

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/14/2024
Agenda Item: 8**

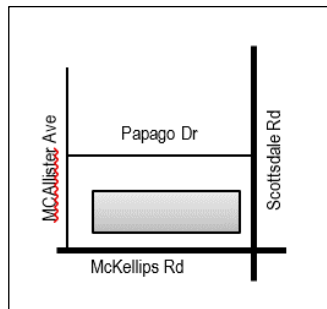
ACTION: Request a Zoning Map Amendment from R-3 and R-4 to MU-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new five-story, mixed-use development consisting of 910 dwelling units and commercial uses on 17.22 acres for TEMPE GATEWAY, located at 2180 North Scottsdale Road. The applicant is Berry Riddell, LLC.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE GATEWAY (PL230302) is a proposed mixed-use development consisting of 910 dwelling units and 24,102 square feet of commercial space on 17.22 net-acres. The request includes the following:

- ZON230013 Zoning Map Amendment from R-3 and R-4 (Multi-Family Residential Limited and Multi-Family Residential General) to MU-4 (Mixed-Use, High Density)
- PAD230022 Planned Area Development Overlay for density, building height, lot coverage, and parking ratios
- DPR230126 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	CH SCOTTSDALE II COMMUNITIES LLC
Applicant	Wendy Riddell, Berry Riddell LLC
Zoning District (current/proposed)	R-3,R-4 / MU-4
Gross / Net site area	17.30 acres/ 17.22 acres
Density / Number of Units	53 du/ac / 910 units
Unit Types	42 studio
	365 one bedroom
	412 two bedroom
	91 three bedroom
Total Bedrooms	1504 bedrooms
Total Building Area	1,691,403 s.f.
Lot Coverage	57% (50% and 60% maximum allowed)
Building Height	69'-9" (30' and 40' maximum allowed)
Building Setbacks	65'-4" front (Scottsdale Road), 20'-0" front (Mckellips Road), 14'-10" street side (McAllister Avenue, 34'-11" rear (20', 20', 10', 15' min.)
Landscape area	27% (25% minimum required)
Vehicle Parking	1,624 spaces (2,016 min. required)
Bicycle Parking	910 spaces (910 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lily Drosos, Planner II (480) 350-8245
 Department Director: Jeff Tamulevich, Community Development Director
 Legal review by: N/A
 Prepared by: Lily Drosos, Planner II
 Reviewed by: Michelle Dahlke, Principal Planner

COMMENTS:

This site is located at the northwest corner of Scottsdale and McKellips Roads and is currently occupied by Scottsdale Gateway Apartments. The site is surrounded by single-family residences to the north, west, and south (across McKellips Road), and commercial uses to the east (across Scottsdale Road) and south.

This request includes the following:

1. Zoning Map Amendment
2. Planned Area Development
3. Development Plan Review which includes: a five-story building with proposed uses that include multi-family residential, restaurant, retail and clinic, and parking within 1,691,403 s.f. of building area on 17.22 net acres.

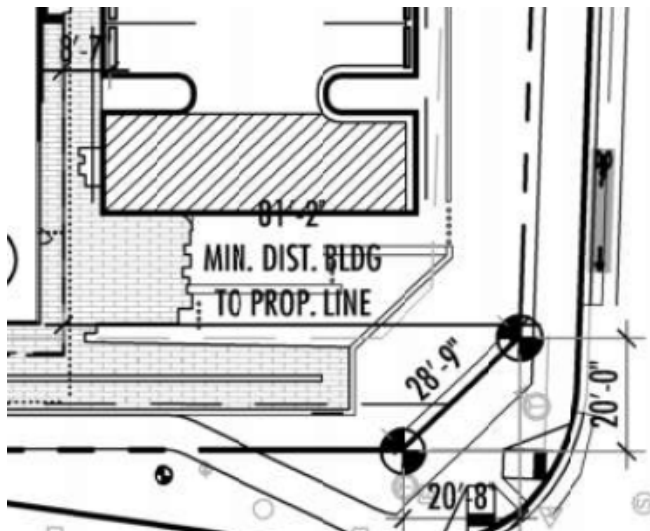
The applicant is requesting the Development Review Commission provide recommendations to City Council for items one through three listed above.

For further processing, the applicant will need approval for a Preliminary and Final Subdivision Plat, to combine the individual parcels into one lot.

SITE PLAN REVIEW

Two (2) preliminary and four (4) formal reviews were conducted in November 2021, May 2023, October 2023, December 2023, February 2024, and March 2024. Staff provided the following the following comments during the formal review:

- Recommend more biodiversity along the McKellips Road street frontage; *applicant added Chaste Tree, Desert Willow, Desert Museum Palo Verde, Blue Bells, Outback Sunrise Eremophila, Bougainvillea, Brakelights Red Yucca, and more to the plant palette.*
- Recommend Ghost Gum or Cathedral Oak within the 6' landscape buffer along the north property line; *applicant utilized Cathedral Oak within the land use buffer.*
- Minimize the amount of blank EIFS walls and introduce other materials and patterns on the elevations; *applicant provided glazing on the west and north elevations, and incorporated relief lines which mimic the glazing pattern found elsewhere in the building, as well as by horizontal bands of metal material.*
- In reference to the parking lot adjacent to the Scottsdale Road street frontage, provide turnaround parking space at the south end of the drive aisle; *applicant provided a striped area for improve vehicle maneuvering at the end of the drive aisle. It was not designed per staff's preference, so a stipulation has been added to modify the turn-around space, remove the two landscape islands, and replace with more parking and landscape area (see image below).*



- Recommend relocating bike racks along McAllister Avenue closer to the building entrance, and move Ironwood trees away from bike racks or replace tree species (because of thorn-like leaves); *applicant relocated the bike racks closer to the building entrance and replaced the tree species with Blue Palo Verde.*

PUBLIC INPUT

- Neighborhood meeting required
- Neighborhood meeting held: December 13, 2023 from 5:30 p.m. to 6:30 p.m. at Hampton Inn, 1415 North Scottsdale Road, Tempe AZ 85288.
- See attached summary of meeting provided by the applicant (Attachments 66-149).
- Community Development staff attended the meeting.
- Comments from attendees included questions about the timing of the start of construction, sightline impacts to their property, and concerns regarding building height, density and parking.
- Community Development staff met with the Cavalier Hills Neighborhood Association to discuss concerns regarding the building height and sightline impacts to their property.
- Upon completion of this report, staff has received two calls of inquiry and one email regarding this request. One call was of opposition.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is located within the Papago/North Tempe Character Area Plan. This proposal features several principles and guidelines within the plan.

- *Support transit nearby commercial facilities and promote appropriate multi-family developments in suitable location;* the proposal is a redevelopment of an existing apartment complex, which brings a new commercial component to the neighborhood.
- *Neighborhood Standards for Walkability – Street and Alley Character;* the project limits the view of parking garages and discourages blank walls facing public streets. The project provides varying heights and mass articulation along the street frontages.
- *Block Character;* the project provides a variation in massing both vertically and horizontally and relates to the surrounding neighborhood with the use of step-backs.

ZONING

The proposed Zoning Map Amendment from R-3 and R-4 to MU-4 is appropriate as the projected Land Use for the development site is Mixed-Use and the projected density is high density.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest.* The proposed rezone from R-3 and R-4 to MU-4 is in the public interest as it will revitalize the existing apartment complex and provide a new commercial component to the area.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.* The proposed land use of Mixed-Use meets the Projected General Plan designation and 53 dwelling units per acre is appropriate for the Projected General Plan Density.

PLANNED AREA DEVELOPMENT

The proposed zoning designation of MU-4 requires a Planned Area Development Overlay to establish development standards including density, building height, lot coverage, and parking ratios.

TEMPE GATEWAY – PAD Overlay				
Standard	R-3	R-4	PROPOSED MU-4 (PAD)	Change
Residential Density (du/ac)	20	25	53	Increase

Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	30 ft.	40 ft.	75 ft.	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	No	Yes	Yes	-
Maximum Lot Coverage (% of net site area)	50%	60%	57%	-
Minimum Landscape Area (% of net site area)	25%	25%	25%	-
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front (Scottsdale Road)	20 ft.	20 ft.	20 ft.	-
Parking	20 ft.	20 ft.	20 ft.	-
Front (Mckellips Road)	20 ft.	20 ft.	20 ft.	-
Rear	15 ft.	15 ft.	15 ft.	-
Street Side (McAllister Avenue)	10 ft.	10 ft.	10 ft.	-
Vehicle Parking	2,016	2,016	1,625	Decrease
Bicycle Parking	910	910	910	-

The project proposes to modify the maximum building height from 30 feet and 40 feet to 75 feet with the proposed maximum lot coverage being 57%. The Zoning and Development Code requires 2,016 parking spaces, and 1,625 parking spaces are provided. All other development standards meet the R-3 and R-4 district requirements.

The table below summarizes the required and proposed *vehicle* parking for the project.

Unit Type	Unit Quantity / SF	Ratio	Parking Required per ZDC	Proposed Parking Ratio per PAD	Provided Parking per PAD
Studio	42	1 space per unit	42	1 space per unit	42
1 bedroom	365	1.5 space per unit	547.5	1.1 space per unit	402
2 bedroom	412	2 spaces per unit	824	2 space per unit	824
3 bedroom	91	2.5 spaces per unit	227.5	2 space per unit	182
Guest	910 units	.2	182	.1 space per unit	95
Retail	7,752 s.f.	1/300 s.f.	25.84	1 space per 300 s.f.	26
Restaurant	7,629 s.f.	1/75 s.f.	101.72	1 space per 300 s.f.	25
Restaurant (Outdoor)	1,330 s.f.	1/150 s.f. no parking for first 300 s.f.	6.87	1 space per 300 s.f.	
Clinic	8,722 s.f.	1/150 s.f.	58.15	1 space per 300 s.f.	29
TOTAL			2,016		1,625

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The proposed development demonstrates conformity with the General Plan Projected Land Use and Residential Density Map. The project combines commercial and residential uses including a density of 53 dwelling units per acre. The applicant addresses with applicable policy plans including the Papago/North Tempe Character Area Plan.

2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The proposed project shall provide a new mix of land uses that will provide diversity to the surrounding community.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The project demonstrates a step-back in building height adjacent to the residential uses to the north and west, appropriately mitigating transitional impacts.

DEVELOPMENT PLAN REVIEW

Site Plan

The 17.22-acre site is located at the northwest corner of Scottsdale and McKellips Roads. There is one driveway entrance located along McKellips Road, one along McAllister Avenue, and two along Scottsdale Road. There are access control gates to secure entry into the parking garage. The parking structure is five levels with vehicle and pedestrian entrances on both the north and south side. Along the Scottsdale Road street frontage, there is surface parking available for patrons of the commercial uses on site. In total, 1,629 parking stalls will be provided with 910 bicycle parking spaces. The project proposes approximately 24,000 square feet of commercial mixes and a unit mix of studio, one-, two-, and three-bedroom units, in a mixture of two-, three-, four-, and five-story buildings. The development is proposed in three phases. The site also features twelve landscaped courtyard areas with turf, seating, and recreation areas, as well as a fitness center, community clubhouse, and three pools.

Building Elevations

The proposed building height is 69'-9" from grade to the top of the parapet. From grade, the height of the second floor is 20'-9"; third floor is 31'-9"; fourth floor is 42'-9"; and fifth floor is 53'-9". The ground floor commercial uses are located along the east elevation facing Scottsdale Road. The fitness center and leasing office are located on the ground floor by the McKellips Road driveway entrance. Another fitness center and a clubhouse room with a roof terrace are displayed on the fifth floor. The project features a diverse mix of materials including: honed CMU, faux wood fins, wood siding and accents, modular thin brick, painted plaster EIFS broken up by metal panels with relief patterns, and insulated glazing.

Landscape Plan

The landscape plan includes a total on-site landscape area of 27%, which totals 207,613 square feet. The plant palette includes fifteen (15) trees, twenty-seven (27) shrubs and groundcover, and twenty-six (26) cacti and accents. A variety of large trees such as Texas Ebony and Blue Palo Verde frame the pedestrian and vehicular entryways. Red Push Pistache and Blue Palo Verde are provided along the Scottsdale Road frontage. The parking lot landscape islands demonstrate Desert Museum Palo Verde. Cathedral Oak are utilized along the north property line within the required 6-foot landscape buffer. Date Palms are another accent trees spread throughout the site and in the courtyard areas. Other tree species include: Mulga Acacia, Shoestring Acacia, Palo Blanco, Desert Willow- Purple, Bay Laurel, Ironwood, Mastic Tree, Thornless Mesquite, and Texas Mountain Laurel. Some of the shrubs, groundcover and accents provides include: Blue Hibiscus, Bougainvillea, Red Bird of Paradise, Desert Lavender, Outback Sunrise Eremophila, New Gold Lantana, Purple Heart, Perry's Agave, Weber's Agave, Medicinal Aloe, Mexican Grass Tree, Saguaro, and more.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building is designed to provide a variety in the streetscape with the use of different building heights, projections, and a variety of building accent materials.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The orientation of the buildings combined with the landscaping minimize solar exposure and provide human comfort by ensuring that pedestrian walkways and outdoor courtyard areas have ample shade.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; The proposed development's design incorporates a diverse mix of high-quality materials that are durable and appropriate for the use.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The project demonstrates appropriate scale to be complementary and sensitive to the surrounding single-family uses. The most intense building heights were focused along the McKellips Road street frontage, the proposed retail element on the eastern side, and in the center of the site. The building provides a step-down in height on the north and west sides.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; Articulation in the building façade is created through varying rooflines, pop-out features, and the integration of both vertical and design elements.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The design incorporates a variety of materials including wood and brick veneer finishes in combination with vertical and horizontal elements to create interest at the street level.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; The site's proximity to current transit systems along with 901 bicycle parking spaces, and shaded pedestrian paths support transit patronage.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; The proposed development offers two vehicular access points that transition into the parking garage and the pedestrian paths are clearly defined and delineated by landscape areas.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; To conform with the Crime Prevention Through Environmental Design Principles, there are windows facing the courtyard areas and the streets to provide natural surveillance and increase safety.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Landscaping surrounds the perimeter of the development and also provides a 6' land use buffer on the north side of the site adjacent to the single-family residential uses. A variety of trees are utilized in the courtyard areas and along pedestrian paths to provide delineation between structures, driveways, and amenity areas.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signage shall be reviewed through a separate review and permit process.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; the lighting shall conform with the Zoning and Development Code requirements to meet minimum illumination levels while being non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Map Amendment, Planned Area Development, and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested, Zoning Map Amendment, Planned Area Development, and Development Plan Review. This request meets the required criteria and will

conform to the conditions.

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment and Planned Area Development approval shall be null and void.
3. The Planned Area Development Overlay for TEMPE GATEWAY shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

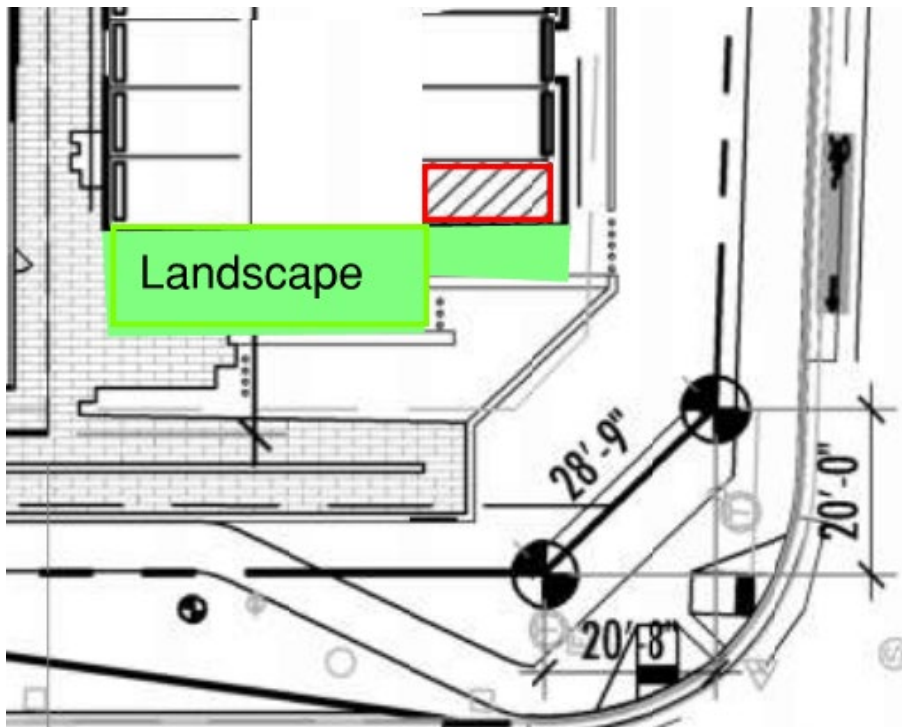
DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated March 18, 2024 and landscape plan dated April 2, 2024. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. **Phases 1, 2, and 3 shall be constructed simultaneously or consecutively with an application for building permits for each phase within ~~two~~ three years of the prior phase receiving final certificate of occupancy.**
3. A preliminary and final subdivision plat is required for this development and shall be recorded prior to issuance of building permits. An exception may be granted on the timing of the plat recording, subject to a decision by the Building Official.
4. At the time of initial building permits, the developer shall prepare gray shell commercial space for tenant leasing. The permit submittal shall include the following:
 - a) adequate roof space, evidence of roof structural support, and internal set lines for future commercial space air conditioning (HVAC);
 - b) a shaft that ventilates commercial cooking exhaust to the roof or a wall vent that does not protrude from the building and could accommodate a grease scrubber system; and
 - c) a designated location for potential grease trap interceptor.
5. **This site is located within a known archeologically sensitive area with the likelihood of encountering cultural resources, human (Ancestral) remains, or funerary objects. Prior to issuance of any permits that would result in ground disturbance, the Developer shall hire a qualified archaeological firm to complete a monitoring and discovery plan (MDP) that includes 1) archaeological testing prior to construction and/or 2) monitoring of ground-disturbing activity during construction. This condition applies to projects on both previously disturbed and previously undisturbed ground. This process requires consultation and sign off of the Historic Preservation Officer.**

6. Prior to commencement of construction, contractors and subcontractors on the project performing ground-disturbing activities will provide evidence (an unexpired decal) of successful completion of the Salt River Pima-Maricopa Indian Community (SRPMIC) online cultural sensitivity training and test. Evidence shall be provided to the Community Development Department, Historic Preservation Officer. Obligation of this condition shall be noted on the permitted set of plans.
7. At the time a temporary construction fence is added to the site, a future development sign banner shall be attached to the fence and provide information for the new development, in conformance with the Zoning and Development Code, Section 4-903, Sign Type J. The sign banner shall include: project name/information and future tenant (if known). Images of the project may be included on the banner. A sign permit is required. The building permit plans shall include a note on the plans to provide this future development sign banner on site as long as the construction fencing remains.
8. Provide an 8'-0" tall CMU screen wall along the north property line adjacent to the alley.
9. The designated turn-around area at the end of the parking row and two (2) landscape islands located at the southeast corner of the site shall be removed and replaced with additional parking spaces. The designated turn-around space shall be a minimum of 8'-6" clear in width including 3'-0" vehicular maneuvering area for exiting. Turn-around shall be clearly demarcated (see diagram below). The landscaped area at the end of the parking row shall be extended north to the screen wall along McKellips Road. The PAD sheets and parking study shall be updated to reflect the new number of parking spaces provided.



Site Plan

10. Provide service locations for both trash and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.

11. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
12. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
13. Provide upgraded paving at each driveway consisting of integral colored and stamped concrete. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
14. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
15. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
16. The above grade amenity deck adjacent to McKellips Road shall be designed with a minimum 6'-0" high wall, measured from floor grade, with the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.

Floor Plans

17. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
18. Public Restroom Security:
 - a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side
19. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide stair exits that are open to the exterior.
 - c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
20. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

21. The materials and colors are approved as presented:

MATERIAL LEGEND							
CMU-1	MATERIAL: HONED CMU COLOR: OPAL MANUFACTURER: TRENDSTONE - ECHELON	IR-1	COLOR: MODULAR THIN BRICK COLOR: COAL CREEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL	ME-1	MATERIAL: ACM PANELS, SMOOTH FINISH COLOR: DEW383 COOL DECEMBER MANUFACTURER: ALLCOBOND, DE PAINT COLOR	GL-1	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VUE26-50 MANUFACTURER: VIRACON
FPW-1	MATERIAL: FAUX WOOD FIBS COLOR: TEAK MANUFACTURER: GEOLAM - PLANED 4048 (11 1/2" x 2")	P-1	MATERIAL: PAINTED PLASTER/EIFS COLOR: DE6352 DECEMBER SKY (LRV 63) MANUFACTURER: PLASTER/DE PAINT COLOR	ME-2	MATERIAL: MISCELLANEOUS METALS COLOR: DE6371 BLACKJACK MANUFACTURER: MISCELLANEOUS/DE PAINT COLOR	GL-2	MATERIAL: INSULATED GLAZING (RETAIL) COLOR: VNE1-63 MANUFACTURER: VIRACON
FPW-2	MATERIAL: WOOD LOOK SIDING & ACCENTS MANUFACTURER: PALE GOLDEN MANUFACTURER: RESYSTA OR EQUAL	P-2	MATERIAL: PAINTED PLASTER/EIFS COLOR: DE6364 CAVERNOUS (LRV 8) MANUFACTURER: PLASTER/DE PAINT COLOR	ME-3	MATERIAL: PREFINISHED VERTICAL METAL CLADDING COLOR: DE6371 BLACKJACK MANUFACTURER: DE PAINT COLOR		

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

22. A minimum of the first three (3) feet of each parking structure level (ground floor and above grade) must be screened with a 100% opaque material, which shall be finished to complement the building design.
23. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
24. 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.
25. Exterior vents shall be architecturally integrated with the adjacent materials and matching colors specified on each elevation.
26. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
27. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
28. To improve the security of the building, individual balcony heights shall be raised from the standard 3'-6" height to a minimum of 4'-4" in height to the top of the railing.

Lighting

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

Landscape

31. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk.
32. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.

33. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
34. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

35. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
36. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address number on the roof of the building. Orient numbers 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 surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 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.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. A complete building permit application shall be made on or before two (2) years from the date of city council approval or within a time stipulated as a condition of approval, when development plan review application is processed concurrently with a PAD Overlay District. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <https://www.tempe.gov/government/engineering-and-transportation/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link:

<https://www.tempe.gov/government/community-development/building-safety/applications-forms>. The enclosure details are under Handouts.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

MECHANICAL SCREENING: All roof mounted mechanical equipment shall be concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through development plan review.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871> . Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

WATER CONSERVATION AND EFFICIENCY: (Residential and parks are exempt, commercial and mixed use are not exempt). As required in [Tempe City Code 33-140 - 142](#), all new non-residential development projects are required to submit a Water Conservation Report that details potential water use, for review and approval by the Municipal Utilities Department, prior to building permit issuance. For a report template and more information, visit the [commercial water conservation webpage](#).

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of ancestral (human) remains or associated funerary objects). Arizona Revised Statutes [§ 41-865](#) stipulates that "any landowner with intention to disturb human remains or having unintentionally disturbed human remains shall immediately cease any activity in the vicinity of the remains and shall notify the Arizona State Museum Repatriation Office of the encounter. Any human remains and funerary objects shall not be further disturbed without obtaining written permission from the Repatriation Office." Additional information about requirements related to encountering and disturbing ancestral (human) remains and funerary objects on private land can be found on the Arizona State Museum [website](#). While not required, applicants are encouraged to enlist the services of a qualified archaeological firm to conduct monitoring during ground-disturbing activity on private property that is Archaeologically Sensitive (AS). Contact the Historic Preservation Officer with general questions.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Refer to Tempe City Code Section 26-70 Security Plans.
- If the development includes a use listed in [City Code Section 26-70\(c\)](#), the Owner is required to prepare a security plan with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.

- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide, high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- 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.
- Correctly indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" from face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed <https://www.tempe.gov/home/showpublisheddocument/6815/635323967996830000>. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

PRIVATE DEVELOPMENT ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any approved projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents.
- An Encroachment Permit is required for any approved encroachment, temporary and removable in nature, that lies within, over or across any public Right of Way. A License Agreement will be required for any approved permanent structural encroachment into the Right of Way (roadway easements and PUE's are included by Tempe City Code definition).
- Permanent overhead structures will not be allowed above public water or sewer easements unless the vertical clearance is greater than 30 ft. per Engineering Design Criteria.
- All existing overhead utilities on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5 kv).
- Coordinate site layout with utility provider(s) to provide adequate access easement(s). This is a private easement between the property owner and the utility company
- Clearly indicate right-of-way dimensions and property lines with dimensions, bearings and distances.
- Verify and show location of all easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design. Provide recording number of existing easements. Any easements not dedicated to the city shall be labeled as private.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- Steel bar/cable soil nails, tiebacks, foundations, piles, and any associated shoring items are not allowed within the City Right-of-Way and easements.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials.

Coordinate storage area for recycling containers with overall site and landscape layout.

- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00 am to 4:30 pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 15" 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.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code** (ZDC) are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Plans shall include the nearest adjacent street lights to the development. Street lights shall conform to the City of Tempe Public Works Standard Details and the Engineering Design Criteria Manual contained in the Comprehensive Transportation Plan
- Design site security lighting in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

July 6, 1970	Tempe Design Review Board approved the site plan and building elevations for the property located at the northwest corner of Scottsdale Road and McKellips Road.
May 10, 1971	Tempe Planning Commission approved the request for a Planned Residential Development with 164 apartment units on a 4.5 acre parcel located at the northwest corner of Scottsdale Road and McKellips Road.
June 10, 1971	Tempe City Council granted the request for rezoning from C-1 Neighborhood Commercial District to R-4 Multi-Family Residence General District for the property located at the northwest corner of Scottsdale Road and McKellips Road.
August 15, 1972	Tempe Planning Commission approved the Preliminary Subdivision Map for The Cedars Phase IV for a two-acre parcel with nine lots and 1 one tract located at the northeast corner of McAllister Avenue and McKellips Road.
September 28, 1972	Tempe City Council approved a Final Subdivision Map for the Cedars Phase IV located at the northeast corner of McAllister Avenue and McKellips Road.
December 6, 1972	Tempe Design Review Board approved the buildings for CEDARS APARTMENTS in the R-3 District.
February 7, 1973	Tempe Design Review Board approved the landscaping for THE CEDARS located at the northwest corner of Scottsdale Road and McKellips Road in the R-3 District.
April 22, 1976	Tempe Design Review Board approved the building and landscaping for CEDARS III, located at the northwest corner of Scottsdale Road and McKellips Road in the R-3 Multi-Family Residence Limited District.
September 6, 1994	Hearing Officer approved the variance request by FOXTREE APARTMENTS to reduce the required front yard setback from 25' to 20' for two parking spaces in the R-4 Multi-Family Residence General District.
October 26, 1994	Tempe Community Development Department Design Review Board Staff has approved the request for elevation modifications, site plan, and landscape plan.
September 19, 2006	City of Tempe Development Services Department staff approved the request for site and landscape improvements at Fox Tree Apartments.
June 25, 2009	City of Tempe Development Services Department Staff approved the request for an exterior elevations modification (addition of two windows in the laundry room for SCOTTSDALE GATEWAY APARTMENTS).
October 7, 2015	Community Development Planning Division approved the Development Plan Review request for an outdoor room shade structure and hardscape improvements at the pool area for SCOTTSDALE GATEWAY.
December 13, 2023	The applicant held a neighborhood meeting.
May 14, 2024	These requests are scheduled to be heard by the Development Review Commission.
June 6, 2024	These requests are scheduled for the first and introductory City Council meeting.

June 27, 2024

These requests are scheduled for the second and final City Council meeting.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment

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

Section 6-306, Development Plan Review



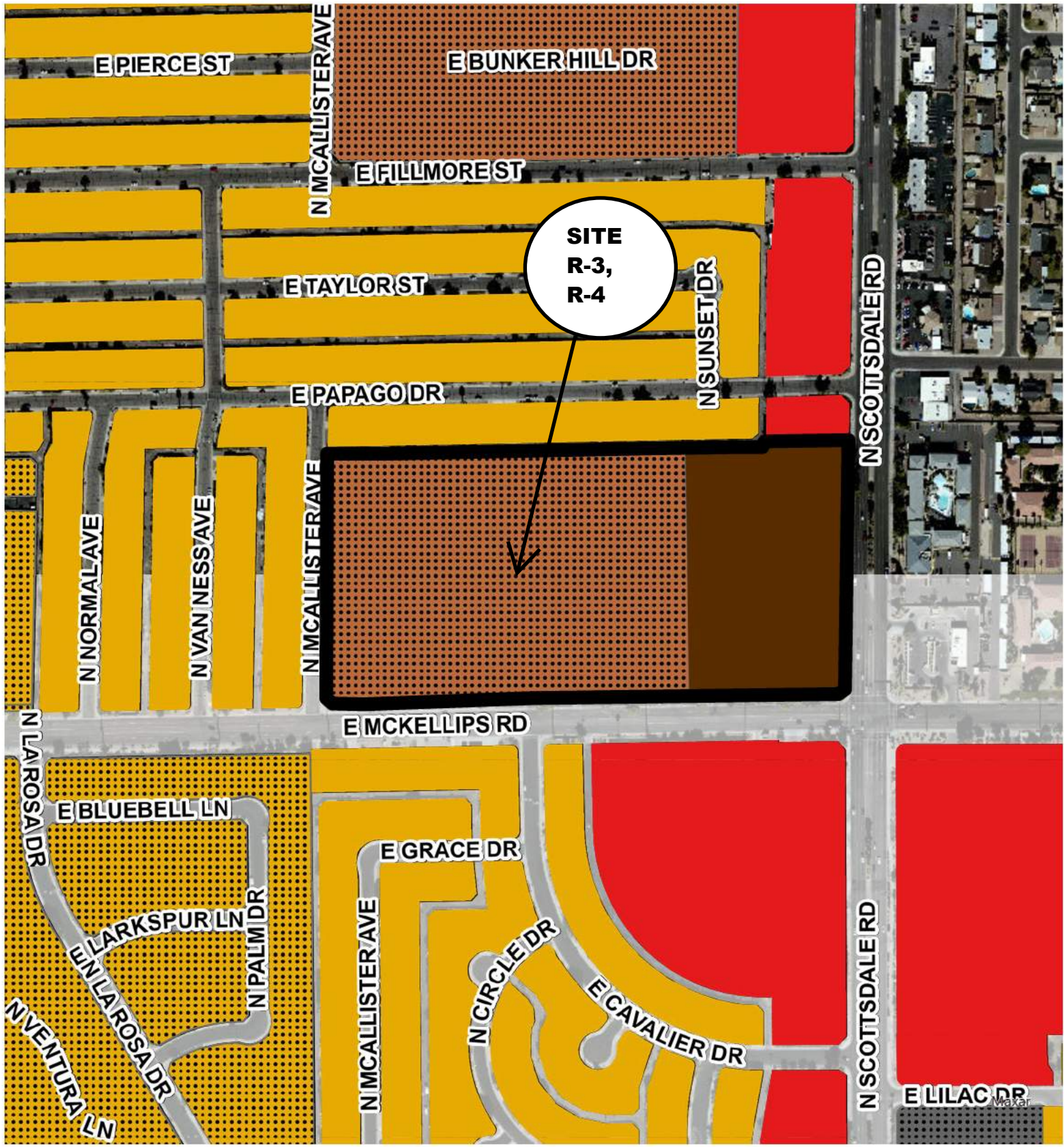
DEVELOPMENT PROJECT FILE

for
TEMPE GATEWAY
(PL230302)

ATTACHMENTS:

- 1-8. Site Context (Zoning Map, Aerial Map, Aerial with Site Plan Overlay, and Site Photos)
- 9-27. Applicant's Letter of Explanation
- 28-29. Planned Area Development Overlay
- 30-37. Site Design (Site Plan, Landscape Plan, Underground Utility and Lighting Plan)
- 38-65. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, and Floor Plans)
- 66-149. Neighborhood Meeting Summary and Public Input
- 150-171. Supplemental Information
 - Refuse Plan
 - Parking Analysis
 - Traffic Impact Study
 - Waiver of Rights and Remedies

TEMPE GATEWAY



- | | | | |
|--|--|--|--|
| | Mixed Use High (MU-4) | | Single-Family Residential (R1-4) |
| | Commercial Shopping and Services (CSS) | | Multi-Family Residential Limited (R-3) |
| | Single-Family Residential (R1-6) | | Multi-Family Residential General (R-4) |

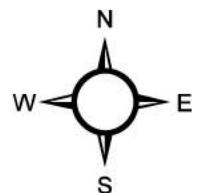


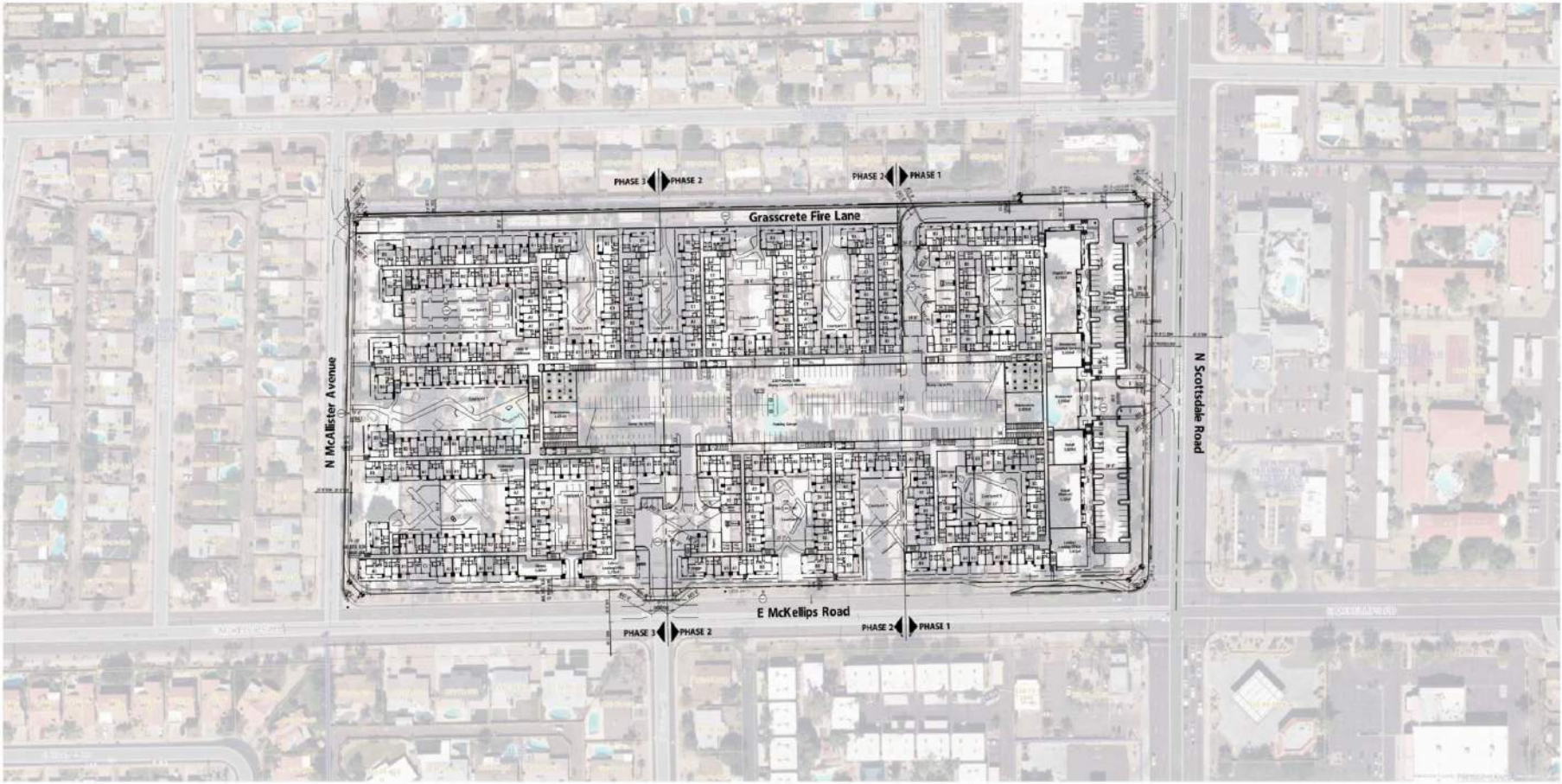


TEMPE GATEWAY



Aerial Map





01 CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY

1" = 80'-0"



SCHEMATIC

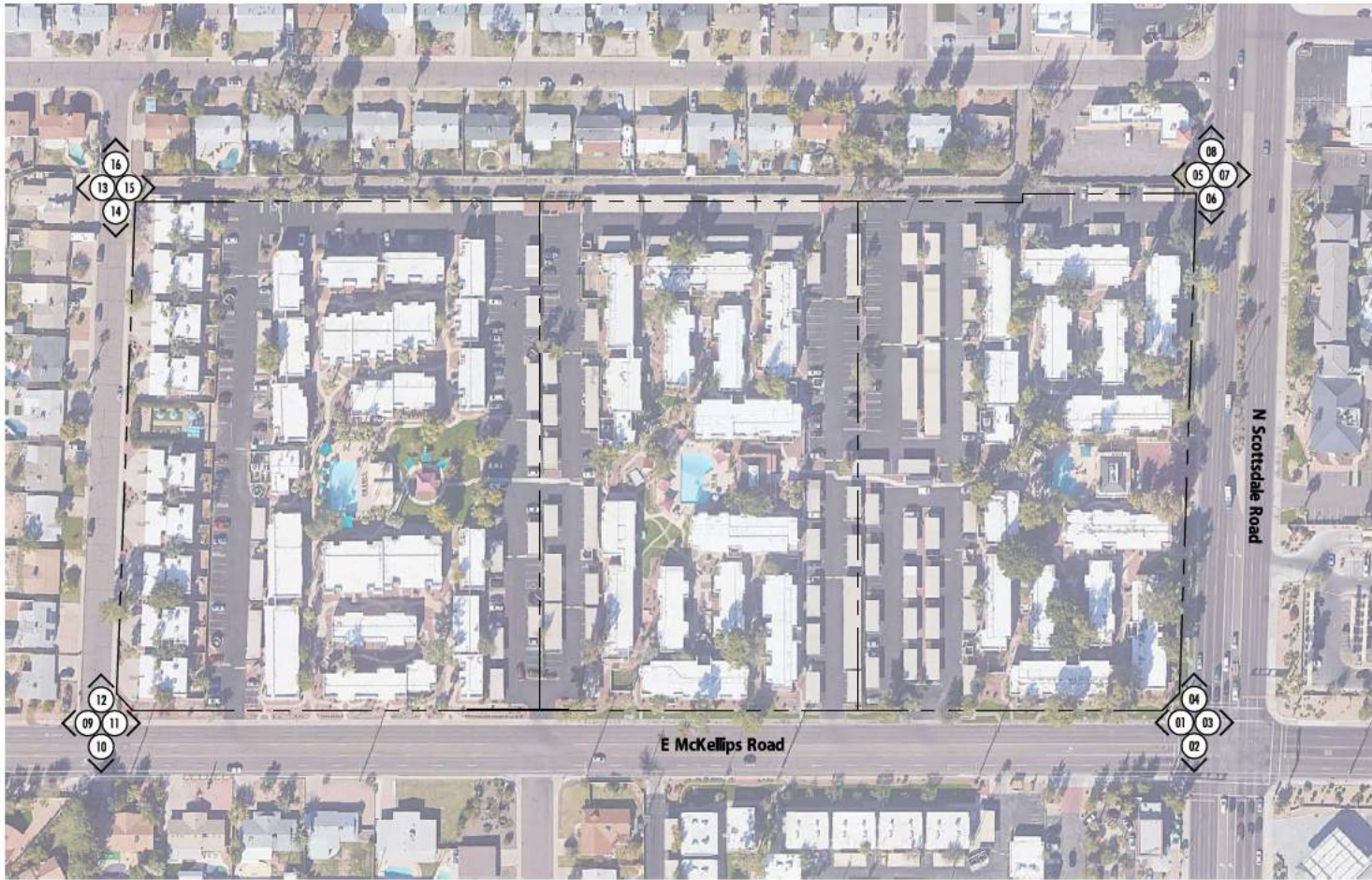
- REGIONAL DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- LANDSCAPE ARCHITECTURE
- PLANNING
- PLANNING REPORTS
- PERMITTING

DATE PLOTTED: 03.18.2024

DESIGNED BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO: 21113
 CAD FILE: [blank]

A101
 CONTEXTUAL
 AERIAL MAP
 W/ SITE PLAN
 SCALE: AS NOTED

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01 CONTEXT PHOTO LOCATION MAP

NOT TO SCALE



SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PROPOSAL PACKAGE
PLANNING DEPT. APPROVAL

DATE ISSUED: 12.18.2023

DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO. 21113
 CADD FILE: _____

A104
 CONTEXT
 PHOTOS

SCALE: AS NOTED



01 SE CORNER (LOOKING WEST)



02 SE CORNER (LOOKING SOUTH)



03 SE CORNER (LOOKING EAST)



04 SE CORNER (LOOKING NORTH)

DAVIS
www.davisplanning.com

TEMPE GATEWAY
TEMPE, ARIZONA

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING PACKAGE
FOLLOWING DEPT. APPROVAL

DATE ISSUED: 12.18.2023

DRAWN BY
CHECKED BY
PROJECT NO. 21113
CADD FILE

A105
CONTEXT
PHOTOS

SCALE: AS NOTED



05 NE CORNER (LOOKING WEST)



06 NE CORNER (LOOKING SOUTH)



07 NE CORNER (LOOKING EAST)



08 NE CORNER (LOOKING NORTH)

DAVIS
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TEMPE GATEWAY
TEMPE, ARIZONA



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DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
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PLANNING DEPT. APPROVAL

DATE ISSUED: 12.18.2023

DRAWN BY

CHECKED BY

PROJECT NO. 21113

CADD FILE

A106
CONTEXT
PHOTOS

SCALE: AS NOTED



09 SW CORNER (LOOKING WEST)



10 SW CORNER (LOOKING SOUTH)



11 SW CORNER (LOOKING EAST)



12 SW CORNER (LOOKING NORTH)

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TEMPE, ARIZONA



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DATE ISSUED: 12.18.2023

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PROJECT NO. 21113
CADD FILE

A107
CONTEXT PHOTOS

SCALE: AS NOTED



13 NW CORNER (LOOKING WEST)



14 NW CORNER (LOOKING SOUTH)



15 NW CORNER (LOOKING EAST)



16 NW CORNER (LOOKING NORTH)

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TEMPE, ARIZONA



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PLANNING DEPT. APPROVAL

DATE ISSUED: 12.18.2023

DRAWN BY
CHECKED BY

PROJECT NO. 21113

CADD FILE

A108
CONTEXT PHOTOS

SCALE: AS NOTED

Tempe Gateway

2180 N. Scottsdale Road

Letter of Explanation

April 4, 2024



Prepared by:

Berry Riddell LLC

Wendy Riddell, Esq.

