

Staff Summary Report



Development Review Commission Date: 10/28/08

Agenda Item Number: ___

SUBJECT: Hold a public hearing for an Amended Planned Area Development Overlay and a Development Plan Review for UNIVERSITY SQUARE, located at 110 E. University Drive.

DOCUMENT NAME: DRCr_University_Square_102808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for UNIVERSITY SQUARE (PL080280) (Scott Turkington-Vice President, University Square Investors, L.L.C., owner; Stephen Anderson, Gammage and Burnham, P.L.C., applicant) for a 15 story, +/- 1,100,000 s.f. building featuring a 328 unit hotel and including a convention center, restaurant and retail space with on-site structured parking on +/- 3.18 net acres. The site is located at 110 East University Drive in the CC, City Center District with a P.A.D., Planned Area Development Overlay and within the T.O.D., Transportation Overlay District. The request includes the following:

PAD08017 -- (Ordinance No. 2008.58) Amended Planned Area Development Overlay to allow a maximum 300'-0" tall building with a revised site plan and volumetric configuration in the CC, City Center District and within the T.O.D., Transportation Overlay District.
 DPR08204 – Development Plan Review including site plan, building elevations and landscape plan.

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

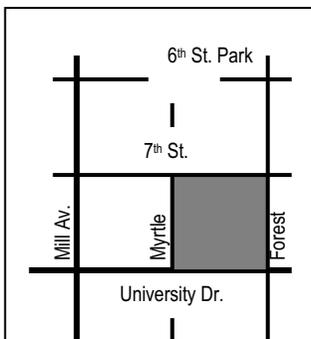
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross / Net site area	3.22 ac / 3.18 ac
Total Building area	+/- 1,100,000 s.f.
Lot Coverage	
excluding motor court	53.5%
including motor court	100.0% (100% max allow)
Building Height	284.42 ft (300 ft P.A.D. std)
Building Setbacks	0.0 ft front and reverse front (west and east: 1.17 ft provided), 0.0 ft side (south and north: 0.0 ft provided)
Landscape area	18.9% including upper levels (0% min required)
Vehicle Parking	1,217 spaces (1,035 min required per shared parking analysis, a surplus of 182 vehicle spaces are available)
Bicycle Parking	84 spaces (79 min required)

This is the second development proposal for University Square. The first proposal was approved in 2006 but has been superseded by this proposal. A neighborhood meeting including a presentation of the second development proposal was held on August 21, 2008.

- PAGES:
1. List of Attachments
 - 2-5. Comments / Reasons for Approval
 - 6-10. Conditions of Approval
 - 11-14. Code / Ordinance Requirements
 - 15-16. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:
- 1-6. Ordinance No 2008.58
 - 7-14. Waiver of Rights and Remedies form
 15. Location Map
 16. Aerial Photo
 - 17-24. Project Narrative
 - 25-26. Neighborhood Outreach Summary
 - 27-29. University Square Tenant Letter
 - 30-31. Site Plan & Pedestrian Shade Study Exhibit
 - 32-33. Project Data
 - 34-45. Floor Plans & Key Notes
 - 46-49. Building Elevations
 50. Building Elevation Materials Schedule and Section Keynotes
 51. Building Section
 - 52-55. Landscape Plans & Plant Legend
 - 56-64. Building Mass Shade Studies
 - 65-66. Federal Aviation Administration Extension of Finding of No Hazard to Air Navigation
 - 67-71. Photo Exhibit Location Key and Existing Condition Site Photos.
 - 72-74. Renderings
 75. Memorandum from Traffic Engineering Department concerning Traffic Impact Study
 - 76-77. Community Design Principals Downtown/Mill Avenue District with Commentary by City Architect

COMMENTS:

This site is block 14 of the Tempe subdivision and is bounded by University Drive (8th Street) to the south, Forest Avenue to the east, Myrtle Avenue to the west and 7th Street to the north.

The property is in the CC, City Center District and is within the T.O.D., Transportation Center District Overlay (corridor). There are two existing entitlements for this property. These entitlements include an existing Planned Area Development Overlay for the first University Square proposal, consisting of a maximum building height of 300'-0" for a mixed use project of 2,142,900 sf. including hotel, ballroom and meeting rooms, office, residential, retail and parking. The applicant seeks to amend this entitlement. Additionally, the site has a planning entitlement for shared parking for the current University Square proposal. The current proposal consists of 1,100,000 sf. including hotel, conference center, retail and parking and requires 1,035 parking spaces (1,217 parking spaces are provided).

Existing uses on the site include the center building of the University Arches and an L-shape parking lot with access to Forest Avenue and 7th Street. The sole tenant of this retail building is Dave's The Dog House. The Dog House is located in the southeast corner of the building. The east and west buildings of the University Arches and the other residential and retail buildings of Block 14 have all been demolished. The parking lot includes tenant / employee parking for the Dog House but is principally metered public parking controlled by the city. The city is currently engaged in expanding this parking area to include the northwest corner of block 14, including the area to north to 7th Street, west to Myrtle Avenue, south to the old alley alignment and east to existing parking.

This request includes the following:

1. An Amended Planned Area Development Overlay. The 300'-0" maximum height standard is requested again with a revised site plan and building volumetric configuration.
2. Development Plan Review for a 15 story, +/- 1,100,000 s.f. building featuring a 328 unit hotel and including a convention center, restaurant and retail space with on-site structured parking on +/- 3.18 net acres.

The applicant is requesting the Development Review Commission take action on item two above, and provide recommendation to City Council for item one.

For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one. Included with this re-plat is a 5'-0" wide dedication to University Drive public right of way.

PUBLIC INPUT

- A required Neighborhood meeting was held on August 21, 2008 from 6:00 to 7:00 p.m. at Hatton Hall at 34 East 7th Street.
- See attached summary of meeting provided by the applicant (attachments 25-26).
- Development Services staff attended the meeting. Staff observations include the following. Five neighbors attended and provided comments. The neighbors included an owner of the Trick's Restaurant (7th Street north side, directly north of development), three staff members from the Congregational Church (north of northwest corner of the development) and a representative from CV Richard Ellis. The proposal seeks to emulate the Glendale Conference Center and the Glendale Renaissance Hotel. The presentation notes this development is scaled back from its 2006 proposal: specifically the removal of the office and residential components. The developer indicated the residential component may be inserted as a second tower facing University Drive as a second phase. The proposal on the table will take an estimated two years—first six months is processing and the remaining 18 months is construction. The presentation included sketch renderings indicating the resolution of pedestrian and vehicular traffic conflicts along Myrtle and Forest. The presentation generally was favorably received. "This is a 'beautiful' project—but be cognizant of our businesses." The restaurant owner, in particular, indicated the presence of this hotel, when completed, will benefit her business. The main concern expressed by neighbors is the anticipated prolonged dislocation of streets adjacent to the development due to the construction of University Square and how this will impact access to the church, the restaurant and other adjacent uses.
- Planning staff has received one letter from the Davison Law Firm on behalf of Dave's Dog House, the sole tenant of University Arches (see attachments 27-29). The letter expresses concern for the safety of the business owner, employees, vendors, customers and their properties as construction processes on University Square. The tenant-owner has noted the recent clearing and grading of the outlying, now vacant area at the northwest corner of Block 14 (this clearing is in advance of a city parking lot expansion). As indicated in the letter, the Dog House has a lease to remain in the University Arches through June, 2013.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The following table indicates the Amended Planned Area Development overlay standards proposed in comparison with the standard for the existing Planned Area Development Overlay. The significant characteristic is the change in height from the maximum 75'-0" development standard for the CC, City Center District in the Transportation Overlay District. The P.A.D. Standards for maximum height as originally proposed in 2006 is listed, along with the P.A.D. for maximum height that was actually entitled by City Council, along with the Amended P.A.D. for maximum height that is currently proposed with the current site plan and building volumetric configuration.

Standard	CC/PAD/TOD SUBMITTAL (2006)	ENTITLED CC/PAD/TOD (2006)	PROPOSED CC/AmendedPAD/TOD (2008)
Residential Density (DU/acre)	131 du/acre	131 du/acre	none
Dwelling Units and Hotel Guest Rooms			
Number of Dwellings	422	422	none
Number of Hotel Rooms	225	225	328
Maximum Lot Coverage (% of net site area)	100%	100%	100%
Minimum Landscape Area (% of net site area)	n.a.	n.a.	18.9%
Building Volume Characteristics			
Minimum Setbacks: front, side, reverse front (s.f.)	0 ft	0 ft	0 ft
Maximum Building Height (feet)	370 ft equipment 345 ft tower	300 ft equipment 300 ft tower	300 ft equipment 285 ft tower
Overall Building Area (s.f.)	2,142,900 sf	2,142,900 sf	1,100,000 sf
Number of building floors (grade & above grade)	30	30	15
Number of subgrade levels	5	5	2
Vehicle Parking			
Spaces required prior to shared parking	2186	2186	1142
Spaces required after shared parking	2020	2020	1035
Quantity of spaces provided	2188	2188	1217
Bike Parking			
Spaces Required	513	513	79
Spaces Provided	513	513	84

The building height proposed exceeds that of the 75'-0" maximum height for the City Center / Transportation Overlay District but is no higher than the maximum height of 300'-0" allowed in the previously approved Planned Area Development. The maximum building height of 300'-0" for Block 14 is compatible with the Community Development Department's Concept Study for Downtown Building Heights, dated 30 March 2006. Block 14 is defined in the Concept Study as part of the Urban Center, with a suggested maximum height of 300'-0". The Federal Aviation Administration has extended the approval of the height for the original University Square proposal (370'-0" above ground level and 1,531'-0" above mean sea level). This proposal, which by condition of approval will have no appurtenance higher than 300'-0" above the top of curb on University or 7th Street, whichever is higher, fits comfortably within the approved maximum height of the Federal Aviation Administration. The F.A.A. extension of approval will expire on August 8, 2009.

The developer has submitted a Traffic Impact analysis which has been reviewed by the Traffic Engineering Division. A memorandum on traffic impact for the current proposal is included in the attachments. In fulfillment of a condition of the previous approval, University Square Investors LLC has submitted to the City of Tempe a payment of \$100,000.00. Payment is designated to help cover the expense of a general traffic analysis and traffic plan for the downtown area which will be commissioned by the city.

Section 6-305 D. Approval criteria for P.A.D.:

- The proposed conference hotel and retail are allowable in a mixed-use projected land use as defined in the Z.D.C. Part 3.
- University Square will be made to conform to the development standards established by the P.A.D. Overlay for this site.
- The proposed P.A.D. is in conformance with the Transportation Overlay District – Corridor, as stipulated in Z.D.C. Part 5

DEVELOPMENT PLAN REVIEW

Site Plan

The building, except for minor setbacks on the Forest and Myrtle frontages, essentially fills the site footprint. There are two sub-grade structured parking levels. Two levels of retail fill the University and 7th Street frontages. The main hotel/conference center entrance, with a rain canopy located over the public right of way, is located at the center of the 7th Street frontage. Five driveways including one each side to parking ramps and a second each side to the motor courtyard, are paired on the Forest and Myrtle frontages. A fifth, gated service drive for the conference center is also located on Forest. The motor courtyard (the center of the site) is also open to pedestrians by keeping the main vehicle traffic on the site perimeter. The 30'-0" tall courtyard includes approximately 60 parking spaces and skillfully mixes pedestrian and vehicular traffic patterns around a central fountain. Vehicles enter the courtyard from Myrtle and Forest while pedestrians may enter from all four site frontages. There are two levels of structured parking above the motor court. The hotel lobby and 50,000 s.f. conference hall are above the parking. The roof of the conference hall is the hotel plaza, pool/sunbathing and amenity space. The southern end the plaza steps down to create rooftop outdoor space for the conference hall. Nine levels of hotel guest rooms are organized in a tower on the north of the plaza. The tower has a long east-west axis but curves slightly south at either end to cradle the plaza and relieve the massive north elevation at the northeast and northwest site corners. The penthouse features a restaurant with terrace dining on the east and west. The tower center rises above the restaurant to house the top of the circulation core and a screened mechanical equipment yard.

