

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/11/2013  
Agenda Item: 3**

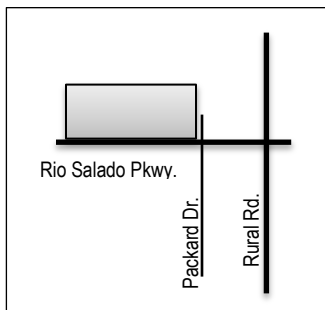
**ACTION:** Request for a Development Plan Review consisting of nine (9) new buildings within approximately 2.15 million square feet of office/commercial space for MARINA HEIGHTS, located at 300 East Rio Salado Parkway. The applicant is DAVIS.

**FISCAL IMPACT:** While this development 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:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** MARINA HEIGHTS (PL130119) consists of new office buildings with three 16-story, one 10-story, and one 6-story, along with four single story retail buildings, including above grade and below grade parking structures. The request includes the following:

DPR13124 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Arizona Board of Regents
Applicant	Buck Yee, Project Architect, DAVIS
Current Zoning District	MU-4, Mixed-Use High Density District MU-Ed, Mixed-Use Educational District With a Planned Area Development Overlay
Gross/Net site area	20.118 acres
Total Building area	6,065,000 sf.
Total Office	2,110,000 sf.
Total Retail	40,000 sf.
Total Garage	3,915,000 sf.
Lot Coverage	36% (NS)
Building Height	253 ft. (299 ft. max. allowed per PAD)
Building Setbacks	NS
Landscape area	45% (NS)
Vehicle Parking	9,800 spaces (6,295 min. required)
Bicycle Parking	300 spaces (299 min. required per PAD)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Ryan Levesque, Senior Planner



## COMMENTS:

The site is located north of Rio Salado Parkway, on the south side of Tempe Town Lake, between Mill Avenue and Rural Road. This site is adjacent to the recently approved Lofts at Hayden Ferry. The current site consists of vacant land and a surface parking lot for Arizona State University students and related events. Existing entitlements for this property consist of a Planned Area Development Overlay, which established among other things a maximum building heights ranging up to 299 feet.

This request includes a new Development Plan Review consisting five (5) office buildings and four (retail) buildings with the following:

Office A	363,000 sf.	221'-8"	16-stories
Office B	600,000 sf.	253'	16-stories
Office C	250,000 sf.	111'-4"	6-stories
Office D	415,000 sf.	168'	10-stories
Office E	480,000 sf.	250'	16-stories
Retail 1	5,000 sf.	20'	1-story
Retail 2	5,000 sf.	20'	1-story
Retail 3	5,000 sf.	20'	1-story
Retail 4	15,000 sf.	20'	1-story
*Retail	10,000 sf.		1-story (within 1 <sup>st</sup> floor of offices)
Garage A	1,125,000 sf.	70'-6"	8-stories
Garage E	745,000 sf.	70'-6"	8-stories
Below Garage	2,045,000 sf.		3-levels

A future submittal of a Subdivision Plat is also required.

## ZONING

The properties prior zoning designation MU-Ed, Mixed-Use Education District was established on June 1, 2006, as part of a collaborative effort with ASU and the City of Tempe to process and develop commercial and educational uses on one site for the benefit of the University and the community as a whole. The MU-Ed zoning designation requires review of developments through the Joint Review Committee, a citizen selected group from both the President of ASU and Tempe Mayor and City Council. The previous Marina Heights – West PAD, as noted in the history, changed a portion of the site's zoning designation to MU-4, Mixed-Use High Density District. This zoning is consistent with the approved development to the west of the site (Hayden Ferry Lakeside). The new project site consists of the MU-4 site as well as portions of the remaining MU-Ed zoning district. It was determined by the City and ASU that the project would be processed through the standard City review process, since the project is for private development and currently contains the MU-4 zoning.

## Public Input

There has been no input from the neighboring residents at this time. City staff has received calls from the City of Phoenix Aviation Department, regarding FAA review under the flight path, as well as inquiries from the public regarding the tenant of the facility.