Kaelee Palmer, Planner

6750 E Camelback Rd., #100

Scottsdale, Arizona 85251

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DEVELOPER

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Anderson

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Phoenix, AZ 85003

CIVIL ENGINEER

Sustainability Engineering Group

5240 N. 16th Street, Suite 105
Phoenix, AZ 85016

COLRICH COMMUNITIES

Berry Riddell, LLC, is submitting this General Plan Amendment, Major Development Plan Review, Zoning Amendment, and Planned Area Development, application on behalf of ColRich Communities (“ColRich”). ColRich is a leading multi-family real estate operating company. Since beginning operation in 1977, ColRich has developed over 18,000 single-family and multi-family units in the western United States. ColRich is recognized as an industry leader for its innovative integration of both high-quality design and value into each of its properties.

PURPOSE/BACKGROUND

The purpose of this request is to seek (1) a Zoning Amendment; (2) a Planned Area Development Overlay (“PAD Overlay”); and (3) a Major Development Plan Review to allow for the development of a mixed-use development on approximately 17.22-net-acres located at the northwest corner of Scottsdale Road and McKellips Road (the “Site”). As shown in the aerial below, the Site consists of four parcels, designated as Maricopa County Assessor Parcel Numbers 129-17-093D, 129-17-093C, 129-17-093B, and 139-17-039E and is currently occupied by the Scottsdale Gateway Apartments, an outdated and underutilized apartment complex. The Site is zoned Multi-Family Residential Limited (“R-3”) and Multi-Family Residential General (“R-4”). The Site has a City of Tempe 2050 General Plan (the “General Plan”) designation of Mixed-Use High, up to 65 du/ac. .



TEMPE GATEWAY

PL230302

Submitted: April 4, 2024

REQUEST

The following requests are required for the Gateway mixed-use development:

1. Zoning Amendment to rezone the Site from Multi-Family Residential Limited (“R-3”) and Multi-Family Residential General (“R-4”) to Mixed-Use, High Density (“MU-4”) to allow a mixed-use development on the Site.
2. A Planned Area Development Overlay to establish development standards as a result of Rezoning to a Mixed-Use Designation
3. A Major Development Plan Review (“DPR”) approval for a mixed-use development consisting of 912 multi-family units and retail space.

SITE DEVELOPMENT PLAN

Gateway is a multi-phased mixed-use development with 910 multi-family units on 17.22-net-acres, at a density of approximately 53 dwelling units per acre (“du/ac”) at ultimate build out. The Site is proposed to have a comprehensive unit mix of studio, one-, two-, and three-bedroom units, in a mixture of two-, three-, four-, and five-story buildings. The proposal will also contain a 5-level parking structure and leasing office. Full amenity packages will be offered including a fitness center, community clubhouse, three resort-style pools, and open space areas with turf, seating, and recreation areas. Amenity and perimeter areas will be landscaped with a variety of vegetation to provide shade and an increased sense of place. Approximately 24,000 square feet of public commercial space will be located on the eastern portion of the Site, on Scottsdale Road.

The development is proposed in three-phases. The first phase will be the 5.39 acres on the northwest corner of Scottsdale Road and McKellips. The second phase will consist of the middle 5.17 acres. The final phase will be the remaining 6.74 acres on the western edge of the Site.

Future residents of the proposed multi-family development will access the parking garage via the northwest corner of the Site. A secondary vehicular access point will be located off McKellips road. This access point will also serve as pedestrian access and guest parking. The retail space will have a separate access point off Scottsdale Road.

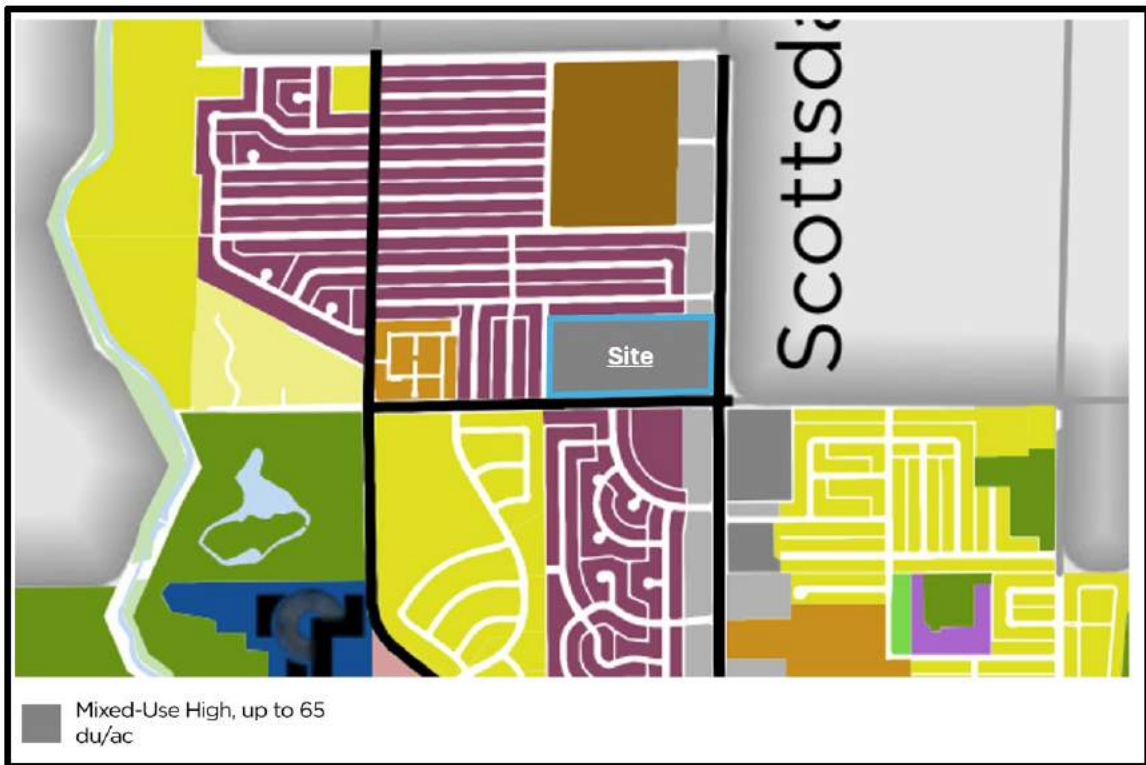
PARKING

A 5-level parking garage will provide parking for the multi-family element of the proposal. There are 1,629 multi-family parking stalls provided for vehicles and 910 provided for bicycles.

GENERAL PLAN

The General Plan advances the vision of the City through the use of long-range planning goals and policy objectives. The General Plan guides the City’s future development to ensure the continued creation of a harmonious land use system.

The Site is consistent with the General Plan’s Projected Density and Land Use Maps. The Site is located within the Mixed-Use High, up to 65 du/ac designation of the 2050 General Plan, as shown below. . The Mixed-Use High designation allows for a mixture of residential and commercial uses at a density of up to 65 du/ac. The designation purports a goal of creating a “village,” or an activity hub with access to nearby employment, open space, transit facilities, and other amenities. The development is proposing an overall density of approximately 53 du/ac and includes the provision of approximately 24,000 square feet of public commercial space. The public commercial space will provide much-needed retail amenities and job opportunities to future residents of the proposed mixed-use development and the greater community.



General Plan Projected Land Use & Residential Density Map

The Site is an ideal location for a high-quality, mixed-use development. This proposal conforms to the overall vision established by the General Plan, as detailed below.

LAND USE GOALS

Foster quality development through land use that provides sustainable growth, reduces communit, promotes compatible uses, avoids conflicting uses, and enhances quality of life where people live, learn, work and play.

TEMPE GATEWAY

PL230302

Submitted: April 4, 2024

LU #1: *Establish land use hubs with higher density cores serving the surrounding neighborhoods as its mixed-use activity center. A land use hub is a center of activities and mobility in an area where commercial retail and amenities are located for use by nearby residents and employees to support the 20 minute city concept.*

Strategy #1: Promote higher density mixed-use redevelopment within hubs.

Strategy #2: Promote development within the hubs to provide housing, access to open space, goods, services and activities that support the neighboring areas served, and promote the 20-minute city goal.

Response: The development proposes both multi-family and retail uses. The proposed development will provide 901 new units to future residents. Further, the proposal will provide over 24,000 square feet of retail space within walking distance to future residents of the proposed multi-family development and to the greater surrounding community.

LU #3: *Seek balance and compatibility of new land use development with established residential neighborhoods*

Strategy #1: Encourage mixed-use development that provides needed local services and housing on a neighborhood scale.

Strategy #4: Support a variety of uses such as food retail, community-serving retail, services and civic/community facilities within walking distance of nearby residential areas.

Response: As previously stated, the Site's immediate context contains largely residential uses. The Site is an ideal location for a mixed-use development because it will enable the surrounding community to walk to much-needed neighborhood retail.

LU #7: *Develop and implement plans that address the needs of, and vision for, geographic areas near the city borders.*

Strategy #3: Work with adjacent jurisdictions to coordinate future land uses to maintain a stable tax base for Tempe and to bring mutually beneficial developments along mutual borders.

Response: As previously stated, the proposed development sits on the Scottsdale-Tempe border and serves as the northern gateway to Tempe and the southern gateway to Scottsdale. The Site is currently an apartment complex that was built in 1978 and is falling into disrepair. Revitalizing the Site will serve both cities by increasing the aesthetic appeal of the entryway into both cities.

COMMUNITY DESIGN GOALS

TEMPE GATEWAY

PL230302

Submitted: April 4, 2024

Promote design and development standards that improve the community’s visual quality, urban form and functions to enhance the quality of life for current and future generations.

Community Design Objective #2: Provide visual and functional focal points in different geographic areas and in developments.

Strategy #2: Provide points of interest within developments.

Response: The proposed development will feature various architectural finishes which will use different materials, textures, and colors to create a unique and modern aesthetic that is compatible with the surrounding context but also creates diversity. The design will utilize undulation and varied materials to create movement and draw the eye around the development.

Community Design Objective #4: Respond to climate-related factors to achieve human comfort.

Strategy #2: Encourage shade, orientation, evaporative cooling and other means of providing human comfort.

Response: The design of the proposed development utilizes lush landscaping around the perimeter of the development and in all amenity and open spaces to increase pedestrian comfort. In addition, the design proposes landscaping on the street to create an inviting pedestrian experience and streetscape, as shown below. To increase sustainability, all landscaping will be drought resistant and suitable to the Arizona climate.



Community Design Objective #6: Encourage mixed-use designs, both vertical and horizontal.

Strategy #1: Encourage housing in close proximity to employment and service locations.

Strategy #5: Promote a range of retail and service options including neighborhood-serving and street-front retail, medical care and grocery stores in mixed-use settings.

Response: The proposed development incorporates over 24,000 square feet of walkable retail space in an area that lacks walkable retail and commercial uses. The uses of the proposal will work together by providing retail employment opportunities to the future residents of the multi-family use.

Community Design Objective #11: Promote sustainable design concepts.

Strategy #1: Promote and encourage mixed-use development, walkable neighborhoods, compact designs, shaded streets, and a variety of transportation options.

Response: The proposed mixed-use development incorporates almost 24,000 square feet of walkable retail services into the design, which encourages pedestrian movement. Landscaped sidewalks will increase shade and pedestrian comfort. The proposed development provides an approximate 901 bicycle spaces, promoting the use of healthy alternatives to vehicular transportation.

ZONING AMENDMENT

The proposed development will serve as an asset to the community, providing essential residential units to a highly commercialized and retail-oriented area. The proposal will provide 910 residential units with a mix of studio, one-, two-, and three-bedroom units with an associated parking structure. The proposal provides a full amenity package, which will likely include a fitness center, three pools, barbeques, clubhouse, walking paths, and open space areas with turf and seating. The proposed development will utilize drought-resistant landscaping in amenity areas, around the perimeter of the Site, and on the surrounding streets to provide shade and further a sense of place.

The proposed development supports and furthers the long-range planning goals in the General Plan, as outlined below.

LAND USE AND DEVELOPMENT GOALS

As forementioned, the proposed development complies with the Land Use and Community Design goals advanced in the General Plan.

ECONOMIC DEVELOPMENT GOALS

Economic Development Objective #2: Develop an increased tax base.

Strategy #2: Retain and recruit diverse retail employment and commercial base.

Response: As previously stated, the Site's immediate context is largely residential and lacks walkable retail and commercial uses. The proposed development offers a large amount of retail space, which will serve the community and provide employment opportunities.

Economic Development Objective #3: Promote a sustained improvement in the standard of living and quality of life for all residents.

Strategy #3: Retail citizen involvement in development and redevelopment planning.

Response: Community involvement is essential to the creation of a well-balanced community. The applicant intends to conduct outreach efforts to gauge community interest in the project. The proposal will comply with all citizen participation requirements.

CIRCULATION GOALS

Circulation Objective #2: Accommodate regional travel demands with transit and other modes, as alternatives to street widening, to address capacity needs.

Strategy #1: Continue to encourage the use of and access to alternative and multiple modes of transportation.

TEMPE GATEWAY

PL230302

Submitted: April 4, 2024

Strategy #3: Continue to discourage the use of single occupant vehicles.

Response: The proposed development aims to further the General Plan’s goals of creating an effective multi-modal transportation system. The Site is approximately 2 miles from the Center Parkway and Washington Street Light Rail station, which is an approximate 5-minute drive and a 13 minute bicycle ride. The close proximity to a Light Rail station will increase the use of alternative methods of transportation. Additionally, the incorporation of retail into the design will increase pedestrian walkability.

CONSERVATION

Energy Resource Objective #1: Reduce the environmental cost as well as the monetary cost of energy.

Strategy #4: Reduce the urban heat island, improve air quality and promote walking and bicycling by shading hard surfaces, such as sidewalks, bike lanes, parking lots and streets.

Response: As previously stated, the design of the proposed development incorporates drought-resistant landscaping along the perimeter of the Site and in all amenity and open spaces. The Site will also create an inviting street presence by utilizing turf, trees, and shrubs to mitigate the urban heat island effect and create a walkable environment.

OPEN SPACE, RECREATION, AND CULTURAL AMENITIES

Open Space Objective #3: Evaluate the connection between new development and the open space and parks needed to serve that new development.

Strategy #4: Encourage private development of open space.

Response: As shown below, the proposal incorporates a large amount of open space into the design. The design proposes twelve open space courtyards for future resident use. The courtyards will contain a variety of recreational uses, such as walking paths, pickleball courts, and pools.



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PL230302

Submitted: April 4, 2024

PLANNED AREA DEVELOPMENT

The proposed Gateway mixed-use development is ideally situated on the northwest corner of Scottsdale Road and McKellips Road in a rapidly redeveloping area. The proposed development will provide a land use which furthers the goals of the City's General Plan and will serve as an example for the redevelopment of the area. The proposed PAD will propose development standards for high-quality multi-family residential housing and retail uses to balance the uses in the surrounding context.

The proposal conforms with Section 6-305(D) of the Zoning and Development Code, as outlined below.

- 1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.***

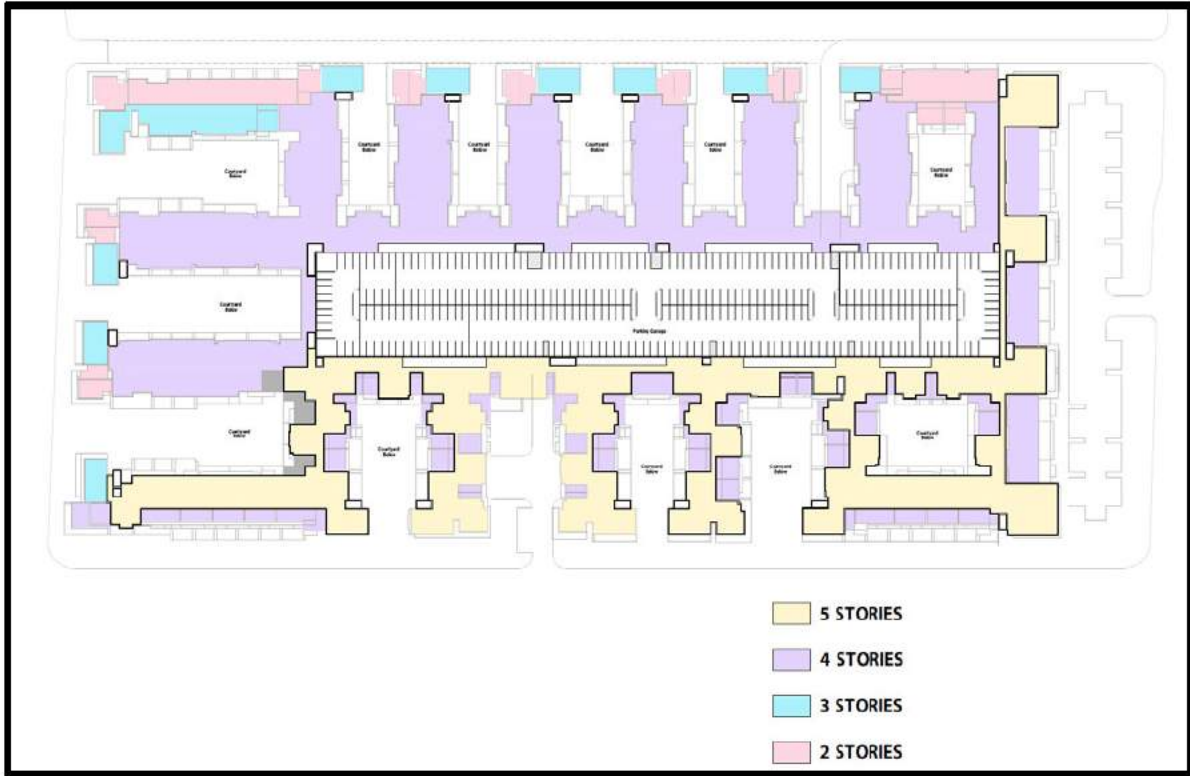
Response: As forementioned, the proposed mixed-use development fulfills and conforms with the goals and objectives advanced in the General Plan. The proposal will serve to enhance the appearance and use of the Site in its present condition, which is currently occupied by an outdated apartment complex.

- 2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed.***

Response: The Site will diversify and support the surrounding community, which primarily encompasses residential uses. The addition of new residential uses while help alleviate the Phoenix metropolitan housing crisis, while providing retail employment opportunities to the surrounding community.

- 3. The development appropriately mitigates transitional impacts on the immediate surroundings.***

Response: As shown below, the most intense multi-family structures will be concentrated in the middle of the development, while stepping down the height of structures closer to the surrounding residential uses. Additionally, the Site was thoughtfully designed with the surrounding neighborhoods in mind, by placing the retail on the eastern border of the Site. The multi-family use will buffer the adjacent neighborhoods from the Site's retail.



DEVELOPMENT PLAN REVIEW

The proposed development offers a modern and unique residential experience and neighborhood serving retail uses. The proposal will serve as a design example for the rapidly redeveloping surrounding area. The design utilizes distinctive materials and finishes in order to create movement and draw the pedestrian's eye around the development.

New development should conform to a set of guidelines and standards, pursuant to Section 6-306.D of the Zoning and Development Code. The proposal conforms with or exceeds the requirements of Section 6-306(D) of the Zoning and Development Code, as outlined below.

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

Response: Intended and designed to be both functional and aesthetically pleasing, the articulation, materials, and characteristics of the buildings create a unique and distinct identity.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;

Response: The buildings and landscaping were designed to minimize solar exposure and maximize human comfort. Building orientation and landscaping ensure that the pedestrian walkways on both the interior and exterior of the development will be shaded.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;

Response: The proposed development's design incorporates high-quality materials and design elements. The design and façade of the proposed development will serve as a design example for the surrounding context, as it represents market trends in architectural design.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

Response: The buildings have been scaled to be complementary and sensitive to with the surrounding developments. The most intense building heights will be focused towards McKellips Road, the proposed retail element on the eastern boundary, and the center of the Site. The structures adjacent to the residential communities to the north and west will be stepped down in height.



5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;*

Response: Articulation in the building façade is created through the use of variation in rooflines, pop-out features, and the integration of both vertical and horizontal design elements. Vertical and horizontal elements create visual interest along the building façades and break up the building massing. Monotony is avoided throughout the design and high-quality materials are integrated into every aspect of the architecture.

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;*

Response: As shown below, the overall design will incorporate a variety of materials, textures, and colors to provide a range of façade articulation. Wood and brick veneer finishes in combination with vertical lines utilized in the design will heighten interest from the street-level.



7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

Response: The Site is located approximately two miles from the Light Rail station at Center Parkway and Washington Street, which will encourage residents to use alternative transportation. Additionally, the development proposes 901 bicycle parking stalls and creates walkability to the Site’s retail uses.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;

Response: As previously stated, the Site is presently occupied by an existing apartment complex. The existing complex has three vehicular access points and an internal circulation system. The proposed development offers two vehicular access points, one at the northwest corner of the Site and one off McKellips road. The access point at the northwest corner will feed directly into the resident parking garage in the center of the Site. The access point off McKellips drive will be used to access a small, surface parking lot for guest parking. By only having two access points with limited purposes, the design increases pedestrian circulation throughout the proposed development.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;

Response: The Site has been thoughtfully designed to incorporate many CEPTD principles to ensure that the development is safe for all residents.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

Response: Landscaping will surround the perimeter of the development and serve to buffer the properties to the north and west. Dense landscaping in courtyard areas will serve as a distinction point between structures, pathways, and amenity areas. Varieties of large trees such as Texas Ebony and Blue Palo Verde will frame pedestrian and vehicular entryways.



11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;

Response: Signage will be appropriately scaled in relation to its location and context, but easily distinguishable.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

Response: The lighting theme for the Site will be aesthetically pleasing and will comply with City Code for lighting requirements.

PAPAGO/NORTH TEMPE CHARACTER AREA PLAN

The Site is located within the planning area of the Papago/North Tempe Area Plan (the “Area Plan”) which serves to advance the goals and objectives of the General Plan. The Area Plan provides guidance in areas of historic preservation, landscaping and shade, Tempe as the 20-minute City, enhancing the pedestrian experience, and creating a neighborhood identity.

The proposed mixed-use development furthers the goals and objectives of the Area Plan by redeveloping an outdated apartment complex. The design of the proposed development will foster active living and community engagement, while incorporating design elements that are sensitive to the surrounding context. The Site is largely surrounded by residential uses. The retail element of the proposal will not only serve future residents of the multi-family community but also bring much-needed services the greater surrounding community. The proposal also encourages the use of alternative transportation methods by offering a high number of bicycle parking spaces and establishing walkability to the retail use. Located within the Scottsdale Road Business Corridor & Neighborhoods Sub-area, the project furthers the goals of the Area Plan, as outlined below.

1.3.e. Support transit nearby commercial facilities and promote appropriate multi-family developments in suitable location;

The proposed development is a three-phased redevelopment of an existing multi-family development. The first phase of the project is located adjacent to Scottsdale Road and McKellips. This first phase of development will include approximately 24,000 square feet of neighborhood serving commercial uses. The Site has long been established as a multi-family development corner and will be enhanced with the added commercial use.

4. Neighborhood Standards for Walkability- Street and Alley Character- b. Limit the view of car garages in the building fronts and discourage blank walls in development that face public streets;

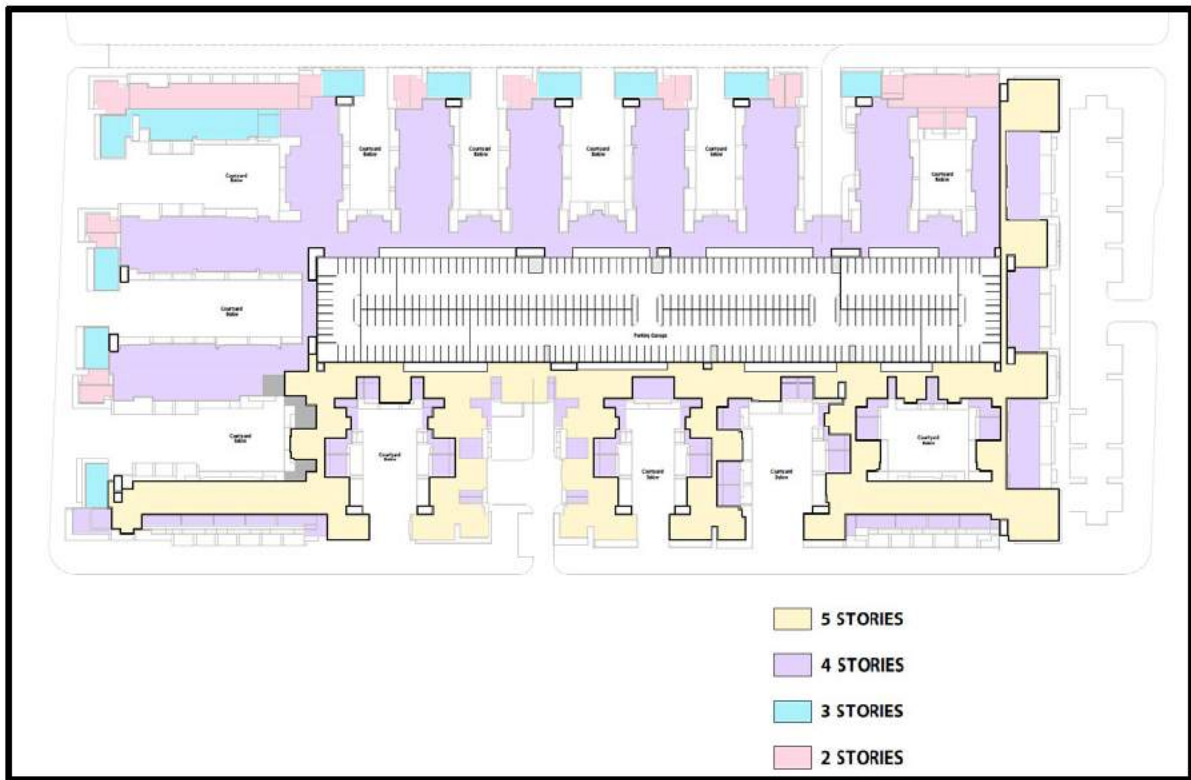
Much of the parking provided for the project will be done through a fully screened parking garage. This parking garage will expand with each phase of development. The residential units will “wrap” the garage structure, which will screen the garage. There will be a small surface parking lot for the commercial uses along Scottsdale Road.

As shown on the elevations of the project, the proposed architectural style promotes varying heights and mass articulations, specifically along street frontages. In doing so, this provides

architectural interest and a more pleasant experience for the pedestrians walking adjacent to the Site.

4. Block Character- h. Relate to neighborhood and context through massing, form, scale, setbacks, step-backs, building material and design style. This is especially important in the larger-scale new developments close to the Grand Canal, around Washington Street and Priest Drive.

As previously mentioned, the project massing is not only articulated horizontally but also vertically. To be sensitive to existing single-family residents in the surrounding neighborhoods, the project steps down to the north, west and south. As shown on the graphic below, the massing of the project is broken up by internal courtyards for the project, so much of the massing is internal to the Site. The portions of the project that protrude towards the existing single-family residential on the north and west step down to two stories.



PLANNED AREA DEVELOPMENT OVERLAY FOR COLRICH GATEWAY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

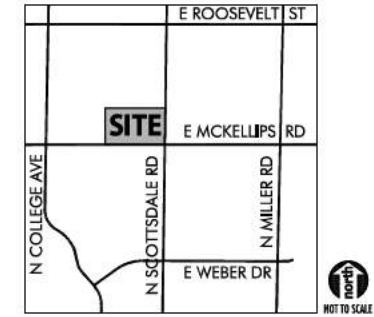
OWNER AUTHORIZATION:

COLRICH
BY: _____ (DATE)
(SIGNATURE) (DATE)
ITS: _____
(REPRESENTATIVE ROLE)

OWNER/DEVELOPER:

COLRICH
444 W. BEECH ST. SUITE 300
SAN DIEGO, CALIFORNIA 92101
858.490.2300
MAT NOISEVE
MATM@COLRICH.COM

SITE VICINITY MAP:



ACKNOWLEDGEMENT:

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ (NOTARY PUBLIC) (MY COMMISSION EXPIRES)

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD PROVIDED (PHASE 01)	MU-4 PAD PROVIDED (PHASE 02)	MU-4 PAD PROVIDED (PHASE 03)	MU-4 PAD PROVIDED (TOTAL)
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)
SITE AREA (GROSS)	234,847 SF GROSS / 5.39 ACRES	225,026 SF GROSS / 5.17 ACRES	233,438 SF GROSS / 5.34 ACRES	753,311 SF GROSS / 17.30 ACRES
SITE AREA (NET)	231,596 SF NET / 5.32 ACRES	225,026 SF NET / 5.17 ACRES	233,327 SF NET / 5.33 ACRES	749,949 SF NET / 17.22 ACRES
DENSITY	44 DU/ACRE	65 DU/ACRE	69 DU/ACRE	63 DU/ACRE
DWELLING UNIT QUANTITY	232 UNITS	280 UNITS	388 UNITS	910 UNITS
DWELLING UNITS BY BEDROOM				
STUDIOS	12 UNITS	18 UNITS	12 UNITS	42 UNITS
1-BEDROOM	89 UNITS	72 UNITS	204 UNITS	365 UNITS
2-BEDROOM	102 UNITS	158 UNITS	152 UNITS	412 UNITS
3-BEDROOM	29 UNITS	32 UNITS	30 UNITS	91 UNITS
BUILDING HEIGHT	75'0"	75'0"	75'0"	75'0"
BUILDING LOT COVERAGE	65%	65%	67%	67%
LANDSCAPE COVERAGE	22%	22%	30%	29%
BUILDING SETBACKS				
FRONT (SCOTTSDALE RD)	20'0"	*	*	20'0"
FRONT (MCKELLIPS RD)	20'0"	20'0"	20'0"	20'0"
STREET SIDE (MCALLISTER AVE)	*	*	10'0"	10'0"
REAR	15'0"	15'0"	15'0"	15'0"
VEHICLE PARKING QUANTITY	434 TOTAL SPACES PROVIDED 371 GARAGE SPACES 78 SURFACE SPACES	765 TOTAL SPACES PROVIDED 765 GARAGE SPACES *	413 TOTAL SPACES PROVIDED 409 GARAGE SPACES 4 SURFACE SPACES	1,625 TOTAL SPACES PROVIDED 1,545 GARAGE SPACES 80 SURFACE SPACES
BICYCLE PARKING QUANTITY	458 TOTAL SPACES PROVIDED 418 INTERIOR 35 EXTERIOR	22 TOTAL SPACES PROVIDED 0 INTERIOR 22 EXTERIOR	424 TOTAL SPACES PROVIDED 384 INTERIOR 40 EXTERIOR	991 TOTAL SPACES PROVIDED 803 INTERIOR 98 EXTERIOR
USES				
RESIDENTIAL (MULTIFAMILY)	343,171 SF	368,584 SF	473,795 SF	1,185,550 SF
RETAIL	7,752 SF	*	*	7,752 SF
RESTAURANT	7,629 SF	*	*	7,629 SF
CLUB	8,722 SF	*	*	8,722 SF
GARAGE	136,095 SF	222,515 SF	123,140 SF	481,750 SF
TOTAL SQUARE FOOTAGE	603,368 SF	691,099 SF	696,935 SF	1,991,403 SF

* NOT APPLICABLE

LEGAL DESCRIPTION

PARCEL NO. 1, 2, 3 AND 4, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012-0402871, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE (0.40' DOWN) MARKING THE SOUTHEAST CORNER OF SECTION 3 FROM WHICH A STONE IN HANDHOLE (0.75' DOWN) MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 00 DEGREES 48 MINUTES 48 SECONDS EAST 2638.05 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION.

THENCE NORTH 00 DEGREES 48 MINUTES 48 SECONDS EAST 660.21 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 88 DEGREES 53 MINUTES 57 SECONDS WEST 504.0 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PARCEL NO. 1 AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 48 MINUTES 48 SECONDS WEST 590.19 FEET ALONG THE EASTERLY LINE OF SAID PARCEL NO. 1;

THENCE SOUTH 44 DEGREES 51 MINUTES 07 SECONDS WEST 28.75 FEET CONTINUING ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF SAID PARCEL NO. 1;

THENCE SOUTH 88 DEGREES 53 MINUTES 45 SECONDS WEST 124.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL NO. 1, 2, 3 AND 4 TO THE WESTERLY LINE OF SAID PARCEL NO. 4;

THENCE NORTH 45 DEGREES 03 MINUTES 31 SECONDS WEST 27.59 FEET CONTINUING ALONG SAID WESTERLY LINE;

THENCE NORTH 01 DEGREES 04 MINUTES 05 SECONDS EAST 380.47 FEET CONTINUING ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID PARCEL NO. 4; THENCE NORTH 88 DEGREES 53 MINUTES 57 SECONDS EAST 1046.53 FEET ALONG THE

NORTH LINE OF SAID PARCEL NO. 4, 3, 2 AND 1; THENCE NORTH 02 DEGREES 24 MINUTES 00 SECONDS EAST 10.02 FEET TO THE NORTH LINE OF SAID SOUTH HALF;

THENCE NORTH 88 DEGREES 53 MINUTES 57 SECONDS EAST 204.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, COMPRISING 733,371 SQUARE FEET MORE OR LESS.

APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____.

OR
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____.

DS211943

PAD230022

REC23155

REC23155

PAD230022

DS211943

DAVIS
www.davisinc.com
TEMPE GATEWAY
TEMPE, ARIZONA

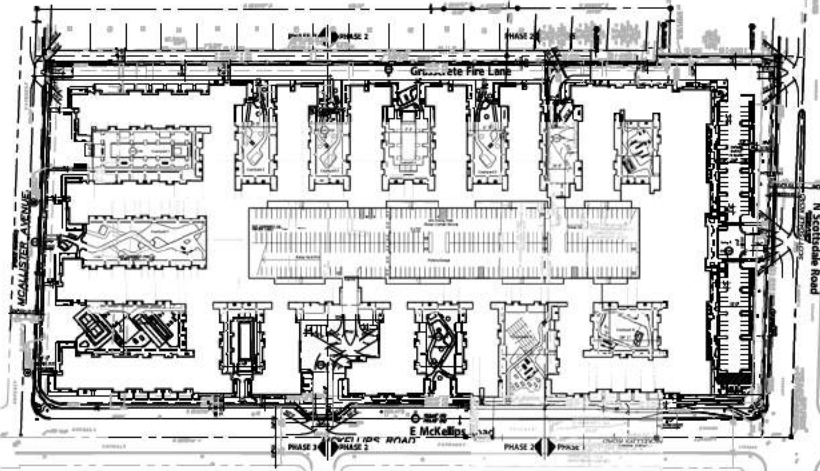


SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PERMITTING PACKAGE
PLANNING DEPT. APPROVAL
DATE ISSUED: 03.18.2024
DRAWN BY:
CHECKED BY:
PROJECT NO. 21113
CADD FILE:

PAD 01
COVER SHEET

SCALE: AS NOTED

PLANNED AREA DEVELOPMENT OVERLAY FOR COLRICH GATEWAY SITE PLAN



SITE PLAN 1" = 100'-0"

DEVELOPMENT STANDARDS	R4 (PHASE 1) R3 (PHASES 2 & 3) ZONING STDS	MU-4 PAD PROVIDED (PHASE 01)	MU-4 PROVIDED (PHASE 02)	MU-4 PROVIDED (PHASE 03)	MU-4 PROVIDED (ALL PHASES)
GENERAL PLANNED LAND USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLANNED DENSITY	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)
SITE AREA		234,847 SF GROSS / 5.39 ACRES 231,966 SF NET / 5.32 ACRES	225,028 SF GROSS / 5.17 ACRES 225,028 SF NET / 5.17 ACRES	293,436 SF GROSS / 6.74 ACRES 293,327 SF NET / 6.73 ACRES	753,311 SF GROSS / 17.30 ACRES 749,849 SF NET / 17.22 ACRES
DENSITY	65 DU/ACRE	44 DU/ACRE	55 DU/ACRE	60 DU/ACRE	53 DU / ACRE
DWELLING QUANTITY		232 UNITS	280 UNITS	368 UNITS	910 UNITS
DWELLING UNITS BY BEDROOM					
STUDIOS		12 UNITS	18 UNITS	12 UNITS	42 UNITS
1-BEDROOM		88 UNITS	72 UNITS	204 UNITS	366 UNITS
2-BEDROOM		102 UNITS	158 UNITS	152 UNITS	412 UNITS
3-BEDROOM		28 UNITS	32 UNITS	30 UNITS	91 UNITS
BUILDING HEIGHT	40'0" / 30'0"	75'0"	75'0"	75'0"	75'0"
BUILDING LOT COVERAGE	80% / 50%	50%	60%	55%	57%
LANDSCAPE AREA	25%	22%	22%	30%	25%
BUILDING SETBACKS					
FRONT (SCOTTSCALE RD)	20'0" / 20'0"	20'0"	*	*	20'0"
FRONT (MCKELLIPS RD)	20'0" / 20'0"	20'0"	20'0"	20'0"	20'0"
STREET SIDE (MCKELLIPS AVE)	10'0" / 10'0"	*	*	10'0"	10'0"
REAR	15'0" / 15'0"	15'0"	15'0"	15'0"	15'0"
VEHICLE PARKING REQUIRED		691 TOTAL SPACES REQUIRED	578 TOTAL SPACES REQUIRED	777 TOTAL SPACES REQUIRED	2,016 TOTAL SPACES REQUIRED
STUDIO	1/UNIT	(12 UNITS x 1) = 12 SPACES	(18 UNITS x 1) = 18 SPACES	(12 UNITS x 1) = 12 SPACES	(42 UNITS x 1) = 42 SPACES
1-BEDROOM	1.5/UNIT	(88 UNITS x 1.5) = 132 SPACES	(72 UNITS x 1.5) = 108 SPACES	(204 UNITS x 1.5) = 306 SPACES	(366 UNITS x 1.5) = 549 SPACES
2-BEDROOM	2/UNIT	(102 UNITS x 2) = 204 SPACES	(158 UNITS x 2) = 316 SPACES	(152 UNITS x 2) = 304 SPACES	(412 UNITS x 2) = 824 SPACES
3-BEDROOM	2.5/UNIT	(28 UNITS x 2.5) = 70 SPACES	(32 UNITS x 2.5) = 80 SPACES	(30 UNITS x 2.5) = 75 SPACES	(91 UNITS x 2.5) = 227.5 SPACES
GUEST	2/ALL UNITS	(232 x 2) = 464 SPACES	(280 x 2) = 560 SPACES	(368 x 2) = 736 SPACES	(910 x 2) = 1820 SPACES
RETAIL	1/300 SF	(7,752 SF/300) = 25.84 SPACES	*	*	(7,752 SF/300) = 25.84 SPACES
RESTAURANT	1/75 SF	(7,829 SF/75) = 104.12 SPACES	*	*	(7,829 SF/75) = 104.12 SPACES
RESTAURANT OUTDOOR	1/150 SF, EX. 1ST 300 SF	(1330-300 SF) = 6.87 SPACES	*	*	(1330-300 SF) = 6.87 SPACES
CLINIC	1/150 SF	(8,722 SF/150) = 58.15 SPACES	*	*	(8,722 SF/150) = 58.15 SPACES
VEHICLE PARKING PROVIDED		434 TOTAL SPACES PROVIDED	768 TOTAL SPACES PROVIDED	413 TOTAL SPACES PROVIDED	1,625 TOTAL SPACES PROVIDED
GARAGE		371 GARAGE SPACES	765 GARAGE SPACES	409 GARAGE SPACES	1,545 GARAGE SPACES
SURFACE		76 SURFACE SPACES	*	4 SURFACE SPACES	80 SURFACE SPACES
BICYCLE PARKING REQUIRED		280 TOTAL SPACES REQUIRED	274 TOTAL SPACES REQUIRED	388 TOTAL SPACES REQUIRED	910 TOTAL SPACES REQUIRED
STUDIO	.75/UNIT	(12 UNITS x .75) = 9 SPACES	(18 UNITS x .75) = 13.5 SPACES	(12 UNITS x .75) = 9 SPACES	(42 UNITS x .75) = 31.5 SPACES
1-BEDROOM	.75/UNIT	(88 UNITS x .75) = 66.75 SPACES	(72 UNITS x .75) = 54 SPACES	(204 UNITS x .75) = 153 SPACES	(366 UNITS x .75) = 274.5 SPACES
2-BEDROOM	.75/UNIT	(102 UNITS x .75) = 76.5 SPACES	(158 UNITS x .75) = 118.5 SPACES	(152 UNITS x .75) = 114 SPACES	(412 UNITS x .75) = 309 SPACES
3-BEDROOM	1/UNIT	(28 UNITS x 1) = 28 SPACES	(32 UNITS x 1) = 32 SPACES	(30 UNITS x 1) = 30 SPACES	(91 UNITS x 1) = 91 SPACES
GUEST	2/ALL UNITS	(232 x 2) = 464 SPACES (MIN)	(280 x 2) = 560 SPACES	(368 x 2) = 736 SPACES	(910 x 2) = 1820 SPACES
RETAIL	1/7500SF, 4 MIN	(7,752 SF) = 4 SPACES (MIN)	*	*	(7,752 SF) = 4 SPACES (MIN)
RESTAURANT	1/500SF, 4 MIN	(7,829 SF/500) = 15.68 SPACES	*	*	(7,829 SF/500) = 15.68 SPACES
RESTAURANT OUTDOOR	1/2000 SF, EX. 1ST 300 SF	(1330-300 SF) = .62 SPACES	*	*	(1330-300 SF) = .62 SPACES
CLINIC	1/12000SF, 2 MIN	(8,722 SF) = 2 SPACES (MIN)	*	*	(8,722 SF) = 2 SPACES (MIN)
BICYCLE PARKING PROVIDED		455 TOTAL SPACES PROVIDED	31 TOTAL SPACES PROVIDED	424 TOTAL SPACES PROVIDED	910 TOTAL SPACES PROVIDED
INTERIOR		419 INTERIOR	0 INTERIOR	364 INTERIOR	603 INTERIOR
EXTERIOR		36 EXTERIOR	31 EXTERIOR	40 EXTERIOR	107 EXTERIOR
USES					
RESIDENTIAL (MULTIFAMILY)		343,171 SF	368,054 SF	473,786 SF	1,185,550 SF
RETAIL		7,752 SF	*	*	7,752 SF
RESTAURANT		7,829 SF	*	*	7,829 SF
CLINIC		8,722 SF	*	*	8,722 SF
GARAGE		136,036 SF	222,516 SF	123,140 SF	481,750 SF
TOTAL SQUARE FOOTAGE		503,369 SF	597,098 SF	598,926 SF	1,691,403 SF

