

# Staff Summary Report

**Development Review Commission Date:** 05/27/08

**Agenda Item Number:** \_\_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for TEMPE LANDING, located at 125 South Priest Drive.

**DOCUMENT NAME:** DRCr\_TempeLandingDesign\_052708

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **TEMPE LANDING (PL070508)** (Tom Meissner, Vaughan Street LLC, property owner; David Thorson, McShane Construction Corporation, applicant) consisting of two mid-rise office buildings with combined area of 420,406 s.f. and a parking garage of 516,892 s.f. of area on a site of approximately 7.68 acres located at 125 South Priest Drive in the GID, General Industrial District, a (proposed) Planned Area Development Overlay and within the Rio Salado Overlay District. The request includes the following:

**DPR08093** – Development Plan Review including site plan, building elevations and landscape plan for a development that will be constructed in two phases. Building “A” and the west half of the garage is Phase I; Building “B” and the east half of the garage is Phase II.

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

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

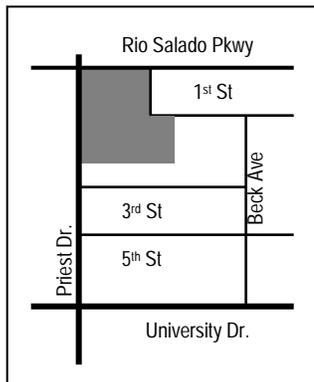


**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATIONS:** Staff – Approval, subject to conditions  
 Rio Salado Advisory Commission – Approval  
 Riverside Sunset Neighborhood Association -- Approval

**ADDITIONAL INFO:**



Gross/Net Site Area	7.68 acres
Phase I & II Building Area	420,406 s.f. (offices); 516,892 s.f. (garage)
Lot Coverage	46.1 % (100% maximum allowed)
Office Building Height	101'-0" (PAD standard: increase from 35'-0")
Garage Height	96'-3" (PAD standard, increase from 35'-0")
Front Bld'g Setback	30'-11" (north, Rio Salado Pkwy.—25'-0" minimum)
Streetside Bld'g. Setback	46'-1" (west, Priest Dr.—25'-0" minimum)
Streetside Bld'g. Setback	26'-0-1/2" (east, 1 <sup>st</sup> St.—25'-0" minimum)
Streetside Bld'g. Setback	35'-0-1/2" garage (north, 1 <sup>st</sup> St.—25'-0" minimum)
Side Bld'g. Setback	25'-6" garage (east—0'-0" minimum)
Rear Bld'g. Setback	30'-6" garage (south--0'-0" minimum)
Landscape area	34.1% (10% minimum required)
Vehicle Parking	1,511 spaces (1,402 minimum required)
Bicycle Parking	56 spaces (53 minimum required)
GP2030 Projected Land Use	Commercial

The Planned Area Development Overlay is concurrently being processed through City Council.

- PAGES:**
1. List of Attachments
  - 2-4. Comments / Reasons for Approval
  - 5-6. Conditions of Approval
  - 7-9. Code / Ordinance Requirements
  10. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
  2. Aerial Photo
  - 3-7. Applicant's Letter of Intent
  - 8-9. Site Plan, Phase I and Phase II
  - 10-11. Garage Step-back Vignettes at East and South Property Lines
  12. Office: 1st Floor Plan (typical of two buildings—2<sup>nd</sup> through 5<sup>th</sup> floor plans similar)
  13. Office: 6<sup>th</sup> Floor Plan (typical of two buildings)
  - 14-15. Garage: Phase I and Phase II: 1<sup>st</sup> Floor Plan
  - 16-17. Garage: Phase I and Phase II: 2<sup>nd</sup> Floor Plan (3<sup>rd</sup> through 5<sup>th</sup> floor plans similar)
  - 18-19. Garage: Phase I and Phase II: 6<sup>th</sup> Floor Plan
  - 20-21. Garage: Phase I and Phase II: 7<sup>th</sup> Floor Plan
  - 22-23. Office and Garage Cross Sections
  - 24-25. Phase I renderings, view from northwest and from southeast
  - 26-27. Phase II renderings, view from northwest and from southeast
  - 28-29. Office: elevations (typical of two buildings)
  - 30-31. Garage Phase I: elevations
  - 32-33. Garage Phase II: elevations
  - 34-35. Phase I and Phase II Landscape Plan and Conceptual Plant List
  - 36-41. Photo Exhibit Location Key and Site Photos
  42. Riverside-Sunset Neighborhood Association Memorandum on Tempe Landing recommending approval.
  43. Development Services Planning Staff notes of Rio Salado Advisory Commission recommendations of approval for Tempe Landing
  - 44-45. Applicant's Memorandum Summary of Public Outreach including 4/7/2008 Neighborhood Meeting Notes
  - 46-47. 4/7/2008 Neighborhood Meeting Attendee Note Sheets
  48. Site Context Sections: East-West looking North and North-South looking West
  49. Material Schedule

**COMMENTS:**

This site is located at the southeastern corner of Rio Salado Parkway and Priest Drive. Rio Salado is the northern border. Priest is the western border. The site formerly was bisected by First Street. This east-west oriented street has been realigned with a northern leg to connect to Rio Salado Parkway. The northern leg of First Street forms part of the eastern edge of the site. The site area south of the old First Street alignment includes the existing Wilson Electric Corporate Headquarters. The site north of the old First Street alignment is vacant. The site is contained within the Rio Salado Overlay District.

Properties in the R-3, Multi-Family Residential Limited District are located to the south and west of the Wilson Electric development. These properties contain one and two story residential apartment complexes with mature landscaping and a building height range of approximately fifteen to thirty feet. The exception is one large (1.3 acre) property at the northwest corner of 3<sup>rd</sup> Street and Priest Drive, immediately south of the western portion of the project site. This property is also in the R-3 District but contains a single family residential use, approximately twelve feet in height, with several minor residential outbuildings.

The Wilson Electric development that occupies the southeastern portion of the site, which is proposed for removal, includes a 49,000 square foot two story office/warehouse building with an overall building height of thirty feet and approximately 160 surface parking spaces. The existing building and parking were positioned to avoid masts for a major 230KV overhead power structural support. This structure, located on the southwestern portion of the Tempe Landing site, has since been removed and the lines have been placed underground. The old First Street through the site has also been abandoned, although public utility easements remain in effect at this alignment. There are no existing entitlements for this site that remain in effect. A variance (allowing a height of fifty feet) for an unexecuted hotel project that predates Wilson Electric has been allowed to lapse. The site has several landscape specimens that are included on the native/protected list of the State Agricultural Department and will require survey and relocation prior to the clearance of land.

Tempe Landing has submitted a request for a Development Plan Review for an office development of two six-story Class "A" office buildings, each 101'-0" in height to central upper roof, with a seven level freestanding parking garage, 96'-3" in height to top of west stair tower and elevator core. The project will be executed in two Phases. Phase I includes the demolition of the Wilson Electric building and construction of the north office building "A" (facing Rio Salado Parkway) and the west half of the parking garage. Phase I maintains the existing retention basin at the southwest quadrant of the site. Phase II includes office building "B" (facing Priest drive) and the east half of the parking garage. Phase I construction is currently scheduled for the first quarter of 2009. Schedule for Phase II construction is dependant on the business market.

The applicant requests the Development Review Commission approve the Site Plan, Building Elevations and Landscape Plan for Phase I and II. An extended approval period of the design (two years) is proposed by condition of approval for Phase II.

The applicant is concurrently processing the request for the Planned Area Development Overlay for the site. On April 22, 2008 the Development Review Commission recommended approval of the increase in the height of the office buildings and garage that are contained in the Planned Area Development Overlay. The Planned Area Development Overlay request is currently awaiting an action hearing at City Council. This hearing is scheduled for June 5, 2008.

Development Services Planning staff presented Tempe Landing at two meetings (January 3, and March 25, 2008) of the Rio Salado Advisory Commission. The Advisory Commission recommended approval of Tempe Landing on each occasion and requested a coffee shop or restaurant in one of the buildings. See attached meeting summaries provided by staff.

In that the site is directly east of Sky Harbor airport, the applicant has presented building height for Tempe Landing to the Federal Aviation Administration. The F.A.A. has responded with a Determination of No Hazard to Air Navigation.

The applicant presented the building height for Tempe Landing to the City of Phoenix Aviation Department. C.O.P. Aviation has responded that the use and height of the buildings are acceptable to aircraft operations at Phoenix Sky Harbor International Airport. C.O.P. Aviation asked for a further F.A.A. submittal and C.O.P. Aviation review if a crane that exceeds the height of the building is used during construction. This request is included as a condition of approval in the Planned Area Development Overlay currently before the City Council.

For further processing, the applicant will need approval of a Subdivision Plat to combine the several lots of the site into one.

## **PUBLIC INPUT**

The applicant presented Tempe Landing at a meeting of the Riverside Sunset Neighborhood Association on November 6, 2007. The Neighborhood Association suggested the inclusion of a coffee shop or social entity in one of the office buildings. See attached summary of the meeting and recommendation of approval provided by the chairman of that association.

A neighborhood meeting was held on April 7, 2008 from 6:00 p.m. to 7:00 p.m. at the Westside Multi-Generational Center Riverside Room, 715 West 15<sup>th</sup> Street, Tempe. One adjacent property owner and two members of the Riverside Sunset Neighborhood Association attended the meeting, along with the property owner, members of the development team and one Development Services staff member. The applicant described the intent to provide a LEED certified development, which will include recycling the materials of the Wilson Electric building, salvage of existing native/protected landscape material, use of low-water using landscape per the direction of the Arizona Department of Water Resources, and the creation of energy conserving office buildings. The applicant has also emphasized the position of site driveways to direct traffic north to the freeway and away from the neighborhood, and the desire to position light fixtures in the garage that direct light away from the neighborhood. The presentation was favorably received. See attached summary of meeting provided by the applicant.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

The modern Office Buildings feature dark fields of glass curtain wall trimmed with clear finish aluminum cladding. Each office block has a horizontal aspect, where the light color concrete deck edges of each floor are exposed around the building perimeter above each level of blue-black reflecting glass, except at the central core, which bisects each office building. The central core is expressed with a dark purple reflecting glass and the floor levels are not expressed except by clear anodized aluminum mullions in the glass field. The core features a butterfly roof with a central valley where the upturned, aluminum clad edges are the twin tallest elements of each building. The core is vertically monolithic. By contrast, the articulated floors of the rest of the building are splayed and rotated slightly each from the floor below, like a deck of cards laid on a felt table. The blue-black glass at each office level is flat, with two dominant continuous clear anodized aluminum horizontal mullions per floor that reinforce the horizontal aspect, except on the top (sixth) floor. At this upper level the glass is arrayed in a saw tooth around the building perimeter and is protected by the broad brow of the aluminum clad roof fascia. There is no roof mount mechanical equipment or roof screening to confuse the roof expression of the office buildings. Mechanical equipment is consolidated in a central plant at the north of the Phase I garage.

The open garage is composed of pre-cast concrete decks and spandrels finished in gray tones that complement the office buildings. The overall form of the garage features step backs along the south and east sides in deference to the sky rights of the neighboring properties. The west elevator core of the garage provides a vertical counterpoint to the horizontal spandrels. The elevator core itself is composed of smooth (integral color purple haze) exposed concrete masonry units with split face accent banding. The stair tower is sheltered beneath a metal awning that replicates the butterfly configuration of the central core roof of the office buildings.

### **Conclusion**

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

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use of "Commercial" for this site. The proposed office land use is permitted in the General Industrial District as indicated in the Zoning and Development Code Table 3-302 (A).
2. The project conforms to the Approval Criteria for Development Plan Review as listed in the Zoning and Development Code Section 6-306 (D).
3. The project represents an appropriate land use within the Rio Salado Overlay District and meets the goal to encourage optimal development of land within the District.
4. The project will meet the development standards required under the Zoning and Development Code, including the modified development standards that are separately being established as part of the Planned Area Development Overlay.
5. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

## CONDITIONS OF APPROVAL:

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

### General

1. Refer to the "Code/Ordinance Requirements" for length of development Plan review approval for Phase I. For Phase II, your drawings must be submitted to the Development Services Building Safety Division for building permit by May 27, 2015 or the development plan review approval for Phase II will expire.

### Site Plan

2. Incorporate a metal plaque that defines the northwest Tempe neighborhood and briefly describes its history. Mount the plaque on a low, exposed masonry wall **OR ON A CONCRETE PEDESTAL** in the landscape frontage near the Priest and Rio Salado intersection **OR NEAR THE ENTRANCE TURNAROUND ON THE SOUTH SIDE OF BUILDING "A"**. Position the plaque so it is visible from the street. Allow public access to the plaque through the frontage landscape by way of a paved walkway and tree-lined resting place. Illuminate this area from dusk to dawn with minimum 1.0 foot-candle of light. Contact Northwest Tempe Neighborhood Association representatives for input regarding the composition and information contained on the plaque.  
**(MODIFIED BY THE COMMISSION)**
3. Provide pedestrian access control for the landscape area between the garage and the eastern and southern perimeter walls. Employ steel vertical picket or similar fence and gate panels of minimum 6'-0" height. Design panels to inhibit climb over. Use the south and east elevation of the garage as part of the barrier and build panels into the elevation design as required to complete the access control.
4. At each raised planter that has a closed bottom (due to underlying utility easement) and has a tree, provide minimum 36" soil depth in planter and detail planter with weeps to drain excess irrigation. Construct raised planter walls of exposed masonry to match site masonry screen walls and garage masonry walls.
5. Repaint existing masonry of perimeter wall with steel vertical picket cap to complement the color of the garage and site masonry screen walls. It is not necessary to paint the masonry surfaces of the perimeter wall that face away from the property.
6. Finish exterior utility equipment boxes, including existing boxes on site, in a neutral color (subject to utility provider approval) that matches the coloring of the site masonry screen walls. Locate service entrance sections inside the buildings.
7. Enclose irrigation and domestic water backflow preventers each in a pre-finished, lockable cage.

### Elevations

8. The materials and colors included in the submittal and specified in the material samples board are part of the approval.
9. Conceal roof drainage system for the office buildings and garage within the interior of the building. Minimize visible, external features, such as overflows, and position these visible elements where needed so they are part of the overall building design.
10. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) for both buildings and garage into the design of the elevations. Do not expose conduit, piping or ductwork on the surface of buildings or garage.
11. Provide secure roof access from the interior of the office buildings to each roof above the sixth floor. Do not expose roof access to public view, including roof access from a lower to an upper roof.
12. If vehicle shade canopies are proposed on the roof of the garage or on site, provide custom-designed canopies that match the detailing of the garage stair tower shade structure proposed on the garage.

## Floor Plans

13. Garage:
  - a. Indicate vehicular and pedestrian access control for upper levels of garage. Provide access control consisting of fence and gate panels, either steel mesh or steel vertical picket, which allow visual surveillance through panels but prohibit climbing.
  - b. Except for garage floors, paint interior horizontal and vertical garage surfaces a bright white.

## Lighting

14. Do one of the following for the roof of the garage (or combine both).
  - a. Provide security lights on freestanding poles where the light source is no more than 8'-0" above the height of the adjacent top of spandrel.
  - b. Conceal security lights within vehicle shade canopies mounted to the top level of the garage. Mount lights under canopy on inside face of forward purlin, or similar, so direct light is not visible as vehicles nose in to parking spaces.
15. In Phase I as well as Phase II garage design, provide full cut-off security light fixtures within garage structure. Additionally, position full cut-off security lights in garage so they do not emit light south or east where direct light from an upper garage level would be visible from the ground of the adjacent properties to south or east.
16. Provide a photometric plan of the entire site and adjacent sites within 30'-0" of the southern and eastern perimeter. Demonstrate available light levels of proposed Tempe Landing security lighting on site and on the adjacent sites. Do not factor existing security lighting on the adjacent sites in this demonstration.

