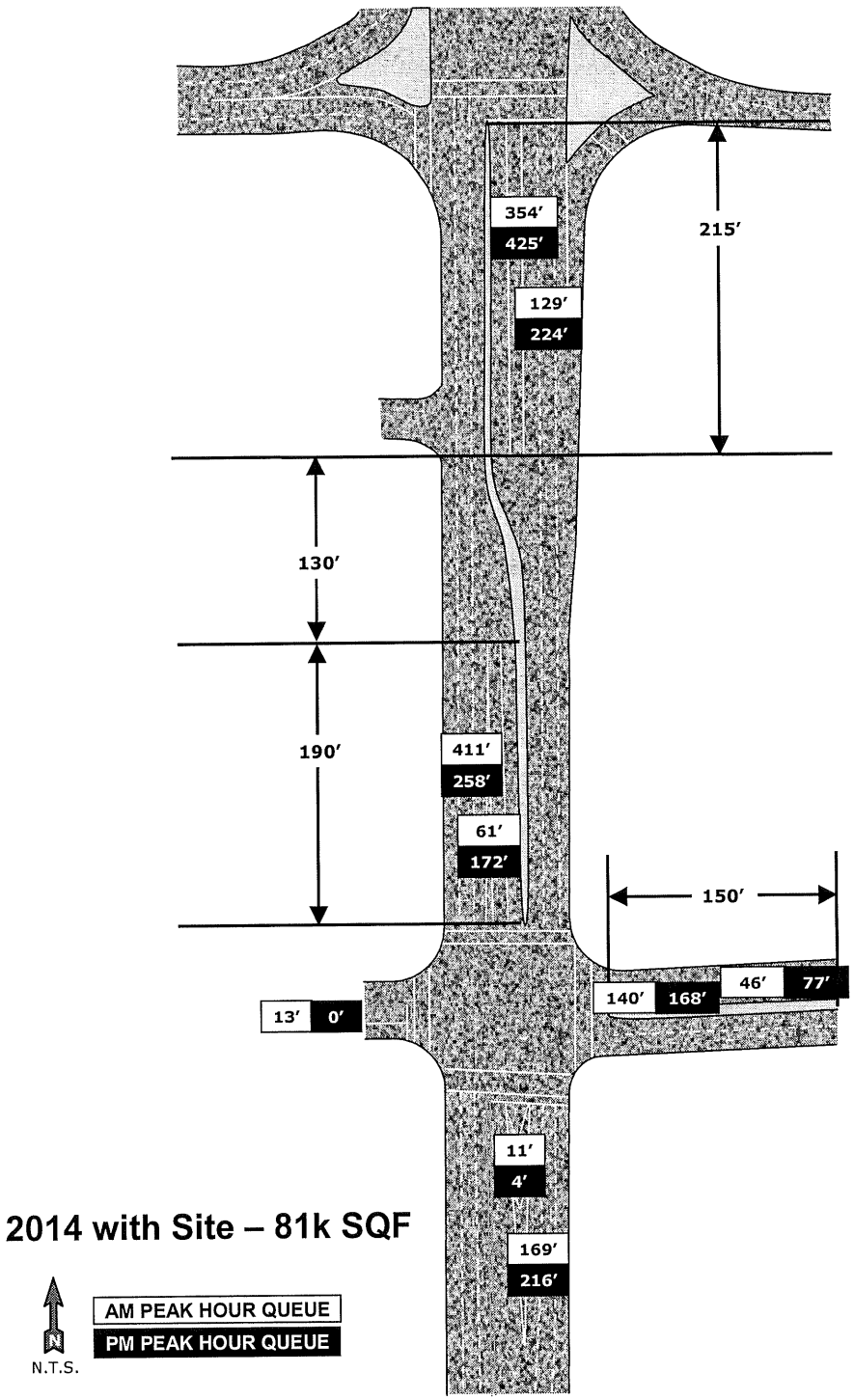


Figure 3: 95th Percentile Queues on Scottsdale Road, South of SR 202 – Previously Proposed Land Uses