* NOT APPLICABLE

DS211943

PAD230022

REC23155

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LEGEND

DATELINE	SINGLE DASHED LINE	EXISTING WALL	(2" x 8")
PROPERTY LINE	DASHED LINE	EXISTING WALL	(4" x 12")
FINISH INTERIOR	SOLID LINE	NEW WALL	(4" x 12")
FINISH EXTERIOR	DASHED LINE	NEW WALL	(4" x 12")
FOUNDATION	DASHED LINE	NEW WALL	(4" x 12")
FOUNDATION	DASHED LINE	NEW WALL	(4" x 12")
FOUNDATION	DASHED LINE	NEW WALL	(4" x 12")

LEGAL DESCRIPTION

REFER TO SHEET PAST FOR FULL LEGAL DESCRIPTION

PROJECT DIRECTORY

CLIENT
 GRASSCRETE LLC
 830 E. CAMPBELL ROAD, SUITE 100
 SCOTTSDALE, AZ 85261
 480.462.1234
 INFO@GRASSCRETE.COM

ARCHITECT
 DAVIS
 300 N. CENTRAL AVENUE, SUITE 800
 PHOENIX, AZ 85004
 602.442.4474
 INFO@DAVIS.COM
 WWW.DAVIS.COM

LANDSCAPE ARCHITECT
 KAREN FORSTNER CONSULTING
 878 N. 27th AVENUE, SUITE 2
 PHOENIX, AZ 85016
 602.442.4474
 INFO@KFC.COM
 WWW.KFC.COM

DEVELOPER
 GRASSCRETE LLC
 830 E. CAMPBELL ROAD, SUITE 100
 SCOTTSDALE, AZ 85261
 480.462.1234
 INFO@GRASSCRETE.COM

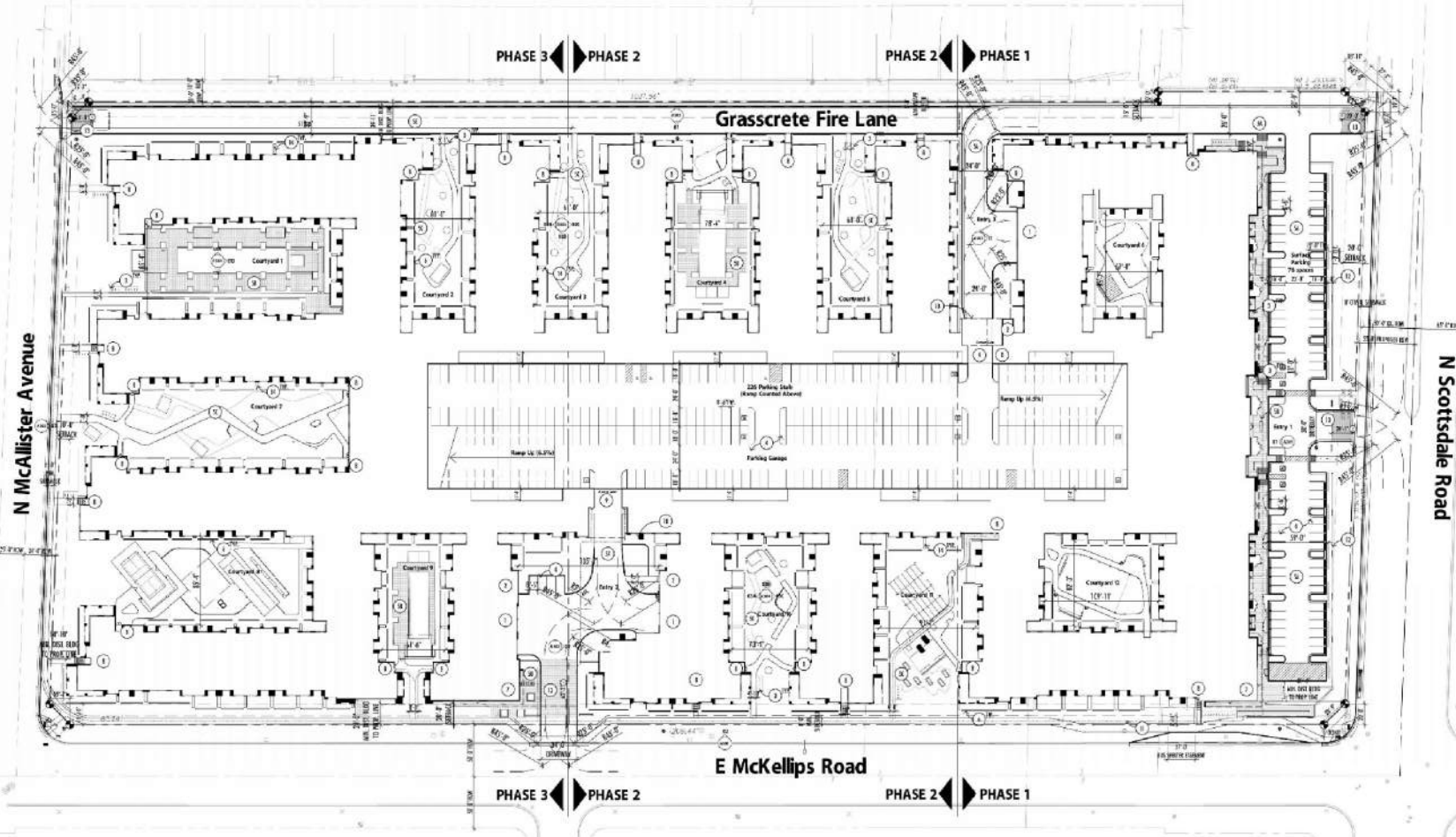
CIVIL ENGINEER
 DAVIS
 300 N. CENTRAL AVENUE, SUITE 800
 PHOENIX, ARIZONA, SUITE 800
 480.462.1234
 INFO@DAVIS.COM

PROJECT DATA

PROJECT TITLE: GRASSCRETE LLC NEW TEMPE GATEWAY ROAD
LOCATION: SCOTTSDALE, ARIZONA
DATE: 03.18.2024
PROJECT NO.: 21113
DATE: 03.18.2024

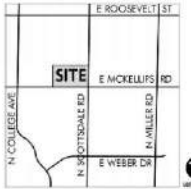
OWNER: GRASSCRETE LLC
ARCHITECT: DAVIS
LANDSCAPE ARCHITECT: KAREN FORSTNER CONSULTING
ENGINEER: DAVIS
DATE: 03.18.2024

PROJECT DATA: 100,000 SQ. FT. (APPROXIMATE)
PHASES: PHASE 1, PHASE 2, PHASE 3
STATUS: PRELIMINARY DESIGN



KEYNOTES

- 1. EXISTING WALL (2" x 8")
- 2. EXISTING WALL (4" x 12")
- 3. NEW WALL (4" x 12")
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- 46. NEW WALL (4" x 12")
- 47. NEW WALL (4" x 12")
- 48. NEW WALL (4" x 12")
- 49. NEW WALL (4" x 12")
- 50. NEW WALL (4" x 12")





- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BIDDING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 03.18.2024

LEAVEN BY:

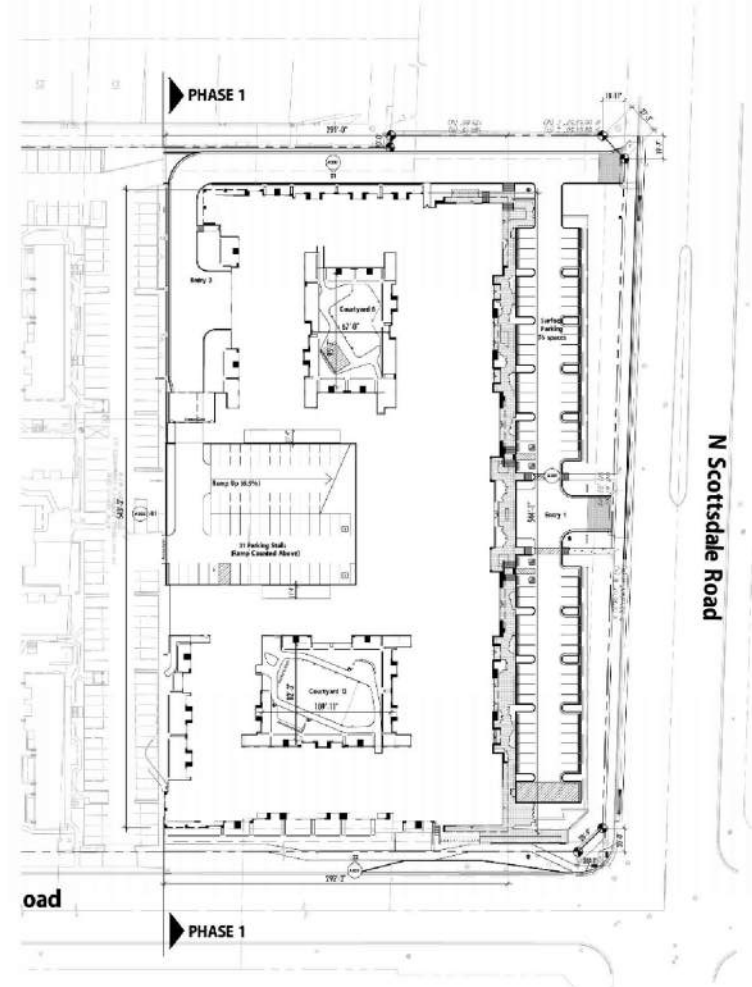
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PROJECT NO. 21113

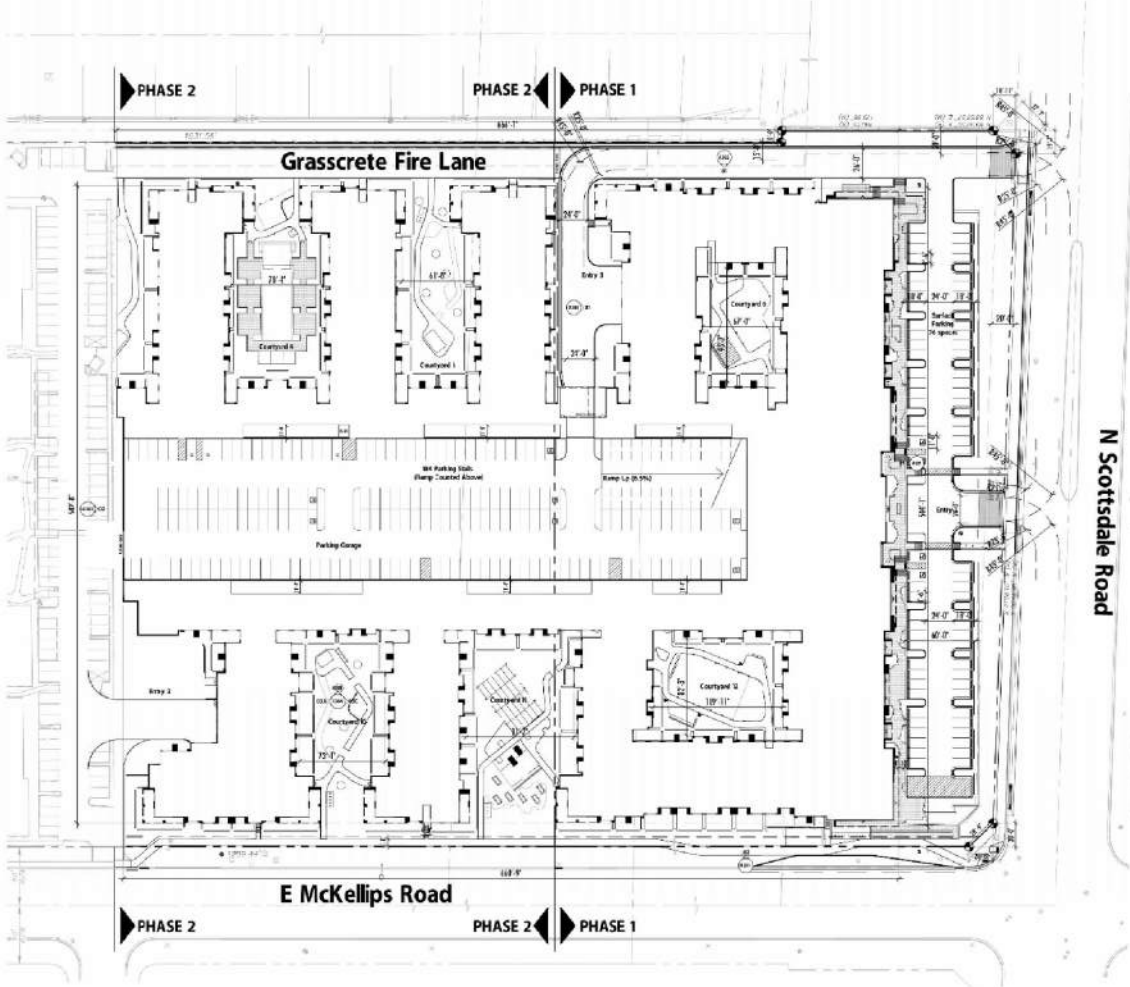
GRID FILE:

A100A
PHASES 1 & 2
SITE PLAN

SCALE: AS NOTED



01 PHASE 01 SITE PLAN 1" = 50'-0" north



02 PHASE 02 SITE PLAN 1" = 50'-0" north

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PLANT MATERIALS LEGEND

Tree	Size	Caliper	Height	Spread
<i>Acacia aneura</i>	24" Box	7"	8'	20'0"
<i>Mulga Acacia</i>				
<i>Acacia decurrens</i>	24" Box	4"	9'	30'0"
<i>Shoebark Acacia</i>				
<i>Acacia inWoodiana</i>	24" Box	11"	8'	20'0"
<i>Palo Blanco</i>				
<i>Chilopsis linearis</i>	24" Box	6"	12'	30'0"
<i>Desert Willow - Purple</i>				
<i>Europhoria elatior</i>	24" Box	12"	12'	40'0"
<i>Texas Ebony</i>				
<i>Leuca nubbis</i>	24" Box	16"	12'	40'0"
<i>Key Laurel</i>				
<i>Chenopodium</i>	24" Box	11"	12'	30'0"
<i>Innocent</i>				
<i>Pereskia sordida</i>	24" Box	44"	12'	25'0"
<i>Blue Palo Verde</i>				
<i>Pereskia hzb</i>	24" Box	51"	12'	20'0"
<i>Desert Museum Palo Verde</i>				
<i>Phoenix cactuslike</i>	24" Box	32"	12'	40'0"
<i>Baby Palm</i>				
<i>Potamocheilus</i>	24" Box	1"	8'	25'0"
<i>Mulle</i>				
<i>Palmetto x Yucca</i>	24" Box	5"	12'	30'0"
<i>Red Push Pitcho</i>	24" Box	14"	12'	30'0"
<i>Prosopis juliflora</i>				
<i>Thornless Mesquite</i>	24" Box	14"	12'	30'0"
<i>Quercus virginiana</i>	24" Box	55"	12'	30'0"
<i>Cardinal Oak</i>				
<i>Sophora secundiflora</i>	24" Box	22"	8'	25'0"
<i>Texas Mountain Laurel</i>				

Extra Large Shrub	Size	Qty	Color/Aspects	Size	Qty
<i>Agave x Angelita</i>	5 gal.	12			
<i>White Olive</i>					
<i>Bougainvillea 'San Diego Leaf'</i>	5 gal.	56			
<i>Bougainvillea</i>					
<i>Casearia pubescens</i>	5 gal.	18			
<i>Red Bell of Paradise</i>					
<i>Cordia alliodora</i>	5 gal.	34			
<i>Aspidistra</i>					
<i>Cordia paniculata</i>	5 gal.	26			
<i>Little Leaf Cordia</i>					
<i>Heptamelon</i>	5 gal.	10			
<i>Desert Lavender</i>					
<i>Neelum sasanqua 'Sister Agnes'</i>	5 gal.	154			
<i>White Shrub</i>					
<i>Tecoma mata 'Orange Jubilee'</i>	5 gal.	11			
<i>Orange Jubilee</i>					
<i>Tecoma x Ball of Fire</i>	5 gal.	28			
<i>Ball of Fire</i>					
<i>Large Shrub</i>					
<i>Caesia x ornamentalis Silver</i>	5 gal.	8			
<i>Oliver Cane</i>					
<i>Justicia californica</i>	5 gal.	5			
<i>Red Cheopora</i>					
<i>Artemisa pendula</i>	5 gal.	138			
<i>Croscia</i>					
<i>Leucophyllum langmansii 'Yves's Legacy'</i>	5 gal.	466			
<i>Yves's Legacy Sage</i>					
<i>Medium Shrub</i>					
<i>Eriogonum glabra ssp. carnosum</i>	5 gal.	35			
<i>White Shrub</i>					
<i>Eriogonum hyemale Blue Bliss</i>					
<i>Blue Bliss</i>					
<i>Parvetia angustifolia</i>	5 gal.	625			
<i>Russian Sage</i>	5 gal.	14			
<i>Serranvillea Chensis 'Yata'</i>					
<i>Compact Injuba</i>	5 gal.	19			
<i>Light Shrub</i>					
<i>Calliandra californica x eriophylla</i>	5 gal.	46			
<i>Marrubium Red Fairy Duster</i>					
<i>Callitriche ornata 'Little Inch'</i>	5 gal.	70			
<i>Little Inch Bottle Brush</i>					
<i>Guava Lindheimer</i>	5 gal.	17			
<i>White Shrub</i>					
<i>Oliva europaea 'Little Olive'</i>	5 gal.	32			
<i>Little Olive Dwarf Olive</i>					
<i>Banana's eggplant</i>	5 gal.	32			
<i>Coast Plantain</i>					
<i>Groundcover</i>					
<i>Eriogonum prostratum</i>	5 gal.	138			
<i>Oxycalis Spicata Eriogonilla</i>					
<i>Lantana sp.</i>	5 gal.	24			
<i>Yucca Gold Lantana</i>					
<i>Melastomaceae leucanthum</i>	1 gal.	8			
<i>Blackfoot Daisy</i>					
<i>Setcreasea pallida</i>	1 gal.	8			
<i>Purple Heart</i>					
<i>Taxodium chandlerii 'Yuccatum'</i>	1 gal.	27			
<i>Prostrate Chandler</i>					

NOTES:
 1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS," SEE SECTION 125363(A) ZONING CODE.
 4. ALL TREES ADJACENT TO PEDESTRIAN CIRCULATION SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-0". ALL TREES ADJACENT TO ROADS SHALL HAVE A MINIMUM OF 14" VERTICAL CLEARANCE PER CITY OF TEMPE MUNICIPAL CODE.
 5. STREET TREES ALONG ARTERIAL ROADS SHALL BE 36" BOX SIZE WITH 1 1/2" CANOPY.
 6. REFER TO SPECIFICATION FOR SOIL PREPARATION PRIOR TO PLANTING.
 7. UTILITY EQUIPMENT BORES SHALL BE FINISHED IN A NEUTRAL COLOR TO COMPLEMENT THE COLOR OF THE ARCHITECTURE.
 8. EXISTING TREES TO BE PROTECTED IN PLACE AND PRESERVED AS FEASIBLE.
 9. PROVIDE PRE-EMERGENT HERBICIDE TO ALL DECOMPOSED GRANITE AREAS.



KEYNOTES

1. PATIO FENCE - SEE DETAIL 1, SHEET L6.1	7. COURTYARD 9 RAMADA - SEE DETAIL 1, SHEET L6.4
2. 8' PERIMETER VIEW FENCE - SEE DETAIL 2, SHEET L6.1	8. SHADE STRUCTURE COURTYARD 8 - DETAIL 1, SHEET L6.5
3. 10'-6"x18" SHADE STRUCTURE - SEE DETAIL 2, SHEET L6.2	9. PESTOON LIGHT - SEE DETAIL 1, SHEET L6.6
4. RAISED TREE PLANTER - SEE DETAIL 2, SHEET L6.2	10. PEDESTRIAN PAVERS - SEE DETAIL 2, SHEET L6.6
5. BKIC RACK PER COT T-578 - SEE DETAIL 3, SHEET L6.2	11. STAMPED ASPHALT
6. CANTILEVERED SHADE STRUCTURE - SEE DETAIL 1, SHEET L6.3	12. POOL

BICYCLE PARKING NOTE:
 1. BICYCLE PARKING AND RACKS SHALL COMPLY WITH CITY OF TEMPE DETAIL T-578.

NOTE: STREET TREES LOCATED ALONG A BUS OR STREETCAR ROUTE WHERE THERE IS LESS THAN 5 FEET FROM THE FACE OF CURB TO THE TREE TRUNK SHALL BE SINGLE TRUNK TREES WITH THE CANOPY PRUNED TO PROVIDE 12" OF CLEAR SPACE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE CANOPY. AT ALL TIMES, 12" OF CLEAR SPACE BETWEEN THE TOP OF CURB AND BOTTOM OF TREE CANOPY MUST BE MAINTAINED TO NOT INTERFERE WITH BUS OPERATIONS ON MCKELLIPS RD.

Boulder Legend

Symbol	Size	Qty
●	1 1/2 Ton Boulder	1
○	2'x2'x2'	53
○	3 Ton Boulder	15
○	4.5 Ton Boulder	22
○	6 Ton Boulder	15
○	8 Ton Boulder	6
○	10 Ton Boulder	11
○	Boulder Total	122

Overall Conceptual Landscape Plan

Tempe Gateway

anderson
 829 n. 1st avenue, suite 203
 phoenix, az 85003

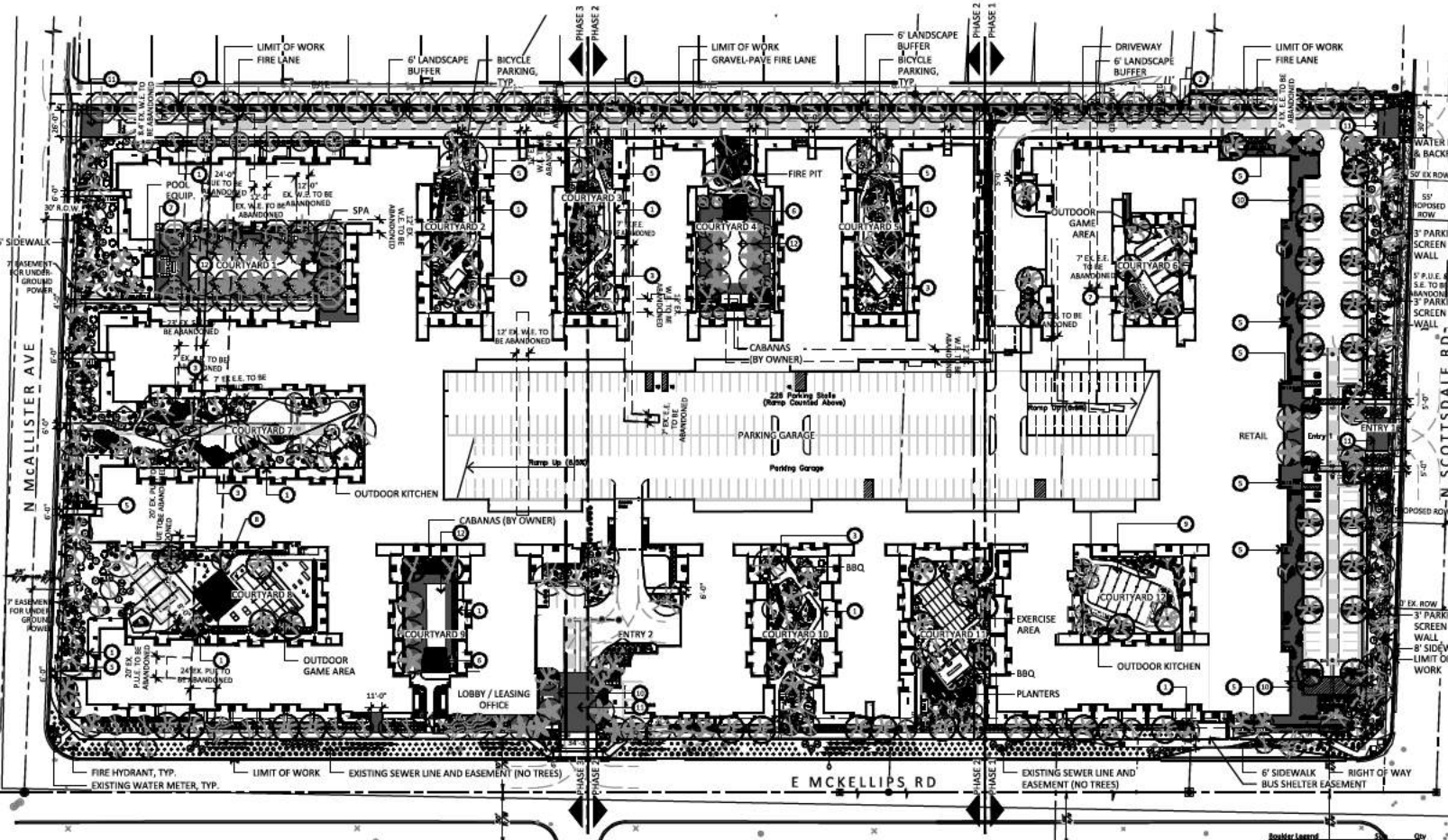
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PLANT MATERIALS LEGEND

Tree	Size	Qty	Culter Height	Spread
Acacia baobab	24" Box	7	8'	30'0" 20'0"
Melga Acacia	24" Box	4	8'	30'0" 20'0"
Acacia mangium	24" Box	11	4'	30'0" 15'0"
Shoestring Acacia	24" Box	67	12'	30'0" 25'0"
Acacia willardiana	24" Box	22	12'	40'0" 30'0"
Palo Verde	24" Box	16	12'	40'0" 30'0"
Cholla Ironbark	24" Box	11	12'	30'0" 25'0"
Desert Willow - Purple	24" Box	16	12'	40'0" 30'0"
Multi	24" Box	11	12'	30'0" 25'0"
Alouatta albino	24" Box	11	12'	30'0" 25'0"
Texas Shanty	24" Box	11	12'	30'0" 25'0"
Laurus nobilis	24" Box	11	12'	30'0" 25'0"
Key Laurel	24" Box	11	12'	30'0" 25'0"
Orange leaved Ironwood	24" Box	11	12'	30'0" 25'0"
Parkinsonia florida	36" Box	44	12'	25'0" 20'0"
Blue Palo Verde	24" Box	31	12'	20'0" 25'0"
Phacelia discolorata	24" Box	32	12'	40'0" 20'0"
Desert Museum Palo Verde	24" Box	34	12'	25'0" 20'0"
Phacelia discolorata	24" Box	1	8'	25'0" 30'0"
Date Palm	24" Box	5	12'	30'0" 30'0"
Platanus latifolia	24" Box	1	8'	25'0" 30'0"
Mastic Tree	24" Box	5	12'	30'0" 30'0"
Red Push Pitahaya	24" Box	1	8'	25'0" 30'0"
Thornless Mesquite	24" Box	55	12'	30'0" 40'0"
Queen of Sheba	24" Box	12	8'	25'0" 15'0"
Cholla Ironbark	24" Box	12	8'	25'0" 15'0"

Plant Name	Size	Qty	Plant/Access	Size	Qty
Agave leucostachya	5 gal.	12	Agave leucostachya	5 gal.	1
Agave parryi 'truncata'	5 gal.	56	Agave parryi 'truncata'	5 gal.	16
Agave schottlandii	5 gal.	18	Agave schottlandii	5 gal.	14
Agave schottlandii	5 gal.	20	Agave schottlandii	5 gal.	11
Agave schottlandii	5 gal.	10	Agave schottlandii	5 gal.	232
Agave schottlandii	5 gal.	11	Agave schottlandii	5 gal.	34
Agave schottlandii	5 gal.	28	Agave schottlandii	5 gal.	71
Agave schottlandii	5 gal.	8	Agave schottlandii	5 gal.	117
Agave schottlandii	5 gal.	5	Agave schottlandii	5 gal.	4
Agave schottlandii	5 gal.	138	Agave schottlandii	5 gal.	3
Agave schottlandii	5 gal.	44	Agave schottlandii	5 gal.	25
Agave schottlandii	5 gal.	36	Agave schottlandii	5 gal.	118
Agave schottlandii	5 gal.	14	Agave schottlandii	5 gal.	136
Agave schottlandii	5 gal.	19	Agave schottlandii	5 gal.	111
Agave schottlandii	5 gal.	44	Agave schottlandii	5 gal.	62
Agave schottlandii	5 gal.	70	Agave schottlandii	5 gal.	16
Agave schottlandii	5 gal.	17	Agave schottlandii	5 gal.	40
Agave schottlandii	5 gal.	168	Agave schottlandii	5 gal.	65
Agave schottlandii	5 gal.	32	Agave schottlandii	5 gal.	81
Agave schottlandii	5 gal.	318	Agave schottlandii	5 gal.	81
Agave schottlandii	5 gal.	24	Agave schottlandii	5 gal.	7
Agave schottlandii	5 gal.	9	Agave schottlandii	5 gal.	3
Agave schottlandii	5 gal.	8	Agave schottlandii	5 gal.	1
Agave schottlandii	5 gal.	27	Agave schottlandii	5 gal.	1

- NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1205(B)(1), ZONING CODE.
 4. ALL TREES ADJACENT TO PEDESTRIAN CIRCULATION SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-0". ALL TREES ADJACENT TO ROADS SHALL HAVE A MINIMUM OF 14' VERTICAL CLEARANCE PER CITY OF TEMPE MUNICIPAL CODE.
 5. STREET TREES ALONG ARTERIAL ROADS SHALL BE 36" BOX SIZE WITH 1 1/2" CALIBER.
 6. REFER TO SPECIFICATION FOR SOIL PREPARATION PRIOR TO PLANTING.
 7. UTILITY EQUIPMENT BOXES SHALL BE FINISHED IN A NEUTRAL COLOR TO COMPLIMENT THE COLOR OF THE ARCHITECTURE.
 8. EXISTING TREES TO BE PROTECTED IN PLACE AND PRESERVED AS FEASIBLE. PROVIDE PRE-EMERGENT HERBICIDE TO ALL DECOMPOSED GRANITE AREAS.



- KEYNOTES
- 1 PATIO FENCE - SEE DETAIL 1, SHEET L6.1
 - 2 8' PERIMETER VIEW FENCE - SEE DETAIL 2, SHEET L6.1
 - 3 10'-6"X18" SHADE STRUCTURE - SEE DETAIL 2, SHEET L6.2
 - 4 RAISED TREE PLANTER - SEE DETAIL 2, SHEET L6.2
 - 5 BIKE RACK PER COT T-578 - SEE DETAIL 3, SHEET L6.2
 - 6 CANTILEVERED SHADE STRUCTURE - SEE DETAIL 1, SHEET L6.3
 - 7 COURTYARD 6 RAMADA - SEE DETAIL 1, SHEET L6.4
 - 8 SHADE STRUCTURE COURTYARD 8 - DETAIL 1, SHEET L6.5
 - 9 FESTOON LIGHT - SEE DETAIL 1, SHEET L6.6
 - 10 PEDESTRIAN PAVERS - SEE DETAIL 2, SHEET L6.6
 - 11 STAMPED ASPHALT
 - 12 POOL

BICYCLE PARKING NOTE:

1. BICYCLE PARKING AND RACKS SHALL COMPLY WITH CITY OF TEMPE DETAIL T-578.

STREET TREE TABLE

Street Name	Street Frontage (LF)	Street Trees Required (1 Tree per 30 LF)	Street Trees Provided
E McKellips Rd	261	42	46
N Scottsdale Rd	112	30	32
N McAllister Ave	112	20	24

NOTE: STREET TREES LOCATED ALONG A BUS OR STREETCAR ROUTE WHERE THERE IS LESS THAN 5 FEET FROM THE FACE OF CURB TO THE TREE TRUNK SHALL BE SINGLE TRUNK TREES WITH THE CANOPY PRUNED TO PROVIDE 12' OF CLEAR SPACE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE CANOPY. AT ALL TIMES, 12' OF CLEAR SPACE BETWEEN THE TOP OF CURB AND BOTTOM OF TREE CANOPY MUST BE MAINTAINED TO NOT INTERFERE WITH BUS OPERATIONS ON MCKELLIPS RD.

BOULDER LEGEND

Symbol	Size	Qty
●	1/2 Ton Boulder	31x21x2' 33
●	1 Ton Boulder	31x21x2' 22
●	1.5 Ton Boulder	31x21x3' 15
●	2 Ton Boulder	41x21x3' 15
●	3 Ton Boulder	41x21x4' 6
●	4 Ton Boulder	51x21x4' 11
●	Boulder Total	51x21x4' 122

Overall Conceptual Landscape Plan

Tempe Gateway

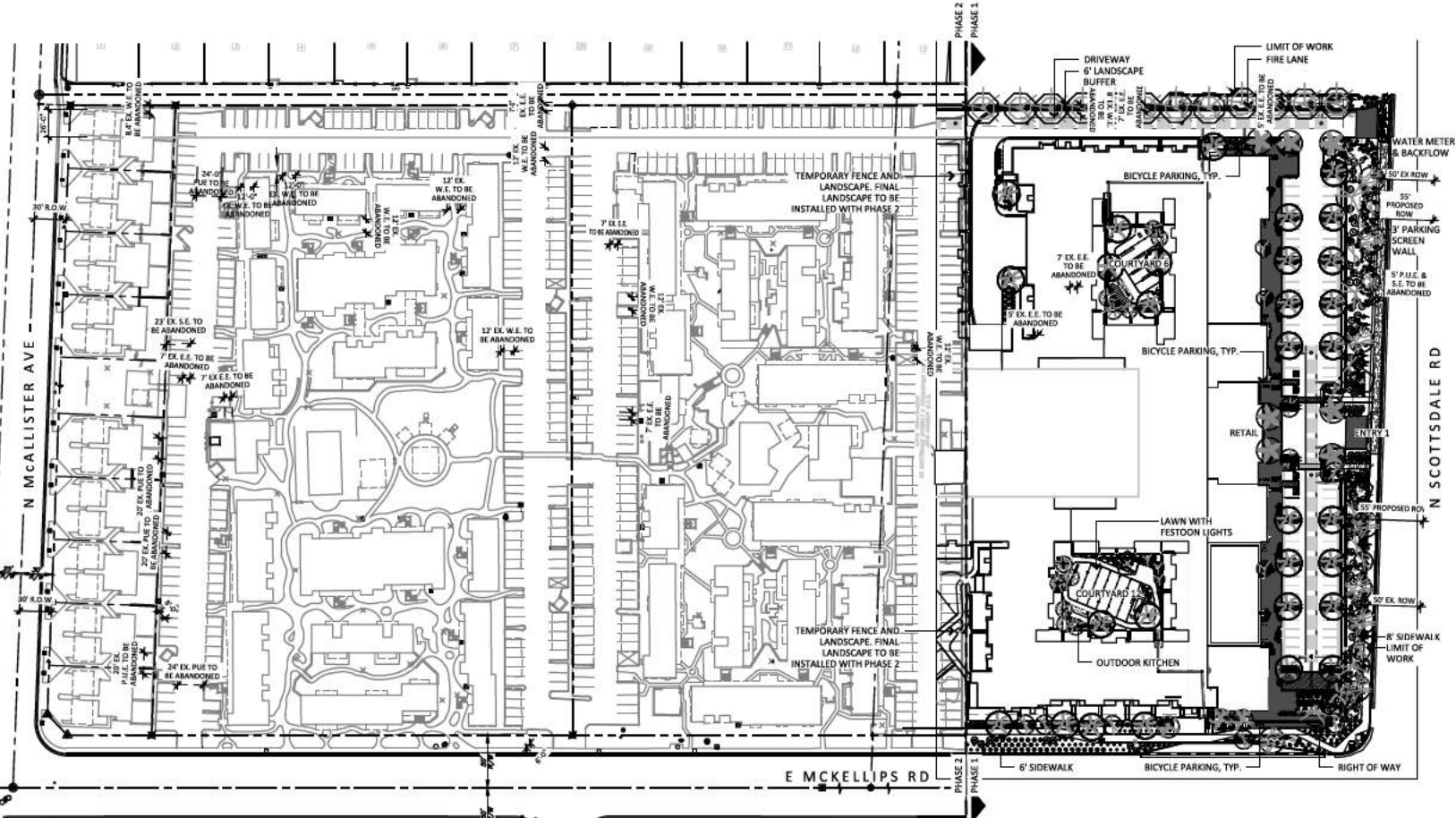
anderson
 829 n. 1st avenue, suite 283
 phoenix, az 85003
 scale: 1/50
 date: 04.11.24

PHASE 1 PLANT MATERIALS LEGEND

Tree	Size	Caliper Height Spread
Acacia wilsoniana	24" Box	11' 4" 20.0' 15.0'
Palo Blanco	24" Box	17' 12" 30.0' 15.0'
Chiquia linearis	Multi	
Desert Willow - Purple	24" Box	3' 12" 40.0' 30.0'
Chrysopsis obovato	24" Box	3' 12" 40.0' 30.0'
Texas Ebony	24" Box	4' 12" 35.0' 20.0'
Olivera tasota	24" Box	3' 12" 30.0' 20.0'
Ironwood	36" Box	4' 12" 35.0' 20.0'
Parkinsonia florida	24" Box	31' 12" 20.0' 25.0'
Blue Palo Verde	24" Box	8' 12" 30.0' 25.0'
Parkinsonia hsb.	24" Box	31' 12" 20.0' 25.0'
Desert Museum Palo Verde	24" Box	8' 12" 30.0' 25.0'
Pittosporum 'Red Fire'	24" Box	7' 12" 40.0' 20.0'
Red Push Pittosporum	20'	
Phoenix dioica/obovata	24" Box	12' 12" 50.0' 40.0'
Quercus virginiana	24" Box	6' 8" 25.0' 15.0'
Cathartes' Oak		
Sophora secundiflora		
Travis Mountain Laurel		

Plant Name	Size	Qty	Plant Name	Size	Qty
Agave attenuata	5 gal.	45	Agave bovicornuta	5 gal.	1
Ceanothus velutinus	5 gal.	15	Agave wrightii	15 gal.	6
Red Wood Parrotia	5 gal.	15	Arctostaphylos	5 gal.	11
Cardia parvifolia	5 gal.	13	Blue Elf Aloe	5 gal.	26
Haurus elaeagnifolia 'Star Signa'	5 gal.	10	Desert Milkweed	5 gal.	47
White Oleander	5 gal.	22	Rustulous grasses	5 gal.	47
Yucca 'Bells of Fire'	5 gal.	22	Stonewall	0-4" spear	17
Large Shrubs	Size	Qty	Carnegiea gigantea	5 gal.	8
Ceanothus velutinus 'Silver'	5 gal.	8	Yucca	5 gal.	8
Silver Cactus	5 gal.	8	Yucca	5 gal.	8
Larrea tridentata	5 gal.	8	Yucca	5 gal.	8
Crotona	5 gal.	32	Yucca	5 gal.	33
Leucosiphon longicaule 'Lynn's Legacy'	5 gal.	43	Yucca	5 gal.	33
Leucosiphon longicaule	5 gal.	43	Yucca	5 gal.	33
Yucca	5 gal.	22	Yucca	5 gal.	22
Yucca	5 gal.	11	Yucca	5 gal.	11
Yucca	5 gal.	336	Yucca	5 gal.	3
Yucca	5 gal.	14	Yucca	5 gal.	28
Yucca	5 gal.	10	Yucca	5 gal.	16
Yucca	5 gal.	43	Yucca	5 gal.	11
Yucca	5 gal.	11	Yucca	5 gal.	23
Yucca	5 gal.	35	Yucca	5 gal.	16
Yucca	5 gal.	84	Yucca	5 gal.	40
Yucca	5 gal.	24	Yucca	5 gal.	30
Yucca	5 gal.	8	Yucca	5 gal.	3
Yucca	5 gal.	27	Yucca	5 gal.	26
Yucca	5 gal.	27	Yucca	5 gal.	7

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 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1909(S)(A), ZONING CODE.
 4. ALL TREES ADJACENT TO PEDESTRIAN CIRCULATION SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-0". ALL TREES ADJACENT TO ROADS SHALL HAVE A MINIMUM OF 14' VERTICAL CLEARANCE PER CITY OF TEMPE MUNICIPAL CODE.
 5. STREET TREES ALONG ARTERIAL ROADS SHALL BE 36" BOX SIZE WITH 1 1/2" CALIPER MIN.
 6. REFER TO SPECIFICATION FOR SOIL PREPARATION PRIOR TO PLANTING.
 7. UTILITY EQUIPMENT BOXES SHALL BE FINISHED IN A NEUTRAL COLOR TO COMPLEMENT THE COLOR OF THE ARCHITECTURE.
 8. EXISTING TREES TO BE PROTECTED IN PLACE AND PRESERVED AS FEASIBLE.
 *PROVIDE PRE-EMERGENT HERBICIDE TO ALL DECOMPOSED GRANITE AREAS.



- KEYNOTES
- 1 PATIO FENCE - SEE DETAIL 1, SHEET L6.1
 - 2 8" PERIMETER VIEW FENCE - SEE DETAIL 2, SHEET L6.1
 - 3 10'-6"X18" SHADE STRUCTURE - SEE DETAIL 1, SHEET L6.2
 - 4 RAISED TREE PLANTER - SEE DETAIL 2, SHEET L6.2
 - 5 BIKE RACK PER COT T-578 - SEE DETAIL 3, SHEET L6.2
 - 6 CANTILEVERED SHADE STRUCTURE - SEE DETAIL 1, SHEET L6.3
 - 7 COURTYARD 6 RAMADA - SEE DETAIL 1, SHEET L6.4
 - 8 SHADE STRUCTURE COURTYARD 8 - DETAIL 1, SHEET L6.5
 - 9 FESTOON LIGHT - SEE DETAIL 1, SHEET L6.6
 - 10 PEDESTRIAN PAVERS - SEE DETAIL 2, SHEET L6.6
 - 11 STAMPED ASPHALT
 - 12 POOL

BICYCLE PARKING NOTE:
 1. BICYCLE PARKING AND RACKS SHALL COMPLY WITH CITY OF TEMPE DETAIL T-578.