## Landscape

17. Indicate existing landscape to remain on site or in adjacent street frontages. Identify existing specimens by species. Make provision in landscape documents to protect and maintain the existing, remaining landscape during construction. Prune and if necessary guy or stake the existing trees. Treat for insects, disease and maintain the existing, remaining landscape during construction. Where an existing specimen indicated to remain dies or shows probability of dying, replace with a similar plant of installation size as follows: 36" box tree, 5 gallon shrub, 1 gallon groundcover. Replacement plants may match existing in species or may be an approved alternate.
18. Irrigation:
  - a. Provide temporary irrigation system without interruption to existing landscape indicated to remain until the permanent automatic irrigation system for this site is completed and operational.
  - b. Provide a dedicated landscape water meter. Reuse of one of the existing Wilson Electric meters is acceptable.
  - c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene) to support landscape on-site and in adjacent public right of way. Schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for line sizes greater than ½". Provide details of water distribution system.
  - d. Hardwire power source to controller (a receptacle connection is not allowed). Detail concealed valve wire and power conduit extensions to controller, unless controller is located in a walled maintenance area that is concealed from public view.
19. Include requirement in site landscape work to de-compact soil in planting areas on site and remove asphalt and other construction debris from planting areas prior to landscape installation.
20. Remove existing river run rock on site where it occurs. Do not introduce rock on site of greater than 1-1/2" diameter size (except boulders of minimum 16" diameter size are allowed) unless rock is embedded two-thirds into grouted bedding. Top dress planting areas with a decomposed granite application with a cover of 2" thickness. Provide pre-emergence weed control application over the decomposed granite and do not underlay decomposed granite with plastic.

## Signage

21. On the office buildings, provide two 0'-12" high address number sign on opposite ends of each of the long elevations. Do not expose address signs directly to a street on which the building is not addressed. On the garage provide two address signs on the west elevation and on the north provide one address sign each in Phase I and Phase II. Locate each address sign at approximately the second floor level height and allow room for a light fixture at least 18" above the address sign. Conform to the

following for address signs:

- a. Provide street number.
- b. Compose of individual mount, metal reverse pan channel characters.

## 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.

- **LENGTH OF APPROVAL:** Your drawings for Phase I must be submitted to the Development Services Building Safety Division for building permit by May 27, 2009 or Development Plan approval will expire.
- **SITE PLAN REVIEW:** Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Reviews dated November 28, 2007, January 2, 2008 and March 12, 2008. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews construction documents submitted to the Building Safety Division to ensure consistency with the Development Plan and related Planned Area Development Overlay approvals.
- **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 Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.
- **WATER CONSERVATION:** By agreement of the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources Division (480-350-2668 or [pete\\_smith@tempe.gov](mailto:pete_smith@tempe.gov)) if questions regarding the content of the water conservation reports.
- **RADIO:** Provide emergency radio amplification infrastructure for the office buildings and garage, 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](http://www.tempe.gov/itd/Signal_booster.htm)) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this requirement.
- **HISTORIC PRESERVATION:** Site does not have an Archaeologically Sensitive designation. 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.
- **ZONING & 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](http://www.tempe.gov/zoning) or purchased at Development Services.
- **STANDARD DETAILS:** Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department. Tempe Standard "DS" details for refuse may be accessed through [www.tempe.gov/bsafety](http://www.tempe.gov/bsafety) (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details).
- **SUBDIVISION PLAT:** A subdivision plat is required for this development and shall be recorded prior to issuance of a building permit for Phase 1, or at a date as allowed by the Development Services Building Safety Division. As part of the subdivision plat, dedicate property for public right of way along Priest for public sidewalk, street lights and other public improvements as required. Indicate all easements to remain and dedicate new easements on subdivision plat. Remove existing easements to be abandoned by separate instrument.
- **PUBLIC RIGHT OF WAY:**
  - Indicate sight clear vision triangles at driveways on the site and landscape plans. Identify speed limit for Priest, Rio Salado and First. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Transportation Division (John Brusky 480-350-8219) if needed. Do not locate site furnishings, screen walls or

- other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each sight clear vision triangle.
  - Provide minimum 30'-0" wide driveway in conformance with Standard Detail T-320. Provide maximum 5:1 tapers to reconcile width of driveway in public right of way with width of drive aisle.
  - Provide minimum 8'-0" wide public sidewalk at Priest and Rio Salado property frontages and provide minimum 6'-0" wide public sidewalk at First Street frontage.
  - Provide an eastbound bus pull out in conformance with Standard detail T-654 (10 of 12) on Rio Salado at the northwest corner of the site.
- **BUILDING SAFETY:**
    - Reconcile design of garage with requirements of type IIB construction type.
    - Demonstrate travel distance to nearest exit in garage does not exceed required maximum listed in 2003 IBC Table 1015.1
  - **GARAGE DECK & LANDSCAPE BUFFER INGRESS & EGRESS:** Review pedestrian and vehicle gate hardware with Building Safety and Fire staff and design gates to resolve lock and emergency ingress/egress features that may be required.
  - **SOLID WASTE:**
    - Maintain minimum 14'-0" clearance at drive aisle on first floor of garage to allow refuse truck access.
    - Develop strategy for recycling collection with Solid Waste Department (Joseph Kolesar 480-350-8127).
  - **DRIVE AISLE:** Ensure that there is at least 20'-0" horizontal width for fire lane, and 14'-0" vertical clearance from the paved surface to the underside of tree canopies. Ensure that lane is capable of supporting an emergency vehicle. Details of lane are subject to Fire Department approval (Jim Walker 480-350-8341).
  - **ENGINEERING & LAND SERVICES:**
    - Indicate the dimensional relation of the buildings to the property lines and to each other. Ensure buildings are positioned to clear utility easements on site.
    - Coordinate site layout with utilities to provide adequate access easements. Indicate how utilities will be fed into each building and provide adequate clearance for each utility service.
    - Verify easements and ensure no conflict exists with the site layout, foundation design, landscape and grading design.
  - **SCREEN WALLS:** For ground mount equipment including large backflow prevention or similar ground-mount devices handling 3" or larger water lines, provide a masonry screen wall that conceals the device from public view.
  - **BUILDING HEIGHT:** Measure height of buildings and garage from top of curb along front of property (Rio Salado). Measure height of all three structures from this control point as long as there are no interior property lines between buildings.
  - **SECURITY REQUIREMENTS:**
    - Follow the design guidelines listed under Appendix A of the Zoning and Development Code. In particular, reference the C.P.T.E.D. principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
    - A Security Plan for this use was identified by the Police Department in the Preliminary Site Plan reviews. Contact Officer A.P. Rodriguez to verify requirement for Security Plan and, if needed, complete plan approximately eight weeks prior to Phase I Certificate of Occupancy.
    - Surveillance:
      - Provide C.C.T.V. at building entrance, lobby elevator, stair and public restroom entrances on all levels of the office buildings.
      - Provide C.C.T.V. at ground floor vehicle and pedestrian entrances of garage and at elevator and stair entrances on all levels of garage.
    - Provide the following security fenestration features
      - Hardened or laminated glass where first floor windows and doors can be reached and broken.
      - Dead bolt lock with strike plate cover guard on each exterior door.

- LIGHTING:
  - Follow the guidelines listed under the ZDC Appendix E "Photometric Plan".
  - 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.
  
- LANDSCAPE:
  - Coordinate landscape layout with other design elements, including security lighting, drainage structures, buried utilities, roof drain outlets and address signs indicated on elevations and freestanding signs. Indicate the location of all exterior light fixtures on the landscape plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
  - At required parking landscape islands that are raised planters, provide minimum 120 sf. surface area for each planter.
  - On existing plant survey note original locations and species of any native and "protected" trees, cacti and other plants within the project area and in the adjacent public right of way. Protect and preserve "native/protected" plant material within the project area and in the adjacent public right of way in place to the greatest extent possible. Where a plant is preserved in place as part of this development, indicate method for protection and maintenance of the plant during construction. Where transplant or demolition of a native or "protected" tree, cacti or other plant is required for this development, file Notice of Intent to Clear Land with the State of Arizona Agricultural Department. The Notice of Intent to Clear Land form is available on-line at [www.agriculture.state.az.us](http://www.agriculture.state.az.us).
  
- SIGNS:
  - Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by Planning staff during plan check process. Verify directional sign size limitations to avoid requirement for sign permit.
  - Submit sign permit request for building mount and freestanding identification signs.
  - Address signs:
    - Provide minimum 50 percent contrast between address sign and the underlying surface.
    - Direct or Halo illuminate (back light) each address sign.

**HISTORY & FACTS:**

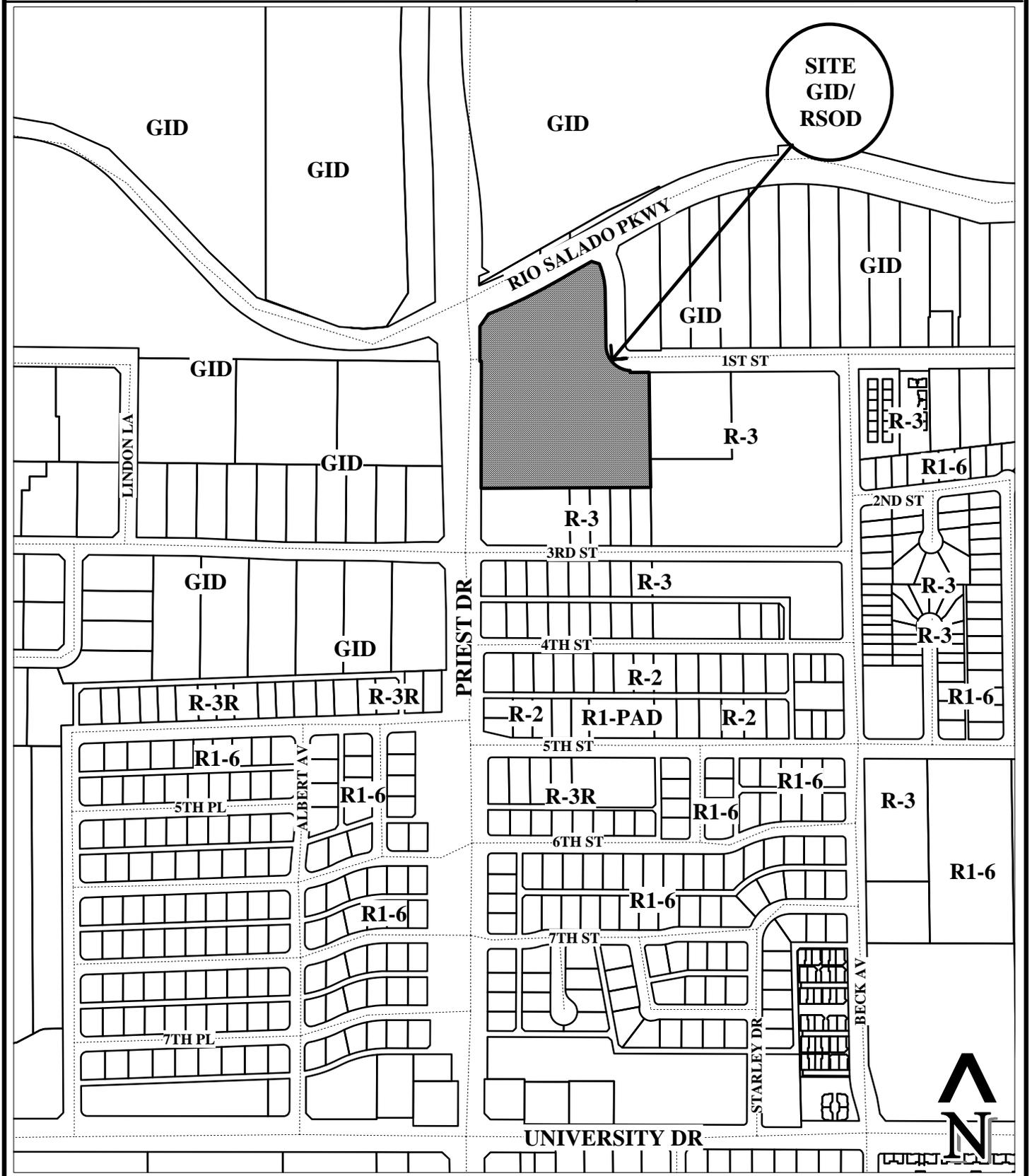
- August 26, 1998 Board of Adjustment (BA980237) took the following action on the request for the Priest and 1<sup>st</sup> Street Hotel.
- a. Denied a variance to allow building materials other than reinforced concrete or masonry in the I-1 District.
  - b. Granted a use permit to allow a 156 room hotel on 4.98 acres in an Industrial District.
  - c. Approved a variance to increase the maximum allowable building height for the proposed hotel from 30' to 50' in the I-1 District.
- The project is located at 235 South Priest Drive in the I-1, Light Industrial District.  
Note: the hotel site included the southern portion of the proposed Tempe Landing site. At the time of the hotel proposal, First Street connected directly to Priest Drive.  
Note: the approved variance for the height increase was specific to the hotel project and was allowed to lapse on August 27, 1999. The hotel project was not realized.
- November 17, 1999 Design Review Board (DRB99327) approved the building elevations, site plan and landscape plan for Wilson Electric Corporate Headquarters located at 235 South Priest Drive in the I-1, Light Industrial District and Rio Salado Overlay District.
- November 6, 2007 Riverside Sunset Neighborhood Association recommended approval of the Tempe Landing Office Development based on review of the preliminary P.A.D. exhibits presented by McShane Construction Corporation.
- January 3, 2008 Rio Salado Advisory Commission recommended approval of Tempe Landing Office Development based on review of the preliminary P.A.D. exhibits presented by Development Services Planning Staff.
- March 25, 2008 Rio Salado Advisory Commission recommended approval of Tempe Landing Office Development based on review of the revised P.A.D. exhibits presented by Development Services Planning Staff.
- April 7, 2008 Applicant conducted a neighborhood meeting to present Tempe Landing. The meeting was held at the Westside Multi-Generational Center. Three members of the public attended the meeting with the property owner, several members of the development team, and one Development Services planning staff member. The project was favorably received by the members of the public.
- April 22, 2008 The Development Review Commission recommended approval of the P.A.D. Overlay request to the City Council for Tempe Landing located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay District. The vote was 7-0.
- May 15, 2008 The City Council held first public hearing of the P.A.D. Overlay request for Tempe Landing located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay District. The action hearing for the Tempe Landing P.A.D. request is scheduled for June 5, 2008.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

TEMPE LANDING

PL070508





TEMPE LANDING (PL070508)

# TEMPE LANDING

## Applicant's Letter of Intent

The McShane Corporation (the "Applicant") is proposing to redevelop approximately 7.68 acres located at the southeast corner of Priest Drive and Rio Salado Parkway (the "Site"). The McShane Corporation ("McShane"), based in Chicago with a regional office in Phoenix, is the nationally recognized real estate development and investment arm of the McShane Companies. McShane specializes in the development of office business parks. McShane has developed several office business park projects throughout Maricopa County and is currently under construction of a Class A, 190,000 square foot office building at the northeast corner of 44<sup>th</sup> Street and Washington. Other McShane projects in Maricopa County include East Gateway Centre, a 230,000 square foot Class A office complex located at the northeast corner of 44<sup>th</sup> Street and Van Buren, and Thunderbird Office Park @ 101, a 150,000 square foot Class A suburban office complex located at the Loop 101 and Thunderbird Road.