Building Elevations

The building is seen as a buffering element between Arizona State University and the city center. The overall form is designed to orient the hotel tower toward the downtown, Hayden Butte and the Town Lake. The tower location at the north of the block allows the pool and step down amenity plaza south of the tower.

The massive, five level podium elevations are delineated with spandrel elements to enhance the horizontality of the podium and break up the surface into smaller rectangular pieces. Within these pieces are located building fenestration of various types, including steel mesh at the parking levels, ventilation grilles and retail storefront alternating with solid panels. The slender tower rises above the podium and is vertical in character. This upper element consists of glass curtain wall defined with exposed horizontal edges at each floor and solid circulation cores that act as pilasters at either end. The tower and podium are connected at the center of the north elevation with two massive vertical pilasters that extend the full height of the building from grade to the upper butterfly roof. The overall architectural expression is modern with shades of grey, natural aluminum and reflective glass with a tinge of blue. The flat and curving elements in this building evoke modern architectural expressions at the lakeside, particularly at Hayden Ferry Lakeside and Phase II of Tempe Gateway.

Landscape Plan

Originally, the landscape architect was asked to preserve the existing street trees to the greatest extent possible. This has proven unfeasible due to requirements to replace existing buried flood irrigation line and other utilities in the right of way and due to tree damage that has occurred during summer storms, particularly to the mesquites on Forest Avenue. The proposed frontage tree rows consisting of lower canopies alternating with upper palm foliage provide a welcome foreground that softens the podium elevations. The palms may include the salvage of existing on-site Phoenix Date palms. The motor courtyard, hotel and conference step down plaza and the upper level restaurant outdoor decks are also landscaped. The elevated landscape is contained in defined planting areas to provide green relief to hard-surfaced plazas. The landscape at the edges of the podium and upper restaurant decks similarly softens the upper edges of the podium and caps the east and west ends of the tower.

General

The City Architect (Mark Vinson, A.I.A., A.I.C.P.) has prepared a Summary / Evaluation Guide with commentary of the Community Design Principals Downtown/Mill Avenue District that references the current proposal for University Square. The Guide with the City Architect's comments is included in the report (attachments 76 -77).

Section 6-306 D Approval Criteria for Development Plan Review

- The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation.
- Solar orientation and shade for energy conservation and comfort are an integral part of the design
- Materials are of superior quality and are compatible with the emerging modernist expressions downtown and at the Town Lake.
- The building is massive with respect to the surroundings, particularly the area identified in the Concept Study of Downtown Building Heights as "Mill Avenue Corridor" immediately to the north of the site. However, landscape elements at the street edge and the fenestration treatment in the elevations create proper scale with the site and surroundings.
- The large building mass is divided into two smaller elements (tower and podium). The podium is hollow with a pedestrian and motor courtyard inside that all together helps to create an inviting interaction between the courtyard and public right of way.
- The building has a distinct base and top, as identified by the podium and tower. These elements plus the sidewalk and frontage landscape design are detailed to reinforce human scale, particularly at the ground level of the building.
- Building facades have architectural detail and contain windows at the ground level which create visual interest and increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
- Treatment of doors, windows, doorways and on-site walkways including proportionality, scale, rhythm and use of materials and color contribute to an attractive public space.
- On-site walkways connect building entrances and motor courtyard to one another and to the surrounding public sidewalks.
- Accessibility will be provided in conformance with the Americans with Disabilities Act.
- Security Lighting, as required by ZDC Part 4 Chapter 8, will be compatible with the building and structured parking layout.
- Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
- Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
- Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.

Conclusion

Based on the information provided by the applicant and the analysis by Planning Division staff, staff recommends approval of the request for an Amended Planned Area Development Overlay and Development Plan Review for University Square. This request meets the required criteria and will be made to conform to the conditions of approval.

REASONS FOR APPROVAL:

1. This development complies with the land use goals and element objectives of General Plan 2030.
2. The site is within the CC, City Center District, is within the TOD, Transportation Overlay District and is considered part of the Downtown Tempe area.
3. The development will conform to the standards listed above, as part of the Planned Area Development Overlay. The P.A.D. Overlay process was specifically created to allow flexibility to establish development standards, including re-establishment of the maximum building height for a new site plan and reconfigured building volume in the context of a quality design which includes mitigation of the design impact of this development on its surroundings.
4. The "Downtown Building Heights Concept Study" anticipates, and supports, a building height of 300'-0" for this location.
5. The Federal Aviation Administration has extended the approval for the original University Square proposal (370'-0" above ground level and 1531'-0" above mean sea level) for this current proposal of 300'-0".
6. The development as proposed meets the approval criteria for Planned Area Development Overlay and Development Plan Review.
7. 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.

PAD08017 CONDITIONS

General

1. A building permit shall be obtained on or before December 11, 2011 or the Amended Planned Area Development Overlay of the property may revert to that in place at the time of application, subject to a 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 January 12, 2009 or the Amended Planned Area Development Overlay approval shall be null and void.
3. The proposal as presented requires a vacant site.
 - a. Obtain a demolition permit and remove the remaining building, landscape and site improvements of the University Arches after concluding the tenancy in the building to the satisfaction of all parties.
 - b. Coordinate with Cultural Resources (Liz Lagman 480-350-5163) the removal of the existing, artist designed bus stop shelter # 378 on University Drive and the re-installation of this bus shelter at a downtown location prior to demolition of the University Arches building. Pay cost of relocation and reinstallation of existing shelter.
4. If the building permit has not been obtained before the expiration of the Federal Aviation Administration's approval of the extension of the original 370'-0" University Square proposal (August 8, 2009), obtain a new approval of height and position from the F.A.A. that reflects the 300'-0" current proposal. Additionally, provide approval of the height and position of the current proposal from the City of Phoenix Aviation Department. Submit this documentation prior to issuance of building permit.
5. The requested maximum height of 300'-0" shall apply to architectural appurtenances such as antennae or communications equipment. The maximum height of the building itself, including the highest portion of any roof or parapet and also including elevator and stair penthouses, shall be 285'-0" as indicated by the proposal.
6. The Planned Area Development for University Square 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.
7. A Final Subdivision Plat for University Square is required to unify the various parcels of Block 14 into one parcel. Include a 5'-0" right of way dedication to the University Drive half-street as part of the plat. Do not provide cut offs at corners of property. Within 30 days of plat submittal, provide a current Title Report. In advance of the plat, separately process removal of unneeded easements through the C.O.T. Engineering/Land Services Division and record the abandonment(s) as a separate instrument.
8. Process the Final Subdivision Plat request through the Planning Division for approval by City Council. Following redlines provided by Development Services Department and Engineering/Land Services Divisions staff, place the plat in proper engineered format with appropriate signature blanks. When document is ready, record the subdivision plat with the Maricopa County Recorder's Office through the Development Services Department. Complete recordation on or before December 11, 2010 or the City Council approval of the plat will become null and void.
9. A Traffic Impact Analysis, dated September 22, 2008, has been submitted for review by the Traffic Engineering Division. The developer shall undertake with the traffic consultant to review the comments from Traffic Engineering, revise the Analysis and provide a final Traffic Impact Analysis prior to any submittal for a building permit.
10. The developer must receive approval of the final Traffic Impact Analysis from the Traffic Engineering Division prior to issuance of a building permit.

DPR08024 CONDITIONS

General

11. Construction Documents shall be submitted to the Development Services Building Safety Division for building permit by October 28, 2010 or the Development Plan review approval will expire.
12. Obtain an Encroachment Permit from the Engineering Department prior to submittal of construction documents for building permit. Do not encroach with a below-grade structure on any side. Modify the building design to clear the building basement levels and south pilasters from the dedicated public right of way on the University Drive frontage. Where the entrance canopy on 7th Street or any other above grade encroachment is less than 24"-0" above the public sidewalk, design a removable structure subject to approval of the Public Works Department. Comply with any other requirements described by the encroachment permit or the building code.

Site Plan

13. Coordinate with Traffic Engineering the locations of on-street parallel parking on the development side of Forest Avenue and Myrtle Avenue with the locations of traffic queue lanes north of the University / Forest and University / Myrtle signalized intersections.
14. Provide a unified motor court yard entrance east-west drive aisle, with one driveway at Forest Avenue and one at Myrtle Avenue, similar to as illustrated in the September 17, 2008 Preliminary Site Plan Review mark-up, rather than an east-west drive aisle divided into two lanes that are separated by the 'E' column line or another column line. Final configuration of the east-west drive aisle and connecting driveways onto Forest and Myrtle subject to review and approval by Traffic Engineering and Planning staff.
15. Public sidewalks and driveways: Sidewalk paving pattern vignette, submitted to Jim Bond/Engineering Division on 10/13/08, has Planning Staff approval for design concept. The concept demonstrates use of alternative patterns and fields of paving that create accent areas at entrances and demarcate architectural features of the building but also makes use of the "downtown" red brick to visually connect this city block to adjacent blocks.
 - a. Maintain the pattern of materials as submitted, where the downtown red brick standard is one of the main paving fields.
 - b. Incorporate the downtown red brick standard in the Forest and Myrtle entrance driveways similar to as indicated in the submittal, with allowance for the driveway standard detail T-320 or detail T-319.
 - c. Incorporate into the design any significant grade change between retail finish floor and adjacent top of curb by utilizing steps, if necessary, but also incorporating disabled accessibility principals that allow safe use of the walkway by persons with ambulatory, vision or other impairments.
 - d. Extend sidewalk design on site. Incorporate locations of access to buried structures including water retention structure access and grease interceptor container access with layout of site paving.
16. Bus stop shelter on University Drive. Do one of the following:
 - a. Provide a design for the replacement bus shelter on University that is complementary to the building and sidewalk design. Locate the shelter structure either on property or in public right of way, subject to approval of Transit Division. Design and details of bus stop shelter subject to approval of Transit and Planning Divisions during building plan check process.
 - b. Provide bus stop shelter in public right of way in accordance with Standard Detail T-654.
17. Locate electrical service entrance sections, building machinery and service functions inside screened service yard or within service rooms so they are not visible from public view or from view within the motor courtyard. Finish freestanding utility equipment boxes in a neutral color (subject to utility provider approval) that compliments building finish. Place freestanding reduced pressure and double check backflow devices in lockable cages (one device per cage) or place these devices in service yards or in enclosed rooms that are completely screened from view.
18. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Gates or enclosures in public view may not incorporate chain link, razor ribbon or barbed wire. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

Floor Plans

19. Roofs:

- a. At lower roof, substitute a paver system for rock at the "ballasted" roof to remove the potential use of rock ballast for criminal activity. Design the paver system the material is not easily removable and is attractive when viewed from above.
- b. At upper roof and parapets, consider design that incorporates telephone/communications antennae without disturbing the appearance of the building. If antennae are provided, incorporate secure equipment closets (minimum 200 s.f.) for each antennae provider within the building so the placement of tel/com equipment is not an afterthought.