STREET TREE TABLE

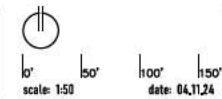
Street Name	Street Frontage (LF)	Street Trees Required (1 Tree per 30 LF)	Street Trees Provided
EMcKellips Rd	1261	42	46
N Scottsdale Rd	912	30	32
N McAllister Ave	812	20	24

NOTE: STREET TREES LOCATED ALONG A BUS OR STREETCAR ROUTE WHERE THERE IS LESS THAN 5 FEET FROM THE FACE OF CURB TO THE TREE TRUNK SHALL BE SINGLE TRUNK TREES WITH THE CANOPY PRUNED TO PROVIDE 12' OF CLEAR SPACE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE CANOPY. AT ALL TIMES, 12' OF CLEAR SPACE BETWEEN THE TOP OF CURB AND BOTTOM OF TREE CANOPY MUST BE MAINTAINED TO NOT INTERFERE WITH BUS OPERATIONS ON MCKELLIPS RD.

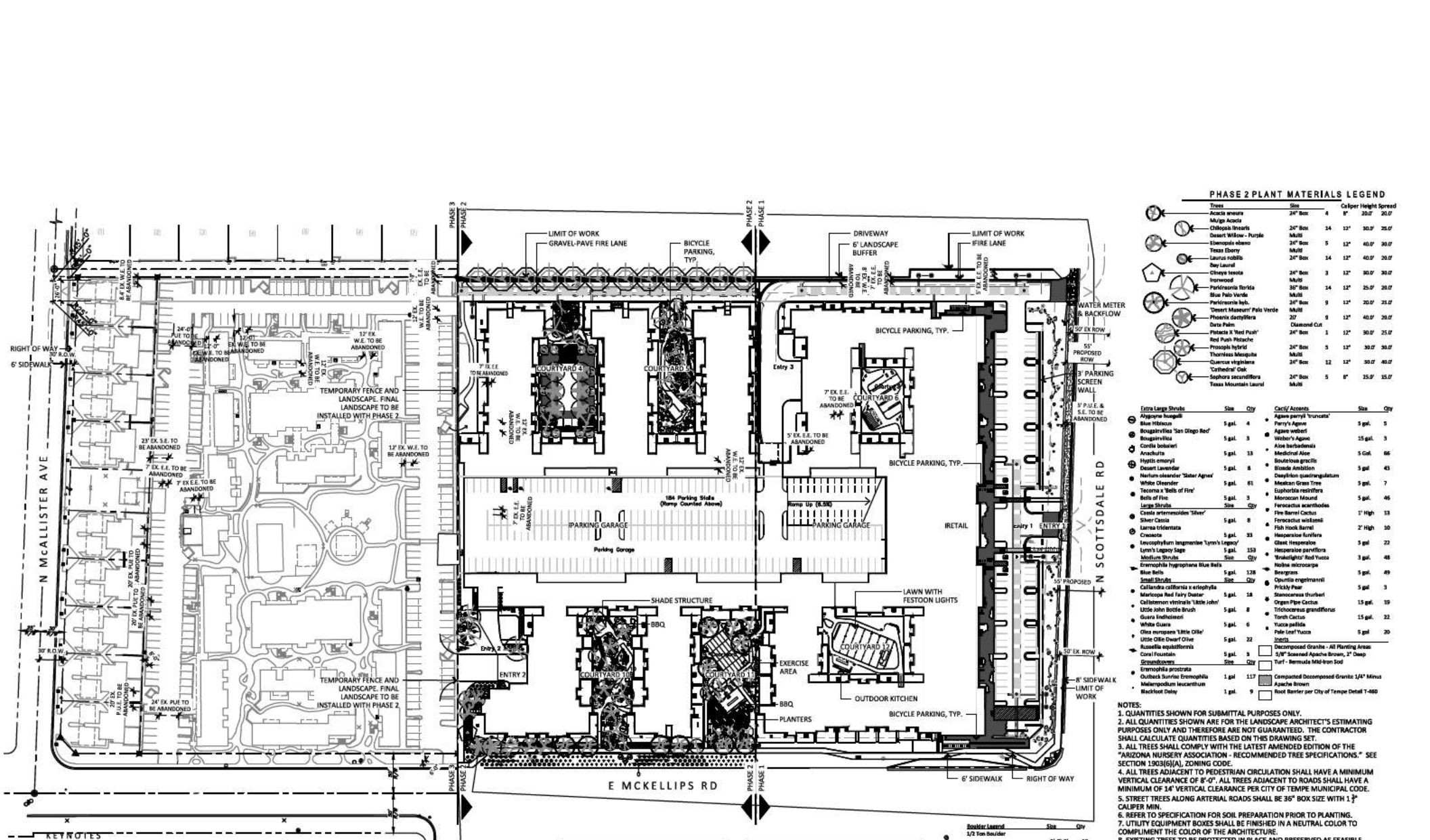
Booulder Legend	Size	Qty
1/2 Ton Boulder	2'x2'x2'	33
1 Ton Boulder	3'x2'x2'	22
1.5 Ton Boulder	3'x3'x3'	15
2 Ton Boulder	4'x3'x3'	15
3 Ton Boulder	4'x4'x4'	6
4 Ton Boulder	5'x4'x4'	11
Booulder Total		122

Phase 1 Conceptual Landscape Plan

Tempe Gateway



anderson
 829 n. 1st avenue, suite 203
 phoenix, az 85003



PHASE 2 PLANT MATERIALS LEGEND

Tree	Size	Qty	Caliper/Height Spread
Acacia aneura	24" Box	4	8" 20.0'
Mulga Acacia	24" Box	14	12" 30.0'
Chilopsis linearis	M/BS	5	12" 40.0'
Desert Willow - Purple	24" Box	14	12" 40.0'
Tanacetum edsoni	M/BS	5	12" 40.0'
Texas Ebony	24" Box	14	12" 40.0'
Laurus nobilis	M/BS	5	12" 40.0'
Say Laurel	24" Box	3	12" 30.0'
Olneya tesota	M/BS	5	12" 30.0'
Ironwood	36" Box	14	12" 25.0'
Parfraxia Florida	24" Box	9	12" 20.0'
Blue Palo Verde	M/BS	5	12" 40.0'
Perfraxia hdb	24" Box	9	12" 20.0'
'Desert Museum' Palo Verde	M/BS	5	12" 40.0'
Phoenix dactyloflora	20'	9	12" 40.0'
Date Palm	24" Box	1	12" 30.0'
'Pinnacle 'N' Red Palm'	24" Box	1	12" 30.0'
Red Palm Pistache	24" Box	5	12" 30.0'
Prosopis juliflora	24" Box	12	12" 30.0'
Thornless Mesquite	M/BS	5	12" 40.0'
Quercus virginiana	24" Box	12	12" 30.0'
'Catalina' Oak	24" Box	5	8" 15.0'
Sophora secundiflora	M/BS	5	8" 15.0'
Texas Mountain Laurel	M/BS	5	8" 15.0'

Extra Large Shrub	Size	Qty	Cacti/Accents	Size	Qty
Agave angustifolia	5 gal.	4	Agave parryi 'truncata'	5 gal.	5
Blue Hibiscus	5 gal.	4	Perry's Agave	5 gal.	5
Bougainvillea 'San Diego Red'	5 gal.	3	Agave verticillatus	15 gal.	3
Bougainvillea	5 gal.	3	Webb's Agave	5 gal.	3
Conia bolanderi	5 gal.	13	Aloe barbadensis	5 gal.	65
Agave	5 gal.	13	Medicinal Aloe	5 gal.	65
Hymenocallis	5 gal.	8	Bouteloua gracilis	5 gal.	43
Desert Lavender	5 gal.	8	Bouasa Ambrosia	5 gal.	43
Medion oleander 'Silver Agave'	5 gal.	8	Cassipouia guatemalensis	5 gal.	43
White Cleome	5 gal.	81	Medegan Grass Tree	5 gal.	7
Tecoma x 'Bells of Fire'	5 gal.	3	Euphorbia restifera	5 gal.	46
Bells of Fire	5 gal.	3	Monsoon Mesquid	5 gal.	46
Large Shrub	Size	Qty	Ferocactus acanthodes	1' High	13
Casta artemesia 'Silver'	5 gal.	8	Fire Barrel Cactus	1' High	13
Shiraz Cactus	5 gal.	8	Ferocactus wislizenii	2' High	10
Larrea tridentata	5 gal.	8	Fish Hook Barrel	2' High	10
Crucata	5 gal.	33	Hesperaloe parviflora	5 gal.	22
Leucophyllum angustifolium 'Lynn's Legacy'	5 gal.	153	Giant Hesperaloe	5 gal.	22
Lynn's Legacy Sage	5 gal.	153	Hesperaloe parviflora	5 gal.	22
Medium Shrub	Size	Qty	'Pink Lights' Red Yucca	3 gal.	48
Eremophila hydropathica Blue Bell	5 gal.	128	Noble microcarpa	5 gal.	49
Blue Bell	5 gal.	128	Bergenia	5 gal.	49
Small Shrub	Size	Qty	Opuntia engelmannii	5 gal.	3
Calliandra californica x eulophia	5 gal.	18	Prickly Pear	5 gal.	3
Manzanita Red Fairy Duster	5 gal.	18	Yucca Cactus	15 gal.	19
Callistemon viminalis 'Little John'	5 gal.	8	Organ Pipe Cactus	15 gal.	19
Little John Bottle Brush	5 gal.	8	Trichocereus grandiflorus	15 gal.	22
Guava bush/rosewood	5 gal.	6	Yucca Cactus	15 gal.	22
White Guava	5 gal.	6	Yucca pedata	5 gal.	20
Olea europaea 'Little Olive'	5 gal.	22	Pale Leaf Yucca	5 gal.	20
Little Olive Dwarf Olive	5 gal.	3			
Russelia equisetiformis	5 gal.	3			
Coni Fountain	5 gal.	3			
Shrub/Plant	Size	Qty			
Eremophila prostrata	1 gal.	117			
Outback Sunrise Eremophila	1 gal.	117			
Melaleucium leucadendron	1 gal.	9			
Blackfoot Daisy	1 gal.	9			

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BICYCLE PARKING NOTE:
1. BICYCLE PARKING AND RACKS SHALL COMPLY WITH CITY OF TEMPE DETAIL T-578.

STREET TREE TABLE

Street Name	Street Frontage (LF)	Street Trees Required (1 Tree per 20 LF)	Street Trees Provided
EMcKellips Rd	261	13	46
N Scottsdale Rd	342	17	22
N McAllister Ave	512	26	24

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Boulder Legend

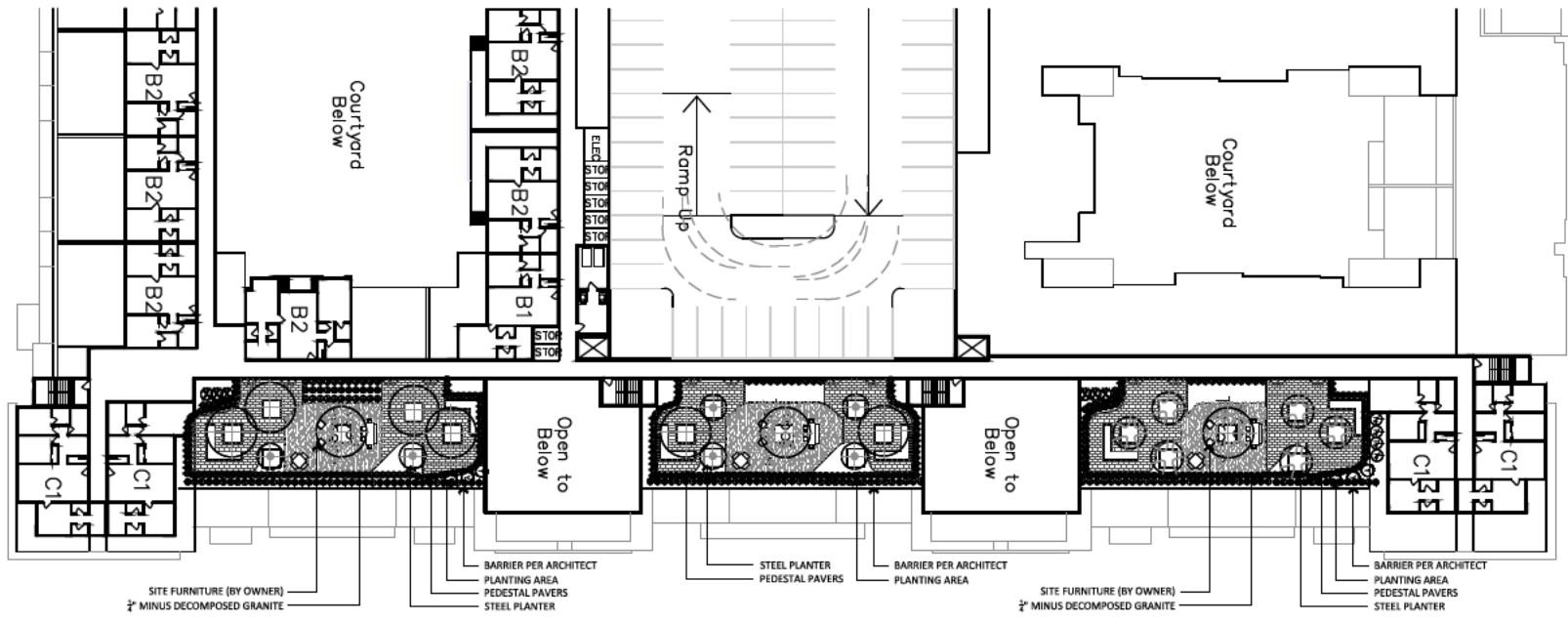
Symbol	Size	Qty
●	1/2 Ton Boulder	13
●	1 Ton Boulder	22
●	1.5 Ton Boulder	15
●	2 Ton Boulder	15
●	3 Ton Boulder	6
●	4 Ton Boulder	11
●	Boulder Total	122

Phase 2 Conceptual Landscape Plan

Tempe Gateway

anderson
829 n. 1st avenue, suite 283
phoenix, az 85003

10' 50' 100' 150'
scale: 1=50
date: 04.11.24



PLANT MATERIALS LEGEND

Tree	Size
<i>Cassia bipinnata</i> 'Smoothie'	24" Box
<i>Thoulessia Cavendishii</i> (multi-trunked)	24" Box
<i>Pistacia lentiscus</i>	5 gal.
Mastic Tree	5 gal.
<i>Extra Large Shrub</i>	5 gal.
<i>Tecoma sp. Sparky</i>	5 gal.
Sparky	5 gal.
<i>Medionia Shrub</i>	5 gal.
<i>Erasmophila hydropapha</i> Blue Bell	5 gal.
Blue Bell	5 gal.
<i>Small Shrub</i>	5 gal.
<i>Bougainvillea</i> x <i>Alexandra</i>	5 gal.
<i>Alexandra Bougainvillea</i>	5 gal.
<i>Climo europaea</i> "Little Olive"	5 gal.
<i>Little Olive Dwarf Olive</i>	5 gal.
<i>Russelia equisetiformis</i>	5 gal.
Coral Fountain	5 gal.
<i>Cordia Allamanda</i>	5 gal.
<i>Agave westonii</i>	15 gal.
Weber's Agave	15 gal.
<i>Aloe barbadensis</i>	5 gal.
Medicinal Aloe	5 gal.
Aloe high 'Blue HP'	5 gal.
Blue HP Aloe	5 gal.
<i>Asparagus meyeri</i>	5 gal.
Fountain Fern	5 gal.
<i>Nyctanthes gracilis</i>	1 gal.
Blond Ambition	1 gal.
<i>Hesperaloe parviflora</i>	3 gal.
'Breaklight' Red Yucca	5 gal.
<i>Yucca parviflora</i>	5 gal.
Yucca parviflora	5 gal.
Yucca rostrata	20 gal.
Beaked Yucca	20 gal.
None	
River Rock - All Planting Areas	
1"-2" Salt River Rock	
1/4" Minus Decomposed Granite	
Pedestal Pavers	

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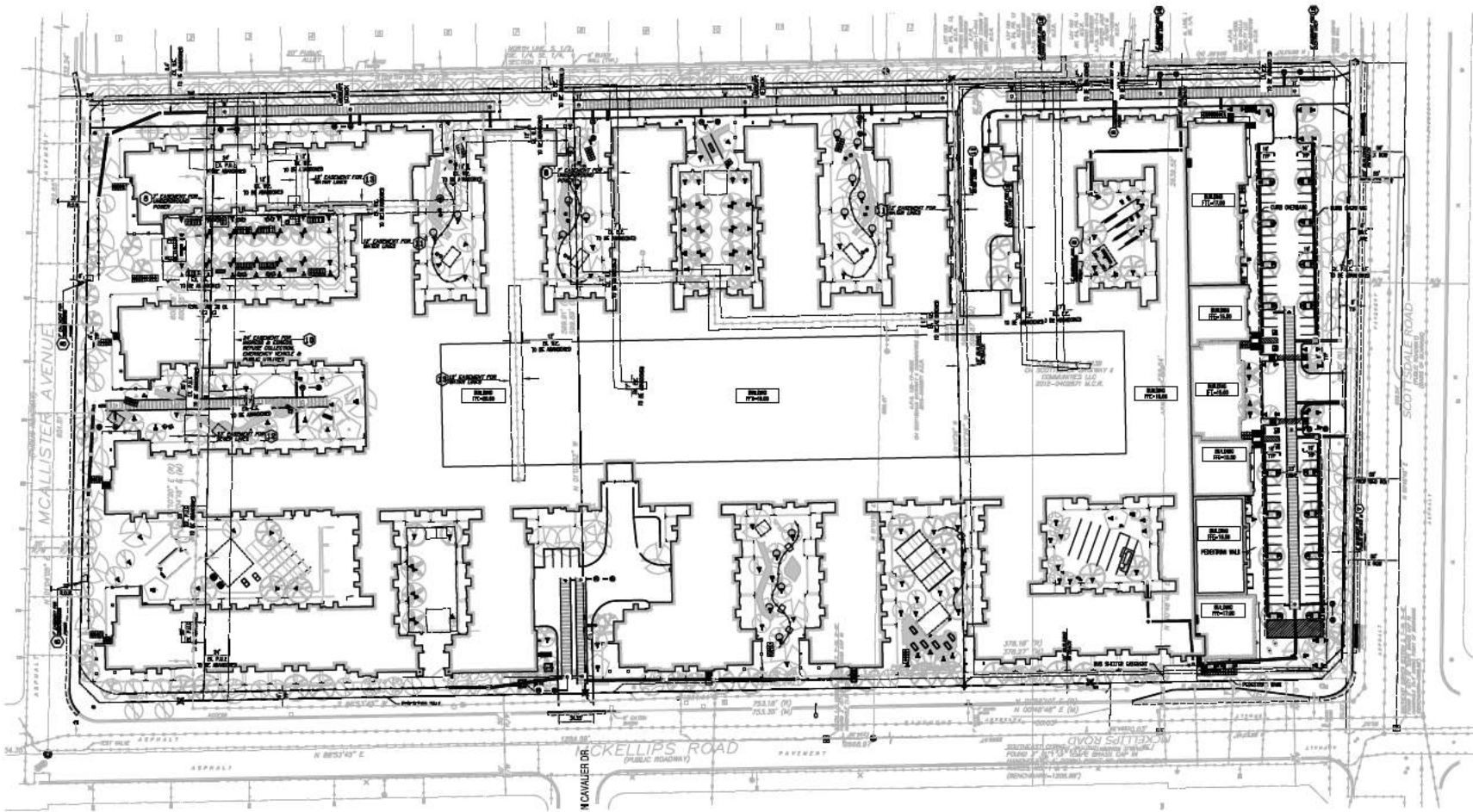
Roof Terrace
Conceptual
Landscape Plan

Tempe Gateway



anderson
829 n. 1st avenue, suite 203
phoenix, az 85003
date: 04.02.23

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01 UNDERGROUND LIGHTING AND UTILITY PLAN

1" = 50'-0"



DAVIS
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TEMPE GATEWAY
TEMPE, ARIZONA

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DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PERMISSION PACKAGE
PUBLIC WORKS DEPT. APPROVAL

DATE ISSUED: 03.18.2024

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CHECKED BY: [blank]
PROJECT NO. 21113
CADD FILE: [blank]

UNDERGROUND LIGHTING AND UTILITY PLAN
SCALE: AS NOTED

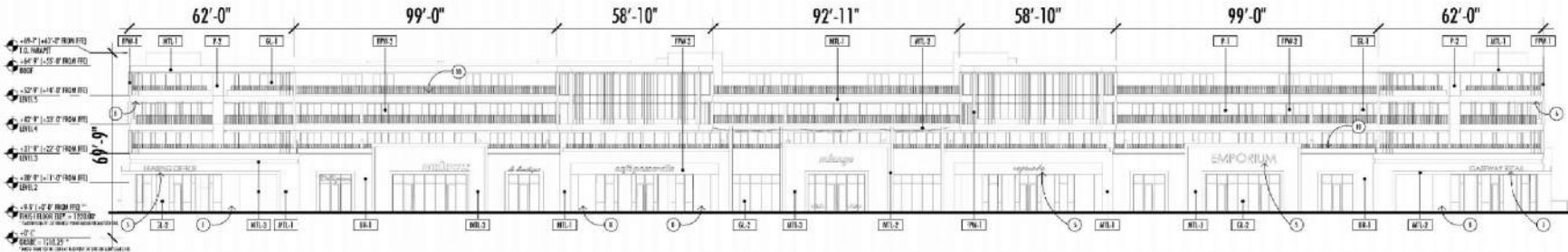
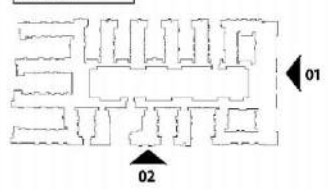
MATERIAL LEGEND

CMW1	MATERIAL: HONEY COMB OPAL COLOR: THREESTONE - ECHOLON MANUFACTURER: THREESTONE	BL1	COLOR: MODULAR TIBY BRICK COLOR: COAL CREEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL	ML1	MATERIAL: ACM PANELS, SMOOTH FINISH COLOR: DEWEED COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PINT COLOR	GL1	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VIGOR-50 MANUFACTURER: VIRAQON
PMW1	MATERIAL: FLUX WOOD FINS COLOR: TEAK MANUFACTURER: GECOLAM - PLATED 4048 (11 3/2" x 2")	PL1	MATERIAL: PAINTED PLASTER/EIFS COLOR: DEWEED DECEMBER SKY (RPV 630) MANUFACTURER: PLASTER/EIFS PAINT COLOR	ML2	MATERIAL: MISCELLANEOUS METALS COLOR: DE6371 BLACK/BLACK MANUFACTURER: MISCELLANEOUS, DE PINT COLOR	GL2	MATERIAL: INSULATED GLAZING (RETAIL) COLOR: VNI-63 MANUFACTURER: VIRAQON
PMW2	MATERIAL: WOOD LOOK SING & ACCENTS MANUFACTURER: FALE GARDEN MANUFACTURER: KESSETA OR EQUAL	P2	MATERIAL: PAINTED PLASTER/EIFS COLOR: DEWGA (LAURENDS DRY 40) MANUFACTURER: PLASTER/EIFS PAINT COLOR	ML3	MATERIAL: PREENGINEERED VERTICAL METAL CLADDING COLOR: DE6371 BLACK/BLACK MANUFACTURER: DE PINT COLOR		

KEYNOTES

- GARAGE ACCESS
- LOADING / UNLOAD, ROLL-UP DOORS FINISH TO MATCH P2
- GROUND FLOOR PATIO SCREEN
- LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
- BUILDING SIGNAGE/ADDRESS NUMERALS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
- BALCONY OVERHANGS
- PHASE 0 + A2 GARAGE WALL SCREENS (TO MATCH PMW1)
- MURAL WALL - B1 SEPARATE DFR
- 8" CONCRETE GARAGE WALL
- BALCONY RAILING - 4'-4" HEIGHT TYP.

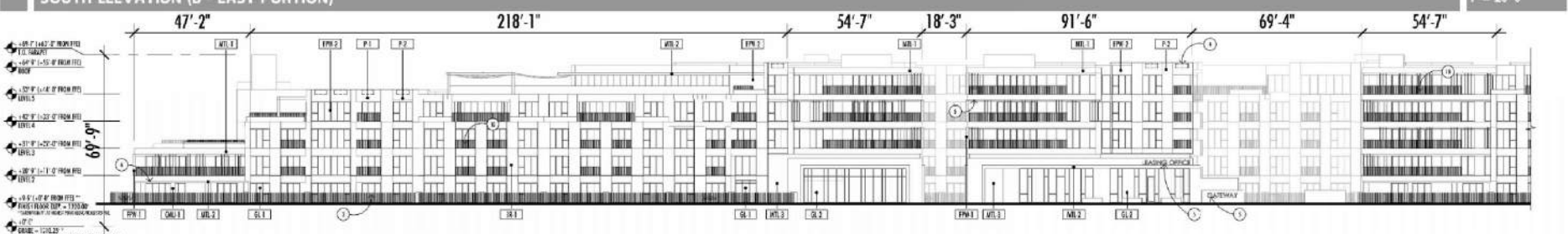
KEY PLAN



01 EAST ELEVATION (PHASE 01) 1" = 20'-0"



SOUTH ELEVATION (B - EAST PORTION) 1" = 20'-0"



SOUTH ELEVATION (A - WEST PORTION) 1" = 20'-0"



02 SOUTH ELEVATION (OVERALL) 1" = 40'-0"

DAVIS
www.davisarchitect.com

TEMPE GATEWAY
TEMPE, ARIZONA

REGISTERED ARCHITECT
STATE OF ARIZONA
NO. 12345

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PROFILING PACKAGE
BUILDING DEFP. APPROVAL

DATE PLOTTED: 03.18.2024

LEAVEN BY: [Signature]

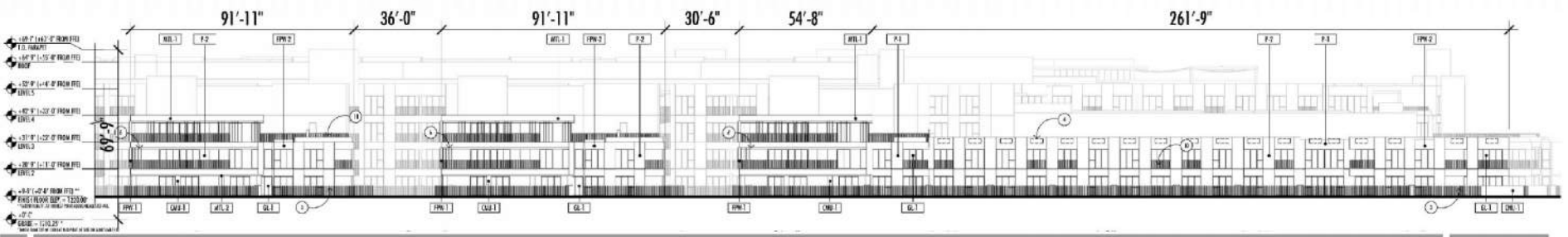
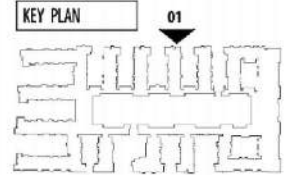
PROJECT NO: 21113

GRID FILE

A305
BLACKLINE ELEVATIONS: SOUTH/EAST
SCALE: AS NOTED

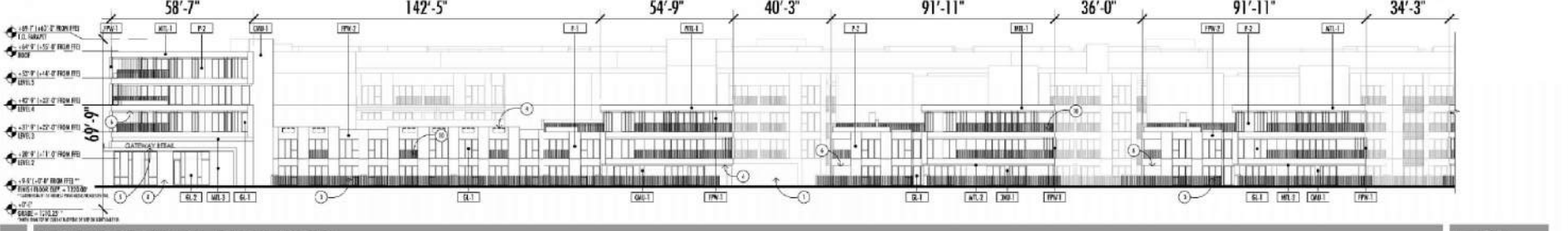
MATERIAL LEGEND		
MB1 MATERIAL: HONEY COMB OPAL MANUFACTURER: TREBSTONE - ECHOLON	P1 COLOR: MODULAR TINY BRICK COLOR: COAL CREEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL	MB1 MATERIAL: ACM PANELS, SMOOTH FINISH COLOR: DEWEED COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PAINT COLOR
MP1 MATERIAL: FLUX WOOD FINISH COLOR: TEAK MANUFACTURER: GEOLAM - PLAINED 4548 (11 3/2" x 2")	P1 MATERIAL: PAINTED PLASTER/EIFS COLOR: DEWEED DECEMBER SKY (RVP 63) MANUFACTURER: PLASTER/DE PAINT COLOR	MB2 MATERIAL: MISCELLANEOUS METALS COLOR: DE6371 BLACK/JACK MANUFACTURER: MISCELLANEOUS/DE PAINT COLOR
MP2 MATERIAL: WOOD LOOK SING & ACCENTS MANUFACTURER: FALE GORDON MANUFACTURER: KESSELA OR EQUAL	P2 MATERIAL: PAINTED PLASTER/EIFS COLOR: DE6371 BLACK/JACK MANUFACTURER: PLASTER/DE PAINT COLOR	MB3 MATERIAL: PREFINISHED VERTICAL METAL CLADDING COLOR: DE6371 BLACK/JACK MANUFACTURER: DE PAINT COLOR
		GL1 MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VIG26-51 MANUFACTURER: VIRACON
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- KEYNOTES**
- GARAGE ACCESS
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 - PHASE 0 + R2 GARAGE WALL SCREENS (TO MATCH MPW-1)
 - MURAL WALL - BY SEPARATE DPR
 - 8" CONCRETE GARAGE WALL
 - BALCONY RAILING - 4'-0" HEIGHT TYP.



NORTH ELEVATION (B - WEST PORTION)

1" = 20'-0"



NORTH ELEVATION (A - EAST PORTION)

1" = 20'-0"



01 NORTH ELEVATION (OVERALL)

1" = 40'-0"

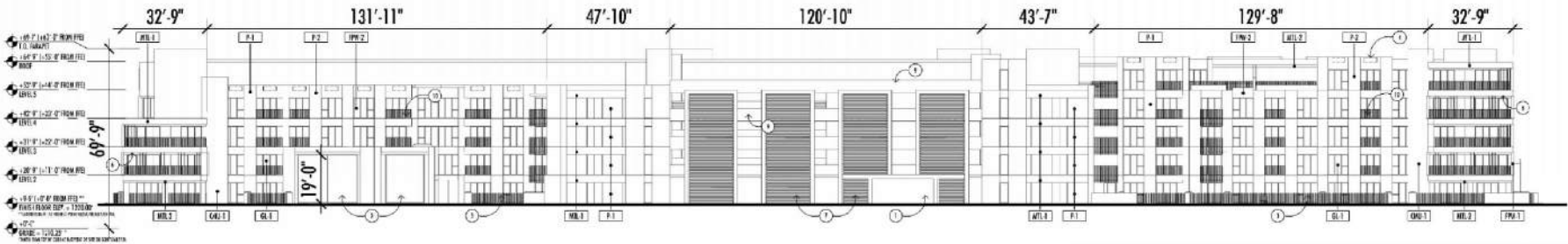
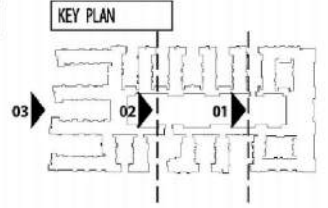


SCHEMATIC	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
PROFILING PACKAGE	
BUILDING DEPT. APPROVAL	
DATE PLOTTED:	03.18.2024
CREATED BY:	
PROJECT NO.:	21115
GRID FILE:	

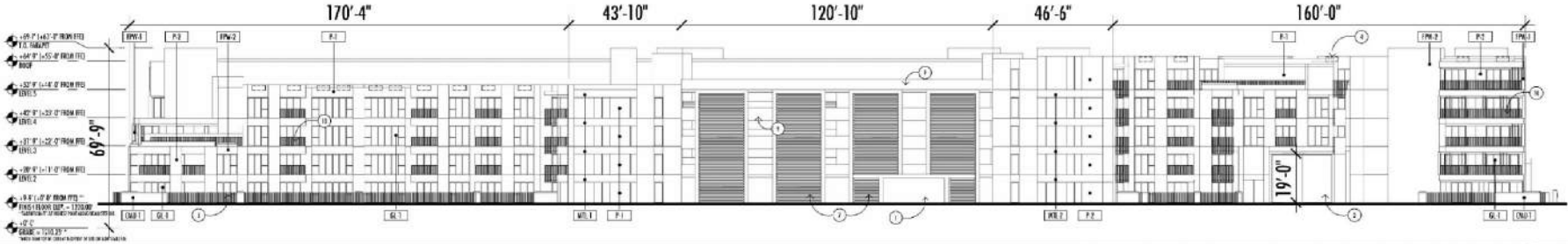
A306
BLACKLINE
ELEVATIONS:
NORTH
SCALE: AS NOTED

MATERIAL LEGEND			
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MP1	MATERIAL: FLUX WOOD FIBR COLOR: TEAK MANUFACTURER: GEGLAM - PLATED 4548 (11 3/2" x 2")	MB2	MATERIAL: ACM PANELS, SMOOTH FINISH COLOR: DENVER COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PINT COLOR
MP2	MATERIAL: WOOD LOOK SING & ACCENTS MANUFACTURER: FALE GARDEN MANUFACTURER: KESSETA OR EQUAL	MB3	MATERIAL: MISCELLANEOUS METALS COLOR: DE6371 BLACK/BLACK MANUFACTURER: MISCELLANEOUS/DE PINT COLOR
	P1	MB4	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VIG26-50 MANUFACTURER: VIRAQON
	P2	MB5	MATERIAL: INSULATED GLAZING (METAL) COLOR: VNE1-63 MANUFACTURER: VIRAQON
	P2	MB5	MATERIAL: PREFINISHED VERTICAL METAL CLADDING COLOR: DENGA (AUBURN'S DRY 4) MANUFACTURER: PLASTER/DE PINT COLOR

- KEYNOTES**
- GARAGE ACCESS
 - LOADING / REUSE, ROLL-UP DOORS FINISH TO MATCH P2
 - GROUND FLOOR PATIO SCREEN
 - LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
 - BUILDING SIGNAGE/ADDRESS NUMERALS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
 - BALCONY OVERHANGS
 - PHASE 0 + R2 GARAGE WALL SCREENS (TO MATCH MPW-1)
 - MURAL WALL - BY SEPARATE DPR
 - 8" CONCRETE GARAGE WALL
 - BALCONY RAILING - 4'-4" HEIGHT TYP.



01 WEST ELEVATION (PHASE 01) 1" = 20'-0"



02 WEST ELEVATION (PHASE 02) 1" = 20'-0"



03 WEST ELEVATION (PHASE 03) 1" = 20'-0"

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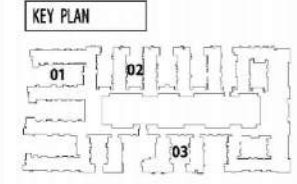
SCHEMATIC
DESIGN
DEVELOPMENT
CONSTRUCTION
DOCUMENTS
BIDDING
PACKAGE
BUILDING DEPR.
APPROVAL

DATE: 03.18.2024
LEAVEN BY:
CREATED BY:
PROJECT NO: 21113
GDD FILE:

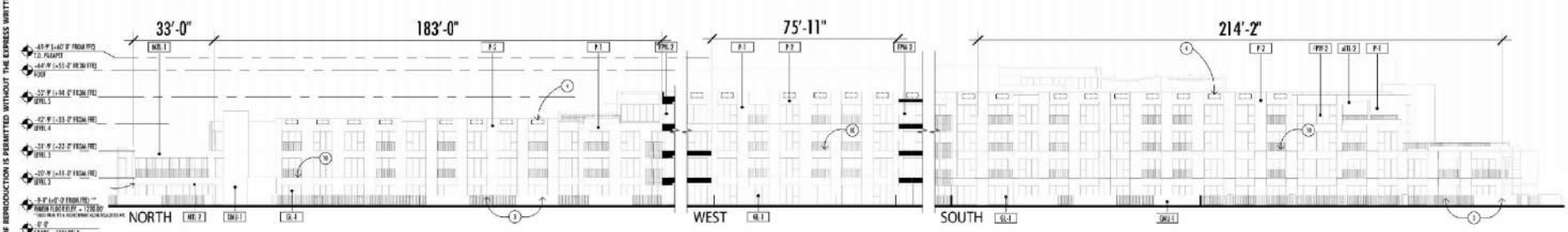
A307
BLACKLINE
ELEVATIONS:
WEST
SCALE: AS NOTED

MATERIAL LEGEND			
CMU1	MATERIAL: HONEY COMB COLOR: OPAL MANUFACTURER: TRENDSTONE - ECHOLON	MB1	COLOR: MODULAR THIN BRICK COLOR: COAL CHEEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL
PPW1	MATERIAL: FAUX WOOD RIS COLOR: TEAK MANUFACTURER: GEOLAM - PLATED 4045 (11 1/2" x 12")	P1	MATERIAL: PAINTED PLASTER/PS COLOR: DEEGE DECEMBER SKY (DW G3) MANUFACTURER: PLASTER/DE PAINT COLOR
PPW2	MATERIAL: WOOD LOOK SINK & ACCENTS MANUFACTURER: PALE GOLDEN MANUFACTURER: REYSISTA OR EQUAL	P2	MATERIAL: PAINTED PLASTER/PS COLOR: DEEGE CAUSTICS (DW A) MANUFACTURER: PLASTER/DE PAINT COLOR
		MB2	MATERIAL: A/CN PANELS, SMOOTH FINISH COLOR: DEEGE'S COOL DECEMBER MANUFACTURER: ALUCORONA, DE PAINT COLOR
		MB3	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VUE20-56 MANUFACTURER: VISION
		MB4	MATERIAL: MISCELLANEOUS METALS COLOR: DEGGY BLACK/BLACK MANUFACTURER: MISCELLANEOUS/DE PAINT COLOR
		MB5	MATERIAL: INSULATED GLAZING (METAL) COLOR: VINE1-63 MANUFACTURER: VISION
		MB6	MATERIAL: FINISHED VERTICAL METAL CLADDING COLOR: DEGGY BLACK/BLACK MANUFACTURER: DE PAINT COLOR

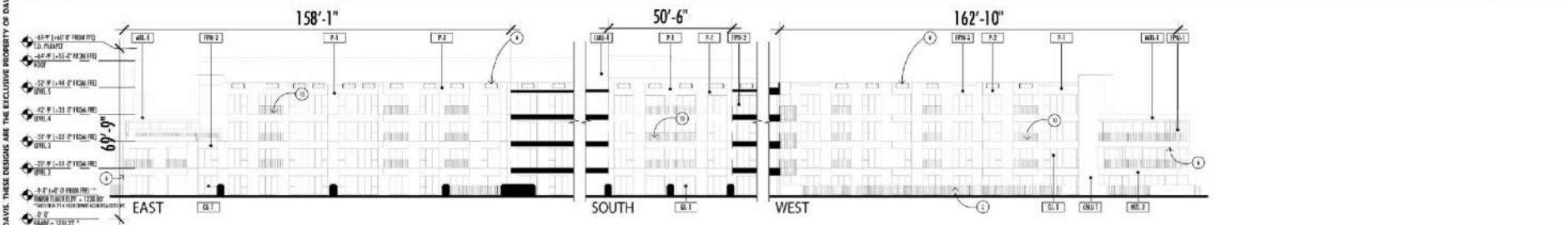
- KEYNOTES**
- 1 GARAGE ACCESS
 - 2 LOADING / REFUSE, INCL.-UP DOORS (FRESH TO MATCH P2)
 - 3 GROUND FLOOR PATIO SCREEN
 - 4 LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
 - 5 BUILDING SIGNAGE/ADDRESS NUMERALS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
 - 6 BALCONY OVERHANGS
 - 7 PHASE 0 + 42 GARAGE WALL SCREENS (TO MATCH PPW-0)
 - 8 MURAL WALL - BY SEPARATE DPR
 - 9 8" CONCRETE GARAGE WALL
 - 10 BALCONY RAILING - 4'-0" HEIGHT TYP.