## Application

The Applicant is submitting a development plan review (DPR) application as part of the Applicant's application for the redevelopment of the site (the "Application"). The goal of the Applicant is to create a vibrant office development that will provide employment opportunities within close proximity to housing and services, enhance street activity on both Priest Drive and Rio Salado Parkway, and serve as a gateway to Tempe Town Lake and the City itself.

The Site is a prime opportunity for redevelopment given its nearby location to the recently completed Tempe Center for the Arts, as well its proximity to Tempe Town Lake, Rio Salado Park, Tempe Beach Park, downtown Tempe, and Arizona State University. In addition, the Site is located less than one mile from the Priest and Washington light rail station and is less than two miles from Sky Harbor International Airport.

The southeast portion of the Site currently accommodates the offices and associated facilities of Wilson Electric, while the remaining areas are vacant. The Applicant proposes to replace the existing 35-foot tall Wilson Electric building with two (2) six-story, 101 feet, Class A office buildings with a combined total gross floor area of 420,406 square feet and a seven-level parking garage (the "Project"). The Project will be branded "Tempe Landing." The Project's goal is to create a recognizable place of employment with architectural elements designed to withstand style and market changes without diverting additional traffic into the surrounding neighborhoods and to respect the privacy and quality of life of adjacent residents.

MAY - 5 2008

## **PAD Development Standards**

The Applicant has submitted a planned area development (PAD) overlay application as part of the Applicant's application for the redevelopment of the Site (the "PAD Application"). The PAD Application is scheduled for consideration by the Development Review Commission on April 22, 2008. The General Industrial District (GID) allows a maximum building height of 35 feet. The PAD Application requests a maximum building height of 101 feet, which represents an increase of 66 additional feet of building height from the height allowed under the Site's current zoning, the (GID). The increase in building height proposed by the PAD Application is consistent with the surrounding height and development around the Town Lake. The height and density of the office building will provide desired additional viable long-term employment opportunities in Tempe and enhance the urban development environment envisioned for the area, as well as serve as a catalyst for future redevelopment opportunities along Rio Salado Parkway.

## **Site Area**

The Site is comprised of seven parcels located at the southeast corner of Priest Drive and Rio Salado Parkway in Tempe, Arizona. The Site consists of approximately 9.72 gross acres (7.68 net acres). The formal addresses for the proposed office buildings and the parking garage are 125, 135 and 145 South Priest Drive respectively. A full legal description for the Site is included in the Application submittal.

## **Area Context**

The Site is located at the southeast corner of Priest Drive and Rio Salado Parkway. An office building and two six-story hotels (Springhill Suites and Hyatt Place) are located to the west across Priest Drive, while a City of Tempe Service Facility is located to the north across Rio Salado Parkway. The planned third phase of the Riverside Office Plaza is located to the east immediately across First Street. This phase consists of a four-story, 124,000 square foot office building. Apartment complexes, condominiums, villa units and single-family residences are located adjacent to the Site's south and east property lines. The Tempe Center for Arts, Rio Salado Park, downtown Tempe, Tempe Beach Park, Arizona State University's Main Campus, and the future Priest and Washington light rail station are all located within approximately one-mile of the Site. The Applicant envisions that the Project will significantly enhance the area's urban environment and serve as a catalyst for future redevelopment opportunities along Rio Salado Parkway while respecting the residential character of the adjacent Sunset Riverside Neighborhood.

## **Current Zoning & Specific Plans**

The Site is currently zoned General Industrial District (GID) and is located within the Rio Salado Overlay District. The GID, one of three City of Tempe Zoning and Development Code office/industrial districts, is designed to provide for office/industrial business with facilities ranging from administrative and research institutions to assembly and production. The purpose of the Rio Salado Overlay District is to implement the policies of the Tempe Rio Salado Specific Plan. The Project's office use is consistent with the GID and Rio Salado Overlay District.

The above referenced PAD Application is for a PAD Overlay to allow the Project to establish its own unique standards based on the development proposal.

### **Project Description**

The Site currently consists of a two-story office building and vacant land. The office building is the offices for Wilson Electric. The owner and Applicant are working with Wilson Electric to find an alternative site in Tempe. Given the suburban nature of the Wilson Electric offices, we believe this Site is significantly under utilized. The intent of this Application is to provide a unique opportunity to energize both the Priest Drive and Rio Salado Parkway street frontages and provide much needed additional modern, high-quality office opportunities. Due to the Site's proximity to downtown Tempe, the ASU Campus, Sky Harbor International Airport, multiple parks (including Rio Salado Park, Tempe Beach Park, and Papago Park), and public transit routes, the Applicant strongly believes that the Project will appeal strongly to office space users seeking Class A office space within an urban environment.

The Application consists of the construction of two (2) six-story (101 feet) office buildings and a seven-level (96 feet) parking structure containing 1,447 parking spaces. The construction on the Site will occur in two phases, with the north office building and west half of the garage being constructed in the first phase. Currently, it is anticipated that construction on the first phase will begin during the first quarter of 2009 and will be completed by the first quarter of 2010. McShane anticipates beginning construction of the second phase during the fourth quarter of 2010, depending on absorption, with completion twelve months later. This schedule could change based on market conditions.

The office buildings are oriented towards Priest Drive and Rio Salado Parkway respectively while the parking structure is located at the southeast corner of the Site. The building's orientation and the provision of ample landscaping will successfully activate the Site's street frontage. Breaking up the building form into two buildings will also reduce the bulk and scale of the development while maintaining a significant urban presence along the street frontage at the same time.

The location of the parking structure, as well as the at-grade parking, will ensure that views of parking provided on site from both Priest Drive and Rio Salado Parkway are partial at best. Restricting and stepping back the height of the parking garage located at the southeast corner of the Site to the maximum extent feasible combined with the significant landscape setback to be provided along the south and east property lines will also help to ensure that the privacy of adjacent residences is maintained. The parking garage's lighting will be designed to provide a secure well-lit environment while not allowing light to be projected towards adjacent residences.

### **Project Design**

The Project is a contemporary design that will fit well into the physical environment, create visual interest, and provide a secure environment. The primary building materials, glass and aluminum composite, will accomplish the desired contemporary look and are similar to materials used for the Hayden Ferry Lakeside project to the east. The primary architectural concept of the Project is the twisting of the office buildings. The twisting of the buildings in combination with protruding floor

edges which vary in width throughout the buildings provide visual interest and create evolving shadow lines on facades that offer their own detail. Additional architectural detailing is accomplished through the buildings' massing, which is broken up by centrally located architectural elements that pronounce the buildings' entry points. Meanwhile, the ground level of the buildings, which consists primarily of glass, will offer high visibility throughout the Project and provide users with a secure environment.

The Project design establishes a clear base and top for both office buildings. The bases will be established by providing an increased first floor height in comparison to floors two through six. The tops will be clearly established through the provision of top parapets pronounced by large aluminum overhangs, which will cast shade on the upper floors of the buildings. In addition, the glass treatment utilized on the sixth floor of each building will vary from other floors and will stagger in and out to create a rhythmic shadow line.

The Project will also be designed to provide well lighted, accessible walkways with minimal conflict with vehicular circulation on the Site. The parking garage itself, the connections between the garage and the entrances of the buildings, and the connections between the Project and public right-of-way will be well lit to increase visibility. The provision of well lit connections not only enhances security but also assists in identifying the respective buildings' entry points. Further, the design of the vehicular and pedestrian circulation on Site is segregated to allow for easier and safer pedestrian and vehicle maneuvering.

As a nationally recognized real estate developer specializing in the development of office business parks, McShane strongly believes in the incorporation of environmentally responsible design practices into their projects. For this reason, McShane will pursue Leadership in Energy and Environmental Design (LEED) certification for the Project. As part of its LEED Certification, the Project incorporates shade as an integral part of the design for energy conservation and comfort. The twisting of the buildings and cantilevering of the floor edges discussed above not only provides architectural aesthetics but also incorporates shading and energy efficiencies that users of the building will benefit from. The top parapet overhangs also allow the building to shade itself by providing approximately ten and fourteen feet of cantilever on the sides and ends of the buildings respectively. These design elements not only increase the users comfort but also increase the energy efficiency of the buildings. The Project's landscape will conserve water through the utilization of a more natural desert palette.

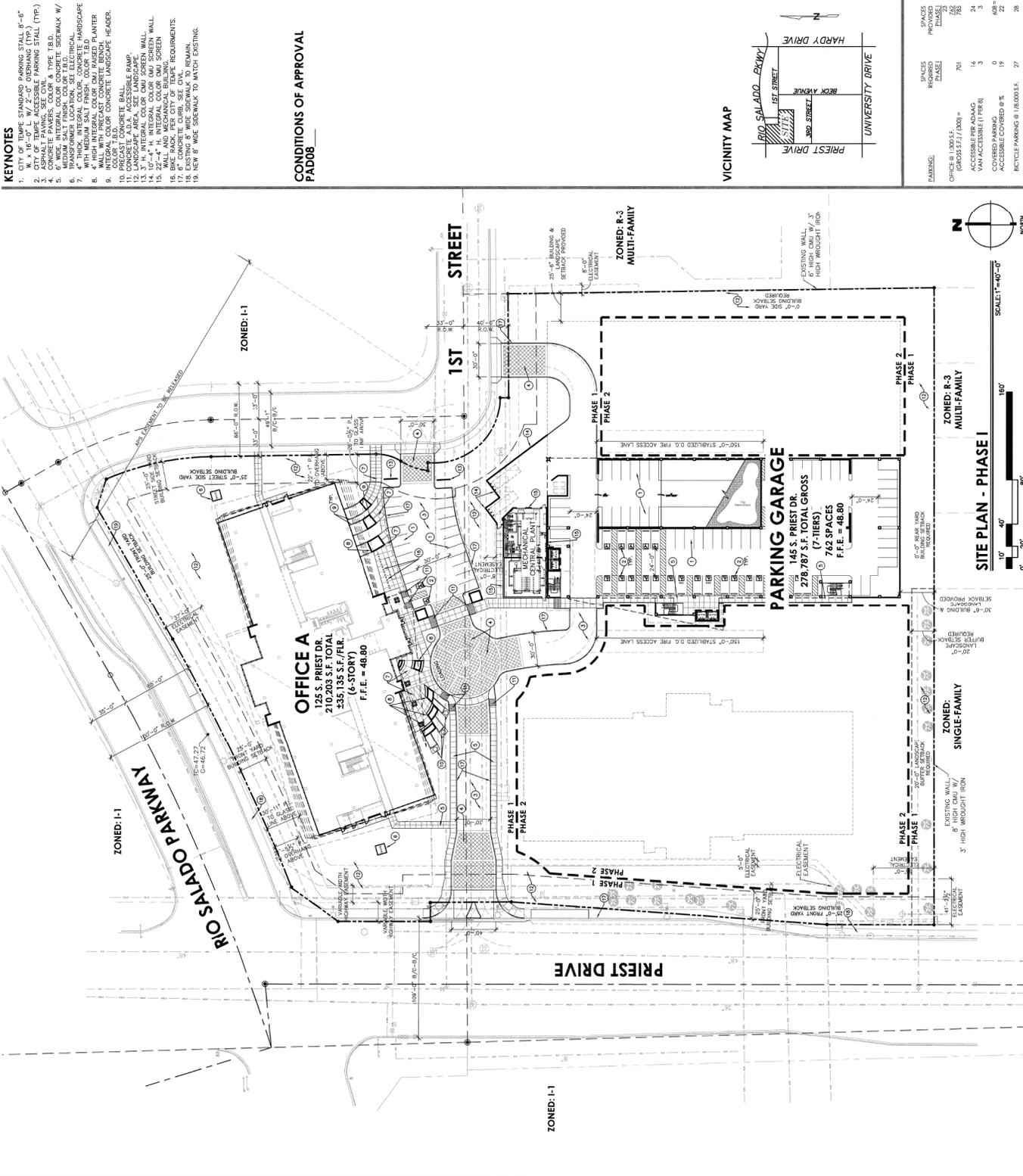
### **Site Circulation and Parking**

Access to the parking garage and at-grade courtyards will be provided from both Priest Drive and First Street via two driveways located along both Priest Drive and First Street. The parking garage will serve the parking needs for all employees. At-grade courtyards will primarily serve the parking needs of visitors. The Project also includes a significant number of bicycle parking spaces and will certainly encourage alternative forms for transportation.

The on-site circulation is designed to direct traffic onto major arterials and away from the adjacent residential neighborhoods.

## **Conclusion**

The proposed development is a high-quality LEED Certified contemporary office design that will provide desired additional viable long-term high-quality and high-paying employment opportunities to both the surrounding neighborhoods and City of Tempe. The proposed development will serve as a catalyst for future redevelopment opportunities and enhance the urban development environment and experience envisioned for this area. The Project is consistent with the land use projected for the Site by General Plan 2030. McShane is very excited about this project and looks forward to discussing the proposal with you in the near future. We respectfully request your support.



**KEYNOTES**

- CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ Z-UP OVERHANG (TOP).
- ASPHALT PAVING, SEE CIVIL ENGINEERING STALL (TOP).
- 5' WIDE INTERIOR CONCRETE SIDEWALK W/ MEDIUM SUEDE FINISH, COLOR FELD.
- 4" THICK, INTEGRAL COLOR, CONCRETE HANDSCAPE.
- WALKS WITH PRECAST CONCRETE BENCH.
- COLOR FELD, INTEGRAL COLOR, CONCRETE HANDSCAPE.
- CONCRETE ADA ACCESSIBLE RAMP.
- 13.3" IN. INTEGRAL COLOR OMI SCREEN WALL.
- 14.10'-4" H. INTEGRAL COLOR OMI SCREEN WALL.
- 3" WALL AND MECHANICAL BUILDING SCREEN.
15. BPC MARKER FOR CITY USE, TEMPE REQUIREMENTS.
16. EXISTING 8' WIDE SIDEWALK TO REMAIN.
17. NEW 8' WIDE SIDEWALK TO MATCH EXISTING.
18. EXISTING 8' WIDE SIDEWALK TO REMAIN.
19. EXISTING 8' WIDE SIDEWALK TO MATCH EXISTING.
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**CONDITIONS OF APPROVAL**  
PAD08

GENERAL NOTES:  
 1. TEMPE LANDING EA 1250, 200 S.F. CLASS 'A' OFFICE CAMPUS ON A 1/2 ACRE SITE AT THE SOUTHWEST CORNER OF PRIEST DRIVE AND RIO SALADO PARKWAY (101 FEET OFFICE BUILDING AND A SEVEN LEVEL (76 FEET) PARKING STRUCTURE).  
 2. CONSTRUCTION SHALL OCCUR IN TWO PHASES, WITH THE NORTH OFFICE BUILDING AND THE WEST HALF OF THE GARAGE BEING CONSTRUCTED IN THE FIRST PHASE.  
 3. QUATER SECTION: W 1/2 SECTION 16  
 4. A.P.N.: 124-27-004-C, 124-27-004-C, 124-28-000-C, 124-28-000-C  
 5. GEN. PLAN 2008 PROPOSED LAND USE: COMMERCIAL OFFICE  
 6. ZONING: R30 SALADO OVERLAY DISTRICT  
 7. SITE AREA: 15,168.0 ACRES

**SPACES PROVIDED PER PHASE**

SPACES PROVIDED PER PHASE	PHASE 1	PHASE 2	PHASE 3	TOTAL
OFFICE @ 1300 S.F.	701	24	3	728
ACCESSIBLE PER ADA AG	0	16	3	19
VAN ACCESSIBLE (1 PER 8)	3	0	0	3
COVERED PARKING	608	77.5K	416	1,001.5
ACCESSIBLE COVERED @	17	22	0	39
BICYCLE PARKING @ 116,000 S.F.	28	28	0	56