## PROJECT ANALYSIS

The project consists of five (5) office building campus, along with four (4) retail buildings. The taller 16-story buildings flank the project site, along with above grade parking structures and another 16 and 10 story building in between on the south side. In the middle of the office campus, adjacent to the Town Lake and levee, is a 6 story office building with single story commercial buildings on either sides, intended for retail or restaurant uses. There are five proposed vehicle ingress/egress points into the site: to the east off of Packard Drive with an existing traffic signal, and two new driveways with proposed traffic signals along Rio Salado Parkway. Additional proposed driveways lead into the parking structures. There is multiple right-of-way improvements proposed with the project, including median breaks, dedicated median turn lanes and de-cell lanes.

A traffic impact analysis has been prepared by CivTech for the Marina Heights project. Recommendations were developed regarding site access of the facilities and off-site roadway improvements needed to serve the development. The City of

Tempe's Traffic Engineer has reviewed the initial report and is anticipating further revisions to the report.

### **Building Elevations**

The office buildings design, primarily consisting of glazing, is rectilinear in form and with use of voids and projections. Segments of the buildings give the appearance of being separated from the building, through the use of recesses and alternate blue glazing material. Majority of the office building facades consist of clear reflective glazing providing reflection of the surroundings, such as the town lake water from the north or the Tempe Butte and stadium to the south. The reveals from the recesses consist of a metallic finish, or with colors as shown on the elevation perspectives with orange or yellow. The parking structures are screened with a perforated metal panel with random openings in the panels, which give it an appearance of a computer punch card. Portions of the parking garage are also accented with green screen for growing vines. The parking garage is designed to meet the required amount of openings for cross ventilation. Along the northern elevation, facing the town lake, the parking structure is elevated above the first floor. Portions of the buildings, near the inside corner include views from ground floor commercial space.

### **Landscape Plan**

The landscape plan consists of both vegetative and hardscape ground cover. Keep in mind the majority of the site consists of below grade parking structure. The auto and pedestrian court of the office campus consist of a mixture of alternating surface patterns using paving materials such as exposed aggregate, flagstone, glass aggregate accents, and concrete pavers. The pedestrian connections are delineated with a linear alignment of trees, alternate paving surface, and along some areas a covered shade walkway. The campus also contains areas of refuge with seating areas, designated turf zones and water features throughout. Plans are also proposed to improve the landscape features along the town lake edge along this segment of the lake.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
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;
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;
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;
10. *Landscape* accents and provides delineation from *parking, buildings, driveways and pathways*;

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

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will be in conformance with the proposed conditions.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project is located within the Rio Salado Overlay District, which this development furthers the goals and objectives for the district and is an appropriate use.
3. The project will meet the development standards required under the Zoning and Development Code.
4. The Mixed-Use District and existing PAD overlay was specifically created to allow for greater flexibility and for increased heights as proposed in the project design.
5. The proposed project meets the approval criteria for a Development Plan Review.

### **CONDITIONS OF APPROVAL:**

1. A Preliminary and Final Subdivision Plat or Condominium Plat is required for this development and shall be recorded prior to building permits, or unless authorized by the Building Official, prior to occupancy permit.
2. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
3. Art in Private Development is required for this development. Coordinate with staff the parameters of the public art elements and include all components as a part of the building permit submittal for the hardscape plaza and buildings permit packages, upon approval by the Tempe Arts Commission.

### **Site Plan**

4. Provide 8'-0" wide public sidewalk matching the existing sidewalk along Rio Salado Parkway adjacent to the site, or as required by Traffic Engineering Design Criteria and Standard Details.
5. If service yard and mechanical (cooling tower/generator) yard are provided, then construct walls that are at least 8'-0" tall as measured from adjacent grade and 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.
6. 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.
7. 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.



8. 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, or provide either screening with metal walls and landscape treatment or enclosures, subject to arts commission review, that are part of the public art component when designed by the artist as thematic elements.
9. Shade canopies for parking areas located at the roof of the above grade parking structures:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall also apply to the top of the canopy or option to have solar photo-voltaic panels as the canopy.
  - c. Relate canopy in color and architectural detailing to the buildings.
  - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

### **Floor Plans**

10. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
11. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Provide exit stairs that are open to the exterior as indicated.
  - c. Paint interior walls and overhead surfaces in garage floor levels 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.
12. Parking Garage:
  - a. Minimum required parking dimensions shall be clear of any obstructions with the exception of structural columns at the head or back of stalls not to exceed 2'-0". Such parking space must be signed as a "compact stall".
  - 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 with signage.
  - c. Provide a minimum 1'-0" of additional width for parking spaces when adjacent to a continuous wall.