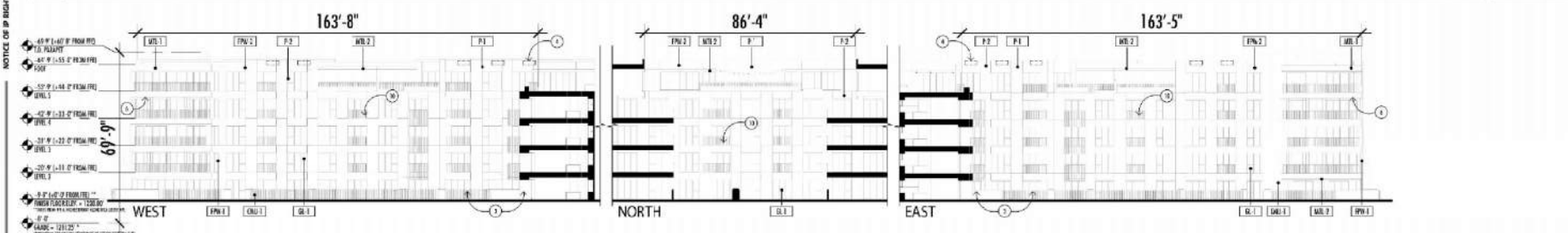
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01 COURTYARD 1 ELEVATIONS (NORTH, WEST, & SOUTH) 1" = 20'-0"



02 COURTYARD 3 ELEVATIONS (EAST, SOUTH, & WEST) 1" = 20'-0"



03 COURTYARD 10 ELEVATIONS (WEST, NORTH, & EAST) 1" = 20'-0"

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BIDDING PACKAGE
PERMITS/MEET APPROVAL

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CADD FILE:

A308
BLACKLINE ELEVATIONS:
COURTYARDS
SCALE: AS NOTED

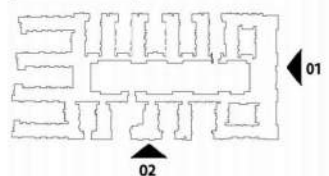
MATERIAL LEGEND

CMU1	MATERIAL: HONEY COMB COLOR: OPAL MANUFACTURER: TRENDSTONE - ECHOLON	MR.1	COLOR: MODULAR THIN BRICK COLOR: COAL CHEEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL	ML.1	MATERIAL: ACM PANELS, SMOOTH FINISH COLOR: DENVRS COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PAINT COLOR	GL.1	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VUE36-39 MANUFACTURER: VIRAON
FPW.1	MATERIAL: FAUX WOOD TRIS COLOR: TEAK MANUFACTURER: GEOLAN - PLAINED A408 (11 3/4" x 2")	PL.1	MATERIAL: PAINTED PLASTEREPS COLOR: DECSI2 DECEMBER SKY (JRY 63) MANUFACTURER: PLASTER OF PAINT COLOR	ML.2	MATERIAL: MISCELLANEOUS METALS COLOR: DEGRY BLACK/BLACK MANUFACTURER: MISCELLANEOUS DE PAINT COLOR	GL.2	MATERIAL: INSULATED GLAZING (DETAL) COLOR: VNE1-63 MANUFACTURER: VIRAON
FPW.2	MATERIAL: WOOD LOOK SPIND & ACCENTS FAKE GLENN MANUFACTURER: KESYSTA OR EQUAL	P2	MATERIAL: PAINTED PLASTEREPS COLOR: DECSH4 CAVERNOUS (JRY 8) MANUFACTURER: PLASTER OF PAINT COLOR	ML.3	MATERIAL: PREFINISHED VERTICAL METAL CLADDING COLOR: DEGRY BLACK/BLACK MANUFACTURER: DE PAINT COLOR		

KEYNOTES

- ① GARAGE ACCESS
- ② LOADING / REFUSE, ROLL-UP DOORS (FINISH TO MATCH P2)
- ③ GROUND FLOOR PATIO SCREEN
- ④ LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
- ⑤ BUILDING SIGNAGE/ADDRESS NUMERALS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
- ⑥ BALCONY OVERHANGS
- ⑦ PHASE 01 = 42' GARAGE WALL SCREENS (TO MATCH FPW-1)
- ⑧ MURAL WALL - B' SEPARATE DPR
- ⑨ 8" CONCRETE GARAGE WALL
- ⑩ BALCONY RAILING - 4'-4" HEIGHT TYP.

KEY PLAN



01 EAST ELEVATION (PHASE 01) 1" = 20'-0"



SOUTH ELEVATION (B - EAST PORTION) 1" = 20'-0"



SOUTH ELEVATION (A - WEST PORTION) 1" = 20'-0"

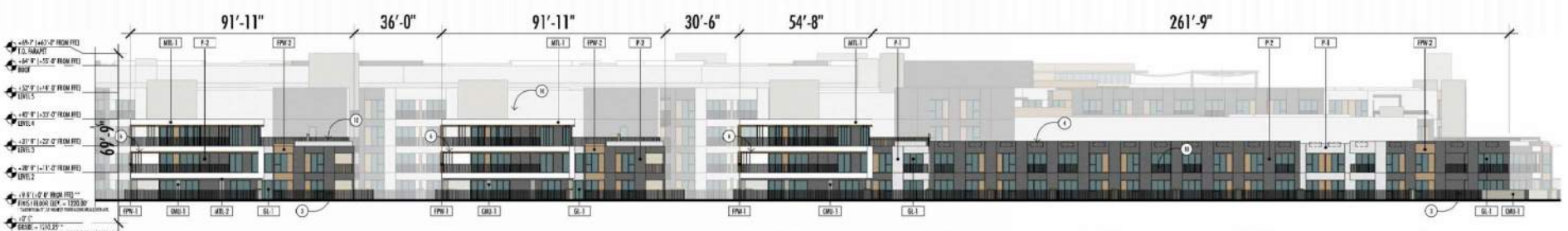
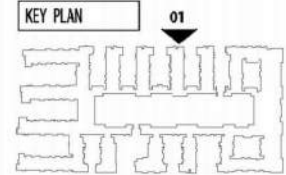


02 SOUTH ELEVATION (OVERALL) 1" = 40'-0"

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 DRAWN BY:
 CHECKED BY:
 PROJECT NO: 21113
 CAD FILE:
A301
 COLOR ELEVATIONS:
 SOUTH & EAST
 SCALE: AS NOTED

MATERIAL LEGEND			
CMW1	MATERIAL: HONEY COMB OPAL COLOR: TRENDSTONE - ECHOLON MANUFACTURER: TRENDSTONE	ML1	COLOR: MODULAR THIN BRICK COLOR: COAL CREEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL
FWW1	MATERIAL: FAUX WOOD FINS COLOR: TEAK MANUFACTURER: GEOLAM - PLANO 4548 (11 1/2" x 2")	P1	MATERIAL: PAINTED PLASTER/KEYS COLOR: DECSI2 DECEMBER SKY (UPV 63) MANUFACTURER: PLASTER/KEY PAINT COLOR
FWW2	MATERIAL: WOOD LOOK SIKING & ACCENTS MANUFACTURER: FALE GOLDEN MANUFACTURER: FESTIVA OR EQUAL	P2	MATERIAL: PAINTED PLASTER/KEYS COLOR: DECS4 CAVERNOUS BRY 66 MANUFACTURER: PLASTER/KEY PAINT COLOR
		ML2	MATERIAL: ACN PANELS, SMOOTH FINISH COLOR: DEVS83 COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PAINT COLOR
		ML3	MATERIAL: MISCELLANEOUS METALS COLOR: DE6371 BLACKJACK MANUFACTURER: MISCELLANEOUS/DE PAINT COLOR
		GL1	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VUE26-50 MANUFACTURER: VIRAON
		GL2	MATERIAL: INSULATED GLAZING (RETAIL) COLOR: VNE1-63 MANUFACTURER: VIRAON
		ML3	MATERIAL: PREFINISHED VERTICAL METAL CLADDING COLOR: DE6371 BLACKJACK MANUFACTURER: DE PAINT COLOR

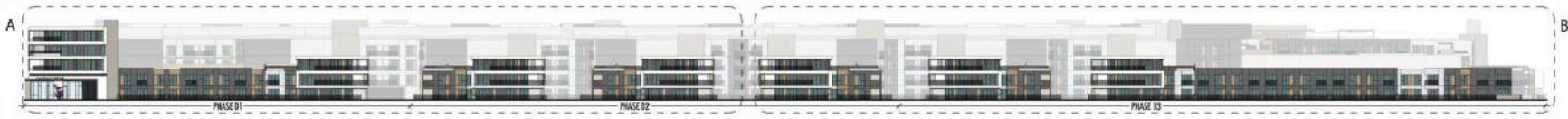
- KEYNOTES**
- GARAGE ACCESS
 - LOADING / REFUSE, ROLL-UP DOORS (FINISH TO MATCH P2)
 - GROUND FLOOR PATIO SCREEN
 - LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
 - BUILDING SIGNAGE/ADDRESS NUMERALS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
 - BALCONY OVERHANGS
 - PHASE 01 + 02 GARAGE WALL SCREENS (TO MATCH FWW-1)
 - MURAL WALL - 8" SEPARATE DFR
 - 8" CONCRETE GARAGE WALL
 - BALCONY RAILING - 4'-4" HEIGHT TYP.



NORTH ELEVATION (B - WEST PORTION) 1" = 20'-0"



NORTH ELEVATION (A - EAST PORTION) 1" = 20'-0"



01 NORTH ELEVATION (OVERALL) 1" = 40'-0"

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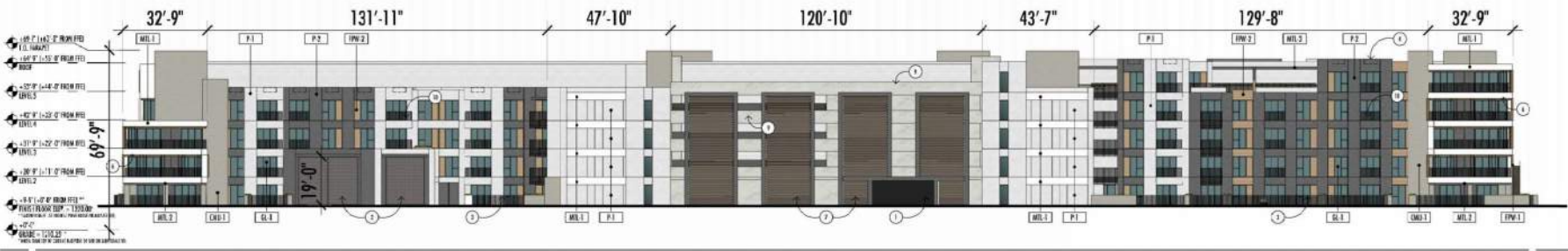
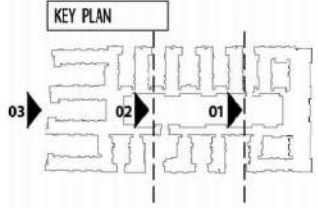
SCHEMATIC
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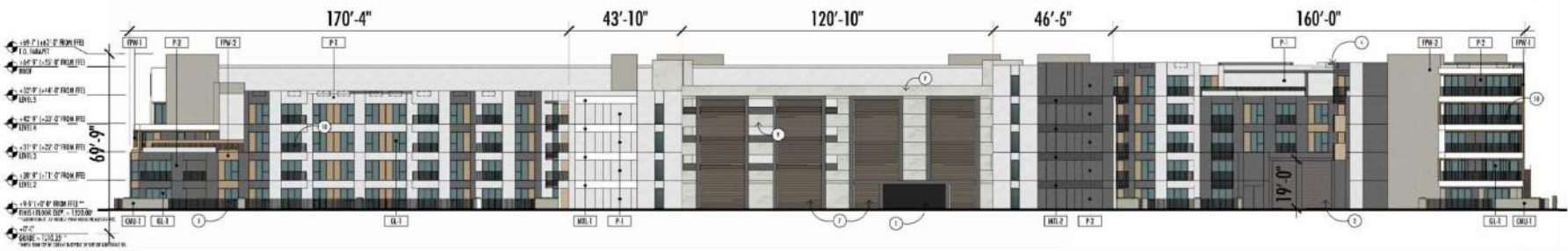
A302
COLOR ELEVATIONS:
NORTH
SCALE: AS NOTED

MATERIAL LEGEND			
OM1	MATERIAL: HONEY COMB COLOR: OPAL MANUFACTURER: TRENDSTONE - ECHELON	ML1	COLOR: MODULAR TAN BRICK COLOR: COAL CREEK MANUFACTURER: NATURAL MATERIALS OR EQUAL
PM1	MATERIAL: FAUX WOOD FINISH COLOR: TEAK MANUFACTURER: GEOLAM - PLANED 4548 (11 1/2" x 2")	PL1	MATERIAL: PAINTED PLASTER/KEYS COLOR: DECSI2 DECEMBER SKY (U.V. 63) MANUFACTURER: PLASTER/DE PAINT COLOR
PM2	MATERIAL: WOOD LOOK SINKING & ACCENTS MANUFACTURER: FALE GOLDEN MANUFACTURER: FESTIVA OR EQUAL	PL2	MATERIAL: PAINTED PLASTER/KEYS COLOR: DESIGN CAVERNOUS BRY 66 MANUFACTURER: PLASTER/DE PAINT COLOR
		ML2	MATERIAL: ACN PANELS, SMOOTH FINISH COLOR: DEVI383 COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PAINT COLOR
		ML3	MATERIAL: MISCELLANEOUS METALS COLOR: DESIGN BLACK/BLACK MANUFACTURER: MISCELLANEOUS/DE PAINT COLOR
		GL1	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: VUE26-50 MANUFACTURER: VIRAON
		GL2	MATERIAL: INSULATED GLAZING (RETAIL) COLOR: VNE1-63 MANUFACTURER: VIRAON
		ML3	MATERIAL: PREFINISHED VERTICAL METAL CLADDING COLOR: DESIGN BLACK/BLACK MANUFACTURER: DE PAINT COLOR

- KEYNOTES**
- ① GARAGE ACCESS
 - ② LOADING / REFUSE, ROLL-UP DOORS (FINISH TO MATCH P2)
 - ③ GROUND FLOOR PATIO SCREEN
 - ④ LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
 - ⑤ BUILDING SIGNAGE/ADDRESS NUMERALS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
 - ⑥ BALCONY OVERHANGS
 - ⑦ PHASE 01 + 02 GARAGE WALL SCREENS (TO MATCH FPW-1)
 - ⑧ METAL WALL - 8" SEPARATE DFR
 - ⑨ 8" CONCRETE GARAGE WALL
 - ⑩ BALCONY RAILING - 4'-4" HEIGHT TYP.



01 WEST ELEVATION (PHASE 01) 1" = 20'-0"



02 WEST ELEVATION (PHASE 02) 1" = 20'-0"



03 WEST ELEVATION (PHASE 03) 1" = 20'-0"

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BUILDING PERMIT APPROVAL

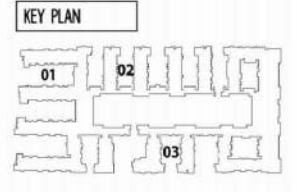
DATE PLOTTED: 03.18.2024
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CHECKED BY:
PROJECT NO.: 21115
CADD FILE:

A303
COLOR ELEVATIONS: WEST
SCALE: AS NOTED

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MATERIAL LEGEND			
MD1	MATERIAL: HONEY COMB COLOR: OPAL MANUFACTURER: TRENDSTONE - ECHOLON	MR1	COLOR: MODULAR TRU BRICK COLOR: COAL CREEK MANUFACTURER: MUTUAL MATERIALS OR EQUAL
MD2	MATERIAL: FAUX WOOD FINIS COLOR: TEAK MANUFACTURER: GEOLAM - PLAYED 4540 (11 1/2" x 2")	MR2	MATERIAL: PAINTED PLASTER/BS COLOR: DEE52 DECEMBER SKY (R/FV 63) MANUFACTURER: PLASTER/DE PAINT COLOR
MD3	MATERIAL: WOOD LOOK SIDING & ACCENTS MANUFACTURER: FALE GOLDEN MANUFACTURER: RESYSTA OR EQUAL	MR3	MATERIAL: PAINTED PLASTER/BS COLOR: DEE54 CAVALROUS (R/FV 4) MANUFACTURER: PLASTER/DE PAINT COLOR
		ML1	MATERIAL: ACM PANELS, SMOOTH FINISH COLOR: DEW535 COOL DECEMBER MANUFACTURER: ALUCOBOND, DE PAINT COLOR
		ML2	MATERIAL: MISCELLANEOUS METALS COLOR: DE671 BLACK/JACK MANUFACTURER: MISCELLANEOUS DE PAINT COLOR
		GL1	MATERIAL: INSULATED GLAZING (RESIDENTIAL) COLOR: V026-50 MANUFACTURER: VIBRCON
		GL2	MATERIAL: INSULATED GLAZING (DETAIL) COLOR: V01-63 MANUFACTURER: VIBRCON
		ML3	MATERIAL: FINISHED VERTICAL METAL CLADDING COLOR: DE631 BLACK/JACK MANUFACTURER: DE PAINT COLOR

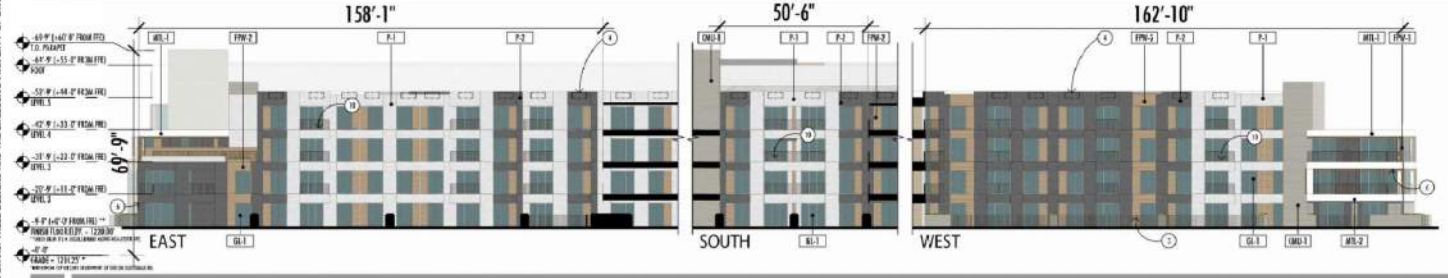
- KEYNOTES**
- ① GARAGE ACCESS
 - ② LOADING / REFUSE, ROLL-UP DOORS (FINISH TO MATCH P2)
 - ③ GROUND FLOOR PATIO SCREEN
 - ④ LINE OF SCREENED ROOFTOP MECHANICAL EQUIPMENT BEYOND
 - ⑤ BUILDING SIGNAGE/ADDRESS NUMBERS (SHOWN FOR REFERENCE ONLY, REQUIRE SEPARATE SUBMITTAL/APPROVAL)
 - ⑥ BALCONY OVERHANGS
 - ⑦ PHASE 01 + 02 GARAGE WALL SCREENS (TO MATCH FPW-9)
 - ⑧ MURAL WALL - B" SEPARATE IFR
 - ⑨ 8" CONCRETE GARAGE WALL
 - ⑩ BALCONY RAILING - 4'-4" HEIGHT TYP.



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01 COURTYARD 1 ELEVATIONS (NORTH, WEST, & SOUTH) 1" = 20'-0"



02 COURTYARD 3 ELEVATIONS (EAST, SOUTH, & WEST) 1" = 20'-0"



03 COURTYARD 10 ELEVATIONS (WEST, NORTH, & EAST) 1" = 20'-0"

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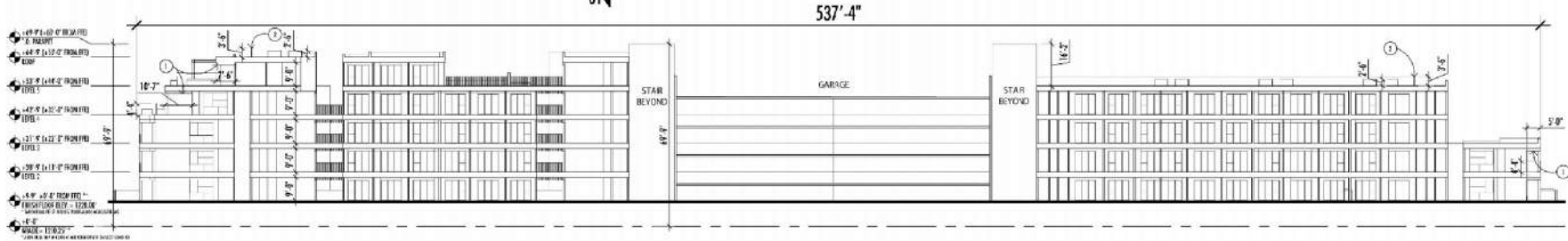
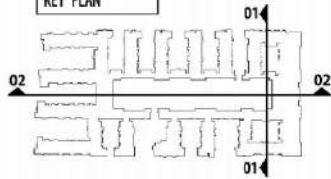
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PROJECT NO: 21113
CADD FILE:

A304
COLOR ELEVATIONS:
COURTYARDS
SCALE: AS NOTED

KEYNOTES

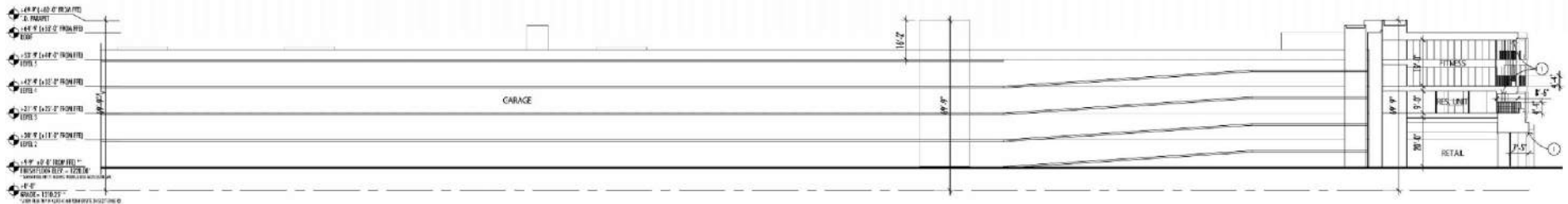
- ① BALCONY OVERHANGS
- ② SCREEN FOR ROOFTOP MECHANICAL EQUIPMENT
- ③ PARKING GARAGE ROOFTOP CANOPY STRUCTURE

KEY PLAN



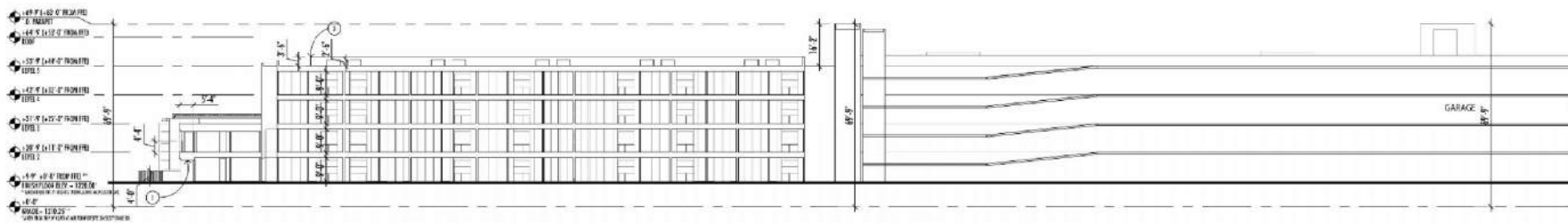
01 EAST-FACING SECTION

1" = 20'-0"



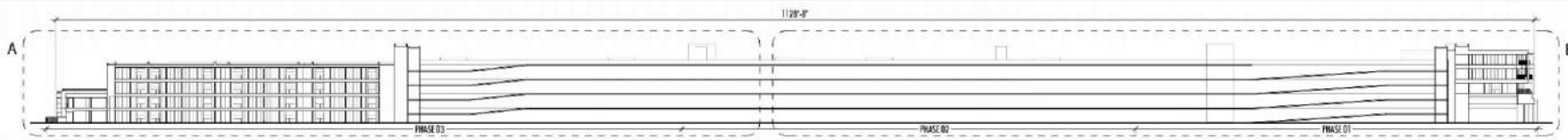
NORTH-FACING SECTION (B - EAST PORTION)

1" = 20'-0"



NORTH-FACING SECTION (A - WEST PORTION)

1" = 20'-0"



02 NORTH-FACING SECTION (OVERALL)

1" = 40'-0"



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMITTING
- PACKAGE
- BUILDING DEPT. APPROVAL

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A400
BUILDING SECTIONS

SCALE: AS NOTED

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03 PHASE 01 CONTEXT - SOUTHEAST CORNER NOT TO SCALE



04 PHASE 01 CONTEXT - SOUTHWEST CORNER NOT TO SCALE



01 PHASE 01 CONTEXT - NORTHEAST CORNER NOT TO SCALE



02 PHASE 01 CONTEXT - NORTHWEST CORNER NOT TO SCALE

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A905
PHASE 01
CONTEXT
RENDERINGS
SCALE: AS NOTED

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03 PHASE 02 CONTEXT - SOUTHEAST CORNER NOT TO SCALE



04 PHASE 02 CONTEXT - SOUTHWEST CORNER NOT TO SCALE



01 PHASE 02 CONTEXT - NORTHEAST CORNER NOT TO SCALE



02 PHASE 02 CONTEXT - NORTHWEST CORNER NOT TO SCALE

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A906
PHASE 02
CONTEXT
RENDERINGS
SCALE: AS NOTED

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CONSTRUCTION DOCUMENTS
PROFILING PACKAGE
BUILDING DEPT. APPROVAL
DATE ISSUED: 02.20.2024
DRAWN BY:
CHECKED BY:
PROJECT NO: 21113
LOGO FILE:

A900
COLOR
PERSPECTIVE
RENDERINGS
SCALE: AS NOTED



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFFERING PACKAGE
- BUILDING DEPT. APPROVAL

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PROJECT NO. 21113

LOGO FILE:

A901
COLOR
PERSPECTIVE
RENDERINGS
SCALE: AS NOTED



01 MCKELLIPS ROAD (SOUTHERN FRONTAGE) NOT TO SCALE

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01 N McALLISTER AVENUE (WESTERN FRONTAGE) NOT TO SCALE

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PROFFERING PACKAGE
BUILDING DEPT. APPROVAL
DATE ISSUED: 02.20.2024
DRAWN BY:
CHECKED BY:
PROJECT NO: 21113
LOGO FILE:

A902
COLOR
PERSPECTIVE
RENDERINGS
SCALE: AS NOTED

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01 PHASE 01 ONLY (SOUTHWEST CORNER)

NOT TO SCALE

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TEMPE GATEWAY
TEMPE, ARIZONA

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
SCHEDULING
BIDDING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED: 02.20.2024

DRAWN BY:
CHECKED BY:
PROJECT NO: 21113
CADD FILE:

A903
COLOR
PERSPECTIVE
RENDERINGS
SCALE: AS NOTED



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFFERING PACKAGE
- BUILDING DEPT. APPROVAL

DATE PLOTTED: 03.10.2024
 DRAWN BY:
 CHECKED BY:
 PROJECT NO.: 21113
 CAD FILE:

01 PHASE 01 & 02 ONLY (SOUTHWEST CORNER)

NOT TO SCALE

A904
COLOR
PERSPECTIVE
RENDERINGS
SCALE: AS NOTED

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CMU-1
MATERIAL: HONED CMU
COLOR: DRAL
MANUFACTURER: TRENDSTONE/ECHOLON



B-1
MATERIAL: MODULAR THIN BRICK, SMOOTH FINISH
COLOR: DARK IRONSPOT
MANUFACTURER: ENDICOTT OR EQUAL



MTL-1
MATERIAL: ACM PANELS, SMOOTH
COLOR: DEW383 COOL DECEMBER
MANUFACTURER: ALUCOBOND/DE PANT



GL-1
MATERIAL: INSULATED GLAZING RESIDENTIAL
COLOR: TUES36-30
MANUFACTURER: YIRACON



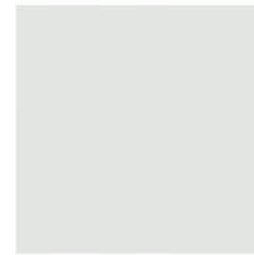
FPW-1
MATERIAL: FAKE WOOD FINS, ROSEWOOD GEOLAM - PLANEO-4048
COLOR: (1) 3/4" X 2"
MANUFACTURER:



P-1
MATERIAL: PAINTED PLASTER/EIFS
COLOR: DES352 DECEMBER SKY (LRY 63)
MANUFACTURER: PLASTER/DE PANT



MTL-2
MATERIAL: MISC. METALS (FASCIA, TRELLISES, PARAPET CAPS, ETC)
COLOR: DE4371 BLACKJACK
MANUFACTURER: MISC./DE PANT



GL-2
MATERIAL: INSULATED GLAZING RETAIL
COLOR: CLEAR VNE1-63
MANUFACTURER: YIRACON



FPW-2
MATERIAL: WOOD-LOOK SIDING & ACCENTS
COLOR: ACO TEAK
MANUFACTURER: REVISTA OR EQUAL



P-2
MATERIAL: PAINTED PLASTER/EIFS
COLOR: DES364 CAVERNOUS (LUN 8)
MANUFACTURER: PLASTER/DE PANT



MTL-3
MATERIAL: PREFINISHED VERTICAL METAL CLADDING
COLOR: DE4371 BLACKJACK

DAVIS
www.thedavispractice.com

COLRICH GATEWAY
TEMPE, ARIZONA

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED: 09.25.2023
DRAWN BY:
CHECKED BY:
PROJECT NO.: 21113
CADD FILE:

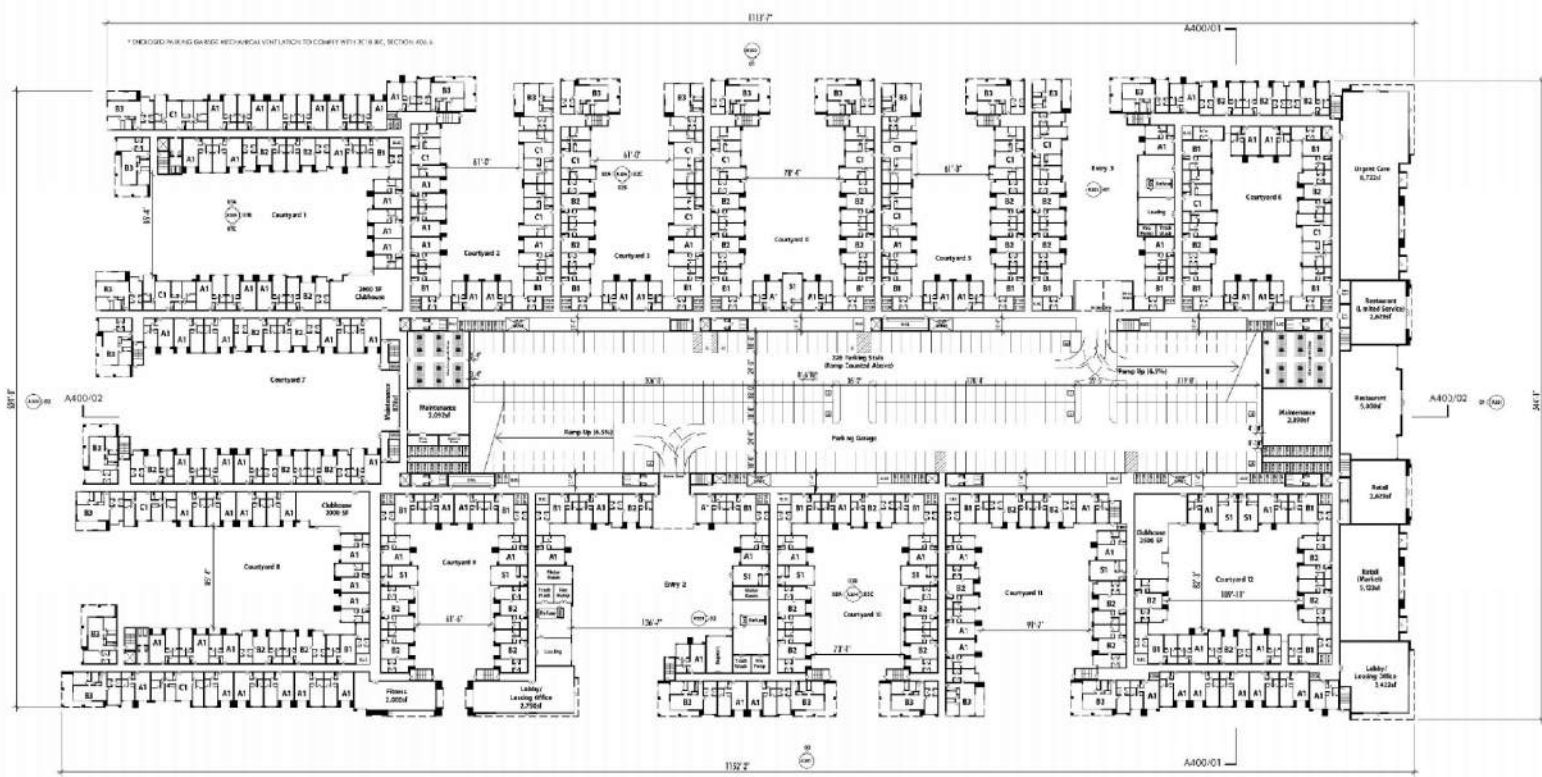
A300
DIGITAL MATERIALS BOARD
SCALE: AS NOTED



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFILING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 02.20.2024
 LEAVEN BY:
 CHECKED BY:
 PROJECT NO: 21113
 CADD FILE:

A201
 1ST FLOOR PLAN
 (ALL PHASES)
 SCALE: AS NOTED



01 GROUND FLOOR PLAN

1" = 50'-0"



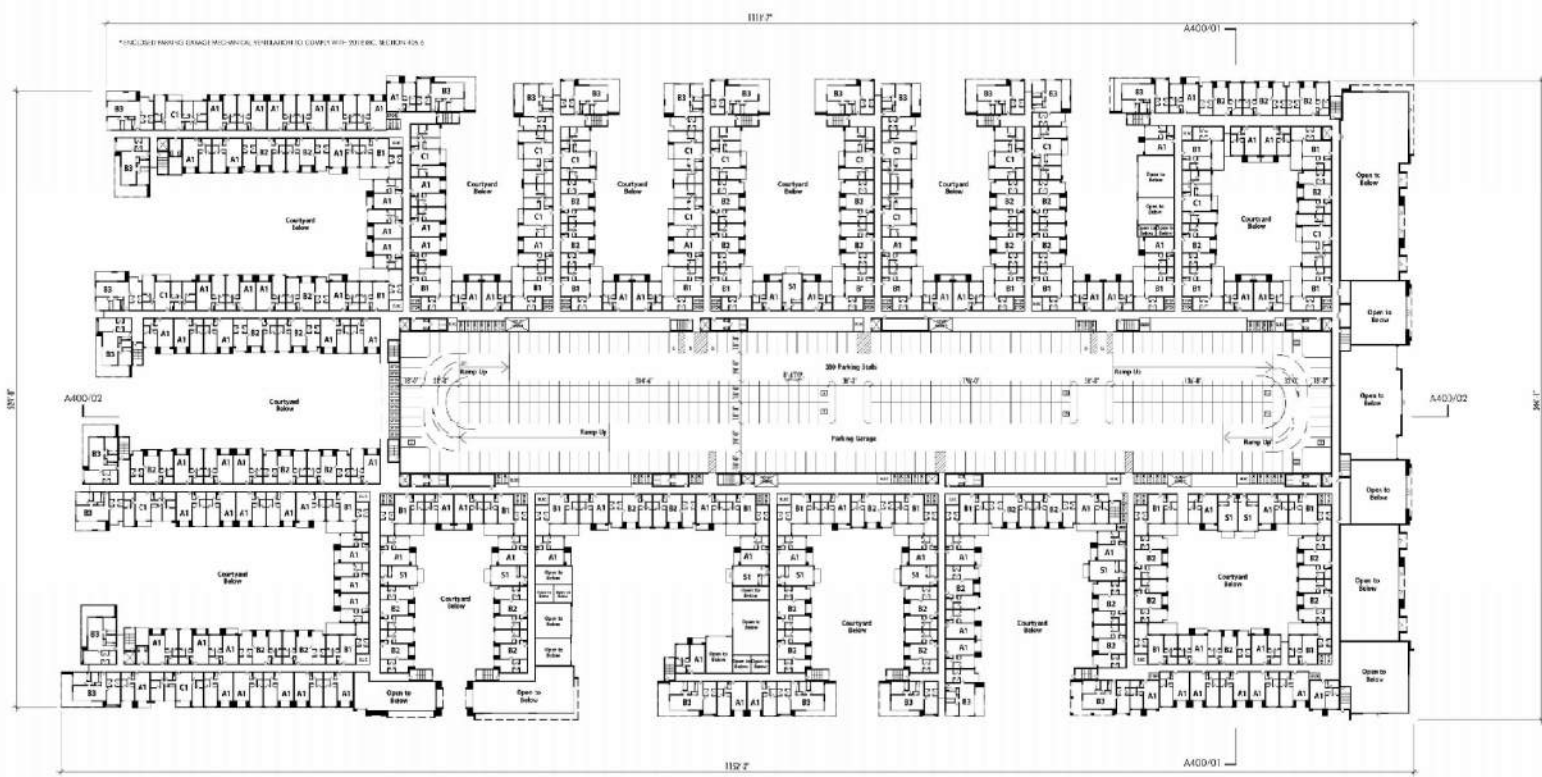
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SCHEMATIC
REGIONAL DEVELOPMENT
CONSTRUCTION REQUIREMENTS
SIGNIFICANT PACKAGE
PUBLISHED MEET APPROVAL

DATE SOLID: 02.20.2024
DRAWN BY:
CHECKED BY:
PROJECT NO. 21113
CADD FILE:

A202
2ND FLOOR PLAN
(ALL PHASES)
SCALE: AS NOTED



01 SECOND FLOOR PLAN

1" = 50'-0"



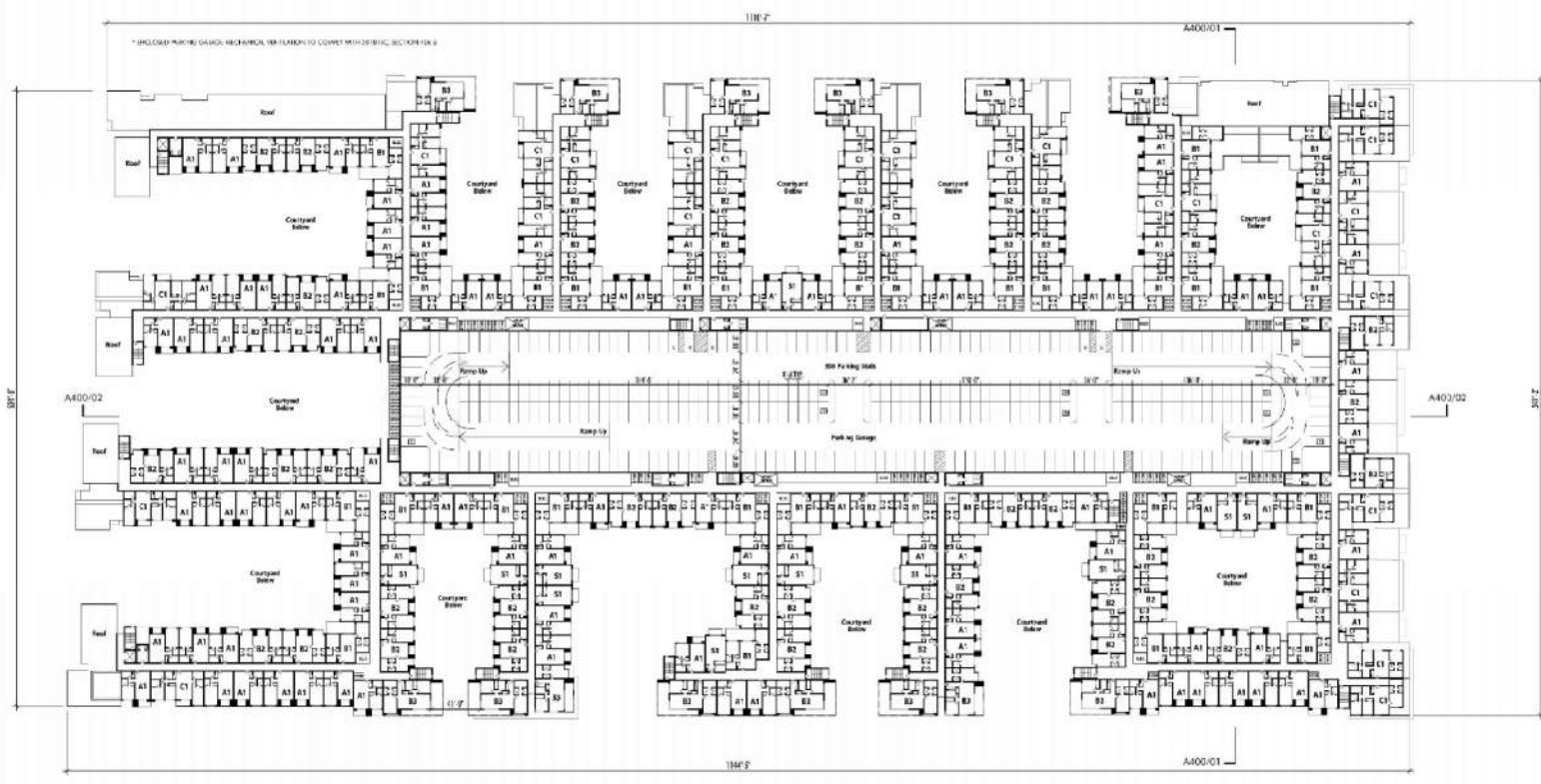
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- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFFERING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 02.20.2024
 DRAWN BY:
 CHECKED BY:
 PROJECT NO: 21113
 CADD FILE:

A203
 3RD FLOOR PLAN
 (ALL PHASES)
 SCALE: AS NOTED



01 THIRD FLOOR PLAN

1" = 50'-0"