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**PROJECT DATA**

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 125 SOUTH PRIEST DRIVE  
 OFFICE A  
 145 SOUTH PRIEST DRIVE  
 TEMPE, ARIZONA 85281

OWNER:  
 TEMPLE LANDING, LLC  
 2850 EAST CAMEBACK ROAD  
 PHOENIX, AZ 85016  
 PHONE: 602.235.9075  
 602.235.9079  
 TOM HESSNER  
 SEAN COMINGS

CONTRACTOR:  
 CONSTRUCTION CORP.  
 2850 EAST CAMEBACK ROAD  
 PHOENIX, AZ 85016  
 PHONE: 602.988.6166  
 602.988.6169  
 ROGER ARK  
 DAVE THORSON

CIVIL ENGINEER:  
 DEE PROFESSIONAL SERVICES, LLC  
 1500 NORTH 71ST STREET  
 SUITE 200  
 PHOENIX, AZ 85018  
 PHONE: 480.954.0288  
 480.954.0289  
 FAK  
 AMON HELLMAN

LANDSCAPE ARCHITECT:  
 G.F. FLANNAGAN ASSOCIATES, INC.  
 1500 NORTH 71ST STREET  
 SUITE 200  
 PHOENIX, AZ 85018  
 PHONE: 602.914.8605  
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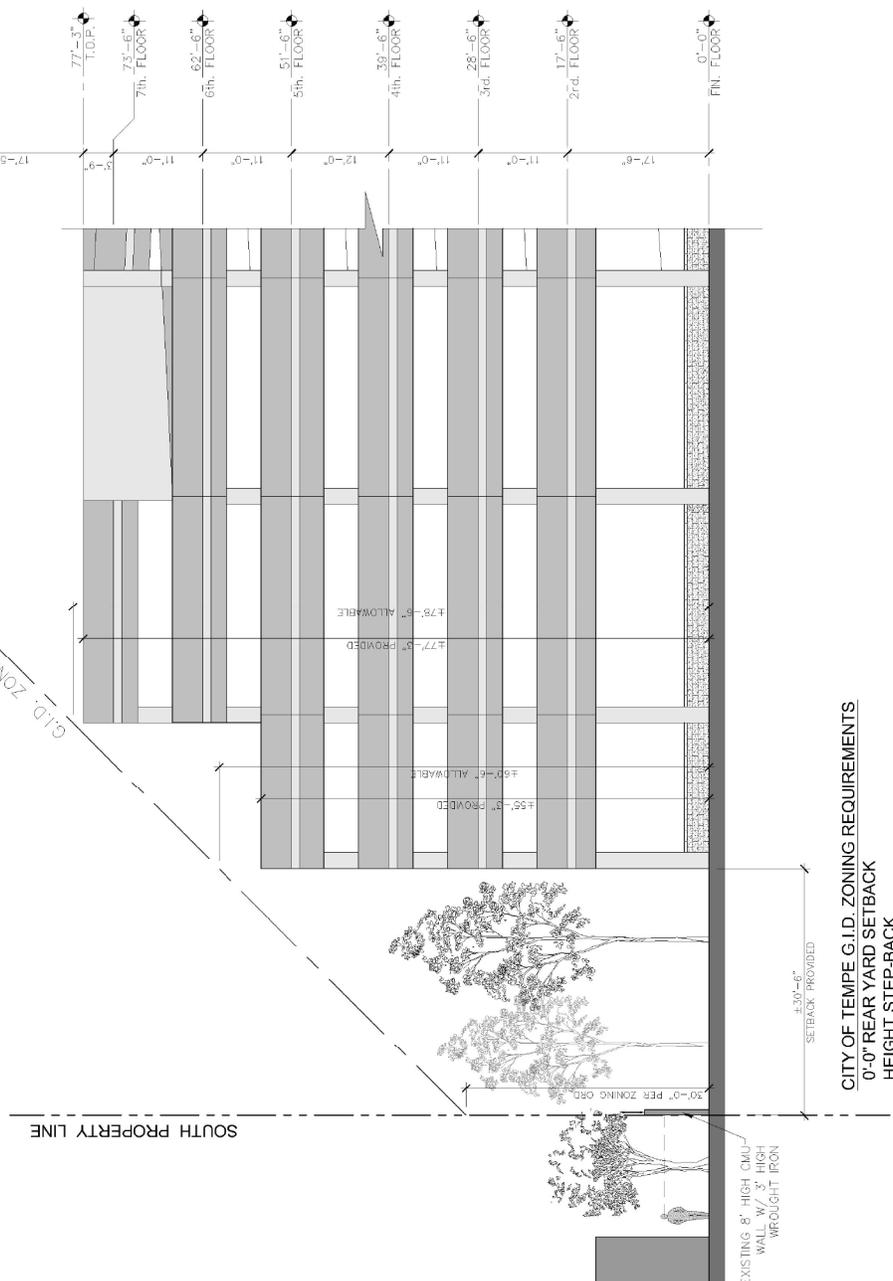
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G.I.D. ZONING STEP-BACK



CITY OF TEMPE G.I.D. ZONING REQUIREMENTS  
 0'-0" REAR YARD SETBACK  
 HEIGHT STEP-BACK

**SOUTH PROPERTY LINE  
 BUILDING STEP-BACK EXHIBIT**

N.T.S.













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 Suite 200  
 Scottsdale, Arizona 85254  
 F. 480.554.9490  
 www.pharchitecture.com

Mchshane

125 South Priest Drive  
 Tempe, Arizona 85281

NO.	DATE	DESCRIPTION
07-124		
1/16"=1'-0"		
07124-A2.08-A2-14		
BF		

PROJECT NO: 07-124  
 SHEET SCALE: 1/16"=1'-0"  
 SHEET TITLE: GARAGE SECOND FLOOR PLAN  
 DATE: 4.4.2008  
 DRAWN FOR: MCHSHANE  
 DRAWN BY: BF  
 CHECKED BY: BF  
 PROJECT: 125 South Priest Drive  
 TEMPE, ARIZONA 85281

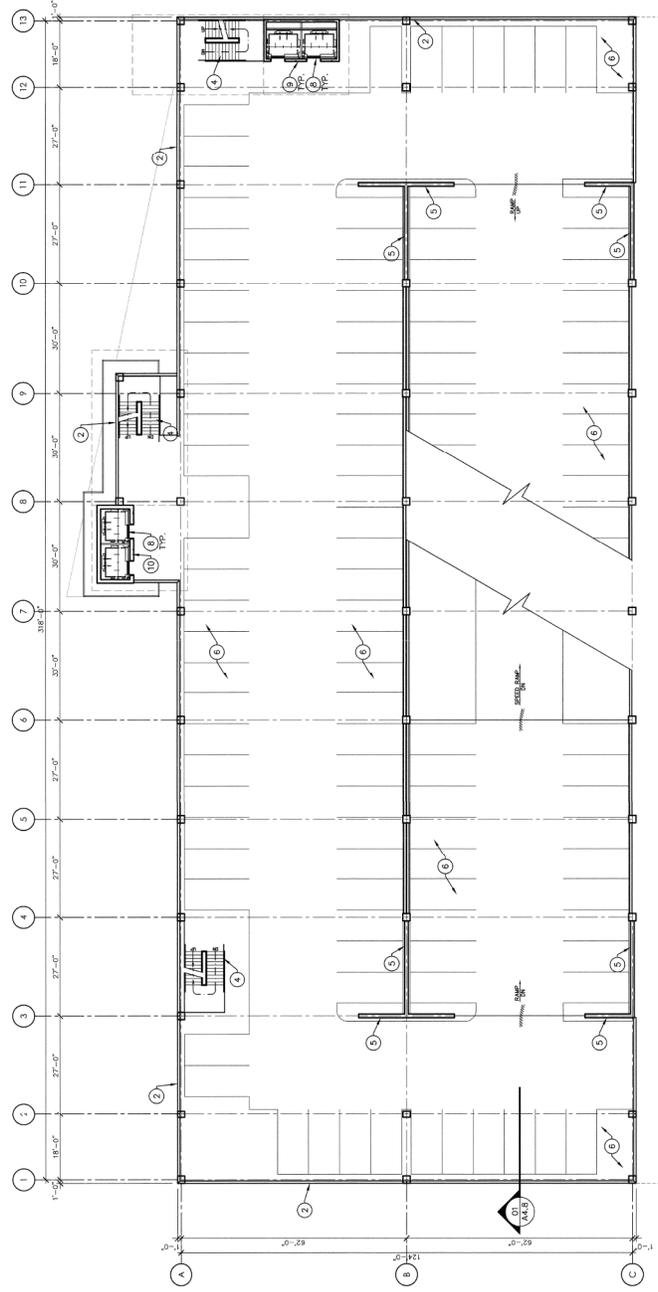
A2.9

D.R.C. FIRST SUBMITTAL

- KEYNOTES**  
 NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES.  
 (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)
- 3'-0" H. INTEGRAL COLOR, SHUT-FACE CMU SCREEN WALL 1/4" INTEGRAL COLOR, SMOOTH FINISH.
  - INTEGRAL COLOR PRE-CAST SPANDREL PANELS.
  - CMU RETAINING WALL, SEE STRUCT.
  - SYSTEM WITH PAINTED PIPE RAINING SYSTEM.
  - PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
  - 8'-6" W. x 14'-0" L. W/ 2'-0" OVERHANG (TYP.)
  - CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
  - OVERHEAD TRACTION ELEVATORS SEE SPEC.
  - 128874 INTEGRAL COLOR CMU ELEVATOR
  - PRECAST CONCRETE FILLED PIPE BOLLARD.
  - 6" DIA. CONCRETE FILLED PIPE BOLLARD.
  - FIRE RISER LOCATION, SEE FIRE SPRINKLER SYSTEM.
  - EMERGENCY GENERATOR LOCATION, SEE MECHANICAL.
  - INTEGRAL COLOR CMU SCREEN WALL 1/4" INTEGRAL COLOR, SMOOTH FINISH.
  - 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL 1/4" INTEGRAL COLOR, SMOOTH FINISH.
  - WALL & MECHANICAL ROOM ENCLOSURE.

**GENERAL NOTES**

- PAINT TO BE PAINTED BRIGHT WHITE PER CITY OF TEMPE REQUIREMENTS.
- SEE CITY OF TEMPE REQUIREMENTS FOR CITY OF TEMPE REQUIREMENTS.



**GARAGE SECOND FLOOR PLAN - PHASE I**  
 SCALE: 1/16"=1'-0"













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 P: 480.556.9000  
 www.pharchitecture.com

**Mechane**

125 South Priest Drive  
 Tempe, Arizona 85281

**TEMP LANDING**

REV.	DATE	DESCRIPTION

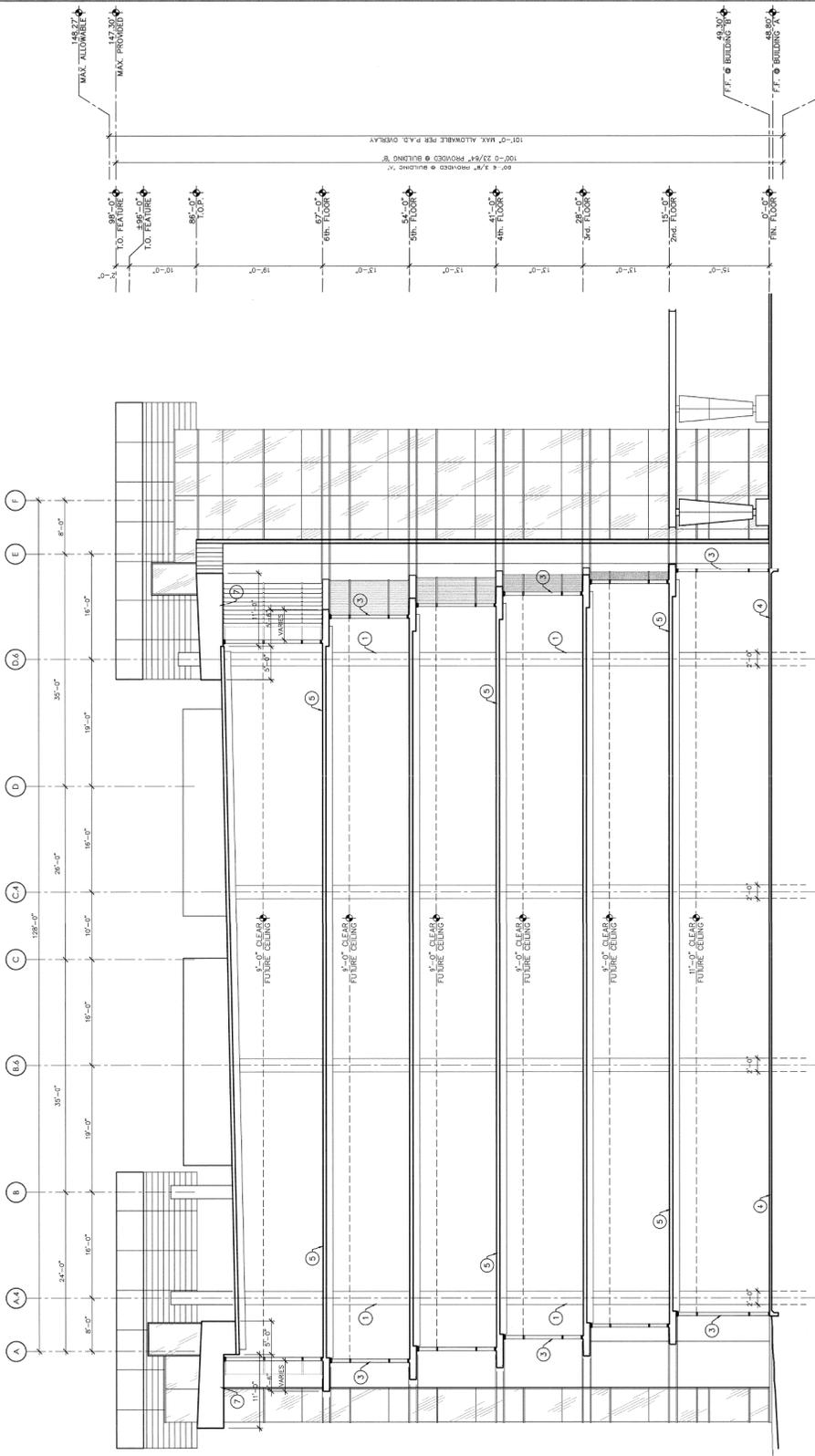
PROJECT NO: 07-124  
 SHEET TITLE: 1/8"=1'-0"  
 DRAWING CODE: 0724 A4.03  
 DATE: 4.4.2008

PROJECT: OFFICE BUILDING  
 SECTION

**A4.3**

D.R.C. FIRST SUBMITAL

- KEYNOTES**
- 5x2' CONCRETE COLUMN, SEE STRUCT.
  - A.C.M. PANE. SYSTEM OVER V.COR. (OR EQL.) WITH 1/2" ALUMINUM STONEFRONT SYSTEM W/ GRADE PLYWOOD O/ METAL STUD FRAMING.
  - 6" DEEP, ALUMINUM STONEFRONT SYSTEM W/ 1/2" ALUMINUM STUD FRAMING.
  - 4" THICK CONCRETE SLAB ON GRADE, SEE STRUCT.
  - CONCRETE BEAM, SEE STRUCT.
  - CONCRETE BEAM, SEE STRUCT.
  - FEATURE AWING: A.C.M. PANEL SYSTEM OVER 1/2" ALUMINUM STONEFRONT SYSTEM W/ GRADE PLYWOOD O/ METAL STUD FRAMING O/ STL. STRUCTURE.