20. Exit Security:

- a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
- b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow a person in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
- c. At the double loaded elevator bank alcoves in the basement and upper parking levels and at the second floor retail level, provide a broad window that visually connects each of these alcoves to the adjacent parking or retail areas. Provide each window to visually remove the isolation of each alcove.

21. Public Restroom Security (hotel guest bathrooms are excluded)

- a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate lights by automatic sensors, key or remote control mechanism
- b. Single user restroom door hardware: provide a key bypass on the exterior side

22. Parking Garage Security:

- a. Continue to provide garage levels that are open on the interior, are not interrupted with partitions and are designed without dead-end drive aisles. Where interior partitions become necessary, provide screens of materials with maximum transparency to inhibit hiding behind these features.
- b. Paint interior wall and overhead surfaces in upper and basement garage floor levels with a highly reflective white color, minimum LRV of 75 percent. At the motor courtyard level, limit the highly reflective white paint to the overhead surfaces.
- c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

23. Parking Garage:

- a. Minimum required parking dimensions shall be clear of any obstructions.
- b. Provide a minimum 2'-0" of additional width on side of parking spaces adjacent to a continuous wall.
- c. Maintain parking levels without dead end drive aisles as proposed.
- d. At vehicle ramp openings to Forest and Myrtle Avenues, provide a minimum 20'-0" deep level surface in front of ramp at grade and a speed table at the threshold of each ramp opening.

Building Elevations

24. Provide interior elevations of the motor courtyard. Wrap the materials and design surfaces of the exterior elevations around the corners into the motor courtyard so there is no interruption or diminishment of the design quality. Treat the motor courtyard as an interior hall that is fully an extension of the design of the building.
25. Provide secure roof access to each upper roof from the interior of the building. Do not provide exposed ladders from lower to upper roofs. Do not expose roof access to public view.
26. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
27. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials are not permitted.

28. The materials and colors are approved as presented:
- a) Standing seam roof canopies: manuf: ATAS International (or equal), color: Slate Grey
 - b) E.I.F.S.: Senergy (or equal) Fine Sand Finish texture
 - 1) Color DEC764 Inside Passage
 - 2) Color DEC750 Bison Beige
 - 3) Color DEC751 Ash Grey
 - c) Metal Decorative Spheres, finish: Styro-Foam with metal cladding to match Citadel Silver Metallic color/finish
 - d) Metal Grillwork: manuf. Orsogril, type: Britosterope, color: Storm
 - e) Metal Spandrels: Citadel, type: Envelope 2000
 - 1) Color: Gun Metal
 - 2) Color: Silver Metallic
 - 3) Color: North Sea Mist
 - f) Metal Wall Panel Cladding: manuf: ATAS International (or equal), type Bevedere Grand 'R', color: Slate Grey
 - g) Amenity Deck Canopy Fabric: manuf: Tri-Vantage (or equal), color: Coolaroo/Synthesis Commercial 95 Knitted Shadecloth
 - h) Storefront Mullions: manuf: Arcadia (or equal), type: aluminum, finish: clear anodized
 - i) Glazing: manuf: Viracon (or equal)
 - 1) type: 1" insulated, reflective, color: VS 9-08
 - 2) type: 1" insulated, clear, low-E

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

Lighting

29. Illuminate security lighting, including all building entrances, from dusk to dawn utilizing photocell sensors.
30. Utilize Metal Halide lamp source or lamps with similar color rendition for all exterior light fixtures designed for security lighting.

Landscape

31. Salvage five existing mature Phoenix dactylifera (Phoenix Date Palm) including four on site east of the University Arches and one in the Myrtle Avenue right of way. Utilize these palms in the alternating tree and palm row at the 7th Street frontage in lieu of Washingtonia filifera (California Fan Palm) on this frontage. Provide one additional Phoenix dactylifera of matching brown trunk height to complete the palm row on this frontage. Position the palms so the fronds are well away from the building fascia, as indicated by the locations of planters.
32. Provide Washingtonia Filifera as indicated or Washingtonia robusta of minimum 20'-0" brown trunk height in lieu of 24" box size in the alternating tree and palm row at the University Drive frontage.
33. Plant materials schedule is approved as proposed and listed in the legend on the landscape plan, with the exceptions indicated in the conditions above. Submit plant material modifications, if necessary, for review during building plan check process.
34. Provide a complete landscape plan that includes individual designation of all plant types in the legend and plans. Do not limit the designation to trees and palms but include shrubs, accents and groundcovers as well.
35. Survey the site and adjacent street frontages for native and "protected" trees, as defined by the State Department of Agriculture. Staff recommends the two Prosopis species (Mesquite) in the Myrtle right of way are not salvageable due to upper branch damage during the summer '08 storms. Survey these trees and any other native or protected plant material within the scope of this project and file "Notice of Intent to Clear Land" with the State Department of Agriculture prior to any landscape salvage or demolition activity. Include this documentation with the landscape construction documents in the building plan check submittal.
36. Include requirement to de-compact soil in planting areas in public right of way and remove construction debris from planting areas prior to landscape installation.

37. Irrigation notes:

- a. At a minimum, provide dedicated water meter for landscape at public right of way frontages and in the motor courtyard.
- b. Provide details of water distribution system.
 - 1) At frontages, provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½".
 - 2) At motor courtyard over basement parking levels and at upper level landscape areas, provide landscape pipe distribution system in conformance with building safety standard.
 - 3) Provide separate reduced pressure backflow prevention and valve control for each landscape level.
- c. Locate valve controllers in vandal resistant housings.
- d. Hardwire power source to controllers (receptacle connections are not allowed).
- e. Conceal controller valve wire conduit unless controller is in a service closet or other concealed location.

Signage

38. Provide address signs on the building elevation facing the street to which the property is identified. Contact Engineering Division (Stuart Lane 480-350-8200) regarding suite addresses and separate street address on 7th for hotel and on University for retail.
- a. Conform to the following for building address signs:
 - 1) Refer to the Site Plan Review mark-up, dated 9/17/08, for general address sign locations on the elevations.
 - 2) Compose address signs of individual mount, metal reverse pan channel characters. Provide 12" high address characters at lower address signs and provide high address characters of minimum 24" height at upper address signs.
 - 3) Provide self-illuminated or dedicated light source.
 - 4) Coordinate lower address signs with trees, vines, or other landscaping, to limit visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Provide one address sign on the roof of the office building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light roof or white characters on a black field that is painted on the roof.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

- ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code 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.
- STANDARD DETAILS:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to [Departments](#), to [Building Safety](#), to [Applications and Forms](#), and the DS details are found under [Civil Engineering](#).
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated August 6, 2008 and September 17, 2008. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this approval prior to issuance of building permits.
- ENGINEERING AND LAND SERVICES:
 - The Public Works Department shall approve all roadway and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - Off-site improvements to bring roadways and site to current standards may include, but not be limited to, water lines and fire hydrants, sewer lines, storm drains and roadway improvements including streetlights, curb, gutter, bike parking, sidewalk, bus shelter, and related amenities.
 - Place utilities underground in accordance with the Code of the City of Tempe - Section 25.120.
 - Coordinate site layout with utility provider(s) to provide adequate utility access easements. Obtain approval of off-site plans prior to recordation of Final Subdivision Plat in order to finalize easement requirements OR record an Amended Final Subdivision Plat to handle the addition or modification of easements.
 - Clearly indicate property lines, the dimensional relation of the building to the property lines.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - The site is within an Alternative Retention Criteria Area. Verify specific storm water design considerations with the Engineering Department.
- WET UTILITIES:
 - Meet with Water Utilities Department. (tom_anken@tempe.gov) and verify capacity of existing public sewer and water infrastructure with reference to the proposed building uses.
 - Cap existing sewer extensions at mains around site. Provide new sewer extensions from 27" main in University Drive.
 - Cap existing water extensions at mains around site. Remove existing 6" water main in Forest and replace with an 8" water main that is a minimum 16'-0" away from the property line.
 - Replace flood irrigation lines in University, Forest and 7th Street adjacent to Block 14. Verify with irrigation provider how far flood irrigation lines are to be replaced.
- COMMUNICATIONS: Staff recommends a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.
- PUBLIC ART: Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the C.O.T. Cultural Services (480-350-5163) regarding implementation of this requirement prior to receiving building permits.
- BUILDING HEIGHT: Measure height of building from top of curb along front (Myrtle Avenue) of property, at midpoint of curb in the block.

- BUILDING SAFETY:
- Exit Loading:
 - design for exiting load worst case or obtain adjustment in exiting load from Building Code Official, including change in maximum load of people in conference event space and whether rooftop patio adjacent to event space would be fully loaded at same time as the event space.
 - demonstrate occupancy load on hotel pool / amenity deck above event space.
- Exit path:
 - indicate conference event space room dividers. The dividers will affect exit ways including position of stair towers and addition of corridors.
 - at window wall between indoor and outdoor components of rooftop restaurant, provide two sets of exit doors; one exit to stair at interior and one exit to stair at exterior

- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this hotel and project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the conservation reports.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

- SECURITY REQUIREMENTS:
 - Refer to Public Safety and Security Considerations report prepared by Officer Derek Pittam, dated 8/08/08, and included in the 8/06/08 Site Plan Review markup packet:
 - The Owner is required to prepare with the Police Department a security plan for the hotel and convention center. Involve the architect to verify modification(s) that would require design revisions. At a minimum, the Owner shall contact the Police Department (derek_pittam@tempe.gov) to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls, shrubs and plant ground covers, and design columns or corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - A security vision panel shall be provided at service and public exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

- FIRE:
 - Clearly define extent of fire lane through the motor courtyard. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure above the fire lane. Meet with Fire Department to determine the extent of the fire lane. Details of fire lane(s) are subject to approval of the Fire Department.
 - Provide on site fire hydrants.
 - Provide a fire command room on the ground floor of the building. Verify size and location with Fire Department.
 - Provide secondary air supply system.