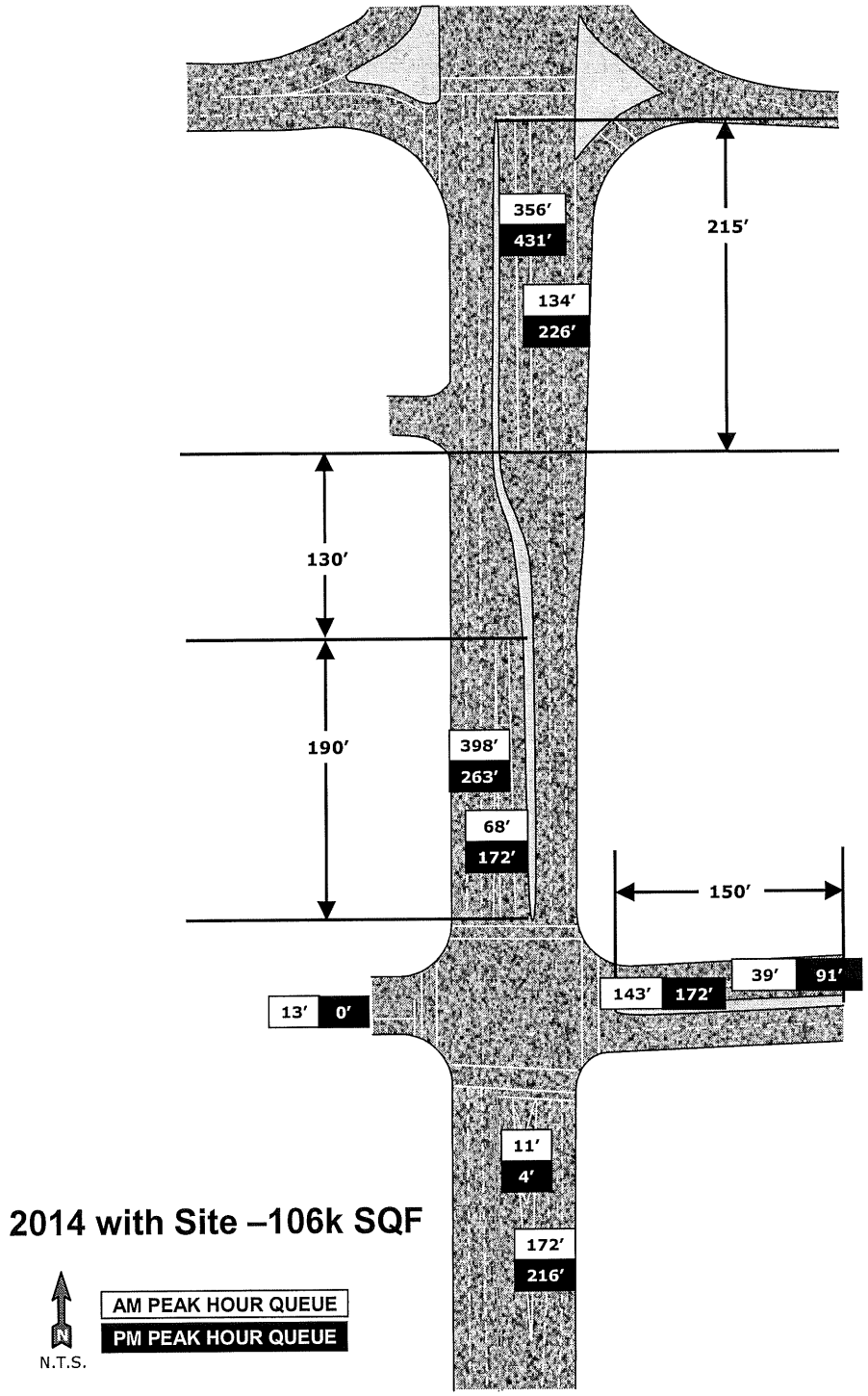


Figure 4: 95th Percentile Queues on Scottsdale Road, South of SR 202 – Currently Proposed Land Uses

Please contact me at (480) 449-4686 if you would like to discuss this analysis or this information.

Attachment A: Trip Generation for Original Land Use (90,000 sq. ft.)
Attachment B: Trip Generation for Previously Proposed Land Uses (81,000 sq. ft.)
Attachment C: Trip Generation for Currently Proposed Land Uses (106,030 sq. ft.)
Attachment D: Trip Generation Comparison
Attachment E: Synchro Analyses for Original Land Use
Attachment F: Synchro Analyses for Previously Proposed Land Uses
Attachment G: Synchro Analyses for Currently Proposed Land Uses

80 EAST RIO SALADO PARKWAY, SUITE 201, TEMPE, ARIZONA 85281 PHONE (480) 517-5800 FAX (480) 517-5801

Memorandum

Public Works Department

Tempe

Date: May 5, 2008

To: Kevin O'Melia, Sr Planner, Development Services

From: Cathy Hollow, Sr Civil Engineer, Transportation Division

Subject: Lot 6 – Playa del Norte

I have reviewed the traffic memo prepared for Lot 6 at Playa del Norte. Playa del Norte is the overall development in the southeast quadrant of Scottsdale Rd and Loop 202. The memo, which is an update to previous analyses, included trip generation for the proposed project which will include 106,030 square feet of office space and a 136 room hotel (under construction). The memo also presented information on estimated queue lengths at select locations. The project is expected to generate 2,385 external trips on a daily basis with 276 AM peak hour trips and 282 PM peak trips.

The report indicates that two intersections will have operational problems in the peak hours based on queue lengths: At Scottsdale Rd and Loop 202, the northbound left-turn queue is expected to extend beyond the left turn storage lanes. On this same approach the northbound through traffic queue is projected to extend south to Playa del Norte. At Scottsdale Rd and Playa del Norte, the southbound left turn storage queue will extend beyond the left turn lane. In addition, the southbound through traffic queue is projected to be 400 feet (beyond the retail and hotel driveways on the west side of Scottsdale Rd). As a result, at this intersection, the southbound left turns may experience delay getting to the left turn lane. Mitigation was not recommended for either intersection approach.

Also noted in the report were the queues on the westbound approach of Playa del Norte at Scottsdale Rd. The queues lengths presented in the report indicate that the left turn queues will extend beyond the left turn storage lane into the through traffic lane at the circle.

Please contact me at (480) 350-8445 if you have any questions.