**01** BUILDING SECTION

1/8"=1'-0"



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 F. 480.554.9490  
 www.pharchitecture.com

**Mchane**

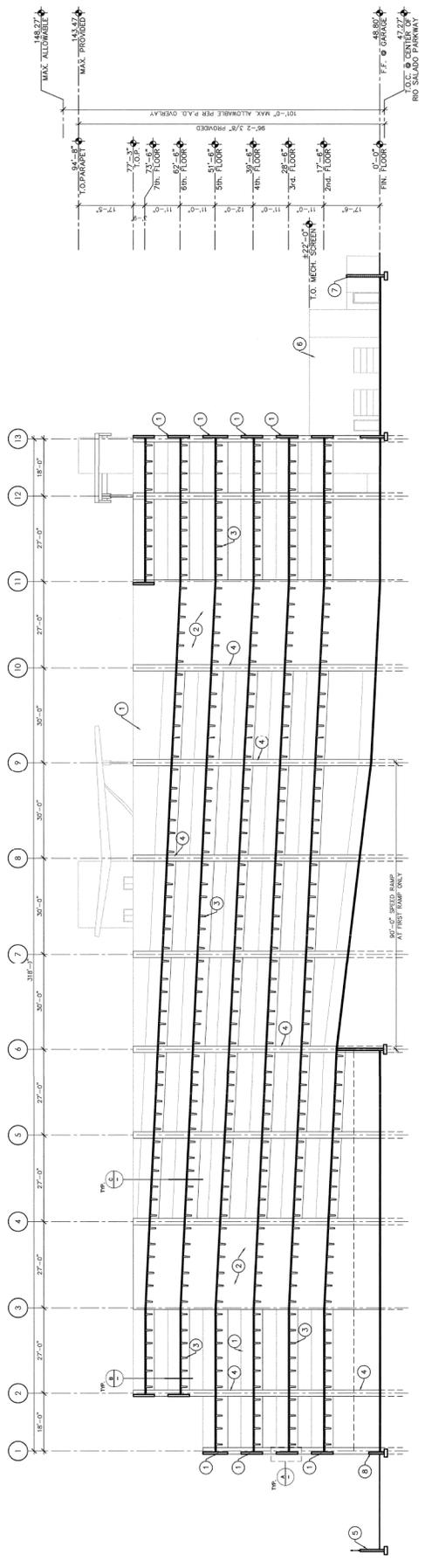
**TEMP LANDING**  
 125 South Priest Drive  
 Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

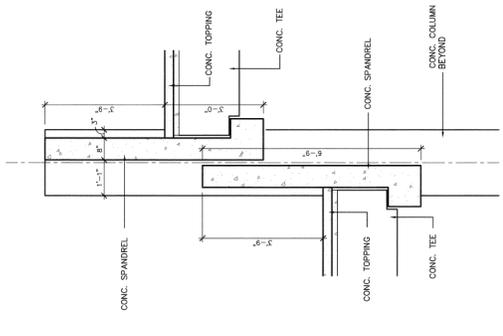
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 SHEET NO: **1/18"=1'-0"**  
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 DATE: **4.4.2008**  
 SHEET TITLE: **GARAGE SECTION**

SHEET NO: **A4.8**

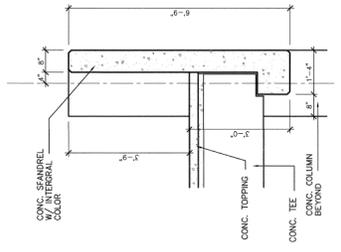
D.R.C. FIRST SUBMITTAL



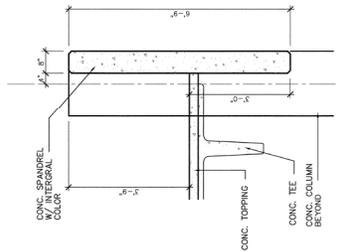
**01** SCHEMATIC GARAGE SECTION  
 1/18"=1'-0"



**C** SCHEMATIC SPANDREL SECTION  
 N.T.S.

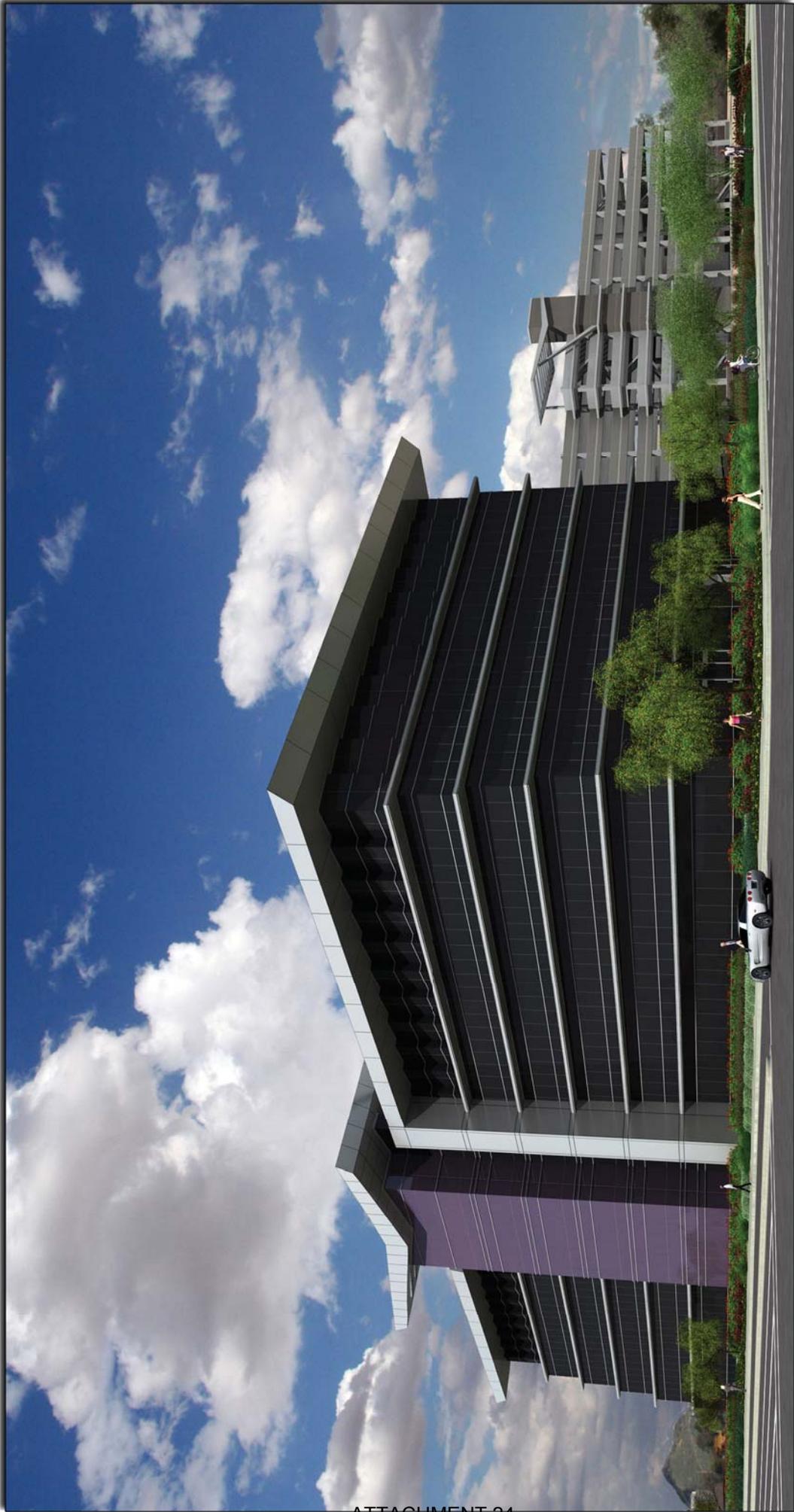


**B** SCHEMATIC SPANDREL SECTION  
 N.T.S.



**A** SCHEMATIC SPANDREL SECTION  
 N.T.S.

- KEYNOTES**
1. PANEL COLOR PRECAST CONCRETE SPANDEL
  2. PANEL INTERIOR SURFACE FINISH
  3. PRECAST CONCRETE DOUBLE TEE
  4. PRECAST CONCRETE COLUMN
  5. IRONING 6' HIGH CURB WALL W/ 3' HIGH WEDGELIGHT
  6. MASONRY TRASH ENCLOSURE WALL
  7. MASONRY TRASH ENCLOSURE WALL
  8. 3' MASONRY SCREER WALL



**PH**Architecture

**McSHANE**  
CORPORATION

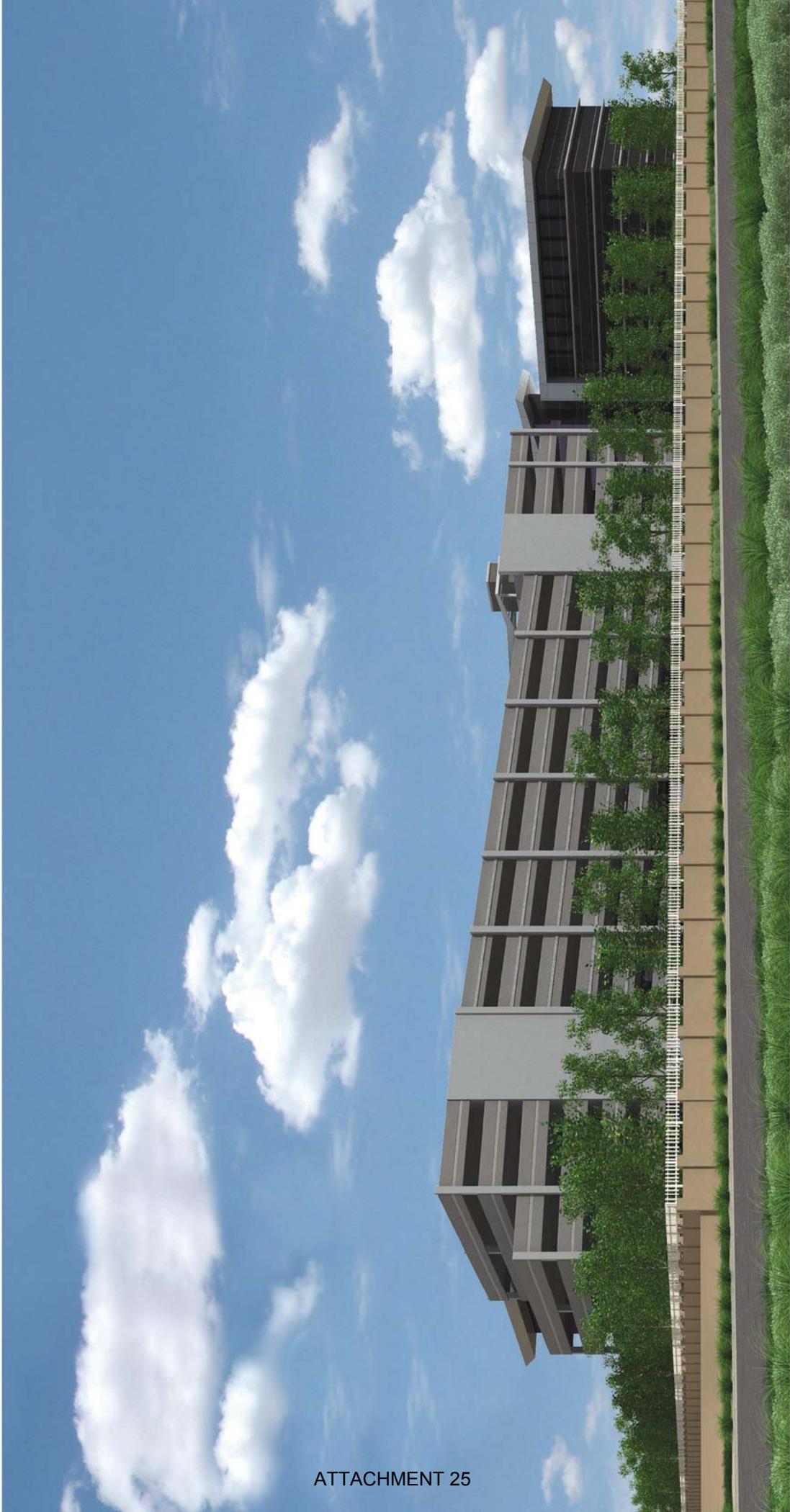
CONCEPTUAL RENDERING

TEMPE LANDING  
03.13.08

# TEMPE LANDING



ATTACHMENT 25



**PHArchitecture**  
Patrick Hayes Architecture



# TEMPE LANDING

**McSHANE**  
CORPORATION



ATTACHMENT 27

**PHArchitecture**  
Patrick Hayes Architecture



**KEYNOTES**  
 NOTE: BUILDING EXTERIOR ELEVATION  
 NOT ALL KEYNOTES APPLY TO ALL SHEETS.  
 1. A.C.M. PANEL SYSTEM OVER WOOD (OR EOL) SUBSTRATE SHALL BE PROTECTED FROM GRADE FLOODING BY METAL STOD FRAMING.  
 2. ALUM. ENTRANCE DOOR  
 3. 10" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE C/A14.3  
 4. 10" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE C/A14.3  
 5. A.C.M. PANEL SYSTEM OVER WOOD (OR EOL) SUBSTRATE SHALL BE PROTECTED FROM GRADE FLOODING BY METAL STOD FRAMING.  
 6. EXPOSED CONCRETE DECK EDGE - SEE A/A4.3

**GENERAL NOTES**  
 A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET FROM PUBLIC VIEW.  
 B. ALL MECHANICAL EQUIPMENT TO BE SEPARATE FROM THE BUILDING EXTERIOR ARCHITECTURAL METALWORK TO BE VERY SMOOTH. ALL WEATHER GROUND MUST BE VERY SMOOTH.  
 C. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE VERY SMOOTH. ALL WEATHER GROUND MUST BE VERY SMOOTH.