- EMERGENCY RADIO AMPLIFICATION: Within the building provide radio amplification of emergency frequencies as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact Information Technology Department (480-350-8364) to discuss the size and materials of the building and determine the extent of construction to fulfill this condition.
- REFUSE:
 - Meet with Sanitation Division (480-350-8131) to verify that vehicle maneuvering and access to the compactor location within the motor courtyard is adequate.
 - Have property management coordinate compactor roll-up gate opening on refuse collection days.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- DRIVEWAYS:
 - Driveways may be no less than 30'-0" and no greater than 40'-0" wide. Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering (480-350-2775)
 - Correctly indicate clear vision triangles on the site and landscape plans at property corners and at Forest and Myrtle driveways, including service driveway on Forest. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy tree trunks, palm trunks, light posts or sign posts are allowed) within each clear vision triangle.
- PUBLIC SIDEWALKS:
 - Alternative paver materials and design to standard detail T-353 may be considered subject to review and approval by the Engineering and Planning Divisions. Do not propose a wholesale material change
 - Provide paving materials that are compatible with the Americans with Disabilities Act and the Building Code.
 - Provide minimum 8'-0" wide clear walking path along length of each of the frontages and conform to the minimum layout lanes of the complete pedestrian environment as described in the Z.D.C. Fig. 5-612 (F).
 - At each corner provide directional ramps per standard detail T-328. Modify ramps per downtown brick sidewalk standard.
 - Submit a walkway maintenance agreement where the owner of the property assumes full responsibility for the maintenance and replacement of the pavement throughout the public sidewalk areas on the front, sides and reverse front of the site as necessary. Record this agreement as a separate instrument at the Maricopa County recorder's office after review by the Public Works Engineering and Land Services Divisions.
- UNIVERSITY DRIVE BUS STOP SHELTER:
 - If stop is on-site, provide an access easement for public use of the structure.
 - If stop is in the public right of way and is a custom design, Submit a bus stop maintenance agreement where the owner of the property assumes full responsibility for the maintenance and replacement of the structure as necessary. Record this agreement as a separate instrument at the Maricopa County recorder's office after review by the Public Works Engineering and Land Services Divisions. Agreement is not necessary if stop in the public right of way follows Standard detail T-654.
 - Coordinate with Transit Division the placement of a temporary bus stop on University Drive during construction period.
- PARKING SPACES:
 - Verify conformance of disabled accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At on-street parallel parking spaces, provide 5'-0" long buffer between each 20'-0" long space. Separate on-street parallel parking minimum 30'-0" from intersection stop bar and minimum 20'-0" from crosswalk.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Follow the guidelines listed under Appendix E “Photometric Plan” of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

General

- November 26, 1894 Block 14 (bounded by 8th Street-University Drive, Myrtle Avenue, 7th Street and Forest Avenue) is a part of the original town site for Tempe, identified as "Birchett Tract".
- No information on the original construction of the property at 707 S. Myrtle Ave (single family residence at SE corner of Myrtle and 7th Street, now demolished)
- No information on the original construction of the property at 711 S. Myrtle Ave (Tempe Trophy building, originally a single-family residence, now demolished)
- No information on the original construction of the properties at 107 and 111 E. 7th Street (two single-family residences, now demolished).
- No information on the original construction of the property at 115 E. 7th Street (Contrive Furniture Store, originally a single-family residence, now demolished).
- No information on the original construction of the property at 119 E. 7th Street (a single-family residence, now demolished).
- December 8, 1964 Certificate of Occupancy granted for commercial buildings located at 704-710 S. Forest Ave (a single story brick veneer neighborhood center with commercial businesses including Dax Clothing, now demolished)
- April 16, 1965 Certificate of Occupancy granted for a Burger Chef Restaurant located at 106 E. University Dr. (site of successive restaurants including Arthur Treacher's Fish & Chips, Mama's and Lorenzo's Pizzeria, now demolished).
- August 18 1967 A Certificate of Occupancy granted for Tijuana Taco, Inc. at 112 E. University Dr. (site of successive restaurants including Michael's Alley and Hogi Yogi, now demolished).
- January 2, 1970 A Certificate of Occupancy granted for University Arches commercial buildings at 120 E. University Dr. (a single story slump block neighborhood center consisting of three buildings separated by two courtyards, with commercial businesses including Restaurant Mexico and The Warehouse. The east and west buildings are now demolished. The center building, containing Dave's Dog House in the southeastern tenant space, still stands).
- University Square (first proposal)
- June 20, 2006 The Redevelopment Review Commission recommended approval of the request by University Square for a Planned Area Development Overlay, and approved the request for a Development Plan Review, including building elevations, site plan and landscape plan, for a thirty story, +/-2,142,900 s.f building on 3.17 net acres located at 110 East University Drive, in the CC, City Center District.
- August 17,2006 The City Council approved the request by University Square for a Planned Area Development Overlay (#SPD-2006.58 Ordinance No. 2006.52), consisting of 678,900 s.f. of residential condominiums, 256,300 s.f. of hotel, 240,000 s.f. of office, 44,000 s.f. of retail and 2155 parking spaces within +/- 2,142,900 s.f. of building on 3.17 net acres, pursuant to Section 2-106 of the Zoning and Development Code. The approval includes a modification of development standards to allow for a building height increase from 50'-0" to 300'-0" to the top of a mechanical parapet in the CC, City Center District, and a Use Permit to allow tandem parking for a portion of the residential condominium units.
- June 27, 2007 Development Services Department staff approved the request by University Square (#SPD-2006.58) for a one year extension (from August 17, 2007 to August 17, 2008) of the Development Plan Review approval (condition 4) and the deadline to complete and record a subdivision plat (condition 8). This approval was allowed to lapse.

University Square (current proposal)

August 21, 2008

The development team held a required neighborhood meeting and presented University Square at Hatton Hall beginning at 6:00pm. Five neighbors attended and provided comments. The neighbors included the Trick's restaurant owner (7th Street north side, directly north of development), three staff members from the Congregational Church (north of northwest corner of the development) and a representative from CV Richard Ellis. The presentation generally was favorably received. DSD Staff observes the main concern expressed by neighbors is the anticipated prolonged dislocation of streets adjacent to the development due to the construction of University Square and how this will impact access to the church and restaurant.

October 1, 2008

Development Service Department staff approved the request by University Square for a required parking quantity reduction based on a shared parking analysis. The site is located at 110 East University Drive in the CC, City Center District with a PAD, Planned Area Development Overlay and within the TOD, Transportation Overlay District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development Overlay District

Section 6-306, Development Plan Review

ORDINANCE NO. 2008.58

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 amending a Planned Area Development Overlay to the existing CC (PAD) (TOD), City Center District with a Planned Area Development Overlay and within the Transportation Overlay District and designating it as CC (PAD) (TOD), City Center District with an Amended Planned Area Development Overlay and within the Transportation Overlay District on +/- 3.18 net acres.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

Lots 1, 2 and 4, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona, AND the North 16 feet of 8th Street abandoned lying South of and adjacent to the South line of said Lots 1 and 2, and between the Southerly prolongation of the East line of Lot 2 and West line of Lot 1 thereof;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.2:

LOT 3, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona, AND the North 16 feet of 8th Street abandoned lying South of and adjacent to the South line of said Lot 3, and between the Southerly prolongation of the East and West lines thereof;

EXCEPT the North 35 feet of said Lot 3; and also

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.3:

Lots 5 and 6, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or

possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.4:

LOT 7, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any. valid claim or possession held under the existing laws of Congress, as set forth In Patent from United States of America.

PARCEL NO.5:

Lot 8 and the North 35 feet of Lot 3, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.6:

Lot 9, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.7:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point in the East line of Block 14, TEMPE, distant thereon South 75 feet from the Northeast corner of said Block;

Thence West and parallel with the North line of said Block, 50 feet;

Thence South and parallel to the East line of said Block, 100 feet;

Thence East and parallel to the North line of said Block, 50 feet to the East line of said Block;

Thence North 100 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 8:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa

County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of said Block 14;

Thence West 50 feet along the North line of said Block;

Thence South 75 feet along a line of parallel to the East line of said Block; Thence East 50 feet to the East line of said Block;

Thence North 75 feet to the beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 9:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point on the North boundary line 150.00 feet West of the Northeast corner of said Block 14;

THENCE South 175.00 feet; THENCE East 50.00 feet;

THENCE North 175.00 feet to the North boundary line of said Block 14;

THENCE West 50.00 feet along said North boundary line to the POINT OF BEGINNING;

EXCEPT the South 72.00 feet; and

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 10:

The South 72.00 feet of that portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point on the North boundary line 150.00 feet West of the Northeast corner of said Block 14;

THENCE South 175.00 feet;

THENCE East 50.00 feet;

THENCE North 175.00 feet to the North boundary line of said Block 14;

THENCE West 50.00 feet along said North boundary line to the POINT OF BEGINNING;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.11:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point on the North boundary line 50.00 feet West of the Northeast corner of said Block 14;

THENCE West 50.00 feet;

THENCE South 175.00 feet; THENCE East 50.00 feet;

THENCE North 175.00 feet to the POINT OF BEGINNING;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 12:

All of that portion of Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Southeast corner of said Block 14;

Thence West along the South line of said Block, a distance of 91.5 feet;

Thence North parallel to the East line of said Block, a distance of 175 feet;

Thence East 91.5 feet, parallel to the South line of said Block to the East line of said Block;

Thence South along the East line of said Block, a distance of 175 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 13:

Beginning at the Southeast corner of Lot 4, Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and in Book 2 of Maps, Page 26, records of Maricopa County, Arizona;

Thence South along the prolongations Southerly of the East line of said Block 14, a distance of 16 feet to the North line of Eighth Street as it now exists;

Thence Westerly and along the North line of said Eighth Street, a distance of 91.50 feet;

Thence North 16 feet;

Thence East along the south line of Lot 4, Block 14, a distance of 91.50 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO 14:

That portion of Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at a point on the South boundary line of said Block and 141.5 feet West of the Southeast corner of said Block;

Thence Northerly on a line parallel to the East boundary line of said Block, a distance of 175 feet;

Thence Easterly on a line parallel to the South boundary line of said Block (and 175 feet distant therefrom) a distance of 50 feet;

Thence South on a line parallel to the East boundary line of said block, a distance of 175 feet to a point on the South boundary line of said Block and 91.5 feet West of the Southeast corner of said Block;

Thence West along the South boundary line of said Block to the Place of Beginning,

Together with that parcel of land beginning at a point on the South line of Lot 4, of said Block 14, said point being 91.5 feet West of the Southeast corner of said Lot 4;

Thence Southerly a distance of 16 feet to the North line of Eighth Street as it now exists;

Thence West a distance of 50 feet;

Thence North 16 feet to the South line of said Lot 4;

Thence East 50 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 15:

That portion of Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at a point on the South boundary line of said Block 14, a distance of 191.5 feet West of the Southeast corner of said Block;

Thence Northerly on a straight line parallel to the East boundary of said Block, 175 feet, more or less, to center corner of said Block;

Thence Easterly on the center line of said Block, 50 feet;

Thence Southerly 175 feet to a point on the South boundary of said Block and 141.5 feet West of the Southeast corner thereof;

Thence Westerly on said South boundary of said Block, 50 feet to the Point of Beginning,

Together with that portion of abandoned 8th Street (now University Drive), as shown on recorded plat of West Tempe, according to Book 2 of Maps, Page 79, and Book 2 of Maps, Page 26, records of Maricopa County, Arizona, lying within the North 16 feet of the South 66 feet of the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, being adjacent to the South line of and lying between a Southerly extension of the East and West line of that part of Block 14, described above;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

TOTAL AREA IS +/- 3.224 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # PAD08017 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 Department
ATTN: Kevin O'Melia, Senior Planner
31 E. 5th Street
Tempe, AZ. 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 _____
University Square Investors, L.L.C. _____
_____(Owner).

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. **PL080280** to the City requesting that the City approve the following:

- _____ GENERAL PLAN AMENDMENT
- _____ ZONING MAP AMENDMENT
- 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):

A.P.N. No. : 132-27-001, 132-27-002, 132-27-003, 132-27-004,
132-27-005, 132-27-006, 132-27-007, 132-27-008, 132-27-009,
132-27-010, 132-27-128, 132-27-129B, 132-27-132, 132-27-133A,
132-27-133B and 132-27-134.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

Lots 1, 2 and 4, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona, AND the North 16 feet of 8th Street abandoned lying South of and adjacent to the South line of said Lots 1 and 2, and between the Southerly prolongation of the East line of Lot 2 and West line of Lot 1 thereof;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.2:

LOT 3, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona, AND the North 16 feet of 8th Street abandoned lying South of and adjacent to the South line of said Lot 3, and between the Southerly prolongation of the East and West lines thereof;

EXCEPT the North 35 feet of said Lot 3; and also

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.3:

Lots 5 and 6, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.4:

LOT 7, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any. valid claim or possession held under the existing laws of Congress, as set forth In Patent from United States of America.