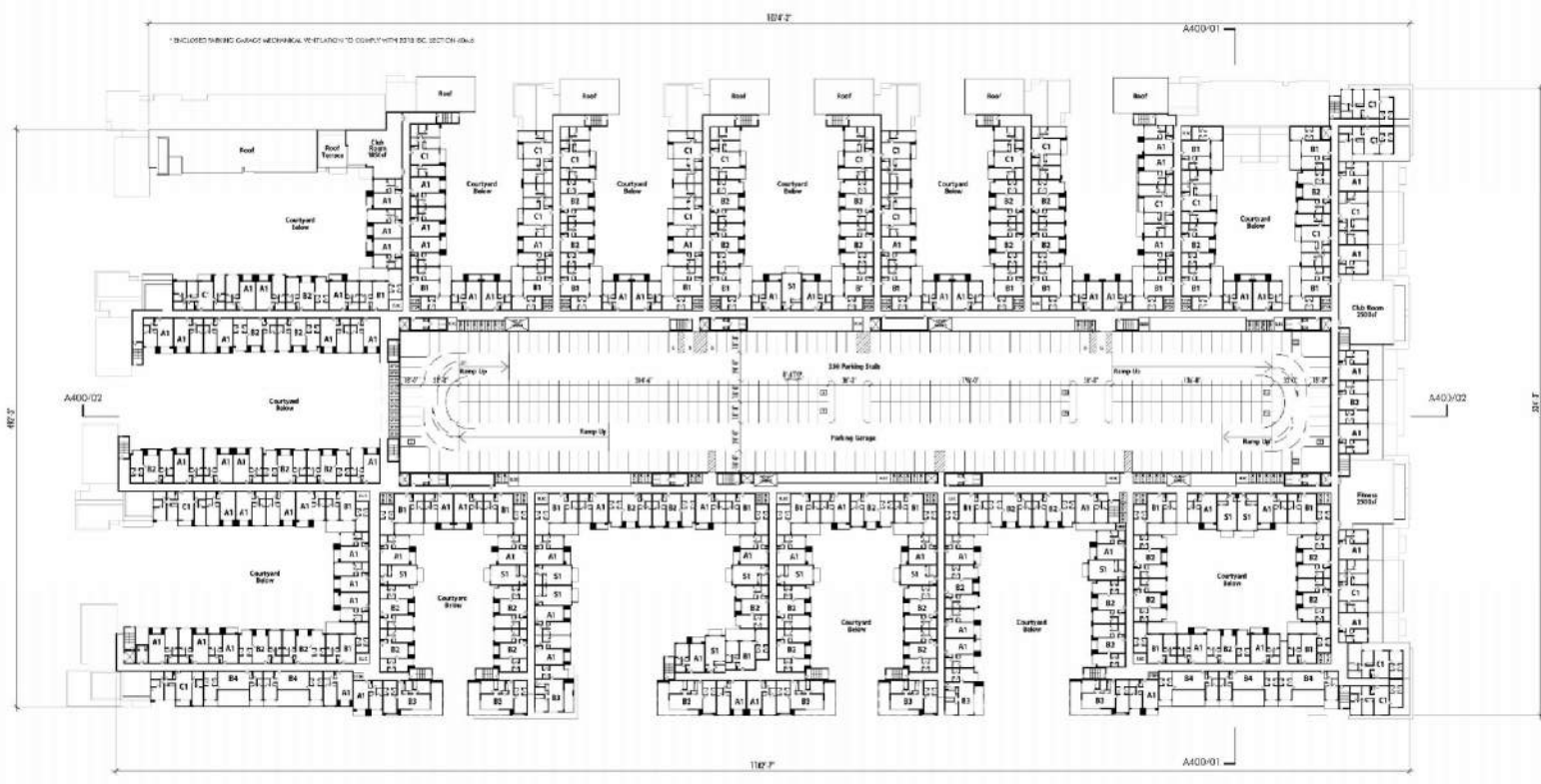
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- SCHEMATIC
- REGIONAL DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- LANDSCAPE ARCHITECTURE
- CONTRACT ADMINISTRATION
- POST-CONSTRUCTION

DATE PLOTTED: 02.20.2024
 DRAWN BY:
 CHECKED BY:
 PROJECT NO. 21113
 CAD FILE:

A204
 4TH FLOOR PLAN
 (ALL PHASES)
 SCALE: AS NOTED

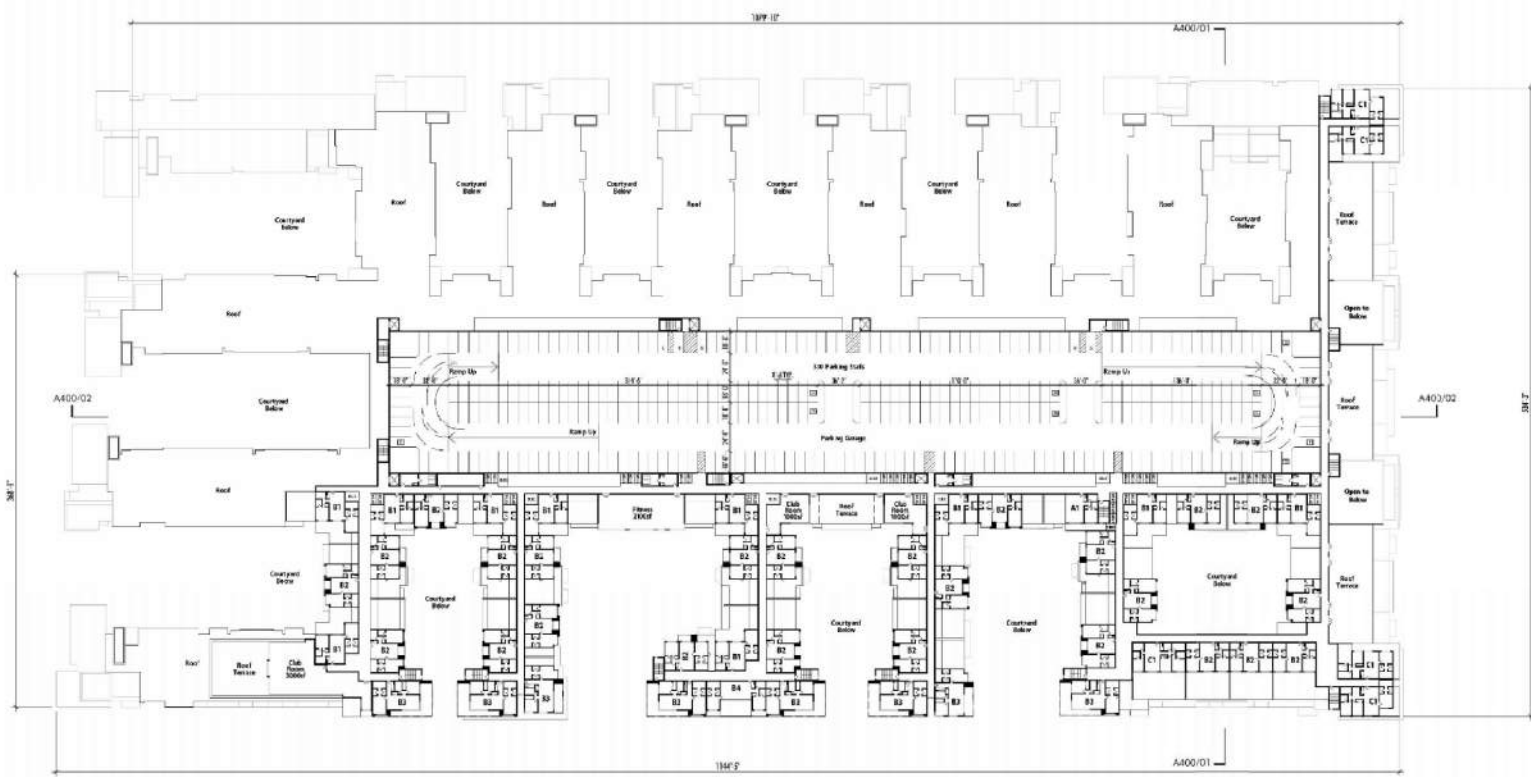


01 FOURTH FLOOR PLAN

1" = 50'-0"



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01 FIFTH FLOOR PLAN

1" = 50'-0"



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFESSOR OF ARCHITECTURE
- REGISTERED ARCHITECT

DATE ISSUED: 02.20.2024

DRAWN BY:

CHECKED BY:

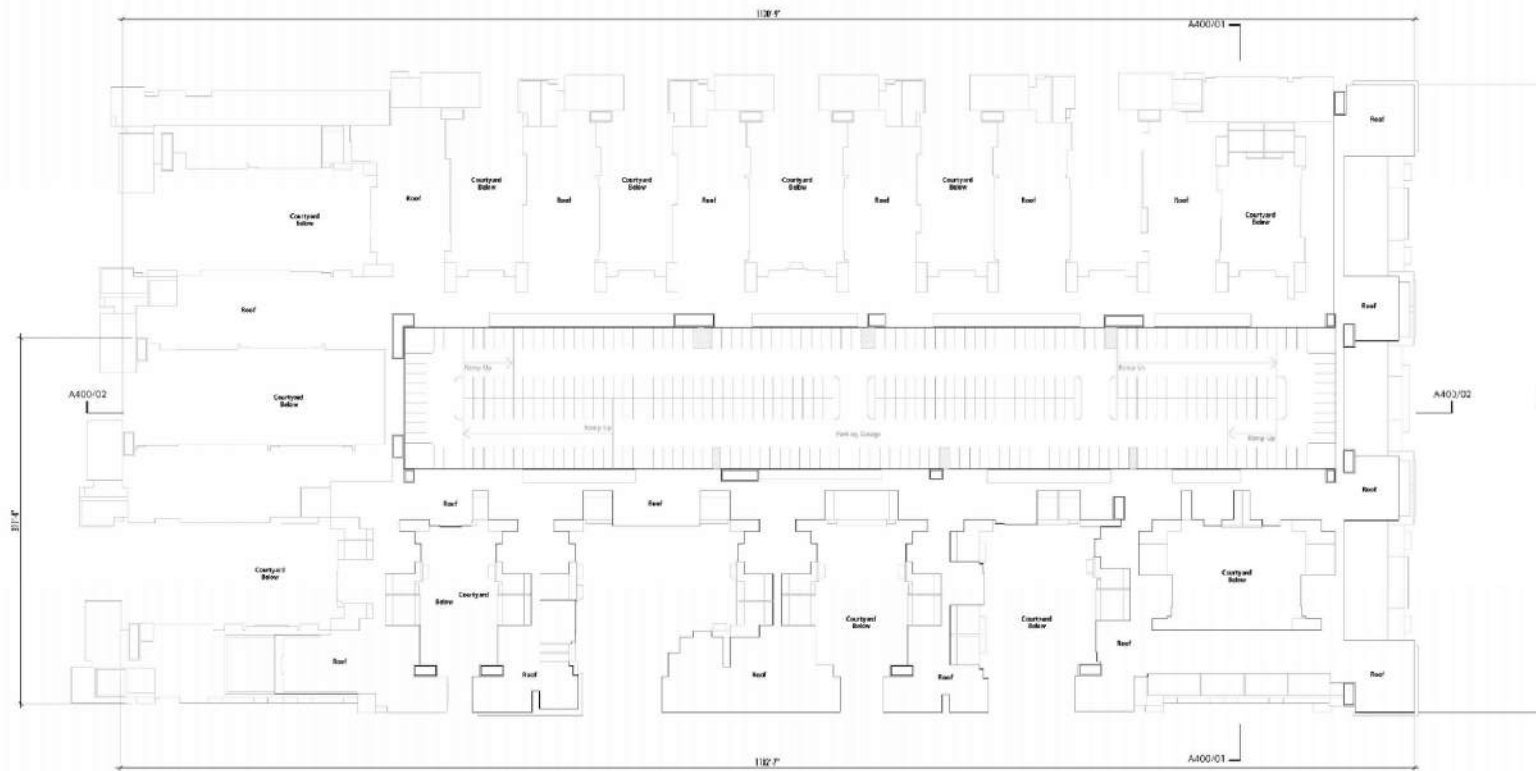
PROJECT NO. 21113

CADD FILE:

A205
5TH FLOOR
PLAN
(ALL PHASES)
SCALE: AS NOTED

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01 ROOF PLAN

1" = 50'-0"



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TEMPE GATEWAY

TEMPE, ARIZONA



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFILING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 02.20.2024
 DRAWN BY:
 CHECKED BY:
 PROJECT NO.: 21113
 CADD FILE:

A206
 ROOF PLAN
 (ALL PHASES)
 SCALE: AS NOTED

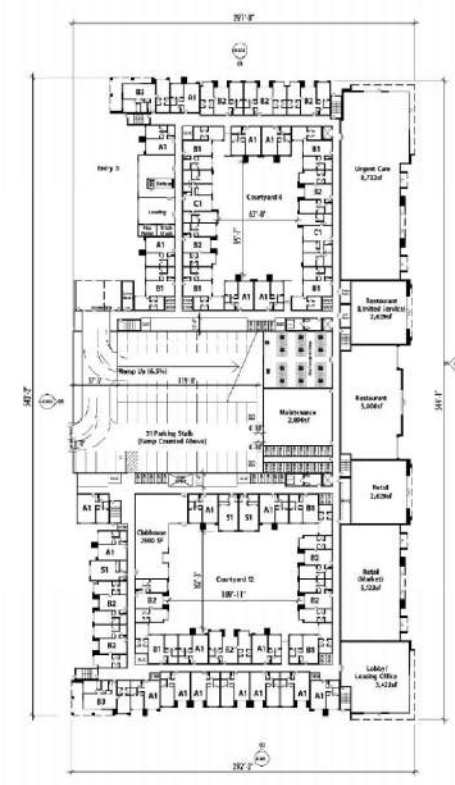


- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFFERING PACKAGE
- BUILDING DEPT. APPROVAL

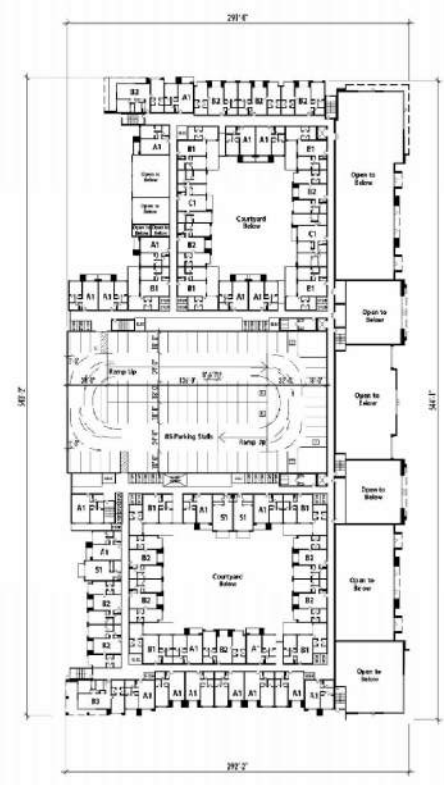
DATE ISSUED: 02.20.2024
 DRAWN BY:
 CHECKED BY:
 PROJECT NO. 21113
 CADD FILE:

A210
 FLOOR PLANS
 PHASE 01

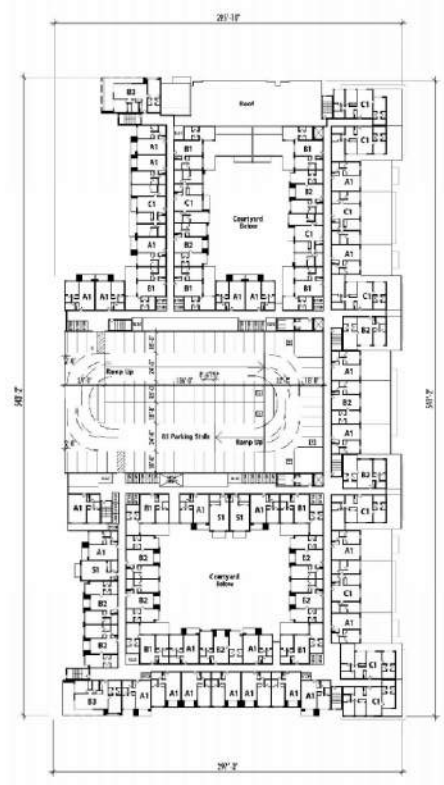
SCALE: AS NOTED



01 GROUND FLOOR PLAN 1" = 50'-0"



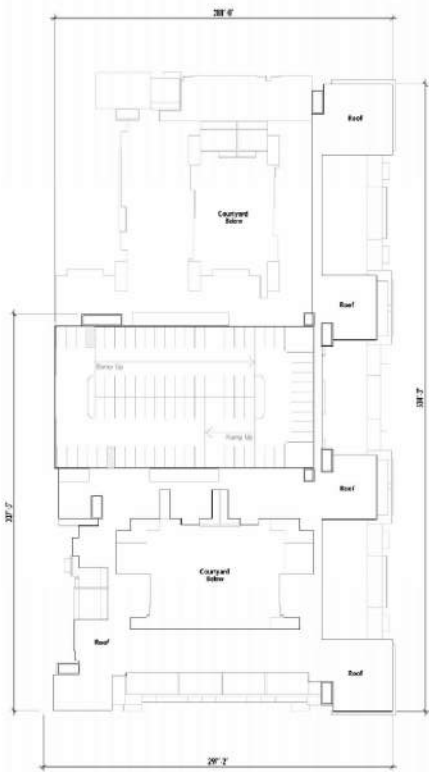
02 SECOND FLOOR PLAN 1" = 50'-0"



03 THIRD FLOOR PLAN 1" = 50'-0"

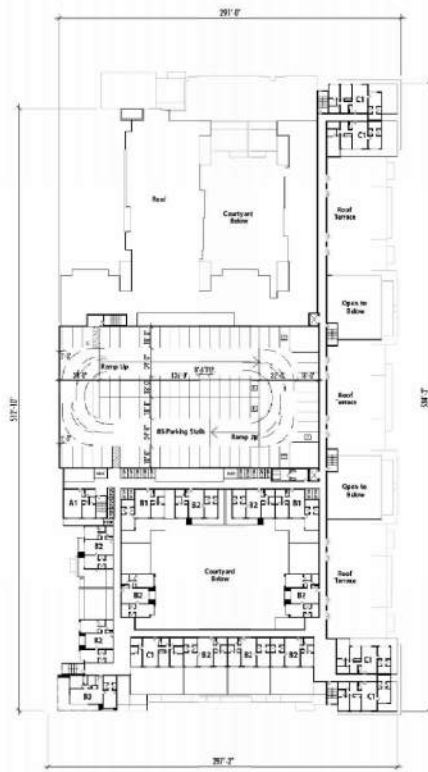
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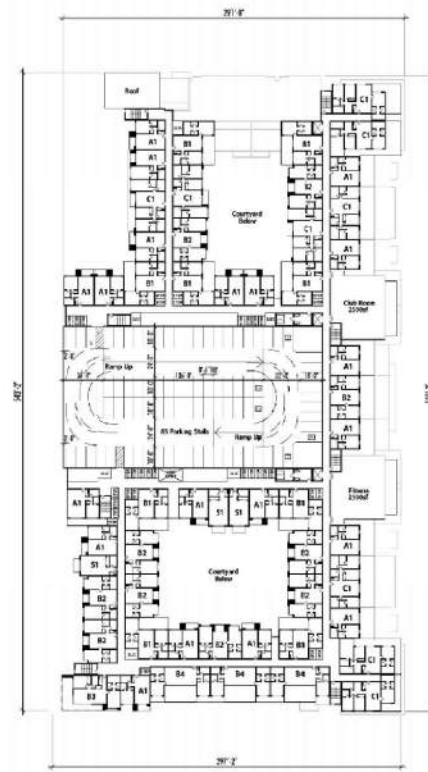
03 ROOF PLAN

1" = 50'-0"



02 FIFTH FLOOR PLAN

1" = 50'-0"



01 FOURTH FLOOR PLAN

1" = 50'-0"



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFFERING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 02.20.2024

DRAWN BY:

CHECKED BY:

PROJECT NO: 21113

GRID FILE:

A211
FLOOR PLANS
PHASE 01

SCALE: AS NOTED



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROPOSING PACKAGE
- PERMITS, DEEDS, APPROVAL

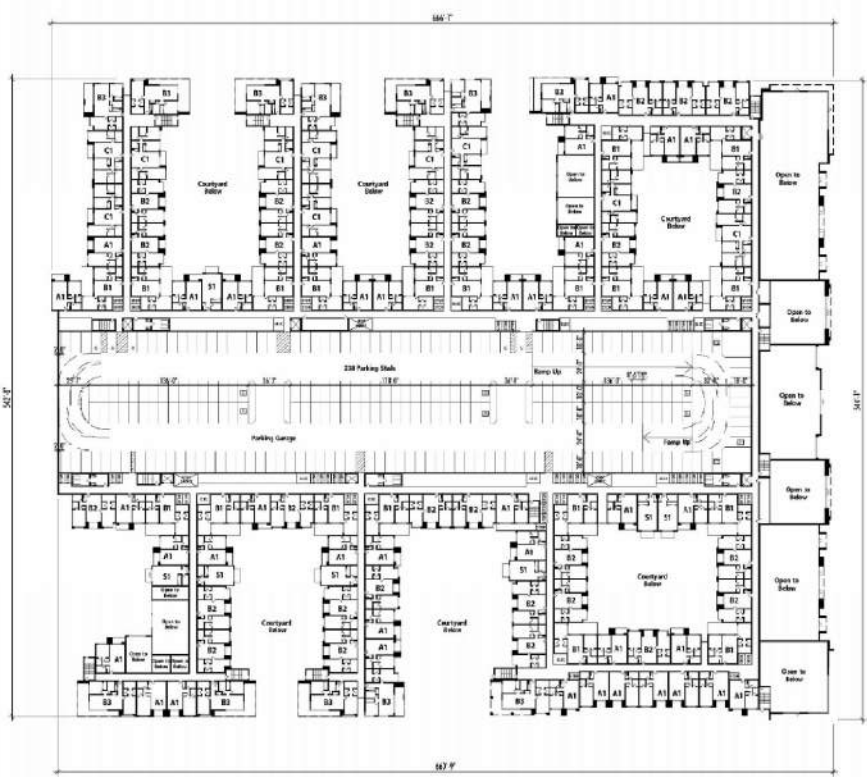
DATE ISSUED: 02.20.2024

CREATED BY:
CHECKED BY:
PROJECT NO.: 21113
CADD FILE:

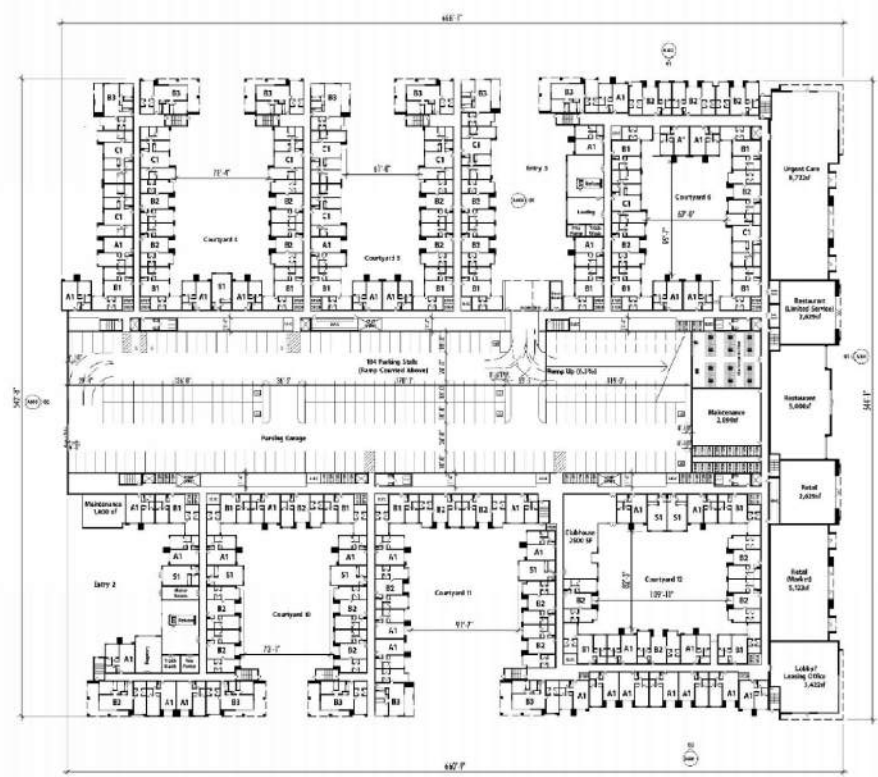
A220
FLOOR PLANS
PHASE 02

SCALE: AS NOTED

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02 SECOND FLOOR PLAN 1" = 50'-0"



01 GROUND FLOOR PLAN 1" = 50'-0" north



SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING PACKAGE
PERMITS/DEPT. APPROVAL

DATE: 02.20.2024

DRAWN BY:

CHECKED BY:

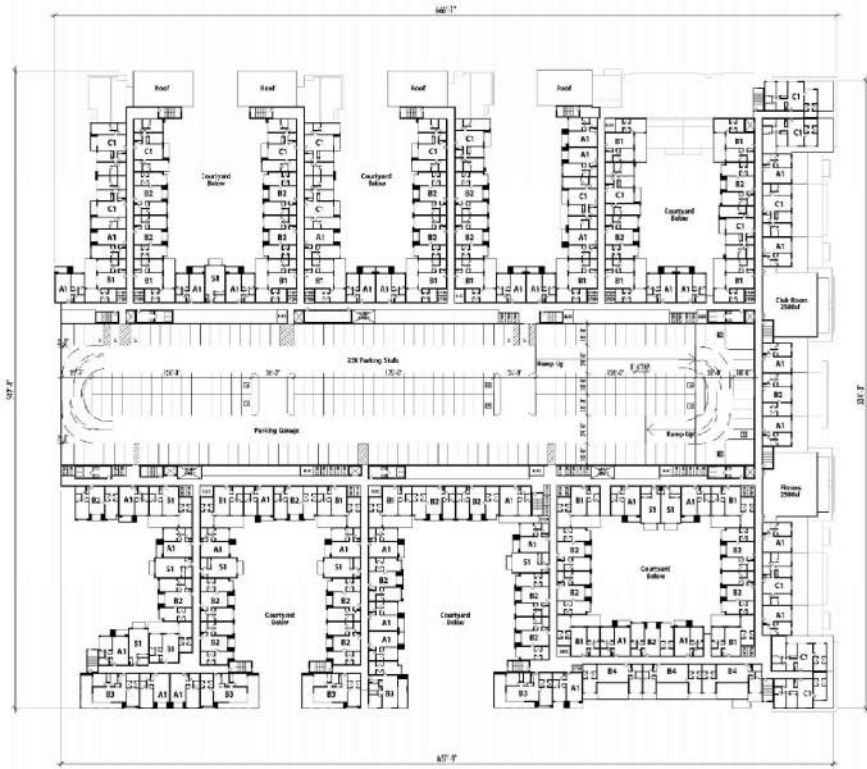
PROJECT NO. 21113

DCD FILE:

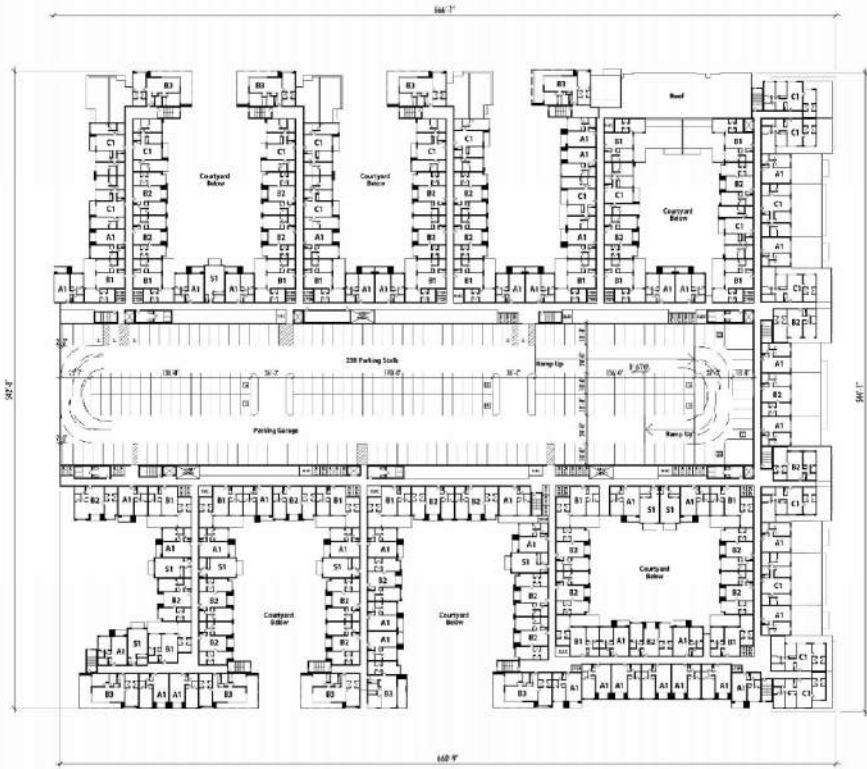
A221
FLOOR PLANS
PHASE 02

SCALE: AS NOTED

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02 FOURTH FLOOR PLAN 1" = 50'-0"



01 THIRD FLOOR PLAN 1" = 50'-0" north



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PROFILING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 02.20.2024

CREATED BY:
CHECKED BY:
PROJECT NO. 21113
CADD FILE:

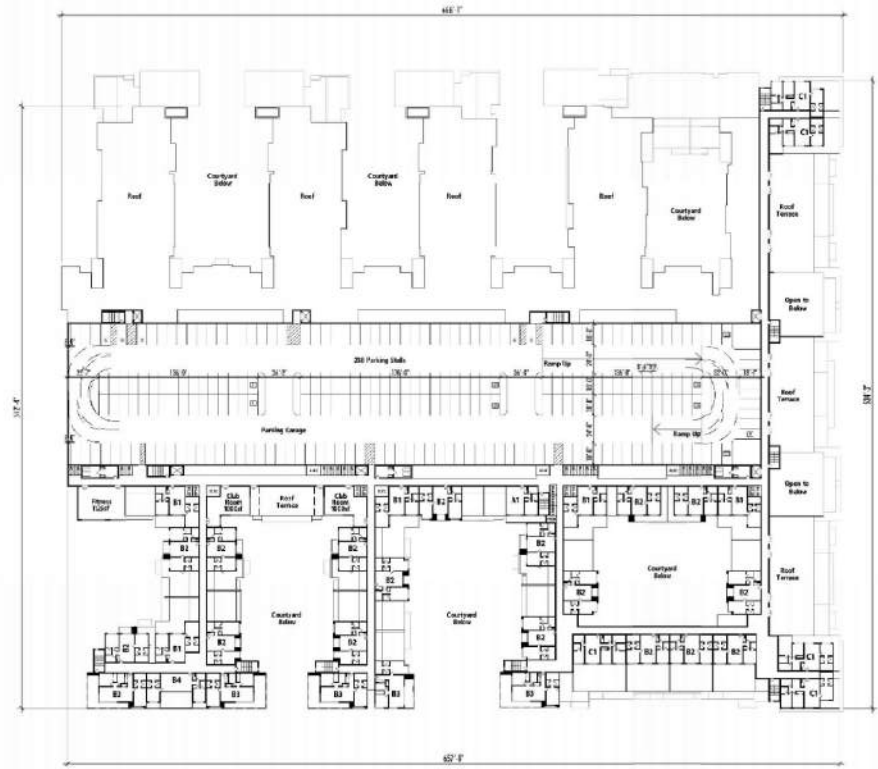
A222
FLOOR PLANS
PHASE 02

SCALE: AS NOTED

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03 ROOF PLAN 1" = 50'-0"



01 FIFTH FLOOR PLAN 1" = 50'-0" north

Tempe Gateway

2180 N. Scottsdale Rd., Tempe, AZ 85281

Public Involvement Report

February 20, 2024

Prepared by:

Technical Solutions, LLC
5111 N. Scottsdale Road, Ste. 260
Scottsdale, Arizona 85250

I. PROJECT SUMMARY

This Public Involvement Report is being submitted in association with multiple requests (listed below) for an approximate 17.22-net-acre site located at the northwest corner of Scottsdale Road and McKellips Road (the "Site"). The Site is shown in the area below. Specifically, the requests are as follows:

1. Zoning Amendment to rezone the Site from Multi-Family Residential Limited ("R-3") and Multi-Family Residential General ("R-4") to Mixed-Use, High Density ("MU-4") to allow a mixed-use development on the Site;
2. A Planned Area Development Overlay to establish development standards as a result of Rezoning to a Mixed-Use Designation;
3. A General Plan Amendment to modify the Land Use Map from Residential to Mixed- Use;
4. A General Plan Amendment to modify the Projected Density Map from Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac) and;
5. A Major Development Plan Review ("DPR") approval for a mixed-use development consisting of 910 multi-family units and retail space.



II. NOTIFICATION LETTER AND PROPOSED SIGN TEXT

November 28, 2023

Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (PL230302) by Colrich Communities to redevelop the existing Scottsdale Gateway Apartments located at 2100 N. Scottsdale Road. The new Gateway development would be a multi-phased, mixed-use development on the 17.3 +/- acre site (Parcels # 129-17-093D, 129-17-093C, 129-18-093E & 129-17-093B) consisting of 901 multi-family units, a 5-level parking structure, leasing office, full amenities (i.e. fitness center, community clubhouse, multiple resort-style pools, etc.), and approximately 24,000 square feet of public commercial space.

The following requests are required for the Gateway mixed-use development:

1. Zoning Amendment to rezone the Site from Multi-Family Residential Limited ("R-3") and Multi-Family Residential General ("R-4") to Mixed-Use, High Density ("MU-4") to allow a mixed-use development on the Site.
2. A Planned Area Development Overlay to establish development standards as a result of rezoning to a Mixed-Use designation
3. A General Plan Amendment to modify the Projected Density Map from Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac).
4. A Major Development Plan Review ("DPR") approval for a mixed-use development consisting of 901 multi-family units and retail space.

You are invited to attend a come and go open house to discuss this proposal. The open house will be held on **Wednesday, December 13, 2023 from 5:30 p.m. to 6:30 p.m.** at the **Hampton Inn, 1415 N. Scottsdale Road, Tempe, AZ 85288**. A brief presentation will be given at the beginning of the meeting that provides an overview of the project. Our team will be available after the presentation for any questions.

If you have any questions, please contact the neighborhood outreach team at

602-957-3434 or info@technicalolutionsaz.com.

Thank you.

Sincerely,

Susan Bitter Smith

Attachments: Site Plan, Landscape Plan and Elevations

28 de noviembre de 2023

AVISO DE REUNION VECINAL

Querido Vecino:

Nos complace informarle de una próxima solicitud (PL230302) de ColRich Communities para reconstruir los existentes Apartamentos de Scottsdale Gateway ubicados en 2100 N. Scottsdale Road. El nuevo desarrollo de Gateway sería un desarrollo de uso mixto de múltiples fases en el sitio de 17.3 +/- acres (Parcelas #129-17-093D, 129-17-093C, 129-18-093E & 129-17-093B) que consiste en 901 unidades familiares, una estructura de estacionamiento de 5 niveles, oficina de arrendamiento, comodidades completas (es decir gimnasio, casa club comunitario, múltiples piscinas estilo centro turístico etc.), y aproximadamente 24,000 pies cuadrados de espacio comercial público.

Se requieren las siguientes solicitudes para el desarrollo de uso mixto Gateway:

1. Enmienda de Zonificación para rezonificar el Sitio de Residencial Multifamiliar Limitado ("R-3") y Residencial Multifamiliar General ("R-4") a uso Mixto, Alta Densidad ("MU-4") para permitir un desarrollo de uso Mixto en el sitio.
2. Una superposición de desarrollo de área planificada para establecer estándares de desarrollo como resultado de la rezonificación a una designación de uso mixto.
3. Una Enmienda al Plan General para modificar el Mapa de Densidad Proyectada de Densidad Media (hasta 15 du/ac) y Densidad Media a Alta (hasta 25 du/ac) a Alta Densidad (hasta 65 du/ac).
4. Aprobación de una revisión importante del plan de desarrollo ("DPR") para un desarrollo de uso mixto que consta de 901 unidades multifamiliares y espacios comerciales.

Está invitado a asistir a una jornada de puertas abiertas para discutir esta propuesta. Se brindarán servicios de traducción en español para la reunión vecinal. La jornada de puertas abiertas se llevará a cabo el miércoles 13 de diciembre de 2023 de 5:30 p.m. a 6:30 p. m. en el Hampton Inn, 1415 N. Scottsdale Road, Tempe, AZ 85288. Al inicio de la reunión se realizará una breve presentación que proporcionará una visión general del proyecto. Nuestro equipo estará disponible después de la presentación para cualquier pregunta.

Si tiene alguna pregunta, por favor comuníquese con nuestro equipo vecinal al 602-957-3434 o info@technicalolutionsaz.com.

Gracias.

Atentamente,

Susan Bitter Smith

Adjuntos: Plano del Sitio, Plano del Paisaje y Elevaciones

CITY OF TEMPE PUBLIC NOTICE

ZONING

NEIGHBORHOOD MEETING: December 13, 2023 at 5:30 pm

Location: Hampton Inn
1415 North Scottsdale Road
Tempe, AZ 85288

REQUEST: This is a public hearing notice for **TEMPE GATEWAY** consisting of a 5-story mixed-use development with 910 units on 17.3 gross acres, located at 2180 N. Scottsdale Road. This request includes: A General Plan Land Use Map Amendment from Residential to Mixed Use, a General Plan Density Map Amendment from Medium Density (up to 15 du/ac) and Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac), Zoning Map Amendment from R-3 and R-4 to MU-4, a Planned Area Development Overlay to establish development standards for a density of 53 du/acre, lot coverage, landscape area, building height, setbacks and parking, and a Major Development Plan Review for site plan, landscape plan and building elevations.

DEVELOPMENT REVIEW COMMISSION: **DATE TBD** **6:00 pm**

Virtual: <http://www.tempe.gov/virtualplanning> to join virtual meeting via Cisco WebEx Events AND/OR
Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

CITY COUNCIL (Intro/1st Hearing): **DATE TBD** **6:00 pm**

CITY COUNCIL (2nd Hearing): **DATE TBD** **6:00 pm**

Virtual: <http://www.tempe.gov/clerk> to join virtual meeting via Cisco WebEx Events AND/OR
Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

Case Number: PL230302 **Posting Date:** November 28, 2023

Applicant: Wendy Riddell, Berry Riddell LLC

Phone/Email: 505-328-6606 / kmp@berryriddell.com

Case file available at Community Development Department - Call Planning Division at (480) 350-4311 or Email at planning@tempe.gov.

Penalty for removing or defacing sign prior to the date of last meeting.

II. PUBLIC INVOLVEMENT

To date, a total of 188 individuals have participated in the process regarding our proposal. The outreach team spoke to 145 people during their door-to-door outreach, 5 current tenants attended the tenant open house meeting on 11/27/23, 34 people attending the neighborhood meeting on 12/13/23, and the outreach team has received 4 phone calls from current tenants subsequent to the informational meetings. The sign in sheets and comment cards are attached.

Many comments, questions, and concerns have been expressed throughout the process. The concerns that have been expressed, as well as how the development team has responded, is outlined below:

-Several current tenants had questions regarding the timing of the start of construction. All of these tenants seemed satisfied with the answer from the development team that construction should start in about 4 years from now.

-One current tenant wanted to know how they could live in the new residences when they were completed. They received the Tenant Relocation Plan created by the development team. This plan was made available at both in-person meetings, is currently available on-site in the management office, and has been turned in to City Staff.

-At the neighborhood meeting, one neighbor requested a copy of the traffic study report. The traffic findings have been provided to this individual.

-A few neighbors were concerned about the sightline impacts to their property. A line of sight exhibit was created and shown to those residents that requested it. A majority of their concerns were addressed with this exhibit.

-A few individuals had comments/concerns regarding the height of the project. The development team reviewed their concerns and decided the height of the project is appropriate and in context with the area.

- A few individuals had comments/concerns regarding the density of the project. The development team reviewed their concerns and decided the density and number of residences provided in the proposal is appropriate.

- A few individuals had comments/concerns regarding parking on the project. The development team reviewed their concerns and decided the number of parking spaces provided in the proposal is adequate.

III. CONTINUED PUBLIC INVOLVEMENT

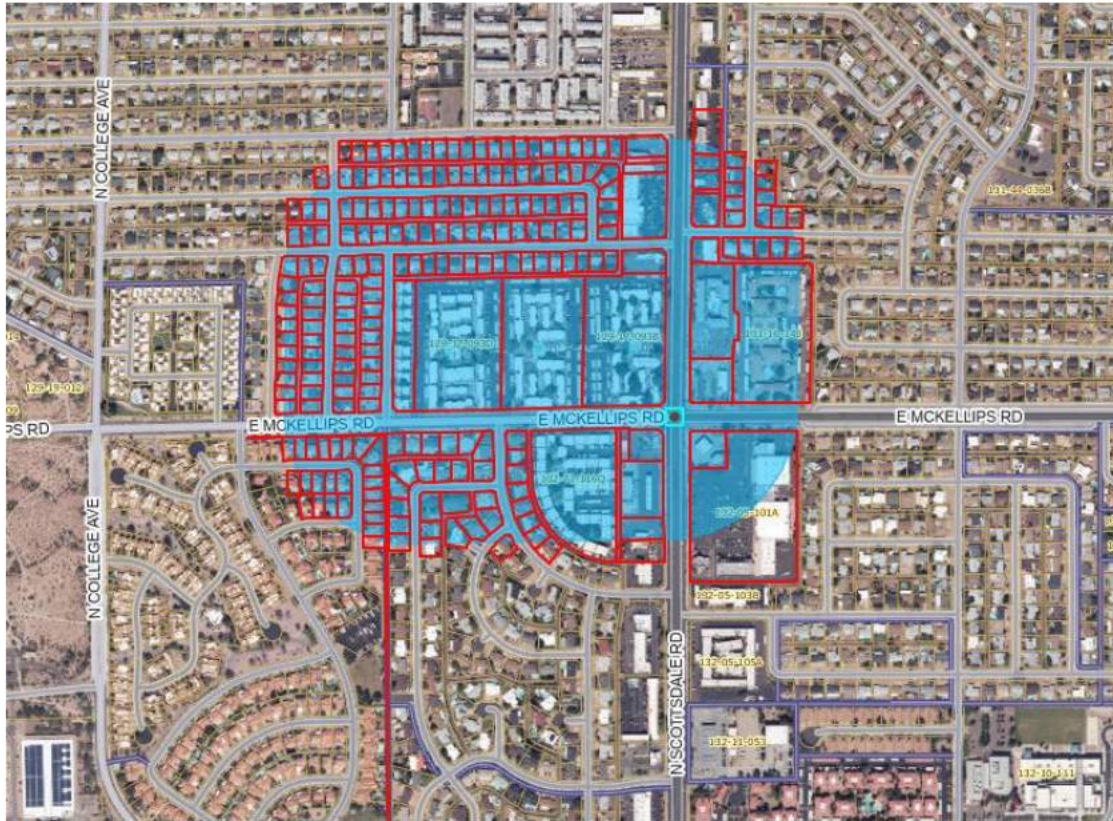
The entire project team remains sensitive to the importance of public/neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these affected parties will continue throughout the completion of the entitlement process.

IV. LANGUAGE TRANSLATION

A translator was in attendance during our neighborhood meeting.

V. NOTIFICATION

The notification map of property owners within 600 feet of the Site is shown below.



A list of property owners located within 600 feet of the Site is shown below.