**MATERIAL SCHEDULE**  
 A.C.M.L.  
 A. TYPE: ALUMINUM (OR EQUAL)  
 B. TYPE: REF. SPECIFICATIONS  
 C. TYPE: CLEAR ANODIZED ALUMINUM  
 GLAZING:  
 B. TYPE: 1" INSULATED, HIGH PERFORMANCE, REFLECTIVE GLAZING  
 COLOR:  
 C. TYPE: INSULATED, HIGH PERFORMANCE, REFLECTIVE GLAZING  
 COLOR: VSP-20  
 PAINT:  
 D. LOCATION: AWNINGS & WSC. METAL WORK  
 TYPE: HIGH PERFORMANCE PAINT SYSTEM  
 COLOR: TO MATCH DUNN EDWARDS COLOR  
 E. LOCATION: EXPOSED CONCRETE DECK EDGE  
 TYPE: POLYURETHANE EPOXY RESIN  
 PRODUCT: MASON 3000/951NF  
 COLOR: GRAY  
 F. LOCATION: WOOD STUDS & COLUMNS  
 TYPE: DAN EDWARDS (OR EQUAL)  
 COLOR: DESSA, 'SMOKEY MOUNTAIN'  
 G. LOCATION: WOOD STUDS & COLUMNS  
 TYPE: DAN EDWARDS (OR EQUAL)  
 COLOR: DESSA, 'SMOKEY MOUNTAIN'

**MULLIONS:**  
 H. TYPE: ANODIZED ALUMINUM  
 I. TYPE: ANODIZED ALUMINUM  
 J. TYPE: ANODIZED ALUMINUM  
 K. TYPE: ANODIZED ALUMINUM  
 L. TYPE: ANODIZED ALUMINUM  
 M. TYPE: ANODIZED ALUMINUM  
 N. TYPE: ANODIZED ALUMINUM  
 O. TYPE: ANODIZED ALUMINUM  
 P. TYPE: ANODIZED ALUMINUM  
 Q. TYPE: ANODIZED ALUMINUM  
 R. TYPE: ANODIZED ALUMINUM  
 S. TYPE: ANODIZED ALUMINUM  
 T. TYPE: ANODIZED ALUMINUM  
 U. TYPE: ANODIZED ALUMINUM  
 V. TYPE: ANODIZED ALUMINUM  
 W. TYPE: ANODIZED ALUMINUM  
 X. TYPE: ANODIZED ALUMINUM  
 Y. TYPE: ANODIZED ALUMINUM  
 Z. TYPE: ANODIZED ALUMINUM

**MASONRY:**  
 A. TYPE: ANODIZED ALUMINUM  
 B. TYPE: ANODIZED ALUMINUM  
 C. TYPE: ANODIZED ALUMINUM  
 D. TYPE: ANODIZED ALUMINUM  
 E. TYPE: ANODIZED ALUMINUM  
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 I. TYPE: ANODIZED ALUMINUM  
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 X. TYPE: ANODIZED ALUMINUM  
 Y. TYPE: ANODIZED ALUMINUM  
 Z. TYPE: ANODIZED ALUMINUM

**CONCRETE:**  
 A. TYPE: ANODIZED ALUMINUM  
 B. TYPE: ANODIZED ALUMINUM  
 C. TYPE: ANODIZED ALUMINUM  
 D. TYPE: ANODIZED ALUMINUM  
 E. TYPE: ANODIZED ALUMINUM  
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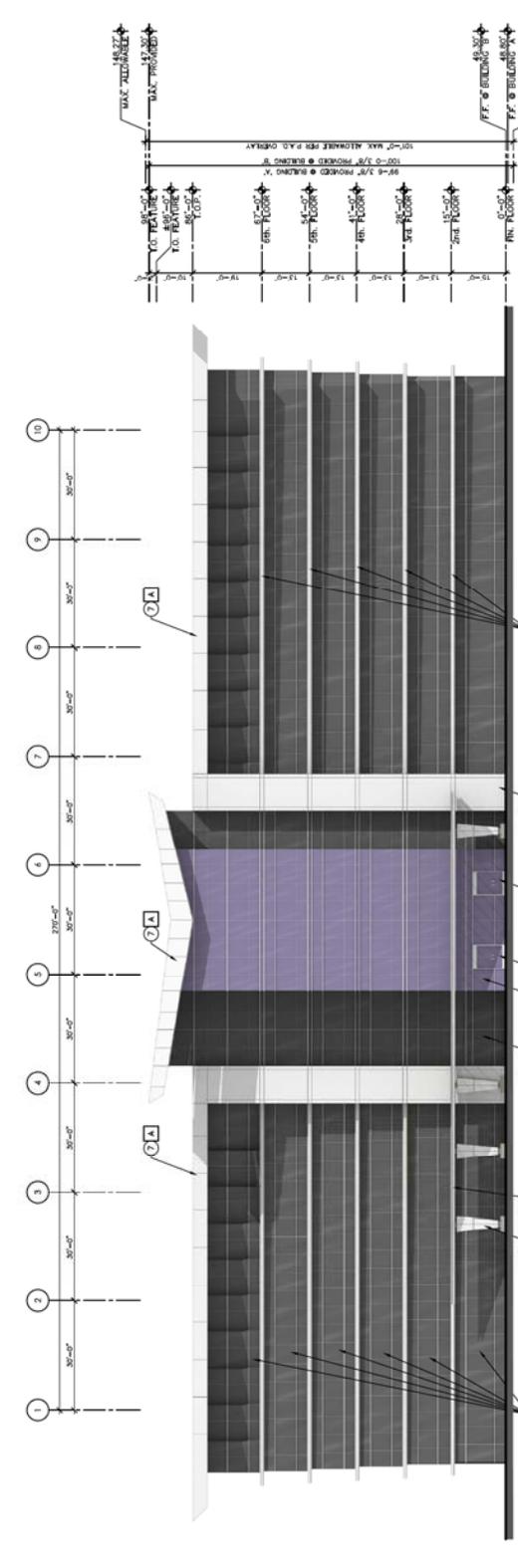
PHArchitecture  
 Polick Hoyes Architecture  
 15849 North 71st Street  
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 Mchshane

TEMPLE LANDING  
 125 South Priest Drive  
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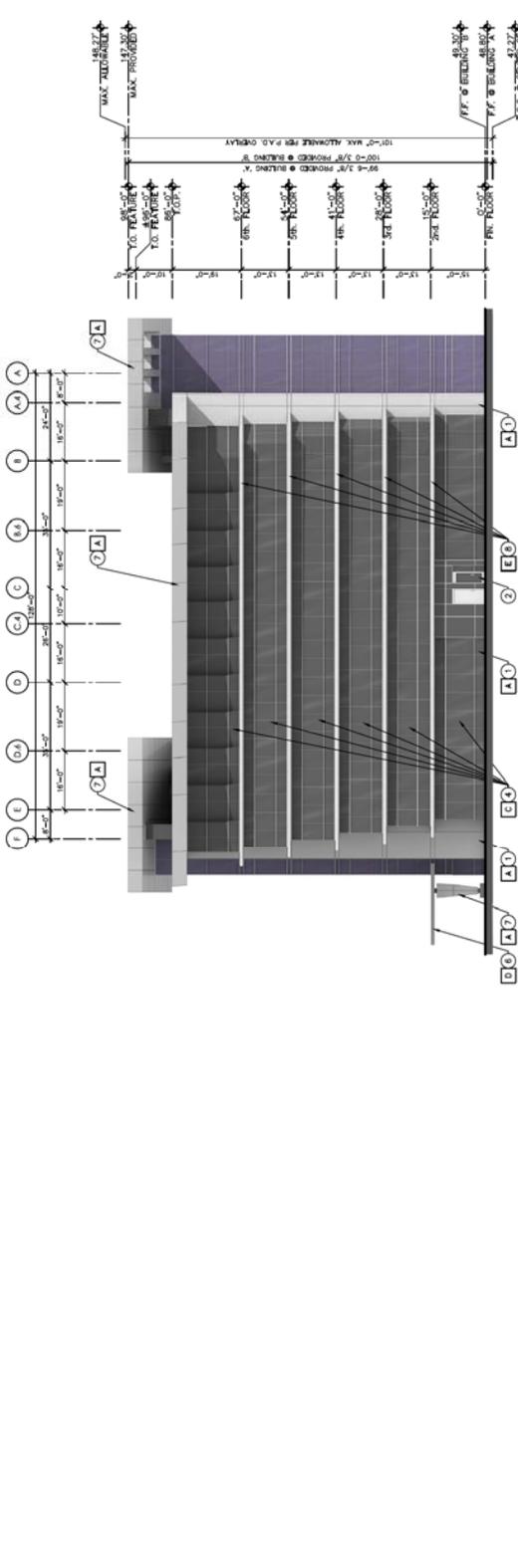
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 DRAWING CODE: B  
 DATE: 4.4.2008  
 SHEET NO: OFFICE BUILDING EXTERIOR ELEVATIONS

SHEET NO: A4.1a  
 DATE: 4.4.2008  
 SHEET NO: OFFICE BUILDING EXTERIOR ELEVATIONS

D.R.C. FIRST SUBMITTAL



FRONT ELEVATION - PHASE I  
 PHASE II OPPOSITE  
 SCALE: 1/16"=1'-0"



SIDE ELEVATION  
 PHASE II OPPOSITE  
 SCALE: 1/16"=1'-0"









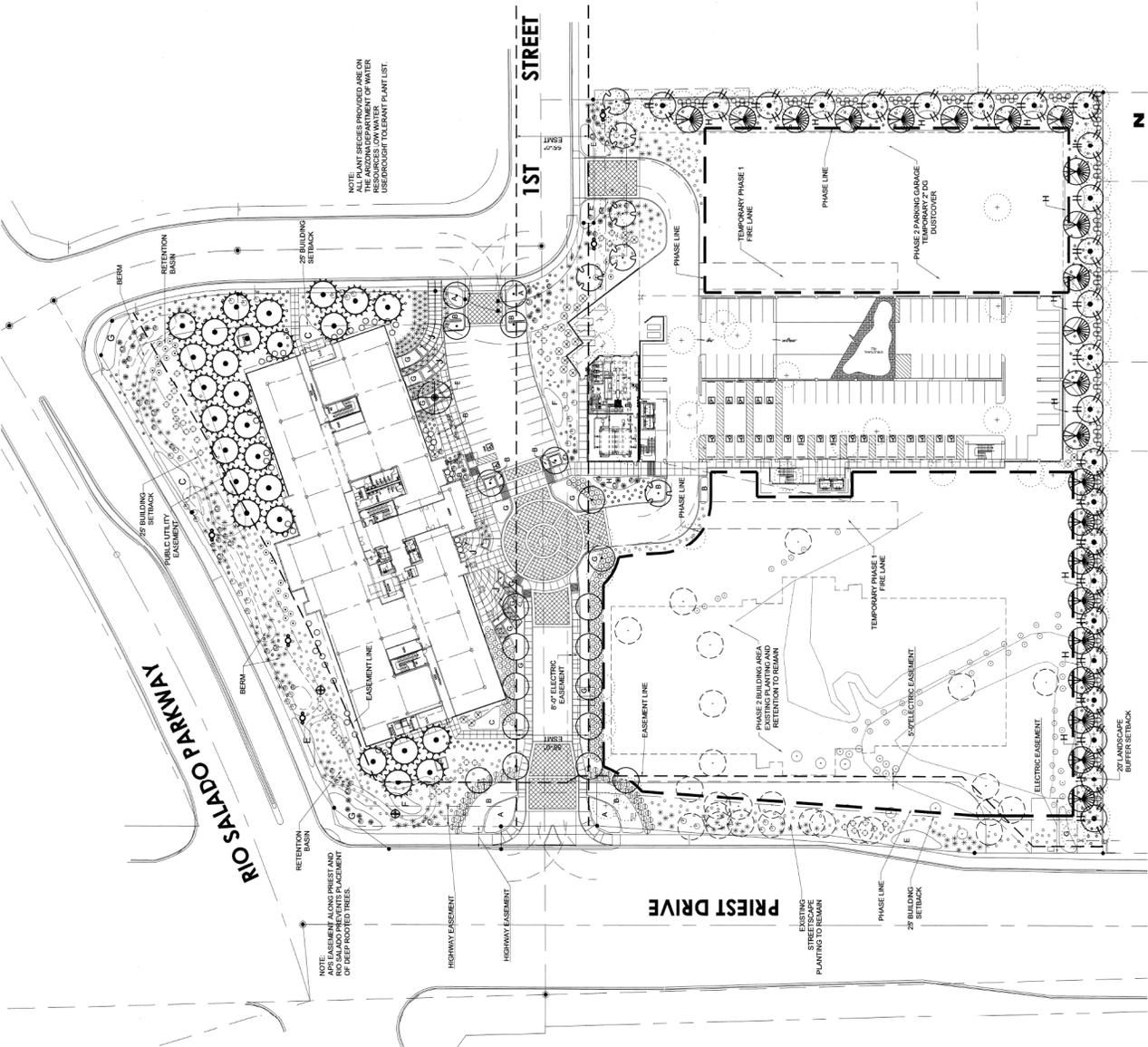


**CONCEPTUAL PLANT LIST**

TREES	SIZE/COMMENTS
EXISTING TREE (TO BE REMOVED OR SALVAGED)	N/A
RELOCATED TREE (FROM SITE)	N/A
OLIVEA TESOTA	54" BOX
IRONWOOD	36" BOX
CERKIDUM 'A2T' HYBRID	24" BOX AND/OR SALVAGED FROM SITE
'A2T' HYBRID PALO VERDE	36" BOX
PROSORIS 'A2T' HYBRID	
'A2T' HYBRID MESQUITE	
DALBERGIA SISSOO	24" BOX
DALBERGIA	
DALBERGIA SISSOO	
DALBERGIA	
FOKQUIERIA SPLENDENS	7, 10 CANE MIN.
OCOTILLO	SALVAGED FROM SITE
CARNEGIEA GIGANTEA	
SAGUARO	
SHRUBS	SIZE/COMMENTS
CAESALPINIA MEXICANA	15 GAL
MEXICAN BIRD OF PARADISE	15 GAL
DASYLIRION LONGISSIMUM	5 GAL
TOOTHLESS SPOON	
HEPPERALOE PARVIFLORA	
RED YUCCA	
OPTION: 'RIO BRAVO' SAGE	
EREMOPHILA MACULATA	5 GAL
VALENTINE BUSH	5 GAL
JUSTITIA CALIFORNICA	5 GAL
CHIPAROSA	5 GAL
SPINATA SANFARITY PEAR	5 GAL
MUNIPEROGIA RIGIDA	5 GAL
NASHVILLE GRASS	5 GAL
MUNIPEROGIA RIGIDA	5 GAL
DEER GRASS	5 GAL
RUELLIA PENINSULARIS	5 GAL
BALA RUELLIA	5 GAL
JUSTITIA SPECIOSA	5 GAL
MEXICAN HONEYBUCKLE	
GROUNDCOVER	SIZE/COMMENTS
AMBROSIA DELTOIDEA/ENCHELIA FARINOSA	1 GAL EA, 50% EA
BURSAGE/BRITTLE BUSH MIX	1 GAL EA
ERICAMELIA LARICIFOLIA	
TURPENTINE BUSH	
LANTANA 'NEW GOLD'	1 GAL @ 3' O.C.
'NEW GOLD' LANTANA	1 GAL @ 3' O.C.
ROSMARINUS OFFICINALIS 'H. CARPET'	
HUNTING CARPET ROSEMARY	
EUPHORBIA RIGIDA	1 GAL @ 3' O.C.
GOPHER PLANT	
ACACIA 'D. CARPET' REDOLENS	1 GAL @ 4' O.C.
'DESERT CARPET' ACACIA	
BAILEYA MUL'TIRADATA	1 GAL @ 3' O.C.
DESERT MARIGOLD	
SPERALCEA AMBIGUA	1 GAL @ 3' O.C.
GLOBE MALLOW	
CHRYSACTINIA MEXICANA	1 GAL @ 3' O.C.
DAMIANITA	
OENOTHERA SPECIOSA	1 GAL @ 3' O.C.
MEXICAN EVENING PRIMROSE	
ALOE BARBADENSIS	1 GAL @ 3' O.C.
MEDICINAL ALOE	
2, 3" AND 4" DIA	
SURFACE SELECT	
GRANITE BOLLERS	
DECOMPOSED GRANITE	2" THICK TYP.
3/8" MINUS 'EXPRESS GOLD'	

**GENERAL NOTES**

- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, 2" THICK TYP. GRANITE EXPRESS OR EQUAL, APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.