PARCEL NO.5:

Lot 8 and the North 35 feet of Lot 3, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.6:

Lot 9, BIRCHETT TRACT, according to Book 27 of Maps, Page 9, records of Maricopa County, Arizona;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.7:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point in the East line of Block 14, TEMPE, distant thereon South 75 feet from the Northeast corner of said Block;

Thence West and parallel with the North line of said Block, 50 feet;

Thence South and parallel to the East line of said Block, 100 feet;

Thence East and parallel to the North line of said Block, 50 feet to the East line of said Block;

Thence North 100 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 8:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of said Block 14;

Thence West 50 feet along the North line of said Block;

Thence South 75 feet along a line of parallel to the East line of said Block; Thence East 50 feet to the East line of said Block;

Thence North 75 feet to the beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 9:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point on the North boundary line 150.00 feet West of the Northeast corner of said Block 14;

THENCE South 175.00 feet; THENCE East 50.00 feet;

THENCE North 175.00 feet to the North boundary line of said Block 14;

THENCE West 50.00 feet along said North boundary line to the POINT OF BEGINNING;

EXCEPT the South 72.00 feet; and

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 10:

The South 72.00 feet of that portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point on the North boundary line 150.00 feet West of the Northeast corner of said Block 14;

THENCE South 175.00 feet;

THENCE East 50.00 feet;

THENCE North 175.00 feet to the North boundary line of said Block 14;

THENCE West 50.00 feet along said North boundary line to the POINT OF BEGINNING;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO.11:

That portion of Block 14, TEMPE, according to Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a point on the North boundary line 50.00 feet West of the Northeast corner of said Block 14;

THENCE West 50.00 feet;

THENCE South 175.00 feet; THENCE East 50.00 feet;

THENCE North 175.00 feet to the POINT OF BEGINNING;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 12:

All of that portion of Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Southeast corner of said Block 14;

Thence West along the South line of said Block, a distance of 91.5 feet;

Thence North parallel to the East line of said Block, a distance of 175 feet;

Thence East 91.5 feet, parallel to the South line of said Block to the East line of said Block;

Thence South along the East line of said Block, a distance of 175 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 13:

Beginning at the Southeast corner of Lot 4, Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and in Book 2 of Maps, Page 26, records of Maricopa County, Arizona;

Thence South along the prolongations Southerly of the East line of said Block 14, a distance of 16 feet to the North line of Eighth Street as it now exists;

Thence Westerly and along the North line of said Eighth Street, a distance of 91.50 feet;

Thence North 16 feet;

Thence East along the south line of Lot 4, Block 14, a distance of 91.50 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO 14:

That portion of Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at a point on the South boundary line of said Block and 141.5 feet West of the Southeast corner of said Block;

Thence Northerly on a line parallel to the East boundary line of said Block, a distance of 175 feet;

Thence Easterly on a line parallel to the South boundary line of said Block (and 175 feet distant therefrom) a distance of 50 feet;

Thence South on a line parallel to the East boundary line of said block, a distance of 175 feet to a point on the South boundary line of said Block and 91.5 feet West of the Southeast corner of said Block;

Thence West along the South boundary line of said Block to the Place of Beginning,

Together with that parcel of land beginning at a point on the South line of Lot 4, of said Block 14, said point being 91.5 feet West of the Southeast corner of said Lot 4;

Thence Southerly a distance of 16 feet to the North line of Eighth Street as it now exists;

Thence West a distance of 50 feet;

Thence North 16 feet to the South line of said Lot 4;

Thence East 50 feet to the Point of Beginning;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

PARCEL NO. 15:

That portion of Block 14, WEST TEMPE, according to Book 2 of Maps, Page 79 and in Book 2 of Maps, Page 26, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at a point on the South boundary line of said Block 14, a distance of 191.5 feet West of the Southeast corner of said Block;

Thence Northerly on a straight line parallel to the East boundary of said Block, 175 feet, more or less, to center corner of said Block;

Thence Easterly on the center line of said Block, 50 feet;

Thence Southerly 175 feet to a point on the South boundary of said Block and 141.5 feet West of the Southeast corner thereof;

Thence Westerly on said South boundary of said Block, 50 feet to the Point of Beginning,

Together with that portion of abandoned 8th Street (now University Drive), as shown on recorded plat of West Tempe, according to Book 2 of Maps, Page 79, and Book 2 of Maps, Page 26, records of Maricopa County, Arizona, lying within the North 16 feet of the South 66 feet of the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, being adjacent to the South line of and lying between a Southerly extension of the East and West line of that part of Block 14, described above;

EXCEPT title to any mine of gold, silver, cinnabar, copper or lead or to any valid claim or possession held under the existing laws of Congress, as set forth in Patent from United States of America.

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)

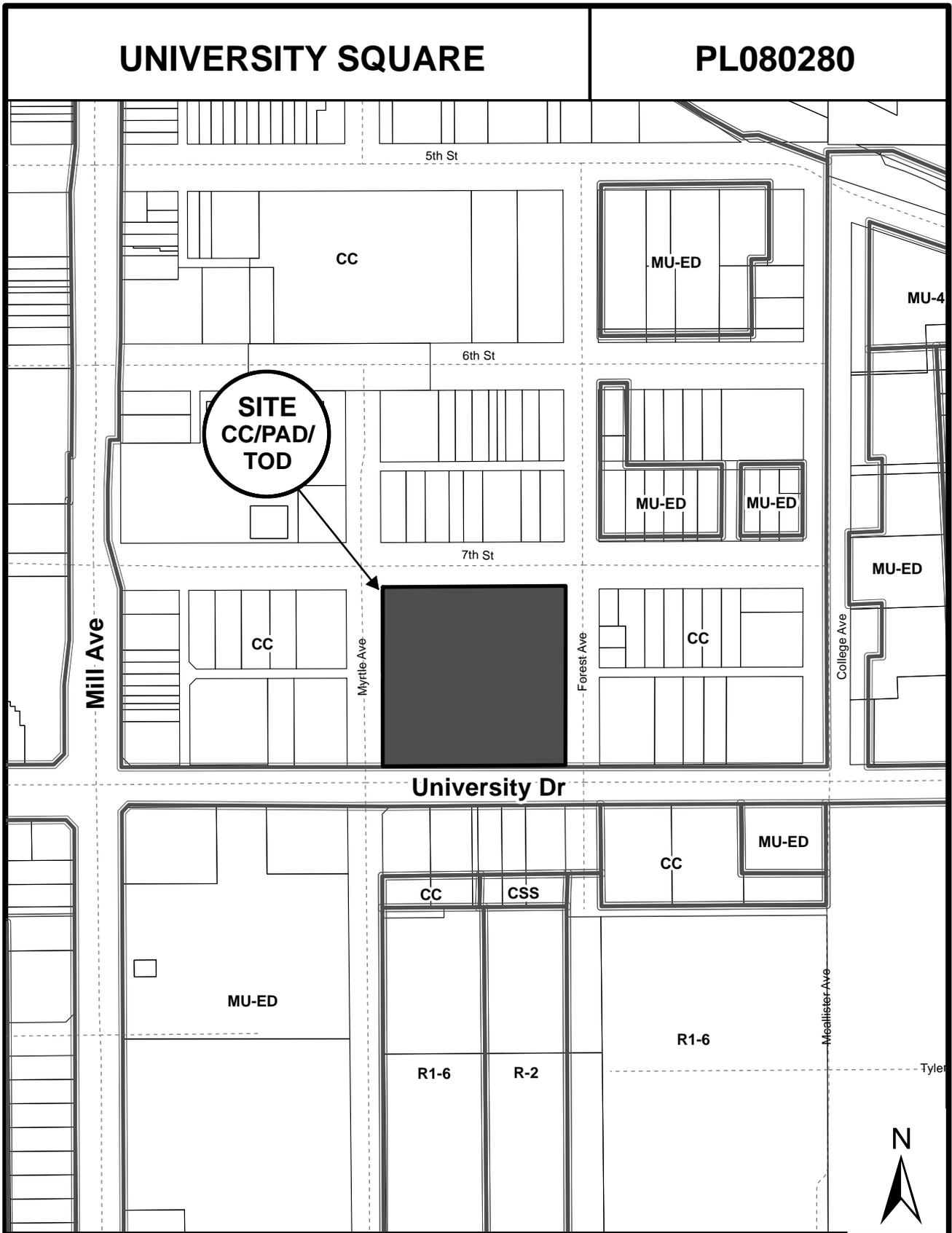
(Signature of Owner) (Printed Name)

State of Arizona)
) ss
County of _____)

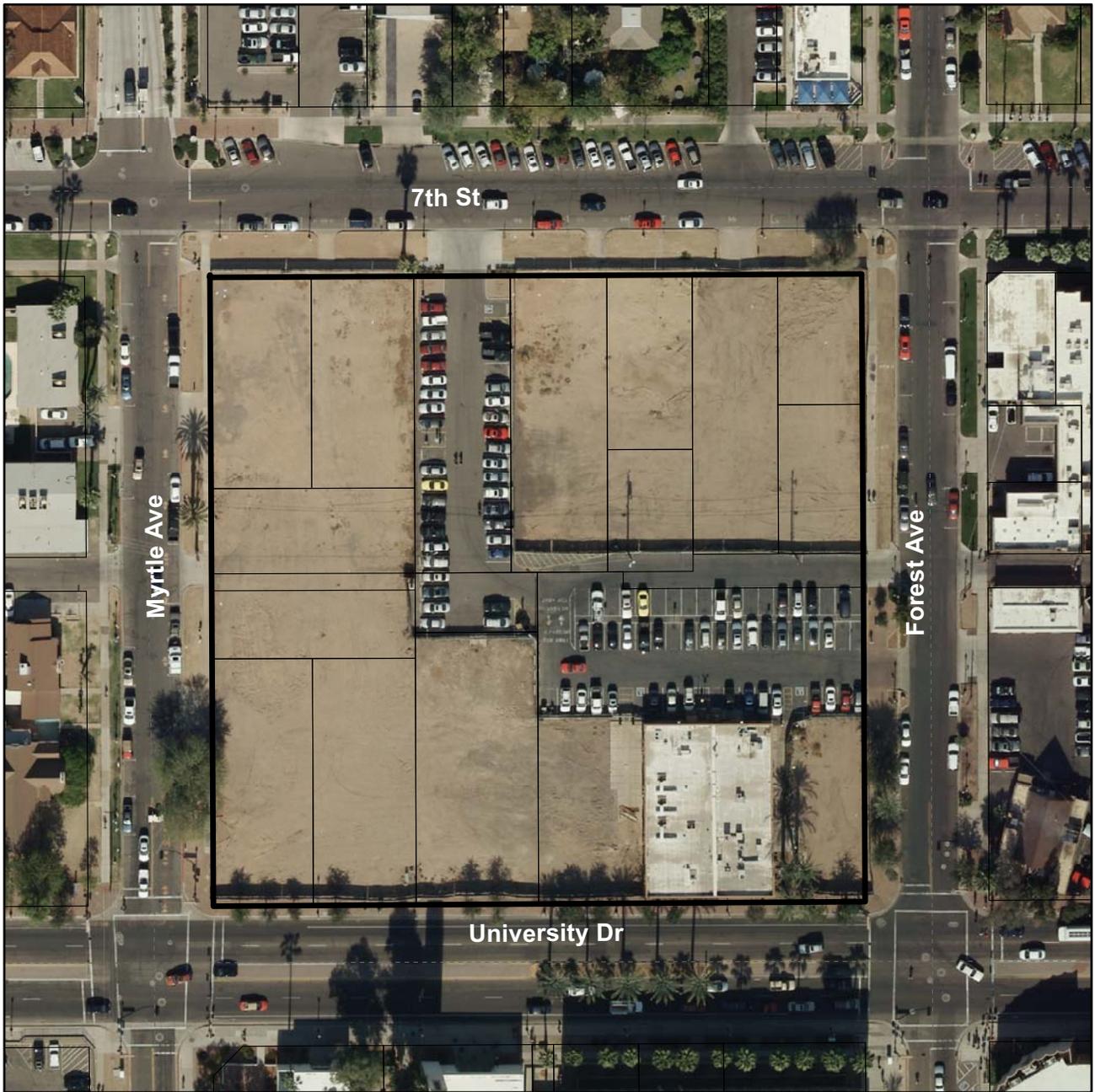
SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

(Signature of Notary)

(Notary Stamp)



Location Map



UNIVERSITY SQUARE (PL080280)

University Square
Development Plan Review & PAD Amendment
Project Narrative

University Square is located at the convergence of two of Tempe's most vibrant areas --- the growing Tempe Downtown and Arizona State University. The project will include construction of a high-rise hotel to a maximum height of 300 feet, a convention center, and multi-floor retail areas.