600' Notification List		
Parcel Number	Property Owner	Mailing Address
131-16-018	2018-3 IH BORROWER LP	[REDACTED]
132-71-116J	29SC SOLAIRE TIC OWNER LLC	[REDACTED]
132-71-116Q	29SC SOLAIRE TIC OWNER LLC	[REDACTED]
129-18-050	503 E TAYLOR LLC	[REDACTED]

131-16-143	722 SP HOLDINGS SPE LLC	[REDACTED]
129-18-120	ABER PROPERTIES LLC	[REDACTED]
129-17-077	AMBARTSUMYAN ARAM/ROBERT	[REDACTED]
129-17-030A	ANDERS MYCAL W/NICOLE C	[REDACTED]
129-18-148	ANSELMO KENNETH S	[REDACTED]
129-17-034	APPLEGATE ERIK	[REDACTED]
129-17-018	ARIZONA SANDS REAL ESTATE LLC	[REDACTED]
129-18-137	ARMENTA JOHN PETER	[REDACTED]
129-18-058	ARMSTRONG JOSHUA S	[REDACTED]
129-17-070	ARREDONDO CRUZ/CUELLAR	[REDACTED]
131-16-016	AURINGER MEGAN	[REDACTED]
129-17-049	AUTHENTIC INVESTMENTS LLC	[REDACTED]
129-17-056	BACA TAMARA D/FAIERS THERESA D	[REDACTED]
129-18-126	BAIR DARRYL R/BARBARA J TR	[REDACTED]
129-18-144	BAIR DARRYL R/BARBARA J TR	[REDACTED]
129-18-146	BALES JOSHUA/MICHELLE	[REDACTED]
132-02-145	BALIGA HERMAN LIVING TRUST	[REDACTED]
129-17-071	BASILIERE BRIAN	[REDACTED]
129-18-131	BEDORE RICKY J & JANICE A	[REDACTED]
132-71-099	BELL JORDAN	[REDACTED]

132-71-093	BENNETT TIMOTHY	[REDACTED]
132-02-148	BENWAR LLC	[REDACTED]
132-71-017	BERGLUND SHARON TR	[REDACTED]
129-17-037	BLIZNICK MATTHEW PHILIP	[REDACTED]
129-18-097	BMH HOLDINGS LLC	[REDACTED]
132-71-023	BRITO JOSE RAUL	[REDACTED]
132-02-138	BRUCE AND LOIS BEER FAMILY TRUST	[REDACTED]
129-18-104	BRYG STANLEY W JR/MARY R	[REDACTED]
129-18-140	CAGLE BRENDA C	[REDACTED]
129-17-048	CAMPE JILL S	[REDACTED]
129-17-033	CARDENAS KARL	[REDACTED]
129-17-076	CARLBORG JAMES P	[REDACTED]
129-17-013	CARPENTER JEFFREY	[REDACTED]
129-18-018	CARPENTER SARAH R	[REDACTED]
129-18-098	CARRILLO CORNELIUS ANTONIO MARSHALL	[REDACTED]
129-17-046	CARTER JACK R/AMY M	[REDACTED]
129-17-002L	CASA CHELLA REALTY LLC	[REDACTED]
129-17-093B	CH SCOTTSDALE GATEWAY II COMMUNITIES LLC	[REDACTED]
129-17-093C	CH SCOTTSDALE GATEWAY II COMMUNITIES LLC	[REDACTED]

129-17-093D	CH SCOTTSDALE GATEWAY II COMMUNITIES LLC	[REDACTED]
129-17-093E	CH SCOTTSDALE GATEWAY II COMMUNITIES LLC	[REDACTED]
132-71-075	CHANDLER CHARLES D/ELIZABETH A	[REDACTED]
129-17-002M	CHANDLER-OLD VINE LIMITED PARTNERSHIP	[REDACTED]
132-02-141	CILEK BENJAMIN L	[REDACTED]
132-02-164	COLLERAN DAVID B/SHARON K	[REDACTED]
132-02-152	CORCORAN TYLER/CHRISTINE	[REDACTED]
129-17-010	CORONA ROSA M/HECTOR V	[REDACTED]
132-71-074	CROSS LEVI J/GLENN C	[REDACTED]
129-17-068	CUEVAS ARMANDO/SLGADO DORA E	[REDACTED]
129-18-109	CUTILLO FRANK/DEBORAH	[REDACTED]
131-16-004A	D J P S INC	[REDACTED]
131-16-004B	D J P S INC	[REDACTED]
131-16-039	DALE TONYA SUZANNE	[REDACTED]
131-16-019	DAVID R KINGCADE LIVING TRUST	[REDACTED]
129-18-143	DISTLER AURA MARIE TR	[REDACTED]
129-17-005	DMMP RENTAL PROPERTIES LLC	[REDACTED]
129-17-045	DNH EQUITY DIAMOND LLC	[REDACTED]

129-18-147	DONE JACOB BARTON/SHEPHERD AMETHYST LYNN	[REDACTED]
129-18-125	DOUGLAS TRUST	[REDACTED]
129-18-136	ENGRAV FAMILY TRUST	[REDACTED]
129-17-029B	EROZA FAMILY TRUST	[REDACTED]
129-18-128	EVERETT JUSTIN	[REDACTED]
129-18-106	EXPRESS COMPANIES XXIII 23 LLC	[REDACTED]
129-17-043	FAULKNER DONALD C	[REDACTED]
129-18-118	FAVELA SAUL/AURORA	[REDACTED]
129-17-004	FERRARA JOHN M/TRACY A	[REDACTED]
131-16-006	FIFTH AVE REALTY INC	[REDACTED]
132-71-016	FIREOZ LLC	[REDACTED]
129-18-112	FISCHER BENJAMIN SCOTT	[REDACTED]
129-17-065	FKH SFR C1 L P	[REDACTED]
129-17-061	FKH SFR PROPCO B-HLD LP	[REDACTED]
129-18-142	FKH SFR PROPCO B-HLD LP	[REDACTED]
132-71-020	FLEMING AIDEN WESLEY/ALEXANDRA	[REDACTED]
129-18-113	FLESCHNER BREANNA/STEVEN/PATRICIA	[REDACTED]
129-17-031	FLORES MARIA ELIA	[REDACTED]

132-02-165	FOEDISH EDGAR L IV	[REDACTED]
129-18-115	FOSTER RIKKI/KELLY	[REDACTED]
129-18-114	FOUTS CHRISTEN MARISSA/KYLE JR	[REDACTED]
132-71-018	FRANCISCA P ARROYO TRUST	[REDACTED]
129-18-111	GAMBINO ALEXANDER	[REDACTED]
129-17-069	GARCIA JACOB J	[REDACTED]
129-18-110	GERAGHTY MAUREEN	[REDACTED]
129-18-116	GIBBONS RICHARD MICHAEL	[REDACTED]
132-71-096	GIFFORD JAMES M./KAREN	[REDACTED]
131-16-017	GOMEZ JOSE A PAREDES/GARCIA MICAELA CARAPIA	[REDACTED]
129-18-099	GOWER ALLISON EVELYN	[REDACTED]
132-71-116E	GRANT'S PHOTOGRAPHIC RESTORATION AND LOGO LLC	[REDACTED]
129-17-008	GUSTAFSON CRAIG ALLEN/JONES MELISSA	[REDACTED]
129-17-023A	HADDOCK HOWARD TR	[REDACTED]
132-71-021	HALL SAMUEL THOMAS/DAVIS CHRISTINA	[REDACTED]
132-02-151	HARRIMAN BEATRICE IRENE	[REDACTED]
131-16-040	HASEGAWA MARK/MARY	[REDACTED]

132-02-150	HEATH TRACEY	[REDACTED]
129-17-047	HERNANDEZ JULIE M	[REDACTED]
129-17-044	HERRON CONNIE R	[REDACTED]
129-17-057	HIGUERA LEONARDO/JAYLIN/GONZALEZ GABRIELA	[REDACTED]
129-17-038	HOKE TODD	[REDACTED]
129-18-102	HONEST PROPERTIES LLC	[REDACTED]
129-18-134	HOYT SARAH ANN	[REDACTED]
132-02-160	HULL WALTER GARY/SUZANNE ESAHAK	[REDACTED]
129-18-056A	IH6 PROPERTY PHOENIX LP	[REDACTED]
129-18-060	IH6 PROPERTY PHOENIX LP	[REDACTED]
129-17-035	J & G STRATEGIC INVESTMENTS LLC	[REDACTED]
129-17-081	JACKSON MATT J/PAIGE A	[REDACTED]
132-71-010	JAE HAYE INVESTMENTS LLC	[REDACTED]
129-18-133	JIMENEZ JESUS SR/CRISTINA	[REDACTED]
129-18-053	JOHNSON ROBIN H	[REDACTED]
129-17-050	JONES ROY M JR/JILL E	[REDACTED]
129-18-096	JUANDA JOSEPH	[REDACTED]
132-02-142	KASMER BRUCE C & CYNTHIA D	[REDACTED]
132-71-095	KELLY MATTHEW MARTIN	[REDACTED]

132-71-015	KELLY TERRY/JENNINGS ANN	[REDACTED]
129-17-066	KEMP JONATHAN B II	[REDACTED]
131-16-035	KETTERER CONNOR	[REDACTED]
129-18-127	KLIER LEO	[REDACTED]
129-18-108	KODIAK PROPERTIES LLC	[REDACTED]
132-71-013	KOEHLER TRUST	[REDACTED]
129-17-007	KOPP ZACHARY CHRISTOPHER	[REDACTED]
129-17-006	KOVACS MICHELLE L	[REDACTED]
129-18-107	LANZILLO WAYNE/STEPHEN	[REDACTED]
132-71-098	LASSITER ELIZABETH ANNETTE	[REDACTED]
129-18-139	LEO DICK FAMILY TRUST	[REDACTED]
129-17-036	LESTER AND SONDR A FERGUSON TRUST	[REDACTED]
132-02-161	LEUNG FAMILY TRUST	[REDACTED]
132-71-073	LHM/KAM FAMILY TRUST	[REDACTED]
129-17-060	LIND KEVIN G/JULIE A	[REDACTED]
129-17-054	LONG DEBORAH A	[REDACTED]
129-17-017	LOPEZ FRANK S & ADELA V	[REDACTED]
129-17-074	LUCILLE ANN O'DONNELL FAMILY LIVING TRUST	[REDACTED]
129-17-052	LUCZYNSKI JAMES D	[REDACTED]
132-71-100	LUKE D STOHRE TRUST	[REDACTED]
129-18-124	MACDONALD LAURIE E /JOY E	[REDACTED]
129-17-014	MAINS MARY JAN	[REDACTED]
129-17-020A	MARIA SOTELO AMARO SEPARATE PROPERTY TRUST	[REDACTED]

129-18-129	MARK BRIAN ALLEN LIVING TRUST	[REDACTED]
129-18-130	MARK BRIAN ALLEN LIVING TRUST	[REDACTED]
132-02-180	MARLBOROUGH PARK ESTATES OWNERS ASSOC INC	[REDACTED]
132-02-181	MARLBOROUGH PARK ESTATES OWNERS ASSOC INC	[REDACTED]
132-71-019	MARZUOLA ROBERT C	[REDACTED]
129-18-132	MCCULLOUGH KATHERINE	[REDACTED]
129-17-062	MCPEAKE CONOR	[REDACTED]
129-17-015	MCTEER FAMILY TRUST	[REDACTED]
129-17-058	MILES CRIS H	[REDACTED]
129-18-123	MILLER ELEC/BLY-MILLER SHANNA	[REDACTED]
131-16-013	MILLER-RODRIGUEZ LORETTA M/RODRIGUEZ ROBERT D	[REDACTED]
131-16-022	MOLERA CELENE ELIZABETH	[REDACTED]
129-17-075	MOORE MICHAEL L	[REDACTED]
129-17-022A	MOREHEAD PROPERTIES LLC	[REDACTED]
129-17-080	MORLEY ANTHONY/RICHARD	[REDACTED]
131-16-141F	NADG NNN QCC (AZ) LP	[REDACTED]
132-02-163	NEAL TIMOTHY J/KATHI	[REDACTED]
129-17-079	NEWCOMER DIANE CHRISTINE	[REDACTED]

131-16-036	NG TOMMY YUK TONG/WINNIE L M	[REDACTED]
129-17-003	NGO RAYMOND WING MAN ETAL	[REDACTED]
129-17-067	NGUYEN NGUYEN THANH/PHAN KIEN	[REDACTED]
132-71-009	NOCKELS RICHARD J	[REDACTED]
129-17-039	NOYES ERIC P/LORI	[REDACTED]
129-18-119	NUCKOLLS RIKKI E	[REDACTED]
129-17-026A	OLSON KATHLEEN/MICHAEL R	[REDACTED]
129-17-012	ORLANDO JOHANNA	[REDACTED]
129-17-063	ORTEGA DOLORES	[REDACTED]
129-18-047	OVERHOLSER REGINALD H	[REDACTED]
131-16-003	P SCHUBERT PROPERTIES LTD PARTNERSHIP	[REDACTED]
129-18-135	PADILLA CANDYCE	[REDACTED]
129-17-032	PAPAGO HIDEAWAY LLC	[REDACTED]
132-02-159	PASHKOWSKI GEOFFREY & BARBARA U	[REDACTED]
129-18-059	PATTON KAYLA	[REDACTED]
132-71-025A	PEDERSON DWIGHT/RYAN BRIANNE C	[REDACTED]
129-18-122	PEREZ ANTONIO H/GRACIELA B DE	[REDACTED]
129-17-083	PICHARDO ISRAEL HERNANDEZ/HERNANDEZ MARIA ANGELA	[REDACTED]
132-71-022	POLLARD ANGUS	[REDACTED]
132-02-144	POPKO SIGMUND G	[REDACTED]

132-71-097	POWERS LOGAN	[REDACTED]
129-18-095	PROM JAMES A/M ELAINE TR	[REDACTED]
129-17-051	PUERNER SADIE L	[REDACTED]
129-17-011	PUERNER SANDRA R	[REDACTED]
131-16-015	PUGH YOLANDA	[REDACTED]
129-18-141	RADZIK JAMES A	[REDACTED]
132-71-024A	RANDAZZO MELISSA/RYAN	[REDACTED]
129-18-103	RAYSIK GEORGE IV	[REDACTED]
132-71-119	RB5 1900 LLC	[REDACTED]
132-71-012	REAL GYM EQUIPMENT LLC	[REDACTED]
131-16-014	REYES LEONOR A	[REDACTED]
129-17-055	RICHARDSON WILLIAM A/DELLA F TR	[REDACTED]
129-17-053	RISLEY RANDALL D/DIANNA L	[REDACTED]
129-18-051	ROBERT MCCABE SPECIAL NEEDS TRUST	[REDACTED]
129-17-028A	ROSENER DREW/BERGMAN JESSICA	[REDACTED]
129-17-009	ROSS DANIEL/COLE DONNA M/LESLIE F	[REDACTED]
132-02-149	RYAN C AND KELLY O JOHNSON LIVING TRUST	[REDACTED]
129-18-117	SALASAR-AYALA EUSTOLIA	[REDACTED]
129-17-002H	SALVATION ARMY	[REDACTED]
129-17-002J	SALVATION ARMY	[REDACTED]

129-17-002N	SALVATION ARMY	[REDACTED]
131-16-020	SANCHEZ GLORIA	[REDACTED]
132-02-143	SARAH E JAMESON TRUST	[REDACTED]
132-71-101	SCHEIER JAMESON	[REDACTED]
132-71-076	SCHKLAIR STEVEN S	[REDACTED]
131-16-142	SCOTTSDALE TNC LLC	[REDACTED]
129-18-121	SCURLOCK PRESLEY/PATRICIA	[REDACTED]
129-17-040	SELLERS SCOTT D	[REDACTED]
129-17-082	SHANNON DUTTON LIVING TRUST	[REDACTED]
129-17-064	SID P BINGHAM FAMILY TRUST	[REDACTED]
132-02-140	SIDLER VICTOR G	[REDACTED]
129-17-041	SIROTA TRAVIS L/MEGAN	[REDACTED]
132-71-028	SLATER ADRIAN F/QUEZADA DE SLATER MARIA AIDA	[REDACTED]
132-71-027	SLATER NATHAN G	[REDACTED]
129-18-138	SMITH RICHARD X	[REDACTED]
132-02-157	SPASOVSKI FAMILY LIVING TRUST	[REDACTED]
129-17-016	SWH 2017-1 BORROWER LP	[REDACTED]
131-16-038	SZETO SAMSON K	[REDACTED]

132-71-116B	TEMK INVESTMENTS - FREMONT LLC	[REDACTED]
132-02-002B	TEMPE CITY OF	[REDACTED]
129-18-048	TEMPE TAYLOR LLC	[REDACTED]
129-18-105	TERESA GAIL MCGLADE SEPARATE SHARE TRUST/TROVILLION DANA JUNE/BARNEY WAYNE/MCGLADE SHERRY N/MARK	[REDACTED]
129-17-073	THOMAS J DIRODIS LIVING TRUST	[REDACTED]
131-16-037	TOMA VELMA	[REDACTED]
129-17-027	TONNIGES SHAWN C	[REDACTED]
129-18-145	TROUTMAN MATTHEW	[REDACTED]
129-17-059	TURENSKY GERALD R/JONI L	[REDACTED]
132-05-101B	TWO BROTHERS VII INC	[REDACTED]
132-05-101A	VALLEY WEST SHOPPING CENTER LLC	[REDACTED]
129-17-078	VENEY COLIN/CHINASA	[REDACTED]
129-18-052	VITTORE MARK/ROBIN	[REDACTED]
132-02-139	VOLETI VASANTI/ROHIT N U	[REDACTED]
132-02-146	W&A STAUBITZ FAMILY TRUST	[REDACTED]
132-02-147	WARE CHRISTOPHER	[REDACTED]
132-71-094	WARE JEAN ANN/GREGORY S	[REDACTED]
129-18-049	WARREN LINDA S	[REDACTED]

129-17-042	WATSON BARBARA J	[REDACTED]
129-18-100	WEAVER RICHARD/MANNION ERIN K	[REDACTED]
132-02-158	WEBB ROBERT M	[REDACTED]
129-17-072	WELSH REESE W/MAUREEN L	[REDACTED]
129-18-055B	WESTTOWN HOLDINGS LLC	[REDACTED]
129-17-021C	WHITEHORNE LORY ANN	[REDACTED]
129-17-025C	WICKELL JOYCE BERNICE TR	[REDACTED]
131-16-004C	WILLIAMS CAROL A TR	[REDACTED]
131-16-005	WILLIAMS CAROL A TR	[REDACTED]
129-17-019	WILLIAMS JANICE B/RICKEY LEE	[REDACTED]
129-18-101	WINKLER JON RANDALL/MARTHA ELIZABETH TR	[REDACTED]
132-71-116N	WIT INVEST GROUP LLC	[REDACTED]
132-71-116P	WIT INVEST GROUP LLC	[REDACTED]
132-71-011	YODER JOSHUA RYAN	[REDACTED]
132-71-014	YOVHANE LLC	[REDACTED]
132-02-162	YUE FRANK J/MAYEN YEN TR	[REDACTED]
129-18-057	ZEHRING NATHAN/SALLY	[REDACTED]
131-16-021	ZIMMERMAN JOSEPH D II	[REDACTED]

A list of current tenants is shown below.

Tenants	
Tenant Name	Mailing Address
	730 E Mckellips Road #73-113 Tempe, AZ 85281
	730 E Mckellips Road #73-122 Tempe, AZ 85281
	2103 N Mcallister Ave # 2103 Tempe, AZ 85281-1319
	730 E Mckellips Road #73-113 Tempe, AZ 85281
	730 E Mckellips Road #73-123 Tempe, AZ 85281
	730 E Mckellips Road #73-212 Tempe, AZ 85281
	730 E Mckellips Road #73-114 Tempe, AZ 85281
	730 E Mckellips Road #73-124 Tempe, AZ 85281
	730 E Mckellips Road #73-212 Tempe, AZ 85281
	730 E Mckellips Road #73-116 Tempe, AZ 85281
	730 E Mckellips Road #73-125

	Tempe, AZ 85281
	730 E Mckellips Road #73-213 Tempe, AZ 85281
	730 E Mckellips Road #73-117 Tempe, AZ 85281
	730 E Mckellips Road #73-126 Tempe, AZ 85281
	730 E Mckellips Road #73-221 Tempe, AZ 85281
	730 E Mckellips Road #73-117 Tempe, AZ 85281
	730 E Mckellips Road #73-126 Tempe, AZ 85281
	730 E Mckellips Road #73-222 Tempe, AZ 85281
	730 E Mckellips Road #73-118 Tempe, AZ 85281
	610 E Mckellips Road #61-227 Tempe, AZ 85281
	730 E Mckellips Road #73-222 Tempe, AZ 85281
	730 E Mckellips Road #73-118 Tempe, AZ 85281
	730 E Mckellips Road #73-127

	Tempe, AZ 85281
	730 E Mckellips Road #73-223 Tempe, AZ 85281
	1855 Petaluma Ave Long Beach, CA 90815-3649
	730 E Mckellips Road #73-128 Tempe, AZ 85281
	730 E Mckellips Road #73-311 Tempe, AZ 85281
	730 E Mckellips Road #73-121 Tempe, AZ 85281
	730 E Mckellips Road #73-211 Tempe, AZ 85281
	730 E Mckellips Road #73-313 Tempe, AZ 85281
	730 E Mckellips Road #73-314 Tempe, AZ 85281
	730 E Mckellips Road #73-327 Tempe, AZ 85281
	730 E Mckellips Road #73-511 Tempe, AZ 85281
	730 E Mckellips Road #73-315 Tempe, AZ 85281
	730 E Mckellips Road #73-411

	Tempe, AZ 85281
	730 E Mckellips Road #73-513 Tempe, AZ 85281
	730 E Mckellips Road #73-316 Tempe, AZ 85281
	620 E Mckellips Rd # 62-210 Tempe, AZ 85288-1356
	730 E Mckellips Road #73-514 Tempe, AZ 85281
	730 E Mckellips Road #73-317 Tempe, AZ 85281
	730 E Mckellips Road #73-412 Tempe, AZ 85281
	730 E Mckellips Road #73-521 Tempe, AZ 85281
	730 E Mckellips Road #73-321 Tempe, AZ 85281
	730 E Mckellips Road #73-413 Tempe, AZ 85281
	730 E Mckellips Road #73-522 Tempe, AZ 85281
	730 E Mckellips Road #73-322 Tempe, AZ 85281
	730 E Mckellips Road #73-414

	Tempe, AZ 85281
	730 E Mckellips Road #73-523 Tempe, AZ 85281
	730 E Mckellips Road #73-323 Tempe, AZ 85281
	730 E Mckellips Road #73-421 Tempe, AZ 85281
	730 E Mckellips Road #73-524 Tempe, AZ 85281
	730 E Mckellips Road #73-324 Tempe, AZ 85281
	730 E Mckellips Road #73-422 Tempe, AZ 85281
	5237 E Florian Ave Mesa, AZ 85206-2993
	730 E Mckellips Road #73-325 Tempe, AZ 85281
	730 E Mckellips Road #73-423 Tempe, AZ 85281
	730 E Mckellips Road #73-612 Tempe, AZ 85281
	730 E Mckellips Road #73-326 Tempe, AZ 85281
	730 E Mckellips Road #73-424

	Tempe, AZ 85281
	730 E Mckellips Road #73-613 Tempe, AZ 85281
	730 E Mckellips Road #73-614 Tempe, AZ 85281
	730 E Mckellips Road #73-624 Tempe, AZ 85281
	620 E Mckellips Road #62-104 Tempe, AZ 85281
	730 E Mckellips Road #73-615 Tempe, AZ 85281
	730 E Mckellips Road #73-625 Tempe, AZ 85281
	730 E Mckellips Road #73-716 Tempe, AZ 85281
	730 E Mckellips Road #73-616 Tempe, AZ 85281
	730 E Mckellips Road #73-626 Tempe, AZ 85281
	730 E Mckellips Road #73-717 Tempe, AZ 85281
	730 E Mckellips Road #73-617 Tempe, AZ 85281
	730 E Mckellips Road #73-626

	Tempe, AZ 85281
	730 E Mckellips Road #73-718 Tempe, AZ 85281
	730 E Mckellips Road #73-621 Tempe, AZ 85281
	730 E Mckellips Road #73-627 Tempe, AZ 85281
	730 E Mckellips Road #73-718 Tempe, AZ 85281
	730 E Mckellips Road #73-621 Tempe, AZ 85281
	730 E Mckellips Road #73-711 Tempe, AZ 85281
	730 E Mckellips Road #73-721 Tempe, AZ 85281
	730 E Mckellips Road #73-622 Tempe, AZ 85281
	730 E Mckellips Road #73-711 Tempe, AZ 85281
	730 E Mckellips Road #73-722 Tempe, AZ 85281
	730 E Mckellips Road #73-622 Tempe, AZ 85281
	730 E Mckellips Road #73-712

	Tempe, AZ 85281
	730 E Mckellips Road #73-722 Tempe, AZ 85281
	730 E Mckellips Road #73-623 Tempe, AZ 85281
	730 E Mckellips Road #73-713 Tempe, AZ 85281
	730 E Mckellips Road #73-723 Tempe, AZ 85281
	730 E Mckellips Road #73-623 Tempe, AZ 85281
	730 E Mckellips Road #73-714 Tempe, AZ 85281
	730 E Mckellips Road #73-724 Tempe, AZ 85281
	730 E Mckellips Road #73-725 Tempe, AZ 85281
	730 E Mckellips Road #73-726 Tempe, AZ 85281
	730 E Mckellips Road #73-727 Tempe, AZ 85281
	730 E Mckellips Road #73-728 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-111

	Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-122 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-112 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-124 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-113 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-125 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-114 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-126 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-115 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-413 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-117 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-413 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-117

	Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-128 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-118 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-211 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-118 Tempe, AZ 85281
	2100 N. Scottsdale Rd #22-513 Tempe, AZ 85281
	2100 N. Scottsdale Rd #21-121 Tempe, AZ 85281
	2100 N. Scottsdale Rd #22-513 Tempe, AZ 85281
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	2017 N. Mcallister Ave. #2017 Tempe, AZ 85281
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	2007 N. Mcallister Ave. #2007

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	2117 N. Mcallister Ave. #2117

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	2119 N. Mcallister Ave. #2119 Tempe, AZ 85281
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	720 E Mckellips Road #72-115 Tempe, AZ 85281

	620 E Mckellips Road #62-237 Tempe, AZ 85281
	720 E Mckellips Road #72-116 Tempe, AZ 85281
	620 E Mckellips Road #62-237 Tempe, AZ 85281
	720 E Mckellips Road #72-117 Tempe, AZ 85281
	720 E Mckellips Road #72-121 Tempe, AZ 85281
	620 E Mckellips Road #62-239 Tempe, AZ 85281
	720 E Mckellips Road #72-122 Tempe, AZ 85281
	620 E Mckellips Road #62-239 Tempe, AZ 85281
	720 E Mckellips Road #72-122 Tempe, AZ 85281
	720 E Mckellips Road #72-212 Tempe, AZ 85281
	720 E Mckellips Road #72-123 Tempe, AZ 85281
	720 E Mckellips Road #72-221 Tempe, AZ 85281

	720 E Mckellips Road #72-125 Tempe, AZ 85281
	720 E Mckellips Road #72-223 Tempe, AZ 85281
	720 E Mckellips Road #72-126 Tempe, AZ 85281
	720 E Mckellips Road #72-311 Tempe, AZ 85281
	720 E Mckellips Road #72-127 Tempe, AZ 85281
	720 E Mckellips Road #72-312 Tempe, AZ 85281
	720 E Mckellips Road #72-127 Tempe, AZ 85281
	720 E Mckellips Road #72-312 Tempe, AZ 85281
	720 E Mckellips Road #72-128 Tempe, AZ 85281
	720 E Mckellips Road #72-313 Tempe, AZ 85281
	720 E Mckellips Road #72-314 Tempe, AZ 85281
	720 E Mckellips Road #72-327 Tempe, AZ 85281

	720 E Mckellips Road #72-315 Tempe, AZ 85281
	720 E Mckellips Road #72-411 Tempe, AZ 85281
	720 E Mckellips Road #72-316 Tempe, AZ 85281
	720 E Mckellips Road #72-412 Tempe, AZ 85281
	720 E Mckellips Road #72-317 Tempe, AZ 85281
	720 E Mckellips Road #72-413 Tempe, AZ 85281
	720 E Mckellips Road #72-322 Tempe, AZ 85281
	720 E Mckellips Road #72-421 Tempe, AZ 85281
	720 E Mckellips Road #72-323 Tempe, AZ 85281
	720 E Mckellips Road #72-421 Tempe, AZ 85281
	720 E Mckellips Road #72-324 Tempe, AZ 85281
	720 E Mckellips Road #72-422 Tempe, AZ 85281

	720 E Mckellips Road #72-325 Tempe, AZ 85281
	720 E Mckellips Road #72-423 Tempe, AZ 85281
	720 E Mckellips Road #72-326 Tempe, AZ 85281
	720 E Mckellips Road #72-424 Tempe, AZ 85281
	720 E Mckellips Road #72-424 Tempe, AZ 85281
	720 E Mckellips Road #72-511 Tempe, AZ 85281
	2100 N Scottsdale Rd Apt A116 Tempe, AZ 85288-1366
	720 E Mckellips Road #72-524 Tempe, AZ 85281
	720 E Mckellips Road #72-512 Tempe, AZ 85281
	720 E Mckellips Road #72-611 Tempe, AZ 85281
	720 E Mckellips Road #72-513 Tempe, AZ 85281
	720 E Mckellips Road #72-612 Tempe, AZ 85281

	720 E Mckellips Road #72-514 Tempe, AZ 85281
	720 E Mckellips Road #72-612 Tempe, AZ 85281
	720 E Mckellips Road #72-514 Tempe, AZ 85281
	720 E Mckellips Road #72-613 Tempe, AZ 85281
	720 E Mckellips Road #72-521 Tempe, AZ 85281
	720 E Mckellips Road #72-613 Tempe, AZ 85281
	720 E Mckellips Road #72-521 Tempe, AZ 85281
	720 E Mckellips Road #72-614 Tempe, AZ 85281
	720 E Mckellips Road #72-522 Tempe, AZ 85281
	720 E Mckellips Road #72-615 Tempe, AZ 85281
	720 E Mckellips Road #72-523 Tempe, AZ 85281
	720 E Mckellips Road #72-615 Tempe, AZ 85281

	720 E Mckellips Road #72-524 Tempe, AZ 85281
	720 E Mckellips Road #72-616 Tempe, AZ 85281
	7919 E Kimsey Ln Apt C Scottsdale, AZ 85257-4451
	720 E Mckellips Road #72-711 Tempe, AZ 85281
	720 E Mckellips Road #72-617 Tempe, AZ 85281
	720 E Mckellips Road #72-711 Tempe, AZ 85281
	720 E Mckellips Road #72-621 Tempe, AZ 85281
	720 E Mckellips Road #72-711 Tempe, AZ 85281
	720 E Mckellips Road #72-622 Tempe, AZ 85281
	720 E Mckellips Road #72-712 Tempe, AZ 85281
	720 E Mckellips Road #72-623 Tempe, AZ 85281
	720 E Mckellips Road #72-712 Tempe, AZ 85281

	720 E Mckellips Road #72-624 Tempe, AZ 85281
	720 E Mckellips Road #72-713 Tempe, AZ 85281
	720 E Mckellips Road #72-625 Tempe, AZ 85281
	720 E Mckellips Road #72-714 Tempe, AZ 85281
	720 E Mckellips Road #72-626 Tempe, AZ 85281
	720 E Mckellips Road #72-715 Tempe, AZ 85281
	720 E Mckellips Road #72-627 Tempe, AZ 85281
	720 E Mckellips Road #72-716 Tempe, AZ 85281
	720 E Mckellips Road #72-627 Tempe, AZ 85281
	720 E Mckellips Road #72-718 Tempe, AZ 85281
	720 E Mckellips Road #72-722 Tempe, AZ 85281
	720 E Mckellips Road #72-723 Tempe, AZ 85281

	720 E Mckellips Road #72-723 Tempe, AZ 85281
	730 E Mckellips Road #73-114 Tempe, AZ 85281
	720 E Mckellips Road #72-724 Tempe, AZ 85281
	730 E Mckellips Road #73-116 Tempe, AZ 85281
	720 E Mckellips Road #72-725 Tempe, AZ 85281
	730 E Mckellips Road #73-117 Tempe, AZ 85281
	720 E Mckellips Road #72-726 Tempe, AZ 85281
	730 E Mckellips Road #73-117 Tempe, AZ 85281
	720 E Mckellips Road #72-726 Tempe, AZ 85281
	730 E Mckellips Road #73-118 Tempe, AZ 85281
	720 E Mckellips Road #72-727 Tempe, AZ 85281
	730 E Mckellips Road #73-118 Tempe, AZ 85281

	720 E Mckellips Road #72-728 Tempe, AZ 85281
	1855 Petaluma Ave Long Beach, CA 90815-3649
	730 E Mckellips Road #73-112 Tempe, AZ 85281
	730 E Mckellips Road #73-121 Tempe, AZ 85281
	730 E Mckellips Road #73-122 Tempe, AZ 85281
	2103 N Mcallister Ave # 2103 Tempe, AZ 85281-1319
	730 E Mckellips Road #73-123 Tempe, AZ 85281
	730 E Mckellips Road #73-212 Tempe, AZ 85281
	730 E Mckellips Road #73-125 Tempe, AZ 85281
	730 E Mckellips Road #73-213 Tempe, AZ 85281
	730 E Mckellips Road #73-126 Tempe, AZ 85281
	730 E Mckellips Road #73-221 Tempe, AZ 85281

	730 E Mckellips Road #73-126 Tempe, AZ 85281
	730 E Mckellips Road #73-222 Tempe, AZ 85281
	610 E Mckellips Road #61-227 Tempe, AZ 85281
	730 E Mckellips Road #73-222 Tempe, AZ 85281
	730 E Mckellips Road #73-127 Tempe, AZ 85281
	730 E Mckellips Road #73-223 Tempe, AZ 85281
	730 E Mckellips Road #73-128 Tempe, AZ 85281
	730 E Mckellips Road #73-311 Tempe, AZ 85281
	730 E Mckellips Road #73-211 Tempe, AZ 85281
	730 E Mckellips Road #73-313 Tempe, AZ 85281
	730 E Mckellips Road #73-314 Tempe, AZ 85281
	730 E Mckellips Road #73-327 Tempe, AZ 85281

	730 E Mckellips Road #73-315 Tempe, AZ 85281
	730 E Mckellips Road #73-411 Tempe, AZ 85281

A list of neighborhood associations located within 1,320 feet of the Site is shown below.

Neighborhood Association	Contact	Email Address	Mailing Address
Cavalier Hills	Lane Carraway	[REDACTED]	
	Paul Dunham	[REDACTED]	
Concord Village, Inc	Laurie Staalberg	[REDACTED]	
Indian Bend	Christy Arnold Melive Colletto	[REDACTED]	
Marlborough Park Estates	Brad Bochart	[REDACTED]	
Papago Park View	Shannon Dutton Darlene Justus	[REDACTED]	

VI. STAKEHOLDERS

Identification of stakeholders located within the notification boundary has already begun and will continue throughout the process.

IX. PROPOSED SCHEDULE

The proposed schedule for the Public Involvement Process is as follows:

September 25, 2023	Submit Public Involvement Plan for Review
November 28, 2023	Sign Posting and Notification Letter with Plans Sent (sign posting affidavit attached)
December 13, 2023	Neighborhood Meeting
February 20, 2024	Submit Public Involvement Final Report to City Staff

CoRich- Gateway
Tenant Meeting Sign-In Sheet
Monday, November 27, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Lauryn Denny	Stambaugh Finchert	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Jacob	Benites	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Geraldine MAMDA	Herrick Watton	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

ColRich- Gateway
 Neighborhood Meeting Sign-In Sheet
 Wednesday, December 13, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
WM & Darlen Justus	Justus	[Redacted]	[Redacted]	[Redacted]	[Redacted]
ROLANDO AMONIA	LYLA CAKIE AMONINA	[Redacted]	[Redacted]	[Redacted]	[Redacted]
KARL CARDE	CARDENAS	[Redacted]	[Redacted]	[Redacted]	CARDENAS88KARL@GMAIL.COM
JOSH RUTHERFORD		[Redacted]	[Redacted]	[Redacted]	[Redacted]

ColRich- Gateway
 Neighborhood Meeting Sign-In Sheet
 Wednesday, December 13, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Kim	GAFFNEY - LOZA	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
DEBORAH	ZAJAC	[REDACTED]	Tempe AZ 85288	480-766-8889	[REDACTED]
John Loma	Laura	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Jenny	Castro	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

ColRich- Gateway
 Neighborhood Meeting Sign-In Sheet
 Wednesday, December 13, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
James	Carraway				
Carlino + Richard de la	Carraway				
Conner	Conaway				
SHANNON	DUTTON				
MATTHEW	BURNICK				
Mike	DiDomenico				
Mailein	Pankilnot				
Mayera Martinez	Martinez				
Natalia	Bermudez				
RYAN	LEVEJUN				
Lily	DROSOS				
Laura					
Austin	Schneider				

ColRich- Gateway
 Neighborhood Meeting Sign-In Sheet
 Wednesday, December 13, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Marcos Jaramillo	Jaramillo				
Tom Carley	Carley				
Darryl Baird					
Michele BF	Brown				
Brian	Logan				
Maria L.	Portillo				
Angelcgh	Haas				
Chris	Ware				
Katherine	Medina				
Alyson	Sfar				
HASO					
SAZIMA	HASO				

ColRich- Gateway
Community Input Card

PRINT NAME Shannon Dutton
ADDRESS [REDACTED] CITY [REDACTED] ZIP 85288
PHONE [REDACTED] EMAIL [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Should Be Held to 45 D.P.C. (Not 65)!!! 2050 Plan
No 3 stories to North side. Has not passed
I have concern with Adequate Parking (units not By voters yet.
enough parking for themselves much less visitors,
Home owners do not want your project
Residents parking in neighborhoods with homes.

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505




ColRich- Gateway
Community Input Card

PRINT NAME MATTHEW BLIZNICK
ADDRESS [REDACTED] CITY TEMPE ZIP 85288
PHONE [REDACTED] EMAIL [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Looking to ~~see~~ view additional renderings of North
Elevation. Concerns w/ line of sight @ 3-story
struct. @ North side of lot.

ColRich- Gateway
Community Input Card

PRINT NAME Michelle Brown
ADDRESS on file CITY _____ ZIP _____
PHONE _____ EMAIL 

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

traffic study results

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Tempe
AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Tempe's Notification requirements for case PL230302, located at NWC Scottsdale Rd & Mckellips Rd on 11/28/23.

See attached photo exhibit.

For applicant:

Berry Riddell LLC

Dynamite Signs
Sign Company Name

Patrick Anspaugh
Sign Company Representative

Subscribed and sworn to be on 11/28/23 by

Patrick Anspaugh

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

J. Simpson
Notary Public



My Commission expires: 5/31/27

CITY OF TEMPE PUBLIC NOTICE ZONING

NEIGHBORHOOD MEETING: December 13, 2023 @ 5:30 pm

Meeting Location: Hampton Inn
1415 North Scottsdale Road
Tempe, AZ 85288

REQUEST: This is a public hearing notice for GATEWAY consisting of a 5-story mixed-use development with 901 units on 17.3 gross acres, located at 2100 N. Scottsdale Road. This request includes: a General Plan Density Map Amendment from Medium Density (up to 15 du/acre) and Medium to High Density (up to 25 du/acre) to High Density (up to 65 du/acre); Zoning Map Amendment from R-3 and R-4 to MU-4, a Planned Area Development Overlay to establish development standards for a density of 52 du/acre, lot coverage, landscape area, building height, setbacks and parking, and a Major Development Plan Review for site plan, landscape plan and building elevations.

DEVELOPMENT REVIEW COMMISSION:

TBD @ 6:00 p.m.

Virtual: <http://www.tempe.gov/virtualplanning> to join virtual meeting via Cisco WebEx Events
AND/OR Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

CITY COUNCIL HEARING (Intro/1st Hearing):

TBD @ 6:00 p.m.

CITY COUNCIL HEARING (2nd Hearing):

TBD @ 6:00 p.m.

Virtual: <http://www.tempe.gov/clderk> to join virtual meeting via Cisco WebEx Events
AND/OR Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

Case Number: PL230302

Posting date: 11/28/2023

APPLICANT: Wendy Riddell, Berry Riddell LLC

PHONE: 505-328-6606 / **EMAIL:** kmp@berryriddell.com

Case file available at Community Development Department - Planning Division:
(480) 350-4311 or email at planning@tempe.gov.

Penalty for removing or defacing sign prior to date of last meeting

ATTACHMENT 148

November 28, 2023 at 9:36 AM
720 E McKellips Rd
Maricopa County

CITY OF TEMPE PUBLIC NOTICE ZONING

NEIGHBORHOOD MEETING: December 13, 2023 @ 5:30 pm

Meeting Location: Hampton Inn

1415 North Scottsdale Road
Tempe, AZ 85288

REQUEST: This is a public hearing notice for GATEWAY consisting of a 5-story mixed-use development with 901 units on 17.3 gross acres, located at 2100 N. Scottsdale Road. This request includes: a General Plan Density Map Amendment from Medium Density (up to 15 du/acre) and Medium to High Density (up to 25 du/acre) to High Density (up to 65 du/acre), Zoning Map Amendment from R-3 and R-4 to MU-4, a Planned Area Development Overlay to establish development standards for a density of 52 du/acre, lot coverage, landscape area, building height, setbacks and parking, and a Major Development Plan Review for site plan, landscape plan and building elevations.

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TBD @ 6:00 p.m.

Virtual: <http://www.tempe.gov/clerk> to join virtual meeting via Cisco WebEx Events
AND/OR Physical hearing location: City Council Chambers, 31 E. 5th St., Tempe, AZ 85281

Case Number: PL230302

Posting date: 11/28/2023

APPLICANT: Wendy Riddell, Berry Riddell LLC

PHONE: 505-328-6606 / **EMAIL:** kmp@berryriddell.com

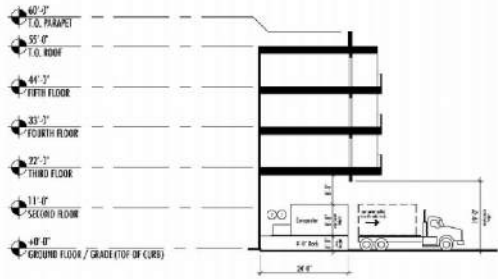
Case file available at Community Development Department - Planning Division:
(480) 350-4311 or email at planning@tempe.gov.