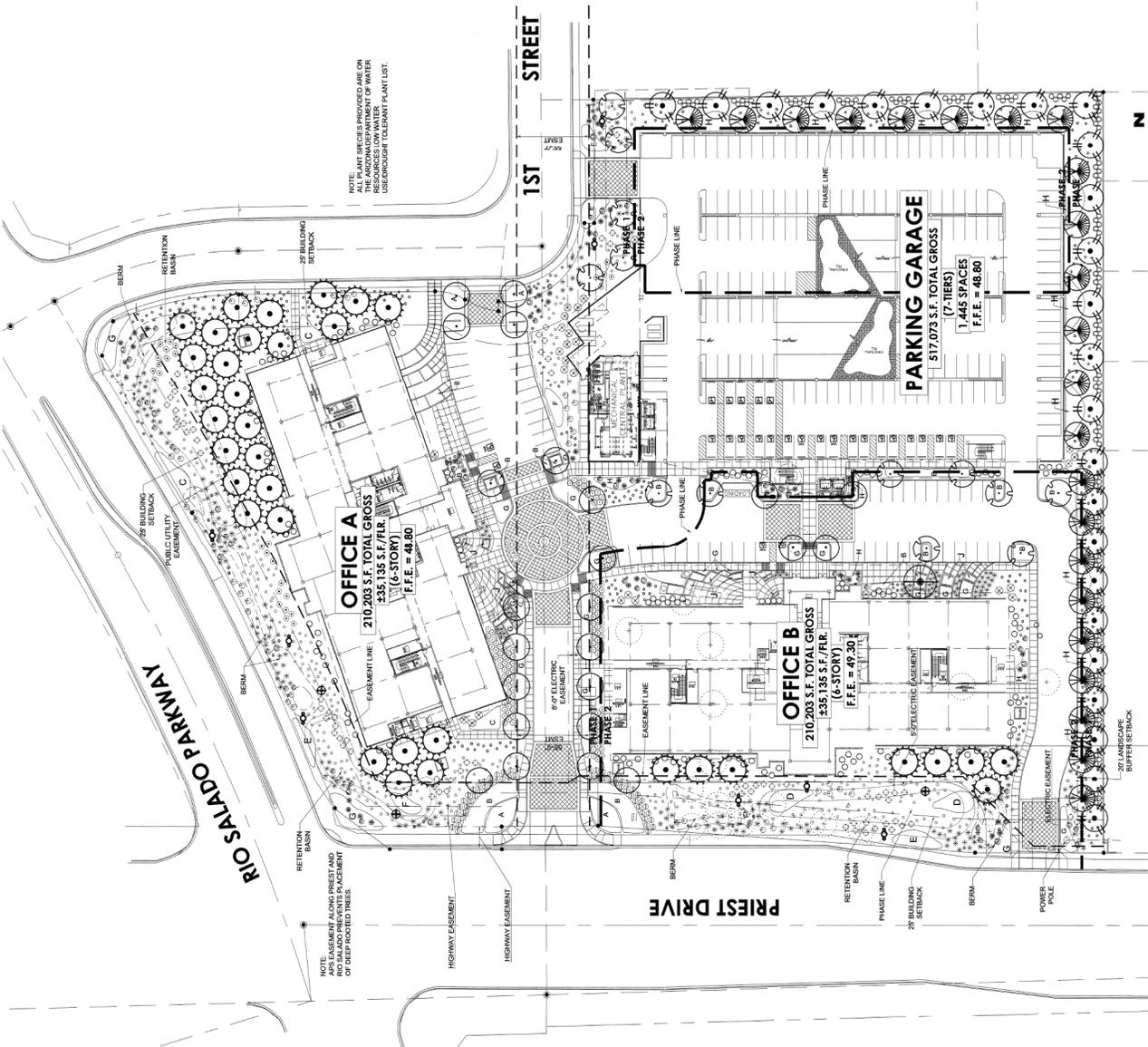


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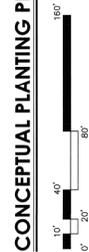
TREES	SIZE/COMMENTS
EXISTING TREE (TO BE REMOVED OR SALVAGED)	N/A
RELOCATED TREE (FROM SITE)	N/A
QUINEA TESOTA IRONWOOD	54" BOX
CERKIDUM 'AZT' HYBRID 'AZT' HYBRID PALO VERDE	36" BOX
PROGOSR 'AZT' HYBRID 'AZT' HYBRID MESQUITE	24" BOX AND/OR SALVAGED FROM SITE
DAIBERGIA SISSOO DAIBERGIA	36" BOX
DAIBERGIA SISSOO DAIBERGIA	24" BOX
FOUQUIERIA SPLENDENS OCOTILLO	7, 10 CANE MIN.
CARNEGIEA GIGANTEA SAGUARO	SALVAGED FROM SITE
SHRUBS	SIZE/COMMENTS
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL
DASYLIRION LONGISSIMUM TOOTHLESS SPOON	15 GAL
HEPPERALOE PARVIFLORA RED YUCCA	5 GAL
OPTION: 'RIO BRAVO' SAGE	
EREMOPHILA MACULATA VALENTINE BUSH	5 GAL
JUSTITIA CALIFORNICA CHIPAROSA	5 GAL
SPINATA SANTA-RITA SANTA-RITA PRICKLY PEAR	5 GAL
MINI-LEUCODIA MEXICAN GRASS	5 GAL
MUNIBERGIA RIGENS DEER GRASS	5 GAL
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL
JUSTITIA SPICIGERA MEXICAN HONEYBUCKLE	5 GAL
GROUNDCOVER	SIZE/COMMENTS
AMBROSIA DELTOIDEA/ENCHELIA FARINOSA	1 GAL EA, 50% EA
BURSAGE/BRITTLE BUSH MIX	1 GAL EA
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GAL @ 3 O.C.
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3 O.C.
ROSMARINUS OFFICINALIS 'H. CARPET' 'HUNTING CARPET' ROSEMARY	1 GAL @ 3 O.C.
EUPHORBIA RIGIDA GOPHER PLANT	1 GAL @ 4 O.C.
ACACIA 'D. CARPET' REDOLENS 'DESERT CARPET' ACACIA	1 GAL @ 3 O.C.
BAILEYA MUL'TRADATA DESERT 'MARIGOLD'	1 GAL @ 3 O.C.
SPIRALALCEA AMBIGUA GLOBE MALLOW	1 GAL @ 3 O.C.
CHRYSACTINIA MEXICANA DAMIANITA	1 GAL @ 3 O.C.
OENOTHERA SPECIOSA MEXICAN EVENING PRIMROSE	1 GAL @ 3 O.C.
ALOE BARBADENSIS MEDICINAL ALOE	2.3" AND 4" DIA
SURFACE SELECT GRANITE BOLDERS	2" THICK TYP.
DECOMPOSED GRANITE 3/8" MINUS 'EXPRESS GOLD'	

**GENERAL NOTES**

- PLANTING AREAS TO HAVE DECOMPOSED GRANITE, SURFACE SELECT GRANITE BOLDERS, OR GRANITE EXPRESS OR EQUAL, APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.



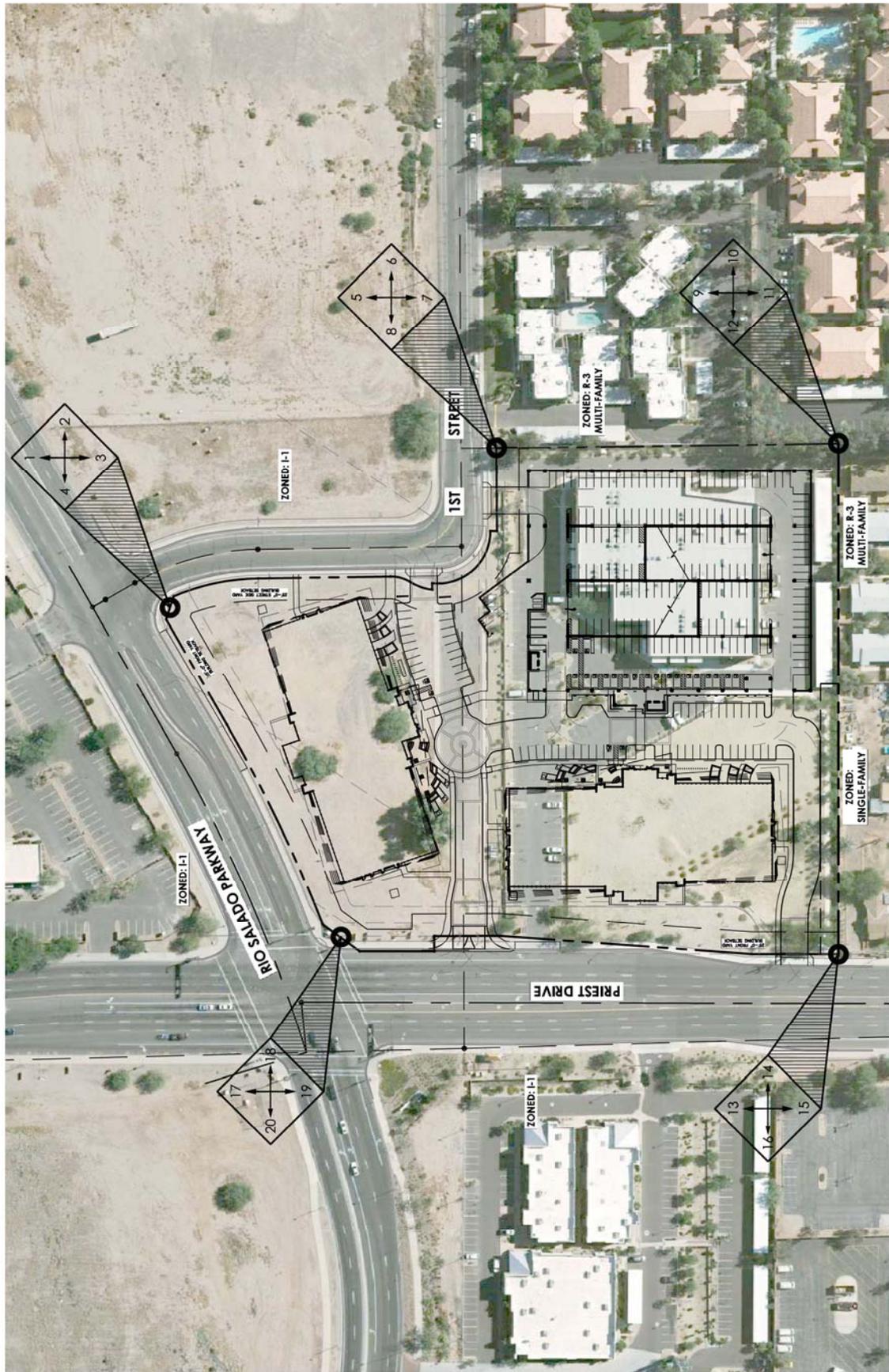
**CONCEPTUAL PLANTING PLAN-PHASE II**  
 SCALE: 1"=40'-0"



6x FLAGMAN ASSOCIATES  
 4625 N. 46th Street  
 Phoenix, AZ 85018  
 602.952.8877  
 602.952.8857 fax

P.A.D. SUBMITTAL  
 SHEET NO. 1-10

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**Photo Exhibit Location Key**

SCALE: N.T.S.