REQUEST

University Square Investors, LLC, an Arizona limited liability company ("USI" or the "Developer"), is proposing an amendment to the Planned Area Development (the "PAD") for the University Square mixed-use project ("University Square" or the "Project"). University Square is a fully assembled 3.2-acre site that is bordered by 7th Street on the north, Forest on the east, University on the south and Myrtle on the west. Specifically the Project is located on Parcels 1, 2, 3, 4, 7, and 19 of Book 27 of Maps 9; Parcels 5, 6, 8, 9, and 10 of Book 2 of Maps 26; and Parcels 11, 12, 13, and 14 of Book 2 of Maps 79, Maricopa Country Records. The Project is depicted on the attached Site Plan.

The purpose of the PAD amendment is to request approval for the construction of a 1,090,000 square foot mixed-use building comprised of : (i) a 242,000 square foot, 328 key hotel built to a maximum height of 300 feet; (ii) a 95,000 square foot convention center; (iii) 111,000 square feet of commercial / retail uses (first and second floor retail); (iv) 27,000 square feet of restaurant areas; (v) 20,000 square feet of back office and service loading areas; and (vi) 595,000 square feet of parking and motor-court areas.

PROJECT HISTORY

This proposed development is significantly less in density and intensity than the previously approved project. The 3.2-acre square block that comprises University Square was acquired by USI in April 2006. Soon thereafter, University Square was fully entitled for an urban master planned community with three separate towers and 2,142,871 million square feet of total space. That approval consists of: (i) a 300-key hotel; (ii) 420 residential condominiums; (iii) 240,000 square feet of office; and (iv) 44,000 square feet of retail. The aforementioned proposed development totaled approximately 1,200,000 square feet plus an additional 900,000 square feet of above and below grade parking spaces.

Since the local and national downturn of the real estate markets combined with a tightening of the capital markets and the decrease in demand for urban vertical residential living, USI strategized a change in the product types to be included in the newly proposed University Square as described more fully under Planned

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Land Uses of this Project Narrative. Specifically, USI has removed all residential condominiums and office components from the Project.

BUILDING USES

The proposed University Square has been nearly halved, with the total square footage reduced from 2,100,000 square feet to 1,090,000 square feet. The Developer has eliminated both the office and residential towers and instead designed street and second level retail combined with the conference and hotel areas. At grade, above grade and below grade parking totals 1,217 spaces.

Hotel: The core component of the newly proposed University Square is a 328-key full service hotel. The hotel's main address will be on 7th Street. The hotel will also be accessible through a two-story tall mid-block pedestrian spine and motor-court area that is at the heart of the ground floor. Views in all directions will be unprecedented, with an expansive outdoor area on Floor 6 featuring a pool, terrace and lounge area for hotel guests. The hotel will provide visitors with easy access to Mill Avenue, Arizona State University, Tempe Town Lake and the Light Rail. Floor 15, the top floor of the hotel, will be occupied by two story tall indoor and outdoor restaurant spaces offering guests the most vertical dining in Tempe.

Convention Center: A 95,000 square foot convention center will act as a catalyst to drive additional guests and activity to Tempe's Core. The convention center will compete with users that have traditionally utilized convention center facilities in Phoenix and Glendale. The convention center will be the largest facility of its kind in Tempe with a grand ballroom capable of holding several thousand people. Moveable walls will enable the ballroom and meeting rooms to be divided into separate rooms with various amounts of seating capacities. The convention center will host events from business conferences to trade shows and from corporate meetings to graduations. Additionally, there will be 9,000 square feet of outdoor convention space on Floor 5.

Retail/Commercial: With the goals of complimenting and extending retail areas from Mill Avenue to the east, University Square will offer approximately 111,000 square feet of retail space on the first and second floors. The retail area will serve an important role in extending the pedestrian spine and facilitating the connectivity between Mill Avenue and Arizona State. The proposed development is consistent with surrounding properties and will augment the current "look and feel" of Tempe. Street level and second floor retail and café areas will wrap the corners of University Drive and 7th Street along Myrtle and Forest Avenues.

Ground Entry & Parking: Parking at grade and on Lower Levels 1 and 2 will total 659 spaces. Floor 1 will be a street level enclosed motor-court

bisecting the site with entrances and exits on Forest Avenue and Myrtle Avenue, as well as a small at-grade parking area on the interior of the project. The intent is to quickly draw vehicular traffic into the project interior and thereby reduce traffic on University Drive and 7th Street. Floors 3 and 4 will be comprised of above grade parking totaling 558 spaces.

DESIGN & FORM

The architecture of University Square is consistent with newly developed buildings in Downtown Tempe. Similar to new development on Tempe Town Lake, the materials of the building provide a sleek, modern look. High performance blue glass and three different colors of aluminum panels adorn the building's facade. Massing elements step back at the corners and step down toward University Drive to minimize the scale of the building and offer visitors above grade landscape areas to enjoy. Architectural elements are well defined offering the building a specific character.

University Square is intentionally designed to capitalize on the surrounding character of the area and adjacent areas. The design incorporates several elements for each of the primary forms:

Street Level and Setbacks: University Square is designed to "meet the street" on all four street sides. While most high-rise urban buildings are designed as a single element without regard to the surrounding neighborhood, University Square seeks to incorporate these elements. The City Center ("CC") District allows a setback of zero (0) feet, by right, and the project conforms to this requirement by placing the building at the street setback line along all four perimeter streets. Retail with recessed patio areas is located on all four sides to encourage street level vitality. Second floor balcony spaces do the same. In addition to the covered walkway and patio areas, an unobstructed eight foot wide sidewalk provides ample room for visitors and passers-by alike. In order to maintain the wide sidewalk area while still providing patio areas, there is an 18 inch building encroachment onto the University Drive right-of-way.

In addition to the perimeter sidewalks, two pedestrian spines bisect the site. The first and primary spine runs east to west from Myrtle Avenue to Forest Avenue through the large, two story tall pedestrian area and motor-court. The second spine runs south to north from the retail lobby on University, across the pedestrian area and motor-court, and through the hotel's ground floor foyer onto 7th Street. At the intersection of these two pedestrian spines is a substantial water feature incorporating a public art element. As previously detailed, this pedestrian space is two stories tall, and therefore continues a sense of openness into the site from the adjacent sidewalks.

Parking Areas: Parking garage areas are de-emphasized by the design of the building. Two levels of parking are located on Lower Levels 1 and 2, and two levels of parking located on Levels 3 and 4. Additional parking to support the ground level retail is located within the semi-enclosed motor-court, and there is also some on-street parking along Myrtle Avenue, Forest Avenue and 7th Street. Recessed entrances minimize conflicts with pedestrians. The width of the garage ramp driveway is reduced to 26 feet to lessen the visual impact on the building and pedestrian experience. Driveways are spaced a minimum of 69 feet between the motor-court drive and the parking ramp. There are 26 feet between the parking ramp and the modestly used loading area. Bicycle racks are provided at grade and on Lower Level 1.

A Shared Parking Analysis was conducted by Kimley-Horn & Associates. The result of the analysis indicates that 1,035 spaces are necessary to sufficiently park University Square. This represents a reduction of 107 spaces. However, USI is providing a total of 1,217 spaces in the garage and at street level. This results in an excess of 182 spaces. The applicant is in discussions with the City to make these spaces available to the City for public use.

Building Heights: The portion of the building located along University Drive is approximately 80 feet in height. The hotel structure on the 7th Street side rises to 284 feet (300 feet maximum inclusive of architectural elements which double as mechanical, apparatus and antennae screening). USI has intentionally chosen this design approach for several reasons. First, this places the hub of activity for the site closer to 7th Street and, by extension, to Mill Avenue. Second, the northern location on the site maximizes views for hotel guests. Third, the orientation of the hotel allows maximum uses of the green roofs detailed below for hotel, convention and restaurant activities, none of which would be possible were the tower to be on the south side of the site. As discussed in greater detail below, the 300 feet is also consistent with the Downtown Heights Study and continues the Mill Corridor Concept of placing taller structures away from arterial streets. The 300 foot height is also consistent with the existing University Square's PAD approved height.

Open Space & Landscape Areas: Open space and landscape areas are dispersed throughout the entire project.

At street level, a total of 14,096 square feet of landscaping is located on all four sides and, adjacent to the street within the right-of-way. Trees species are selected for variety of height and canopy widths. Landscaping along University Drive is within a combination of raised planter boxes and in-ground plantings. Where possible, the project will preserve the existing mature trees.

Additional landscaping occurs within the interior two-story motor-court, including a water feature in the center and planter pots along the east to west pedestrian spine.

The first of several vertical green areas occurs at Floor 5, where there is a 9,000 square foot outdoor gathering space provided as part of the convention center.

Floor 6 at the Hotel Plaza Level includes a highly vegetated roof totaling 11,325 square feet in landscaped area. This guest area includes two pools, water and fire features, and expansive sunning and cabana areas. Trees, shrubs and landscaping in this level are potted or in raised planter boxes. Two large cactus gardens are located on the north side of building where the wings of the hotel structure step back from the northeast and northwest corners of the site along 7th Street.

An additional roof landscaped area is located on Floor 15, the restaurant level. Adjacent to the two restaurants are two large, landscaped terraces and cabana dining areas. Terrace landscaping includes water and fire features, as well as tree and shrub plantings.

Overall, the site includes a total of 26,173 square feet in landscaped areas.

SITE AREA

The Site consists of approximately 3.224 gross acres. A full metes and bounds legal description is included as part of this PAD Application.

AREA CONTEXT

The proposed development is consistent with surrounding properties and will augment the current "look and feel" of Tempe. In addition, the Project will further vitalize the area between Arizona State University, one of the nation's largest and fastest growing universities, and the Mill Avenue Corridor. University Square will provide retail and service points of interest and will facilitate the connectivity of two of Tempe's most vibrant areas. An innate benefit of the Project is its location. University Square is proximate to the growing Downtown, Arizona State University, Light Rail, Sky Harbor, major roadways and diverse recreation and entertainment areas.