Penalty for removing or defacing sign prior to date of last meeting



ATTACHMENT 149

November 28, 2023 at 9:14 AM
2100 N Scottsdale Rd
Maricopa County



02 SECTION AT REFUSE 1/16" = 1'-0"

Disposal Service Need Estimates

PHASE I	
Restaurant (SF)	7,629 SF
Retail/Urgent Care (SF)	16,474 SF
Residential (Units)	232
PHASE II	
Residential (Units)	280
PHASE III	
Residential (Units)	398

Assumed Solid Waste Generation Rates

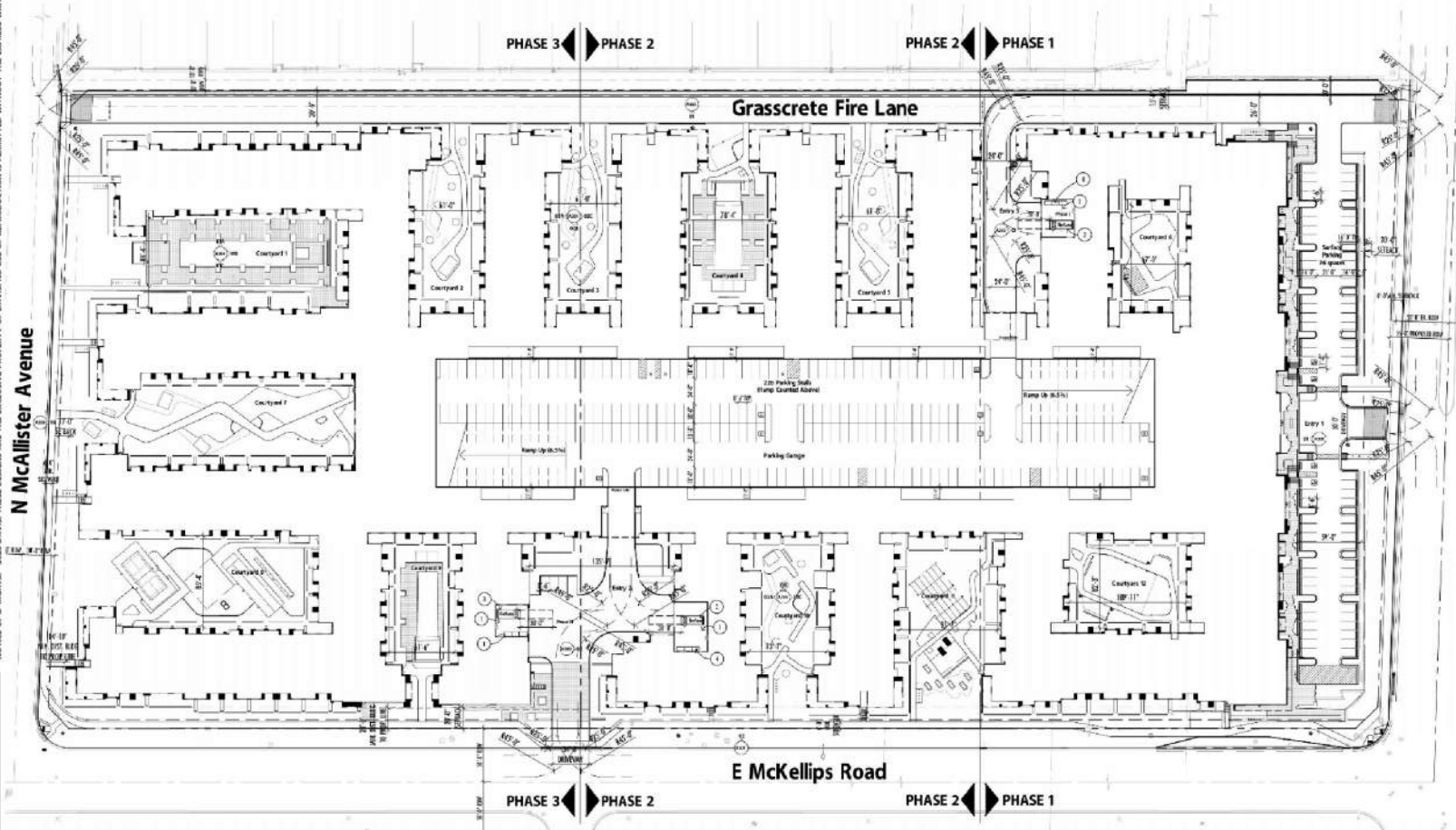
Restaurant (lb/1000SF/day)	13
Retail/Urg. Care (lb/1000SF/day)	2.5
Residential (lb/Unit/day)	6
Unit Weight Solid Waste (lb/CY)	175

Estimated Weekly Solid Waste Generation

PHASE I	
Restaurant (CY/Week)	3.97
Retail (CY/Week)	1.65
Residential (CY/Week)	55.68
Phase I Total	61.3 CY/Week
PHASE II	
Residential (CY/Week)	67.2 CY/Week
PHASE III	
Residential (Units)	95.52 CY/Week

Estimated Compactor Pickup Schedule

Compaction Ratio	3:1
PHASE I	
Phase I Compacted Total	20.4 CY/Week
25 yd compactor to be serviced	4-5 times per month
PHASE II	
Phase II Compacted Total	22.4 CY/Week
25 yd compactor to be serviced	4-5 times per month
PHASE III	
Phase III Compacted Total	31.82 CY/Week
34 yd compactor to be serviced	4-6 times per month



KEYNOTES

1. REUSE / LOAD RE-ENCLOSURE
2. DUAL-CHAMBER BIFURCATED / RECYCLE COMPACTOR (SIMILAR TO PARKTRON 40-5200 25 YARD)
3. DUAL-CHAMBER BIFURCATED / RECYCLE COMPACTOR (SIMILAR TO PARKTRON 40-5200 30 YARD)
4. 3 CLEAR THREE RECYCLING CONTAINERS (MULTI-PARTICLE 3 TONS PER AREA)

01 SOLID WASTE PLAN 1" = 50'-0"



SCHEMATIC	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
PROPOSING PACKAGE	
PERMISSIONS, PERMIT APPROVAL	
DATE PLOTTED	03.18.2024
LEAVEN BY	
CREATED BY	
PROJECT NO.	21113
GRID FILE	

A102
SOLID WASTE PLAN

SCALE: AS NOTED



To: Mat Moiseve
ColRich
444 West Beech Street, Suite 300
San Diego, CA 92101

From: Shelly Sorenson, PE, PTOE

Job Number: 23.5544.01

RE: Tempe Gateway
2100 North Scottsdale Road
Tempe, AZ 85288
Parcel Numbers :129-17-093B, 129-17-093C
129-17-093D, and 129-17-093E
Parking Analysis and Management Study

Date: March 18, 2024



INTRODUCTION

Lokahi, LLC (Lokahi) has prepared a Parking Analysis and Management Study for the proposed Tempe Gateway mixed-use development located in Tempe, Arizona. The proposed development is located on the northwest corner of Scottsdale Road and McKellips Road. See **Figure 1** for the vicinity map.

The proposed Tempe Gateway mixed-use development is comprised of 910 residential units, a 8,722 square foot urgent care clinic, 7,752 square feet of retail, and 7,629 square feet of restaurant space. See **Figure 2** for the site plan.



Figure 1 - Vicinity Map





The objective of this Parking Analysis and Management Study is to analyze the parking needs for the proposed Tempe Gateway mixed-use development without providing an overabundance of parking. An overabundance of parking is a waste of resources (both public and private) and runs counter to many principles of more walkable communities.

The proposed Tempe Gateway mixed-use development includes the following land uses:

- Multi-Family Residential 910 units
 - 42 studio units
 - 365 one-bedroom units
 - 412 two-bedroom units
 - 91 three-bedroom units
- Urgent Care 8,722 square feet
- Retail 7,752 square feet
- Restaurant 7,629 square feet

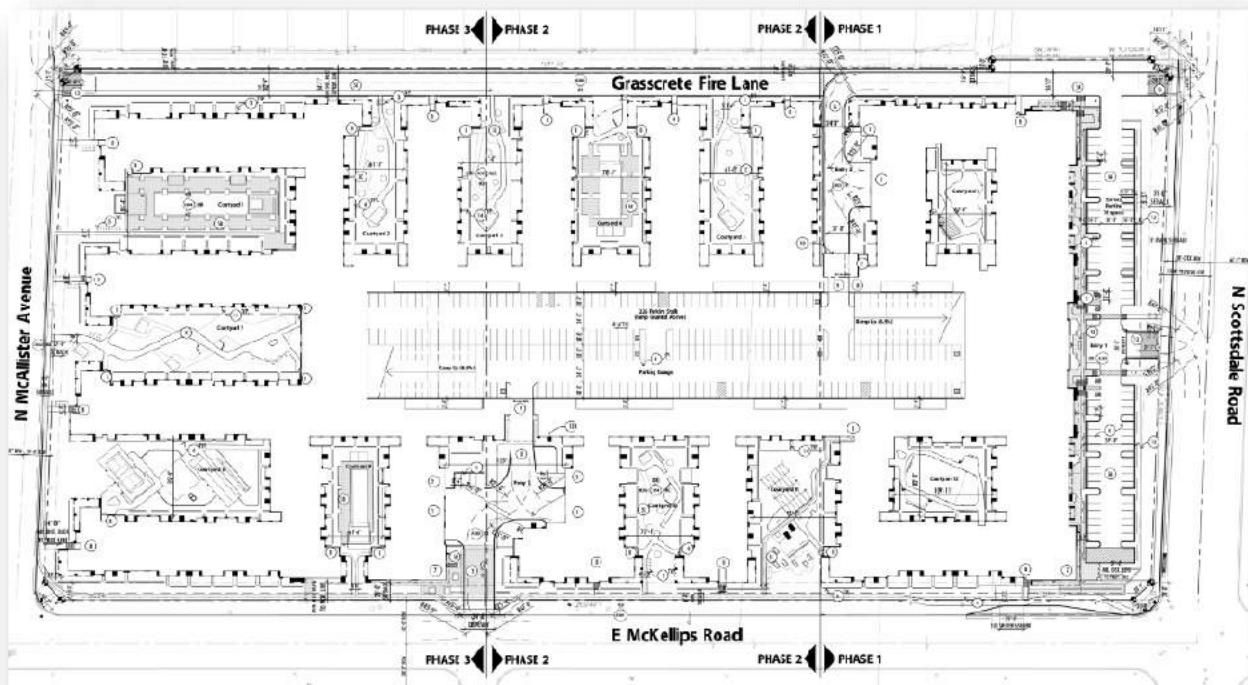


Figure 2 – Site Plan



PROJECT DESCRIPTION

The proposed Tempe Gateway mixed-use development will provide 1,545 garage parking stalls and 80 surface parking stalls, for a total of 1,625 parking stalls.

The 1,545 garage parking stalls will be provided in five (5) levels above grade:

- Parking provided 1,625 parking stalls
 1,545 above grade garage parking stalls
 80 at grade surface parking stalls

Additionally, there will be 910 secured bicycle parking spaces. Of which, 803 bicycle parking stalls will be provided in a designated bicycle room located within the parking garage, with the remaining 107 bicycle parking stalls located throughout the proposed development.

REQUIRED PARKING

The required parking for the proposed Tempe Gateway mixed-use development was calculated utilizing three (3) different methods:

Method 1: City of Tempe

Table 4-603E entitled *Ratios for Off-Street Parking* within the *City of Tempe Zoning and Development Code* (Tempe Code), provides the general parking requirements based on land use type.

Method 2: ITE Parking Generation

The *Institute of Transportation Engineers (ITE)* publication titled *Parking Generation, 5th Edition* is utilized for estimating parking demand based on research and experiences of transportation engineering and planning professionals.

Method 3: ULI Shared Parking

The *Urban Land Institute (ULI)* publication titled *Shared Parking, 3rd Edition* is an additional source for estimating parking demand based on research and experiences of planners, government agencies, consultants, and engineers. ULI's Shared Parking publication provides parking demand ratios for various land uses, which is based upon national parking demand data.

Applying each method to the proposed Tempe Gateway mixed-use development results in the following parking requirements and calculations. See **Table 1** below.





Table 1 – Tempe Gateway – Required Parking and Calculations

Land Use	Square Feet / Dwelling Units	City of Tempe Zoning Code Parking Ratio per Table 4-603E				City of Tempe Required Parking	ITE Parking Ratio				ITE Calculated Parking	ULI Parking Ratio				ULI Calculated Parking	Proposed Parking Ratio				Proposed Parking to be Provided
		1.0	Per	150	SF		1.0	Per	257	SF		1.0	Per	625	SF		1.0	Per	300	SF	
Urgent Care	8,722	-	-	-	-	58	1.0	Per	257	SF	34	1.0	Per	625	SF	14	1.0	Per	300	SF	29
Urgent Care Visitor		-	-	-	-	-	-	-	-	-	-	1.0	Per	333	SF	26	-	-	-	-	-
Retail	7,752	1.0	Per	300	SF	26	1.0	Per	513	SF	15	1.0	Per	1,429	SF	5	1.0	Per	300	SF	26
Retail Visitor		-	-	-	-	-	-	-	-	-	-	1.0	Per	345	SF	22	-	-	-	-	-
Restaurant	7,629	1.0	Per	75	SF	102	1.0	Per	101	SF	76	1.0	Per	500	SF	15	1.0	Per	300	SF	25
Restaurant Visitor		-	-	-	-	-	-	-	-	-	-	1.0	Per	81	SF	94	-	-	-	-	-
Multifamily- Studio	42	1.0	Per	each Studio	42	0.75	Per	each Studio	32	0.85	Per	each Studio	36	1.0	Per	each Studio	42	1.0	Per	each Studio	42
Multifamily- 1-bedroom	365	1.5	Per	each 1-bedroom	548	0.75	Per	each 1-bedroom	274	0.90	Per	each 1-bedroom	329	1.1	Per	each 1-bedroom	402	1.1	Per	each 1-bedroom	402
Multifamily- 2-bedroom	412	2.0	Per	each 2-bedroom	824	1.50	Per	each 2-bedroom	618	1.65	Per	each 2-bedroom	680	2.0	Per	each 2-bedroom	824	2.0	Per	each 2-bedroom	824
Multifamily- 3-bedroom	91	2.5	Per	each 3-bedroom	228	2.25	Per	each 3-bedroom	205	2.50	Per	each 3-bedroom	228	2.0	Per	each 3-bedroom	182	2.0	Per	each 3-bedroom	182
Multifamily- Guest	-	0.2	Per	each unit	182	-	-	-	-	0.1	Per	each unit	91	0.10	Per	each unit	95	0.10	Per	each unit	95
Total					2,099					1,253				1,540							1,625

Based upon ITE Parking Generation, 5th Edition, the parking demand for the proposed Tempe Gateway mixed-use development is 1,253 parking stalls. With 1,625 parking stalls provided, this represents a surplus of 372 (29.7%) parking stalls for the proposed development.

Similarly, based upon the ULI Shared Parking calculations, there is a maximum peak parking demand of 1,540 parking stalls. With 1,625 parking stalls provided, this represents a surplus of 85 (5.5%) parking stalls for the proposed development.

ALTERNATIVE MODES OF TRANSPORTATION

The City of Tempe offers a comprehensive transit network, which includes buses, circulators, light rail, bicycle and pedestrian amenities. In order to further reduce on-site parking demand, the following services and amenities are available to residents and guests of the proposed Tempe Gateway mixed-use development:

Bus Routes

Located just miles from Arizona State University, there is a robust transit network in this area. The following Valley Metro Routes are located within the vicinity of the proposed developed:

- **Route 72 (Scottsdale Rd/Rural Rd):** runs north-south along Scottsdale Road/Rural Road
- **Route 81 (Hayden Rd/McClintock Drive):** runs north-south along Hayden Road/McClintock Drive

Additionally, there is an Orbit Earth (Neighborhood Circulators) stop along Scottsdale Road, north and south of McKellips Road.





U.S. CENSUS BUREAU DATA

Utilizing the MAG Demographic Viewer data which utilizes the US Census Bureau 2017-2021 American Community Survey 5-Year Estimates and comparing data for all of Maricopa County versus the proposed study area, results in the following statistics shown in **Table 2**. See **Attachment A** for detailed Maricopa County and the proposed study area data.

Those that were reported using public transportation, bicycling, walking or working from home was approximately 20% percent greater in the proposed study area with a total of 20.1%, versus Maricopa County with a total of 16.7%. Additionally, 30% more reported owning one (1) or no vehicles in the study area with a total of 51.7% versus Maricopa County with a total of 39.7%.

Table 2 – MAG Demographic Viewer Data

Statistic	Maricopa County	Study Area	Difference
Transit - Bicycle - Walk - Work at Home	16.7%	20.1%	20% more use alternative modes of transportation or work from home
Own 1 or no vehicle	39.7%	51.7%	30% more own 1 or no vehicles

There is a much higher percentage of those who choose alternatives modes of transportation, and vehicle ownership is significantly less in the proposed study area versus the greater Maricopa County area. These statistics significantly influence and reduce the need to provide the “average” or “above average” number of parking stalls that codes are often written for. The anticipated and target residents will have a much lower parking demand than the average residential development.



SUMMARY

The proposed Tempe Gateway mixed-use development is located on the northwest corner of Scottsdale Road and McKellips Road in Tempe, Arizona. The proposed development will be comprised of 910 residential units, 8,722 square foot urgent care, 7,752 square feet of retail, and 7,629 square feet of restaurant space. Of the 910 residential units, there will be 42 studio units, 365 one-bedroom units, 412 two-bedroom units, and 91 three-bedroom units.

Below are the proposed parking ratios for the proposed Tempe Gateway mixed-use development:

- Urgent Care 1.0 stall/300 SF
- Retail 1.0 stall/300 SF
- Restaurant 1.0 stall/300 SF
- Studio 1.0 stall/unit
- One-Bedroom 1.1 stalls/unit
- Two-Bedroom 2.0 stalls/unit
- Three-Bedroom 2.0 stalls/unit
- Guest 0.10 stalls/unit

See **Table 3** for the comparison of the proposed parking ratio versus the City of Tempe required parking ratio.

Table 3 – City of Tempe Required Parking Ratio vs. Proposed Parking Ratio

Land Use	Square Feet / Dwelling Units	City of Tempe Zoning Code				City of Tempe Required Parking	Proposed Parking Ratio				Proposed Parking to be Provided
		Parking Ratio per Table 4-603E									
Urgent Care	8,722	1.0	Per	150	SF	58	1.0	Per	300	SF	29
Urgent Care Visitor		-	-	-	-	-	-	-	-	-	-
Retail	7,752	1.0	Per	300	SF	26	1.0	Per	300	SF	26
Retail Visitor		-	-	-	-	-	-	-	-	-	-
Restaurant	7,629	1.0	Per	75	SF	102	1.0	Per	300	SF	25
Restaurant Visitor		-	-	-	-	-	-	-	-	-	-
Multifamily - Studio	42	1.0	Per	each Studio		42	1.0	Per	each Studio		42
Multifamily - 1-bedroom	365	1.5	Per	each 1-bedroom		548	1.1	Per	each 1-bedroom		402
Multifamily - 2-bedroom	412	2.0	Per	each 2-bedroom		824	2.0	Per	each 2-bedroom		824
Multifamily - 3-bedroom	91	2.5	Per	each 3-bedroom		228	2.0	Per	each 3-bedroom		182
Multifamily - Guest	-	0.2	Per	each unit		182	0.10	Per	each unit		95
Total						2,009					1,625

In conclusion, based on national parking demand data and the anticipated resident demographics, the proposed 1,625 on-site parking stalls provided for the proposed Tempe Gateway mixed-use development are anticipated to meet and exceed the parking demand.





ATTACHMENT A – CENSUS DATA

Legal Disclaimer



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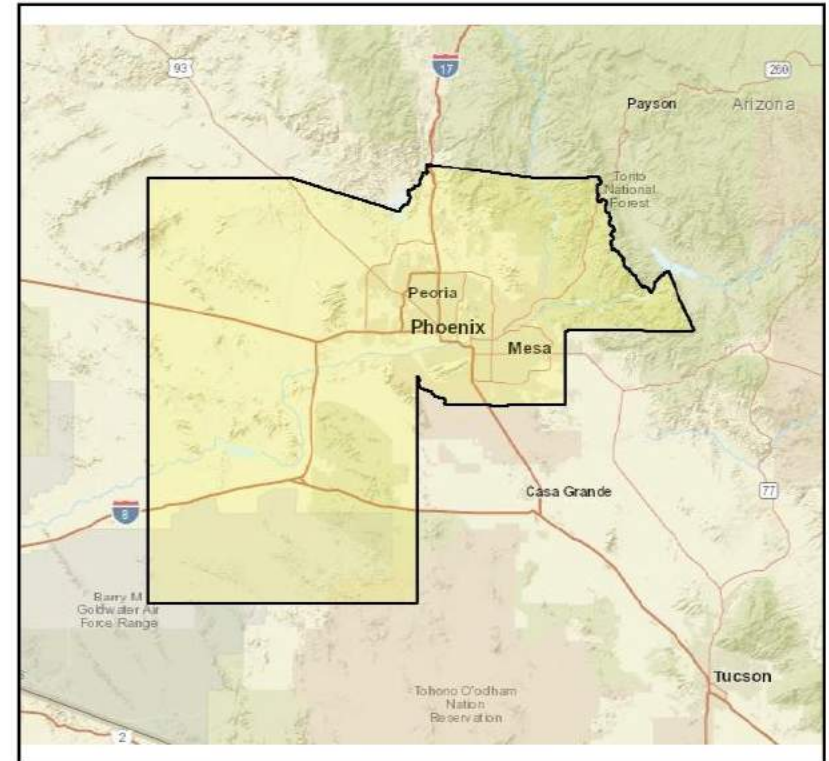
To provide comments or report problems please contact: [Jason Howard, GIS Program Manager](#)



Maricopa County Demographic Report

Maricopa County has a population of **4,367,186** with a minority* population of **2,019,263** or **46.24%**.

Maricopa County has **1,632,151** total households.



About the U.S. Census Bureau's 2017-2021 American Community Survey 5 year Estimates

The American Community Survey (ACS) is a nationwide survey that uses continuous, multi-year sampling to produce estimates for a variety of geographical areas, the smallest being the Census Block Group. MAG uses the 5-year estimates because they provide increased statistical reliability for less populated areas and small population groups. ACS is a sample, meaning that it is not a full census of the population. For the 5 year estimates, surveys are collected from a sample population over the 5 year period. These surveys are then used to create estimates for the whole population. And, because it is an estimate of the whole population, there is a degree of uncertainty in the results. This degree of uncertainty is reflected in the margins of error that are calculated and reported along with the results of the survey. The margins of error are calculated at the 90 percent confidence level, meaning that users of the data can be 90 percent confident that the range reflected in the margin of error contains the true value. The margins of error are not reported on this web site, but are available from the Census at <http://factfinder.census.gov/> or are available upon request from MAG. More information on the methodology of the American Community Survey is available at <http://www.census.gov/acs/>.

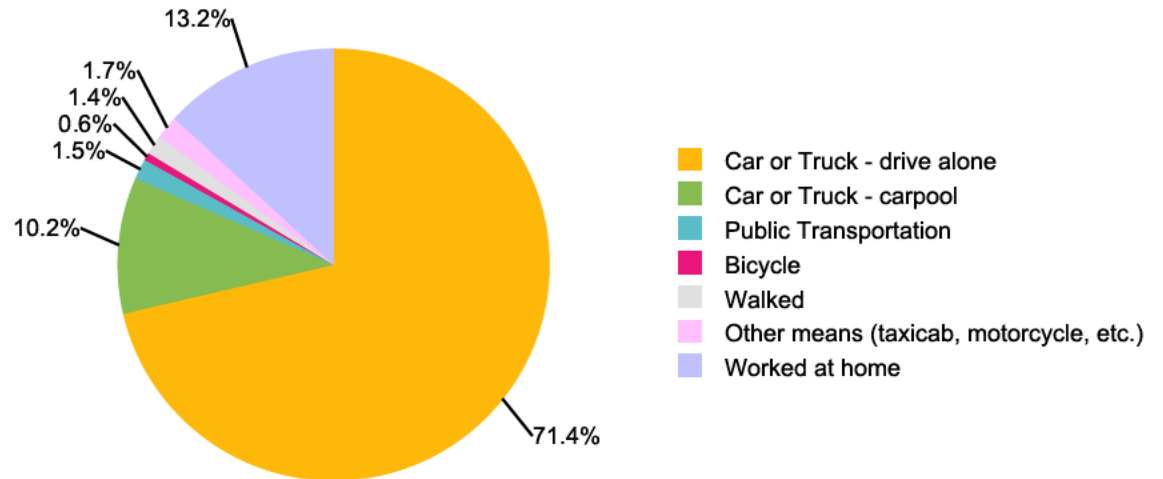
* Minority population is defined as the population that is of any race other than non-hispanic white.

Modes of Transportation

American Community Survey 2017-2021 5yr Estimates

Commuting to Work		
Name	Total	Percent
Workers 16 years and over	2,096,842	N/A
Car or Truck - drive alone	1,496,305	71.4%
Car or Truck - carpool	213,437	10.2%
Public Transportation	32,059	1.5%
Bicycle	11,989	0.6%
Walked	30,398	1.4%
Other means (taxicab, motorcycle, etc.)	36,553	1.7%
Worked at home	276,101	13.2%

Universe: Workers age 16 years and over

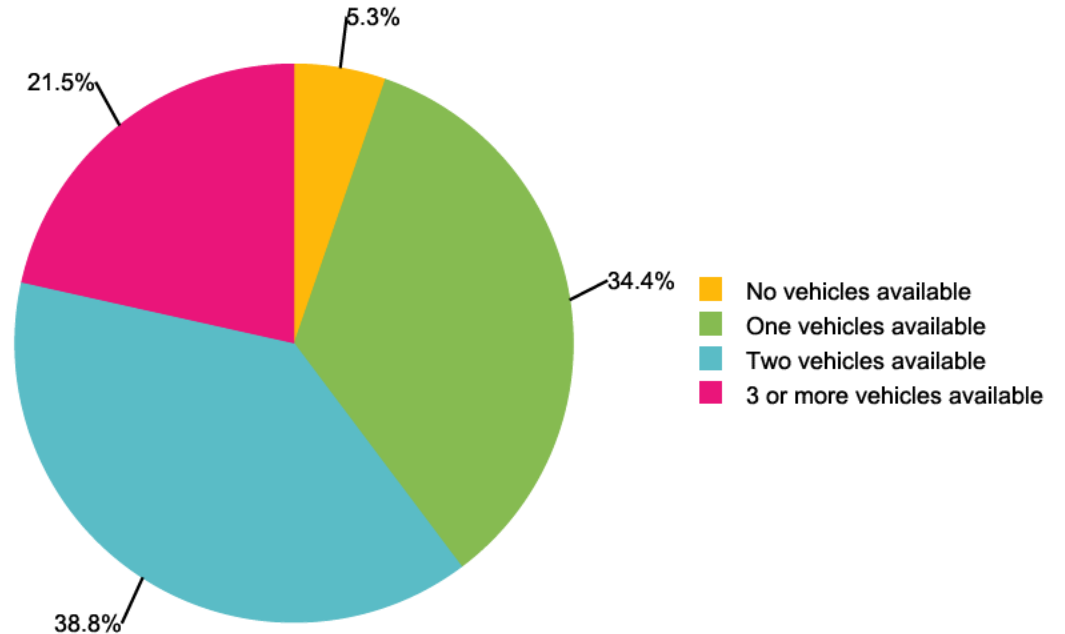


Vehicles Available

American Community Survey 2017-2021 5yr Estimates

Vehicles Available		
Name	Total	Percent
Total Occupied Housing Units	1,632,151	N/A
No vehicles available	86,500	5.3%
One vehicles available	562,230	34.4%
Two vehicles available	632,560	38.8%
3 or more vehicles available	350,861	21.5%

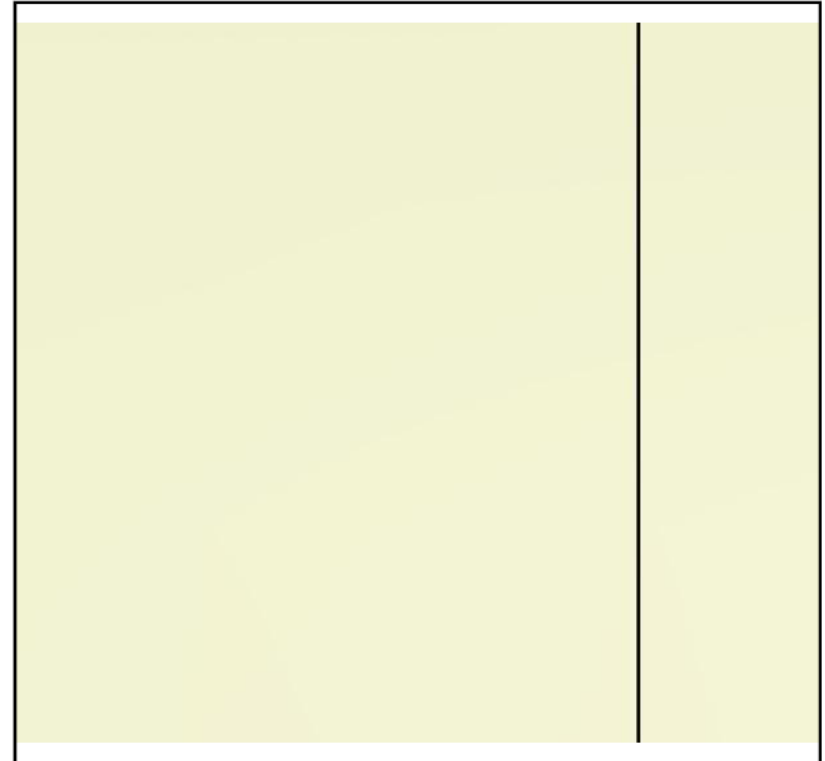
Universe: Occupied Housing Units



Selected Block Groups Demographic Report

Selected Block Groups has a population of **47,741** with a minority* population of **18,731** or **39.23%**.

Selected Block Groups has **21,953** total households.



About the U.S. Census Bureau's 2017-2021 American Community Survey 5 year Estimates

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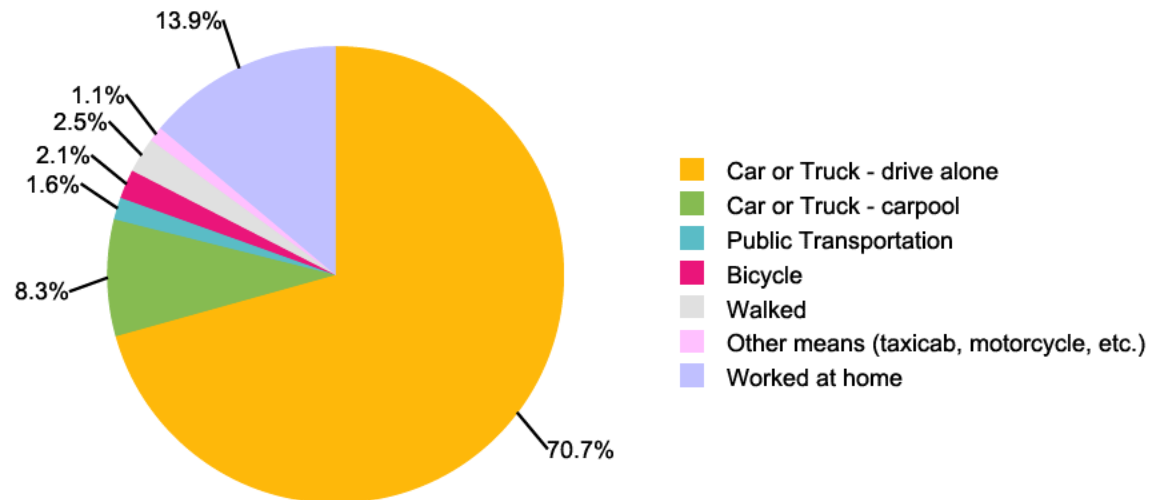
* Minority population is defined as the population that is of any race other than non-hispanic white.

Modes of Transportation

American Community Survey 2017-2021 5yr Estimates

Commuting to Work		
Name	Total	Percent
Workers 16 years and over	29,633	N/A
Car or Truck - drive alone	20,941	70.7%
Car or Truck - carpool	2,445	8.3%
Public Transportation	464	1.6%
Bicycle	609	2.1%
Walked	741	2.5%
Other means (taxicab, motorcycle, etc.)	313	1.1%
Worked at home	4,120	13.9%

Universe: Workers age 16 years and over

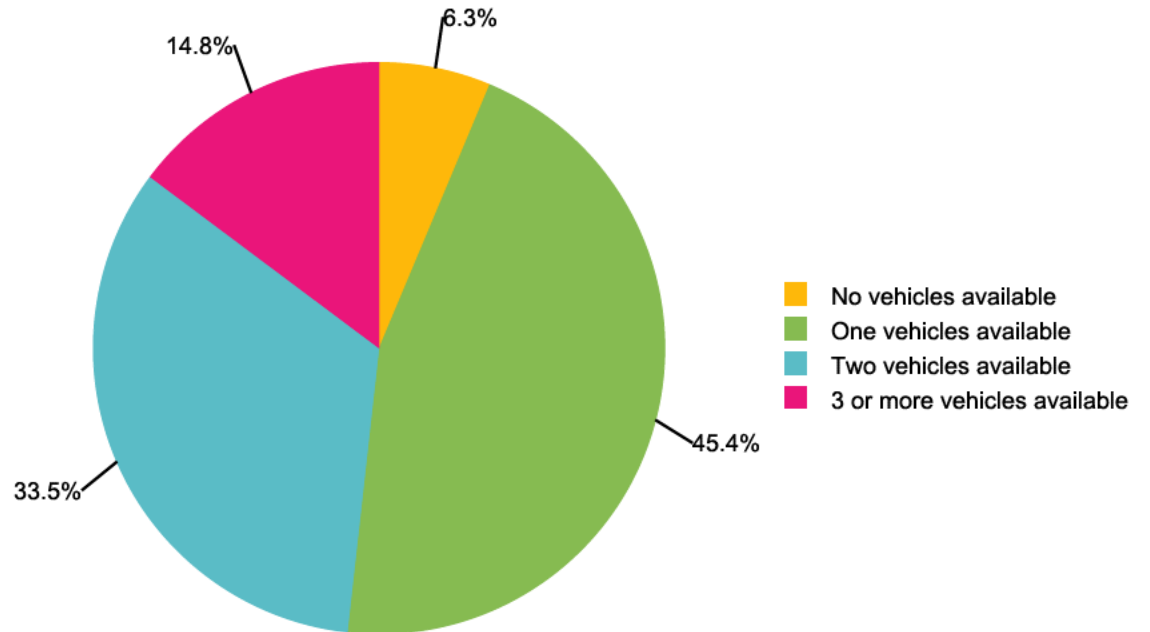


Vehicles Available

American Community Survey 2017-2021 5yr Estimates

Vehicles Available		
Name	Total	Percent
Total Occupied Housing Units	21,953	N/A
No vehicles available	1,388	6.3%
One vehicles available	9,976	45.4%
Two vehicles available	7,345	33.5%
3 or more vehicles available	3,244	14.8%

Universe: Occupied Housing Units



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1. INTRODUCTION AND EXECUTIVE SUMMARY

1.1. PURPOSE OF REPORT AND STUDY OBJECTIVES

Lōkahi, LLC (Lōkahi) was retained by ColRich to complete a Transportation Impact Study – Level 2 for the proposed Tempe Gateway development. The development is located on the northwest corner of Scottsdale Road and McKellips Road in Tempe, Arizona. See **Figure 1** for the vicinity map.

At full build out, the proposed Tempe Gateway development will include the following uses:

- Multi-Family Residential 910 units
 - 42 studio units
 - 365 one-bedroom units
 - 412 two-bedroom units
 - 91 three-bedroom units
- Retail 24,103 square feet

It is anticipated that the proposed development will be opening in three (3) phases:

- Phase 1 – Year 2027
 - Residential 232 dwelling units
 - Retail 24,103 square feet
- Phase 2 – Year 2029
 - Residential 280 dwelling units
- Phase 3 – Year 2031
 - Residential 398 dwelling units

See **Figure 2** and **Appendix A** for the proposed site plan.

The objective of this Transportation Impact Study is to analyze the traffic related impacts of the proposed development on the adjacent roadway network.

1.2. EXECUTIVE SUMMARY

The proposed Tempe Gateway development is located on the northwest corner of Scottsdale Road and McKellips Road in Tempe, Arizona. The proposed development will be comprised of 910 multi-family units and 24,103 square feet of retail space. It is anticipated that the proposed development will be opening in three (3) phases.





This Transportation Impact Study includes:

- Level of service analysis of existing conditions for the weekday AM and PM peak hours
- Trip Generation for the proposed development
- Trip Distribution and Assignment
- Level of service analysis for the build out year (2027) weekday AM and PM peak hours
- Level of service analysis for the opening year + 5 years (2031) weekday AM and PM peak hours

The following intersections were included in this study:

- McKellips Road and College Avenue (1)
- McKellips Road and Driveway A/Cavalier Drive (2)
- McKellips Road and Scottsdale Road (3)
- Scottsdale Road and Driveway B (4)
- Scottsdale Road and Driveway C (5)

Existing Conditions

The AM and PM peak hour existing conditions capacity analysis were completed for the existing study intersections. All intersections currently operate with movements at a level of service C or better.

Trip Generation

The trip generation for the proposed Tempe Gateway multifamily development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th Edition*. ITE Land Use 221 – Multifamily Housing (Mid-Rise) and ITE Lane Use 822 – Strip Retail Plaza were used to calculate the trips generated by the proposed multi-family development.

Trip Generation – Phase 1

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	232	Dwelling Units	1,060	90	21	69	91	56	35
Strip Retail Plaza (<40k)	822	24.1	1000 SF GLA	1,312	57	35	22	159	79	80
Total				2,372	147	56	91	250	135	115

Phase 1 of the proposed Tempe Gateway development will generate 2,372 new weekday trips with 147 trips during the AM peak hour and 250 trips during the PM peak hour.





Trip Generation – Full Build Out

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	901	Dwelling Units	4,205	373	86	287	352	215	137
Strip Retail Plaza (<40k)	822	24.1	1000 SF GLA	1,312	57	35	22	159	79	80
Total				5,517	430	121	309	511	294	217

At full build out, the proposed Tempe Gateway development will generate 5,517 new weekday trips with 430 trips during the AM peak hour and 511 trips during the PM peak hour.

Year 2027 (Phase 1)

Capacity analysis was completed for both the AM and PM peak hours for the year 2027, without and with the build out of Phase 1 of the proposed Tempe Gateway development. All movements at the study intersections operate at a LOS C or better without and with the build out of Phase 1 of the proposed Tempe Gateway development.

Year 2031 (Full Build Out)

Capacity analysis was completed for both the AM and PM peak hours for the year 2031, without and with the full build out of the proposed Tempe Gateway development. All movements at the study intersections operate at a LOS D or better without and with the full build out of the proposed Tempe Gateway development.

Recommendations

The recommendations with the build out of the proposed Tempe Gateway development include:

- **McKellips Road and Driveway A/Cavalier Drive (2)**
Modify existing full access driveway
- **Scottsdale Road and Driveway B (4)**
Buildout of a right-in, right-out, and left-out driveway
- **Scottsdale Road and Driveway C (5)**
Buildout of a full access driveway

Signal Timing

As with any new development and potential change in traffic patterns, it is recommended that the City monitor traffic patterns in the area and if necessary, adjust nearby signal timing.





AFFORDABLE HOUSING IMPACT STATEMENT (AHIS): PROJECT REVIEW

Date:

Project Name, Address and Brief Description

Scottsdale Gateway II apartment complex

Project Contact Name: Kaelee Palmer
 Phone: (505) 328-6606
 E-mail: kmp@berryriddell.com

Table 1: Housing Supply Reduction – Existing Units to be Removed or Demolished by the Project

Please fill out the following information for each housing unit taken out of use by the Project. **This includes any housing unit that may have already been demolished in advance of this Project filing.** Include as many rows as needed.

	Number of Units	Number of Bedrooms per Unit	Current Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)							
Multifamily (c)	133	Studio	1,050 - 1,160	0	0		
Multifamily (c)	272	One	1,040 - 1,550	0	0		
Multifamily (c)	83	Two	1,280 - 1,630	0	0		
Multifamily (c)		Three					
Multifamily (c)		Four+					

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Table 2: Housing Supply Addition – New Units in Proposed Projects

Please fill out the following information for new housing units that will result from the Project.

	Number of Units	Number of Bedrooms per Unit	Proposed Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)							
Multifamily (c)	40	Studio	1,320 - 1,590	0	0		
Multifamily (c)	363	One	1,600 - 2,200	0	0		
Multifamily (c)	406	Two	1,900 - 2,800	0	0		
Multifamily (c)	92	Three	2,100 - 3,200	0	0		
Multifamily (c)		Four+					

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Note: List numbers of housing units intended to be removed or added at this time as asked in the table above. If none are listed, or if this form is not completed, the City will make the reasonable assumption that none are intended at the time of application. This information is for data collection purposes only.

Staff Contacts for Questions:

On Completing the Form: **Jacob Payne**. Ph. 480-350-8652, E-mail: Jacob_Payne@tempe.gov
 Affordable Housing-Related Questions: **Irma Hollamby Cain**. Ph. 480-858-2264, E-mail: Irma_Hollambycain@tempe.gov

 Updated on 03-24-2023

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
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 CH Scottsdale Gateway II Communities LLC (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. PL230302 – **TEMPE GATEWAY**, 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):

Property Address: 2180 North Scottsdale Road, Tempe, AZ 85288

Parcel Nos.: 129-17-093B, 129-17-093C, 129-17-093D, 129-17-093E

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 as a result of the City’s approval of 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 _____, 2024.

OWNER: Mat Moiseve of CH Scottsdale Gateway Communities LLC

By Its Duly
Authorized Signatory: _____
(Printed Name)

(Signed Name)

Its: _____
(Title, if applicable)

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me this ____ day of _____,
20__ by _____.

Notary Public
My Commission Expires:

(Signature of Notary)