**PHArchitecture**

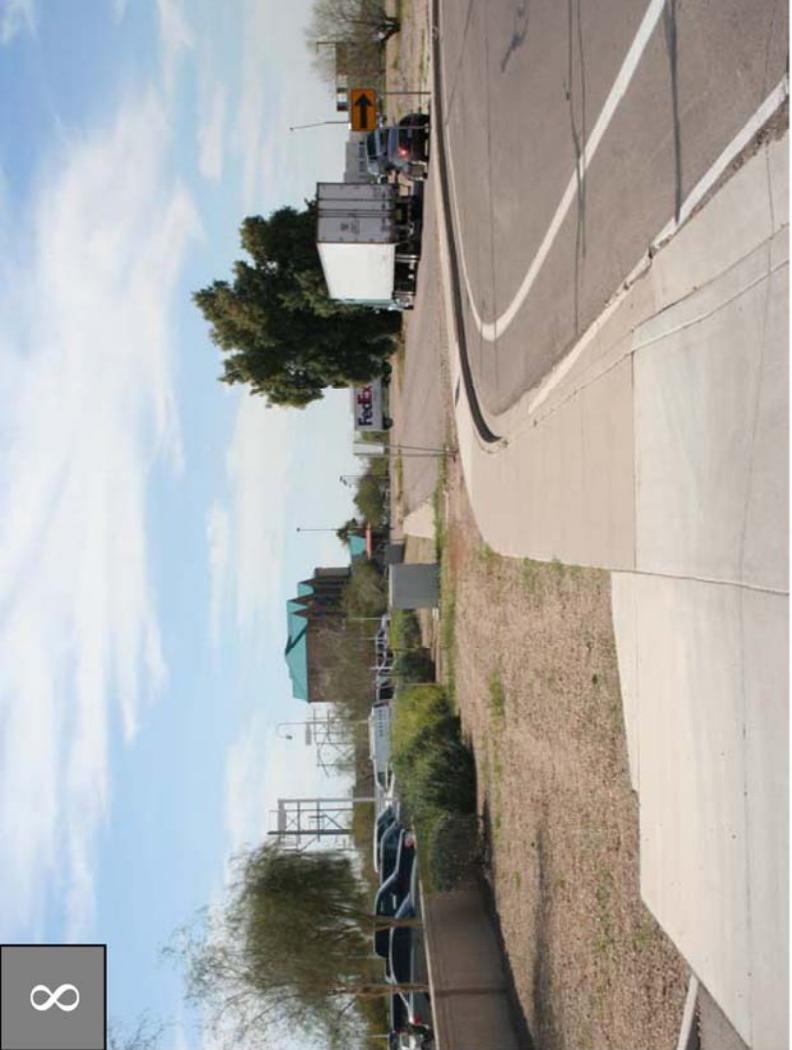
**McShane**

**TEMPE LANDING**  
125 South Priest Drive  
Tempe, Arizona 85281  
3.21.2008

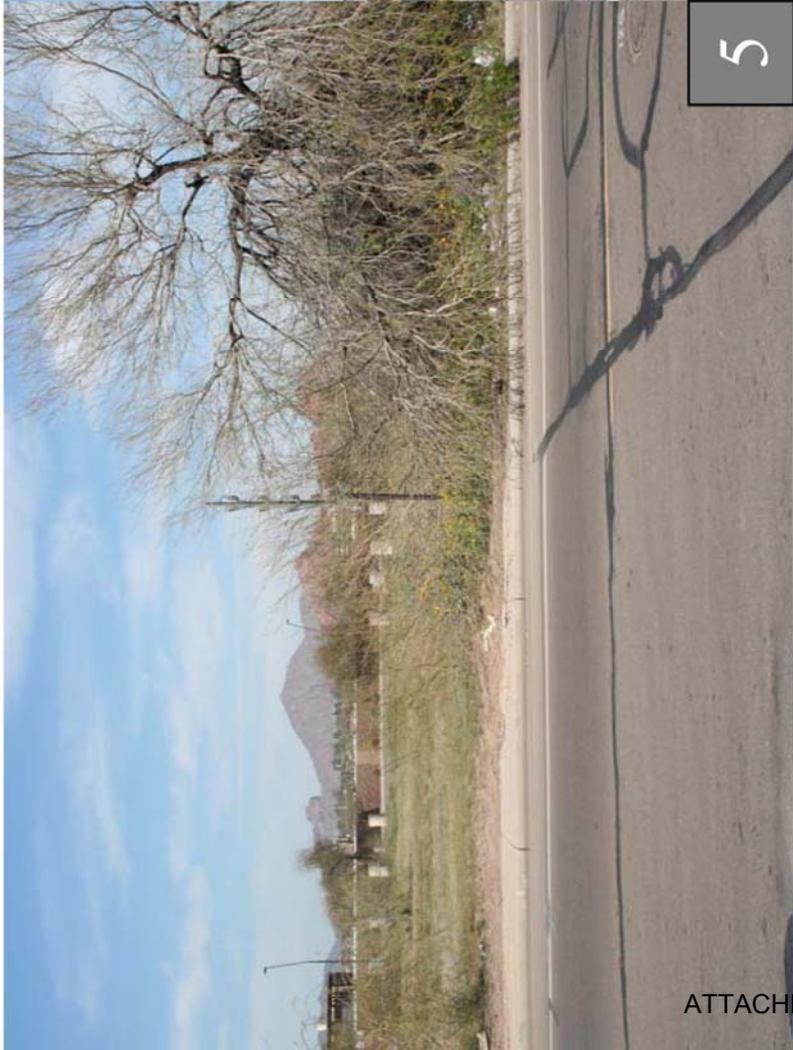
07124\_Site Photo Exhibit



1	2
3	4



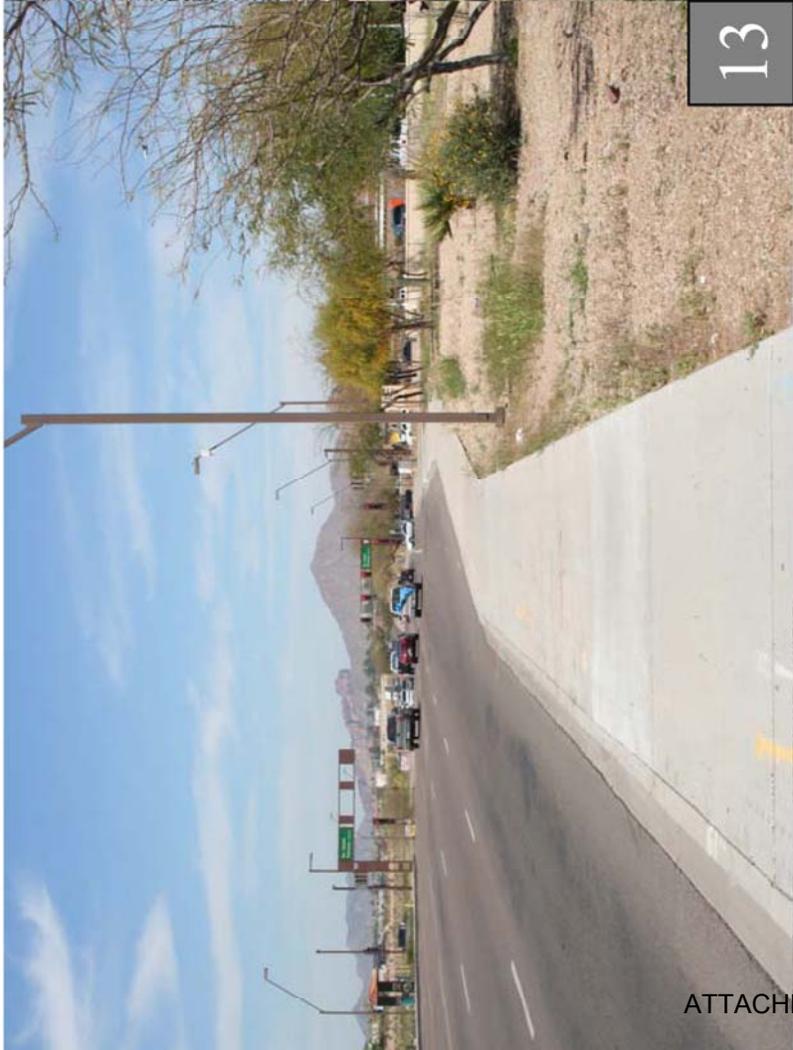
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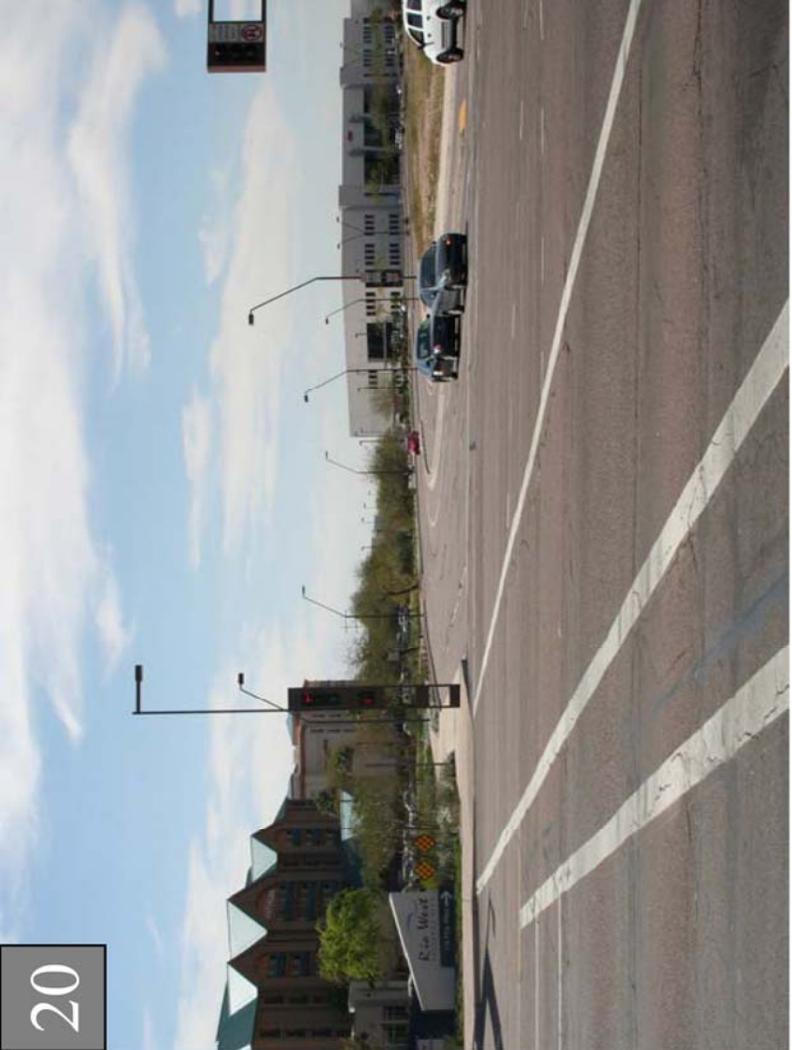
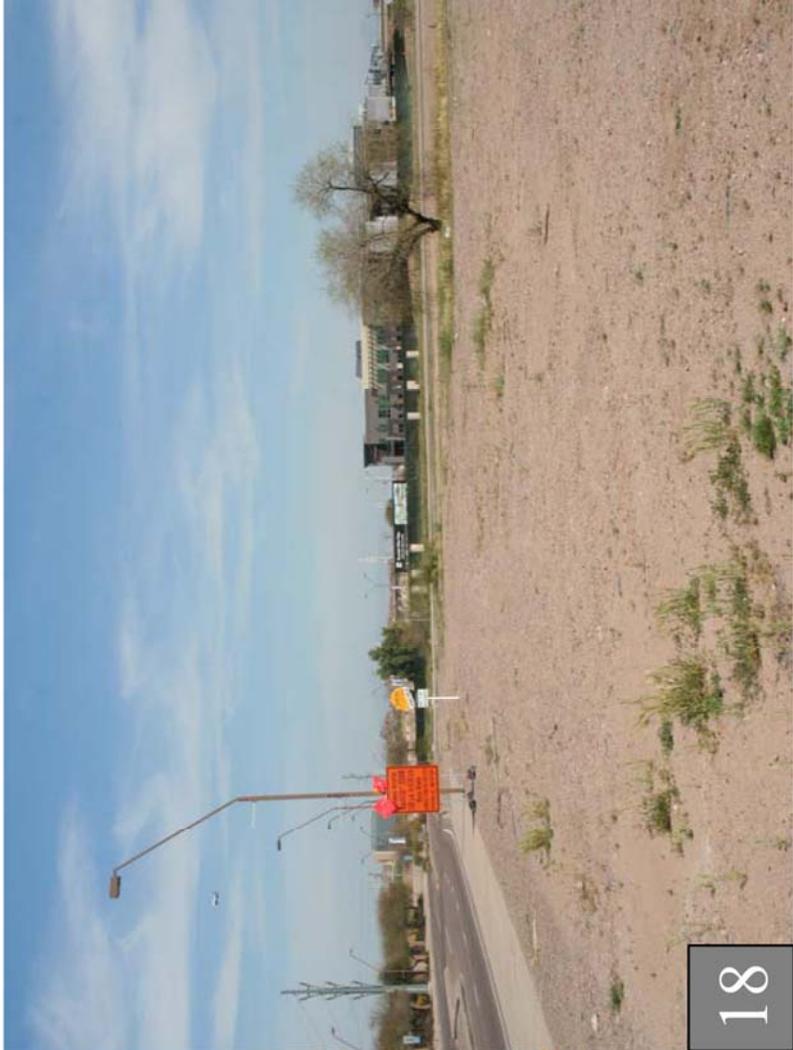


9	10
11	12





13	14
15	16



17	18
19	20

Terri McEuen,  
Gammage & Burnham,  
Two N. Central  
Phoenix, Az 85004-4470

March 20, 2008

This letter is to confirm that the Shawn Cummings, McShane Corporation and Tom Meissner presented the Tempe Landings project to the Riverside Sunset Neighborhood Association at our regular monthly meeting on November 6<sup>th</sup>, 2007.

The group recommended approval of the concept and the project.

Our only suggestion was to have a coffee shop and/or social entity as part of the plan.



Bill Butler

Co Chair RSNA

MAR 25 2008

---

**From:** Levesque, Ryan  
**Sent:** Friday, January 04, 2008 9:02 AM  
**To:** Ryan, Nancy  
**Cc:** Daffara, Shawn  
**Subject:** Rio Salado Advisory Commission Development Committee

Below is a summary of discussion from the RSAC Committee on 1/3/08:

TEMPE LANDING

Committee comments:

- Committee glad to see more office at this location.
- Does not detract from the surrounding area is a logical development.
- Committee members note the appropriateness of design for office buildings
- The project is compatible with the Rio Salado vision and is a compatible land use.
- No public comments

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**From:** O'Melia, Kevin  
**Sent:** Sunday, April 06, 2008 3:13 PM  
**To:** Ryan, Nancy  
**Subject:** Rio Salado Advisory Commission

Below is a summary of discussion from the RSAC Committee on 3/25/08

TEMPE LANDING

03-25-08 RIO SALADO ADVISORY COMMISSION

` 3/25 review of the project by the Commission agreed the project is appropriate for the Rio Salado District. This is a confirmation by the Project Review Committee recommendation on 1/3/08.

` Consider inclusion of a coffee shop or restaurant in one of the office buildings to serve office and neighborhood.

` There has been no response from any of the residential neighbors to date.

\*

## MEMORANDUM

GAMMAGE & BURNHAM  
A Professional Limited Liability Company

April 9, 2008

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

RE: Summary of Public Outreach regarding the Tempe Landing Development  
Planned Area Development (PAD) Overlay Application for 9.72 gross  
acres of property located at the southeast corner of Priest Drive and Rio  
Salado Parkway

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

### **(1) Riverside Sunset Neighborhood Association Meeting of November 6, 2007:**

Sean Cummings of McShane Corporation, the applicant, and Tom Meissner, the property owner, presented the project to the RSNA during its November 6, 2007 meeting. The RSNA recommended approval of the concept and project. A letter from the Bill Butler, RSNA Co-Chair, confirming this action is enclosed.

### **(2) Posting & Notification**

Pursuant to applicable City requirements, on March 21, 2008, we sent first class letters to all property owners within 300 feet of the project site, as well as the chairperson of registered neighborhood associations and home owners associations notifying interested parties of the proposed development and the neighborhood meeting scheduled for April 7, 2008. Copies of the property ownership list and a copy of the neighborhood mailing notice are attached to this neighborhood summary. In addition, the Applicant enclosed a copy of the neighborhood letter with its Application. The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the applicant's contact information, were posted on the subject site on March 21, 2008.

### **(3) Phone Calls, Letters and E-mails:**

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

### **(4) Neighborhood Meeting of April 7, 2008:**

Our official neighborhood meeting was held in the Riverside Room of the Westside Multi-Generational Center located at 715 West 5<sup>th</sup> Street in Tempe and began at approximately 6:00 p.m.

## **Meeting Attendees**

Representatives from McShane Corporation, Patrick Hayes Architecture and Gammage & Burnham P.L.C were present. Three interested persons and one City of Tempe Development Services Department staff member, Kevin O'Melia, was in attendance. Interested persons in attendance included Simon Danrish, one of the adjoining property owners to the south of the project site, and Darin Price, RSNA Co-Chair. Dave Swanson of 1217 West 8<sup>th</sup> Street was also in attendance. Contact information for all persons in attendance for the meeting is provided on the enclosed sign-in sheet.

## **Presentation**

Alan Gillespie and Sean Cummings of McShane Corporation provided a brief overview of the project and noted that the project was previously presented to the Riverside-Sunset Neighborhood Association. Mr. Gillespie and Mr. Cummings discussed design elements of the project's two office buildings, the relation of the parking garage's to adjoining properties, and how the site had been designed to discourage traffic from entering the adjacent neighborhood. Mr. Gillespie and Mr. Cummings also indicated that the development of the site would be phased.

## **Questions Posed by Meeting Attendees**

Dave Swanson inquired if any design changes were made to the project as a result of City staff direction. Additional questions were also posed to individuals of the project team subsequent to the formal presentation.

## **Questions Addressed**

Sean Cummings responded to Mr. Swanson's questions by indicating that the garage had been redesigned to comply with the City's step-back requirements.

## **Questions or Concerns Not Addressed**

All questions or concerns raised during the meeting were addressed by the applicant.

## **Comments Submitted by Meeting Attendees**

Comments received during the meeting were overwhelming supportive of the project. Two comment cards in regard to the project were submitted by meeting attendees. Both comment cards indicate support for the project and are enclosed.

## **Additional Discussion**

Alan Gillespie noted that the McShane Corporation would pursue Leadership in Energy and Environmental Design (LEED) certification for the project and discussed how the project's design would provide optimal levels of shading and minimize the use of water.

The meeting itself ended at approximately 7:05 p.m. The meeting's formal presentation and question session ended at approximately 6:25 p.m.

**NEIGHBORHOOD MEETING**

Tempe Landing  
Westside Multi-Generational Center  
715 West 5<sup>th</sup> Street  
Tempe, AZ 85281  
On Monday, April 7, 2008 at 6:00 p.m.

I SUPPORT



I DO NOT SUPPORT



NONE



COMMENTS:

Please keep me advised on this project and  
with updates, status.  
THANKS.  
DARIN PRICE

NAME: D ARIN PRICE  
ADDRESS: 720 S ROOSEVELT ST #9 TEMPE AZ 85281  
TELEPHONE: 480 557 6433  
EMAIL: dprice@usa.net

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
2 N. CENTRAL AVENUE, 18<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

4/7/2008

**NEIGHBORHOOD MEETING**

Tempe Landing  
Westside Multi-Generational Center  
715 West 5<sup>th</sup> Street  
Tempe, AZ 85281  
On Monday, April 7, 2008 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:

Thank you for presenting to Riverside  
neighbors. I wish there were more of  
us here. I'm in favor of the landscaping  
upgrade.

Please keep me posted on design review &  
council hearings please.

NAME: Dave Swanson  
ADDRESS: 1217 W 4th St.  
TELEPHONE: 480.967.2731  
EMAIL: d\_swanson@yahoo.com

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
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4/7/2008