North of the site is the popular restaurant "House of Tricks," the First Congregational Church and the Islamic Community Center of Tempe. The Brickyard commercial, office, and educational space and the eight-story Orchidhouse residential lofts are to the northwest of the Site. West of the Site is the proposed M7 mixed use development recently approved by the City of Tempe. To the south and southwest is Arizona State University. Finally, to the

east is the Chuckbox restaurant, and small scale retail including a printshop and salon.

Comparable projects (planned or under construction) include:

M7
Centerpoint on Mill
One Hundred Mill Avenue
Hayden Ferry Lakeside
South Bank of Tempe Town Lake

CONFORMANCE WITH THE GENERAL PLAN

The proposed PAD is consistent with the City of Tempe General Plan 2030 (the "General Plan"). The existing land use designation for University Square is Commercial, allowing a host of work related uses such as retail, service and light industrial and medical uses. The General Plan use designation for this site is MU-Mixed Use. The proposed design accommodates hospitality, retail and restaurant uses. University Square will assist in achieving the goal of the General Plan by creating a vital urban environment.

COMPATIBILITY TO EXISTING ZONING/DEVELOPMENT STANDARDS

The site is currently zoned CC. This application is not a rezoning request. Instead, this is an amendment to the existing approved Planned Area Development. Various uses are allowed within the CC Zoning District, including hotel and retail uses proposed for University Square. According to the Zoning Ordinance, "the CC district fosters employment and livability in Tempe's city center by providing retail, offices, moderate and high-density residential uses, entertainment, civic uses, and cultural exchange in a mixed-use environment that supports the public investment in transit and other public facilities and services. This district may also be considered mixed-use when the design provides a mix of uses for the purposes of implementing the General Plan Land Use." This application is consistent with the CC Zoning District.

According to the Tempe Development Code, the maximum building height allowed within the CC zoning district is fifty (50) feet. A prior PAD increased the maximum permitted building height for the Project to three hundred (300) feet. This application is not a request for additional height or density. Rather, it is a disclosure of the newly proposed University Square development.

In April of 2006, the Tempe City Council adopted the "Downtown Building Heights Concept Study." This study designated this location as an "urban center." With that designation, a recommended building height envelope of 300 feet was assigned to University Square, with no setback requirements. As

presented, the hotel tower extends to an overall height of 300 feet which includes architectural embellishments. The PAD height request of 300 feet conforms both with the Downtown Heights Study and the existing and approved PAD.

PROCESS

USI seeks an amendment to the previously approved PAD as part of the application. In addition, this submittal includes a site plan for Development Plan approval. Specific building designs and site plans will be submitted in the future as part of the Construction Document submittal. The Developer anticipates filing a one-lot subdivision plat separate from this PAD and Development Plan Review ("DPR") request. The Project will require encroachment permits for an 18 inch building / subsurface garage encroachment, a 7-foot non-structural architectural element encroachment located 230 feet above ground level on the east and west sides and a 16-foot, 6-inch awning encroachment located on the north building side.

PHASING

University Square is a single phase development. Construction Document submittal is expected to occur in 2009 after the completion of PAD / DPR approval. Construction will begin thereafter, with initial certificate of occupancies anticipated in 2012.

COMMUNITY OUTREACH

In addition to multiple meetings USI had with the neighbors throughout the previously approved University Square, USI met with the neighbors on August 21, 2008. A summary of the neighborhood outreach is included with the Application submittal, separate from this narrative.

FINDINGS

- A. The Application is an extension of the currently approved PAD;
- B. The Application is not a request for additional height from the currently approved PAD;
- C. The Application is a decrease in the density from the currently approved PAD;
- D. The Application is consistent with the General Plan;
- E. The Application is consistent with the Tempe Zoning Ordinance standards;
- F. The Application will further the renaissance of the Downtown area of the Tempe;
- G. The Application will create an appropriate mixture of hotel, convention and retail uses;

- H. The Application will contribute to building a positive sense of place within Tempe consistent with the goals and visions of the City;
- I. The Application will implement Tempe's vision to bring forth unique and pedestrian oriented urban design by extending the retail opportunities to the east of Mill Avenue;
- J. The Application will enhance public gathering and special event spaces that promote tourism and social gathering spaces within the Downtown;
- K. The update to the PAD meets the City's vision of creating innovative ways to energize and revitalize Tempe;
- L. With the mixture of uses, open space plazas and pedestrian oriented urban design, the proposal will enhance not only the Downtown experience, but continue to support the Downtown as a tourist destination and gathering place.

CONCLUSION

The development and design team for this project includes Saxa, Inc. Triyar Hospitality and Patrick Hayes Architecture. Saxa, Triyar and Patrick Hayes have extensive experience building and designing large mixed use developments.

This development plan represents a thorough analysis of University Square. It also includes careful attention to the relationship with the surrounding neighborhood. The design reflects the vibrant character of Downtown Tempe and seeks to connect the areas east and west of University Square.

If approved, the application will result in the redevelopment of one of the most visible locations in Tempe. University Square will contribute to the economic growth of Tempe by offering tourists a destination of interest and needed amenities. We respectfully request your support.

**University Square
DPR & PAD Amendment**

NEIGHBORHOOD OUTREACH SUMMARY

PARTIES NOTIFIED

- City of Tempe
- All property owners within 300 feet of the property
- All interested parties and Neighborhood Associations as identified on attached List

NOTIFICATION AND INFORMATION PROCEDURES

The Applicant sent a notice of neighborhood meeting by first class mail to each real property owner on the last assessment of the property within 300 feet of the proposed applications. A copy of the letter and attachments is included as part of this summary report.

A neighborhood meeting was held on August 21, 2008. The meetings were held at the Hatton House located directly across the street from the proposed University Square site (34 E. 7th St.).

SITE POSTING

A minimum 16 square feet public notice sign was posted on site notifying the community of the neighborhood meeting. This sign will be updated to reflect calendar changes for public hearings if so needed. The sign was posted not less than fifteen (15) calendar days prior to the neighborhood meeting. A photo of the most recent sign posting is attached.

NEIGHBORHOOD MEETING TOPIC & RESULTS

The meeting began at 6PM.

Five neighbors, one city representative and four representatives from the University Square development team attended. See attached sign in sheet for attendee names and contact information. Comment cards were available, but none were filled out.

The meeting began with Scott Turkington presenting an overview of the project design changes and summarizing the upcoming development process. After the presentation, the discussion was open to neighbor questions and comments. Issues and items of discussion included:

- Construction timeline and staging planning. A common issue was to reduce impact to surrounding businesses and churches with a preference to stage construction either off of Myrtle Avenue or Forest Avenue;
- Discussion on design methodology and why hotel tower located on north half of site;
- Questions regarding shade study results and impacts on adjacent properties. We agreed to review the shade study when completed with meeting attendees;

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- Discussion on noise generated from outdoor decks and how location on south side of tower would help to alleviate impact on neighborhood to the north;
- Discussion on whether 300 ft. height is inclusive of mechanical equipment and / telecommunication towers.

The meeting adjourned at 7PM.

TIMELINE

- Neighborhood meeting was held on August 21, 2008 as mentioned above.
- Additional neighborhood meetings will be scheduled if so needed.
- This neighborhood meeting summary submitted to the Planning Department on September 9, 2008, which is prior to the Development Review Board hearing.



Frederick E. Davidson
Admitted to Practice: Arizona, Colorado and New Jersey
Chad R. Kaffer
Admitted to Practice: Arizona
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7 October 2008

Mr. Andrew B. Ching
City Attorney
City of Tempe
P.O. Box 5002
Tempe, Arizona 85280

Re: *Dave's The Dog House - Safety Issues*

Dear Mr. Ching:

This law firm represents Dave's The Dog House (the "Dog House") and its owner, David Cheren. As you may recall, I sent a letter to you on 17 May 2007, pertaining to concerns my client had regarding the then-current demolition phase of the University Square project at which the Dog House continues to remain located. As you may have heard, the litigation with University Square Investors, LLC ("University Square") was settled and the Dog House remains the sole remaining tenant on the University Square property.

In recent weeks, it has come to our attention that the University Square project is apparently moving forward, with plans having been submitted to the City for consideration by the Development Review Board and City Counsel. It is our understanding that the construction efforts related to University Square are currently intended to focus on the northern portion of the property, i.e., that portion furthest away from University Drive. In our previous correspondence, we communicated our safety concerns regarding the then-current demolition activities, with those concerns focused on the safety of our client's employees, vendors and customers, the business and others visiting the Dog House.

Although the currently planned activity is now related to the construction of the project, instead of demolition, my client continues to have grave concerns with regard to the safety of any

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Mr. Andrew B. Ching, Esq.

7 October 2008

and all individuals either working at, or visiting, the Dog House, and the potential liability to the City resulting from bodily injury or death to any of those individuals, as well as potential damage to personal property. Whilst our client shares the interests of University Square in completing a first class development on the property, that interest is certainly affected by the realities of the risks associated with construction activities during such time as the Dog House remains a tenant on the property. As previously related to you, having been a plaintiff's counsel, dealing with tort claims for over 40 years, Mr. Cheren is intimately aware of the risks associated with such exposure and the financial liability to the City resulting therefrom. The risk is further exacerbated when the City is put on notice of the potential of such an occurrence.

During our client's discussions with you in May of last year, you indicated your willingness to "keep an eye" on the matter and see if there was some way of alleviating our client's concerns, as well as the City's potential liability. We sincerely hope that you and the City Council, Staff and applicable Boards and Commissions, will continue to review and address the safety issues. To that end, we ask that any consideration of plans for the project, and implementation of those plans, be considered in light of the potential safety issues related to the Dog House's continued tenancy through what will most likely be June of 2013. In furtherance thereof, by copy of this letter to Lisa Collins, we are requesting that she provide the members of the Development Review Board with a copy of this letter and ask that their consultations and considerations include a thorough assessment of the safety issues and measures to be taken to mitigate any possible impact on the Dog House, its employees, customer and visitors, as well as any impact on the City of Tempe and University Square.

We remain available to discuss the matters raised herein and arrive at some mutually beneficial manner of addressing our collective concerns and exposures.

Once again, on behalf of Mr. Cheren and the Dog House, thank you very much for your previous time and efforts. Mr. Cheren is appreciative of the opportunity to conduct business in the City of Tempe and appreciates the City's responsiveness to his concerns.

Very truly yours,

THE DAVIDSON LAW FIRM, P.C.

Frederick E. Davidson

Frederick E. Davidson
For the Firm

cc: Mayor, Hugh Hallman (via e-mail @ hugh_hallman@tempe.gov)
Vice Mayor, Shana Ellis (via e-mail @ shana_ellis@tempe.gov)
Council Member, Ben Arredondo (via e-mail @ ben_arredondo@tempe.gov)

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Mr. Andrew B. Ching, Esq.

7 October 2008

Council Member, Mark Mitchell (via e-mail @ mark_mitchell@tempe.gov)

Council Member, Joel Navarro (via e-mail @ joel_navarro@tempe.gov)

Council Member, Onnie Shekerjian (via e-mail @ onnie_shekerjian@tempe.gov)

Council Member, Corey Woods (via e-mail @ corey_woods@tempe.gov)

Development Services Manager, Christopher J. Anaradian

(via e-mail @ chris_anaradian@tempe.gov)

Deputy Development Services Manager, Planning Division, Lisa Collins

(via e-mail @ lisa_collins@tempe.gov)

University Square
 Site Plan & PAD Amendment
PPR Project Data

QUARTER SECTION: SW ¼ Section 15

A.P.N.:

	132-27-001	132-27-009
	132-27-002	132-27-010
	132-27-003	132-27-128
	132-27-004	132-27-129-B
	132-27-005	132-27-132
	132-27-006	132-27-133-A
	132-27-007	132-27-133-B
	132-27-008	132-27-134

GEN. PLAN 2030 PROJECTED LAND USE: Mixed Use

PROPOSED USE: Mixed Use

ZONING: CC/TOD/PAD Overlay

SITE AREA:

Gross Site Area	±140,446 S.F. (±3.224 Acres)
Net Site Area	±138,530 S.F. (±3.180 Acres)

BUILDING AREA:

Facilities:

Retail	±111,000 s.f.
Convention Center	± 95,000 s.f.
Hotel	±248,000 s.f.
Restaurant	± 30,000 s.f.
Motor Court	± 60,000 s.f.
Loading/Service/Trash/Office	± 21,000 s.f.
Building Sub-Total	±565,000 s.f.

Parking:

Levels B1, B2, 3 & 4	±535,000 s.f.
Building Grand-Total	±1,100,000 s.f.

CONSTRUCTION TYPE: I-A

FIRE SPRINKLERS: Fully Sprinkled PER NFPA-13-2002

BUILDING HEIGHT:

Allowable	300'-0" (Existing PAD) 300'-0" (Amended PAD)
Provided	15 Stories, 284'-5" Height = top of feature, from reference elev.

REQUESTED: 300'-0"

University Square
Site Plan & PAD Amendment

DPR Project Data

<u>SETBACKS:</u>	<u>REQUIRED:</u>	<u>PROVIDED</u>
Front (N)	0'-0"	0"
Front (S)	0'-0"	0"
Street Side (E)	0'-0"	1'-2"
Street Side (W)	0'-0"	1'-2"
 <u>BUILDING/NET SITE AREA COVERAGE:</u>		
Allowable	(No Standard)	NS
Provided	(First Floor Gross Area) / (Net Lot Area) 74,050 S.F. / 138,530 S.F. = 0.535	53.5%
 <u>LANDSCAPE/NET SET AREA COVERAGE:</u>		
Required	(No Standard)	NS
Provided	(Landscape Area) / (Net Lot Area) 26,173 S.F. / 138,530 S.F. = 0.189	18.9%
 <u>GROUND FLOOR WINDOWS:</u>		
Required	COT ZDC 5-612,F,1	50.0%
Provided	(Ground Floor Window Length) / (Building Length) 703 L.F. / 1,270 L.F. = 0.554	55.4%
Required	COT ZDC 5-612,F,1	25.0%
Provided	(Ground Floor Window Area) / (Ground Level Wall Area) 3,267 S.F. / 6,357 S.F. = 0.514	51.4%
 <u>STREET FACING FACADES:</u>		
Required	COT ZDC 5-612,G	15.0%
Provided	(Window / Opening Area) / (Façade Area of all Stories) 129,000 S.F. / 295,000 S.F. = 0.437	43.7%
 <u>SHADE STANDARDS:</u>		
Required	COT ZDC 5-612,R	33.0%
Provided	(Shaded Sidewalk Area) / (Sidewalk Area) 30,317 S.F. / 47,932 S.F. = 0.632	63.0%



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UNIVERSITY SQUARE
 110 East University Drive
 Temple, Arizona 85281

REV.	DATE	DESCRIPTION

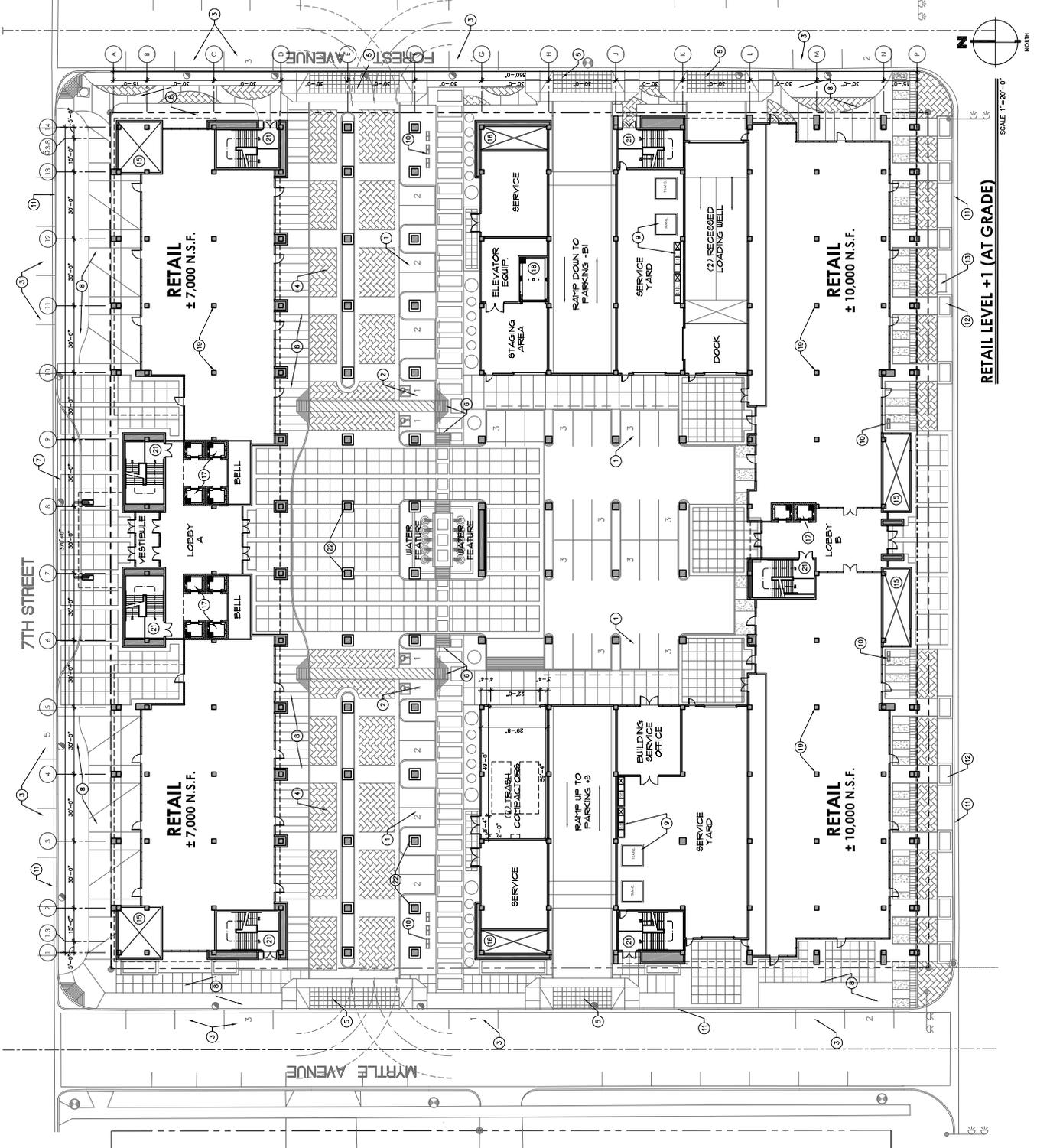
PROJECT NO. 08-056
 SHEET NO. 1" = 20'-0"
 DRAWING TITLE: 08056-A2-01_A2-11
 OWNER: UNIVERSITY

DATE: 9.9.2008
 SHEET TITLE: RETAIL LEVEL +1
 DRAWING TITLE: FLOOR PLAN (AT GRADE)

SCALE: A2.3

P.A.D./P.R. FIRST SUBMITTAL

- KEYNOTES**
 NOTE: GENERAL ROOM PLAN KEYNOTES.
 NOT ALL KEYNOTES APPLY TO ALL SHEETS.
1. STANDARD PARKING STALL 8'-0" W. x 16'-0" L.
 2. ACCESSIBLE PARKING STALL PER CITY OF TEMPE
 3. STANDARD PARALLEL PARKING STALL PER CITY OF TEMPE
 4. CONCRETE STAMPS, CONCRETE COLOR/PATTERN TBD.
 5. DRIVEWAY ENTRANCE, PER CITY OF TEMPE DETAIL.
 6. ASSEMBLY CURB PAVEMENT FINISHES, COLOR & TYPE TBD.
 7. LANDSCAPE, Hardscape/Landscape Area, SEE LANDSCAPE ARCHITECTURE DRAWING.
 8. BIKE RACK, PER CITY OF TEMPE REQUIREMENTS.
 9. EXISTING STRUCTURE, SEE LANDSCAPE ARCHITECTURE DRAWING.
 10. EXISTING STRUCTURE, SEE LANDSCAPE ARCHITECTURE DRAWING.
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 25. EXISTING STRUCTURE, SEE LANDSCAPE ARCHITECTURE DRAWING.
 26. EXISTING STRUCTURE, SEE LANDSCAPE ARCHITECTURE DRAWING.
 27. EXISTING STRUCTURE, SEE LANDSCAPE ARCHITECTURE DRAWING.



RETAIL LEVEL +1 (AT GRADE)
 SCALE 1"=20'-0"

KEYNOTES

NOTE: GENERAL FLOOR PLAN KEYNOTES,
NOT ALL KEYNOTES APPLY TO ALL SHEETS.

1. STANDARD PARKING STALL, 8'-6" W. x 16'-0" L. (TYP.), PER CITY OF TEMPE STANDARDS.
2. ACCESSIBLE PARKING STALL, PER CITY OF TEMPE STANDARDS.
3. STANDARD PARALLEL PARKING STALL, PER CITY OF TEMPE STANDARDS.
4. COLORED, STAMPED CONCRETE. COLOR/PATTERN T.B.D.
5. DRIVEWAY ENTRANCE, PER CITY OF TEMPE DETAIL T-320.
6. ACCESSIBLE CURB RAMP.
7. DROP-OFF AREA. CONCRETE PAVERS, COLOR & TYPE T.B.D.
8. PEDESTRIAN HARDSCAPE/LANDSCAPE AREA, SEE LANDSCAPE.
9. TRANSFORMER / S.E.S. LOCATION.
10. BIKE RACK, PER CITY OF TEMPE REQUIREMENTS.
11. 6" CONCRETE CURB, SEE CIVIL.
12. RAISED LANDSCAPE PLANTER, SEE LANDSCAPE.
13. EXISTING ARTISTIC BUS SHELTER TO REMAIN.
14. FREIGHT ELEVATOR CLEARANCE.
15. EXHAUST AIR SHAFT
16. FRESH AIR SHAFT
17. PASSENGER ELEVATOR
18. FREIGHT ELEVATOR.
19. STRUCTURAL CONCRETE COLUMN.
20. CONCRETE RETAINING WALL.
21. EGRESS STAIR.
22. DECORATIVE COLUMN WRAP O/ STRUCTURAL CONCRETE COLUMN.
23. GLAZING PER SCHEDULE.
24. TILED BALCONY.
25. PHONES.
26. 5'-0" HIGH SCREEN WALL.
27. ACM O/ CONCRETE SPANDREL PANEL.

[CLICK HERE TO VIEW NEXT PAGE](#)