### **Building Elevations**

13. The materials and colors are approved as presented:
  - Glazing – Insulated Clear Reflective Vision with spandrel
  - Glazing – Insulated Tinted Blue Vision with spandrel
  - Glazing – Insulated Clear Low E
  - Aluminum Panel – Kynar Finish – Dark Grey
  - Aluminum Panel – Kynar Finish – Medium Grey
  - Aluminum Panel – Kynar Finish – Light Grey
  - Metal Panel Accent – Kynar Finish – Orange
  - Metal Panel Accent – Kynar Finish – Silver Aluminum
  - Metal Panel Accent – Kynar Finish – Green
  - Metal Panel Accent – Kynar Finish - Charcoal

Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

15. 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.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### **Lighting**

17. This project shall conform to the requirements of the Zoning and Development Code, Part 4, Chapter 8, Lighting, unless otherwise conditioned.
18. Architectural up-lighting, visible above the horizontal plane (non-cut off), is allowed with a maximum output level of 3,400 lumens and no greater than seventy (70) watts. Decorative Architectural up-lighting will have automatic controls to shut off from midnight to sunrise.
19. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

20. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise noted. Any additions or modifications may be submitted for further review during building plan check process.
21. Submit to staff, for further review, additional landscape along the south side of the East Garage near Rio Salado and Packard Drive. Provide a plant palette and ground cover that is complementary to the project site landscape.
22. Submit a separate application of an enhanced landscape treatment along the Town Lake linear park edge, adjacent to the project site.
23. Provide a minimum of one (1) street tree per 30 feet of lineal frontage with option to either locate trees in tree grates at the curb line or behind the sidewalk.
24. 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 ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". 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.
25. 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.
26. 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.
27. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
28. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root

barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### **Signage**

29. Provide address sign(s) on all four sides of each office building elevations and on the north and south sides of the retail buildings.
  - a. Conform to the following for building address signs, subject to final determination during plan check review:
    - 1) Address numeral locations shall not exceed the height of the second floor.
    - 2) Provide street number only, not the street name
    - 3) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 4) Internally illuminated.
    - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) Do not affix number or letter 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 sign on the roof of the office buildings or on the roof of the penthouse. Orient sign to be read from the south.
    - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
    - 2) Provide high contrast sign, either black characters on a light 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.

## 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.

- 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](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the 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.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **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: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). 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.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **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.
- ENGINEERING:
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation.
  - 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 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
  - 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 both 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" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). 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.
- 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 racks. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
  - Design site security light 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.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign

permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

#### **HISTORY & FACTS:**

- June 1, 2006 City Council approved a Zoning Map Amendment from GID, General Industrial District to MU-Ed, Mixed-Use Educational District.
- April 9, 2006 The Project Review Committee of the Rio Salado Advisory Commission reviewed the request for Marina Heights at Tempe Townlake (East and West) and recommended approval.
- May 22, 2007 Development Review Commission recommended approval for a Zoning Map Amendment and Planned Area Development Overlay with added conditions for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST, located at 300 East Rio Salado Parkway.
- June 28, 2007 City Council approved MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155) (Arizona State University, property owner; Kendle Design Collaborative / SunCor, applicant) for the development of seven (7) new buildings, totaling up to 1,640,500 sf. of building area for office and residential condominiums on +/-10.6 acres, located at 300 East Rio Salado Parkway, in the MU-Ed District, including the following:
- ZON07003 – (Ordinance No. 2007.37) Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres.
- PAD07014 – Planned Area Development Overlay to modify development standards for 1,640,500 sf. of building area on +/-10.6 acres.
- June 28, 2007 City Council approved MARINA HEIGHTS AT TEMPE TOWNLAKE – EAST (PL070156) (Arizona State University, property owner; Kendle Design Collaborative / SunCor, applicant) for the development of five (5) new buildings, totaling up to 1,566,750 sf. of building area for a hotel and office/retail use on +/-15.23 acres, located at 600 East Rio Salado Parkway, in the MU-Ed District, including the following:
- PAD07015 – (Ordinance No. 2007.38) Planned Area Development Overlay to modify development standards for +/-1,566,750 sf. of building area on +/-15.23 acres.
- May 30, 2013 City Council approved and entered into a Development Agreement with R/S Marina Heights LLC.
- June 11, 2013 Scheduled Development Review Commission meeting for this request.

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



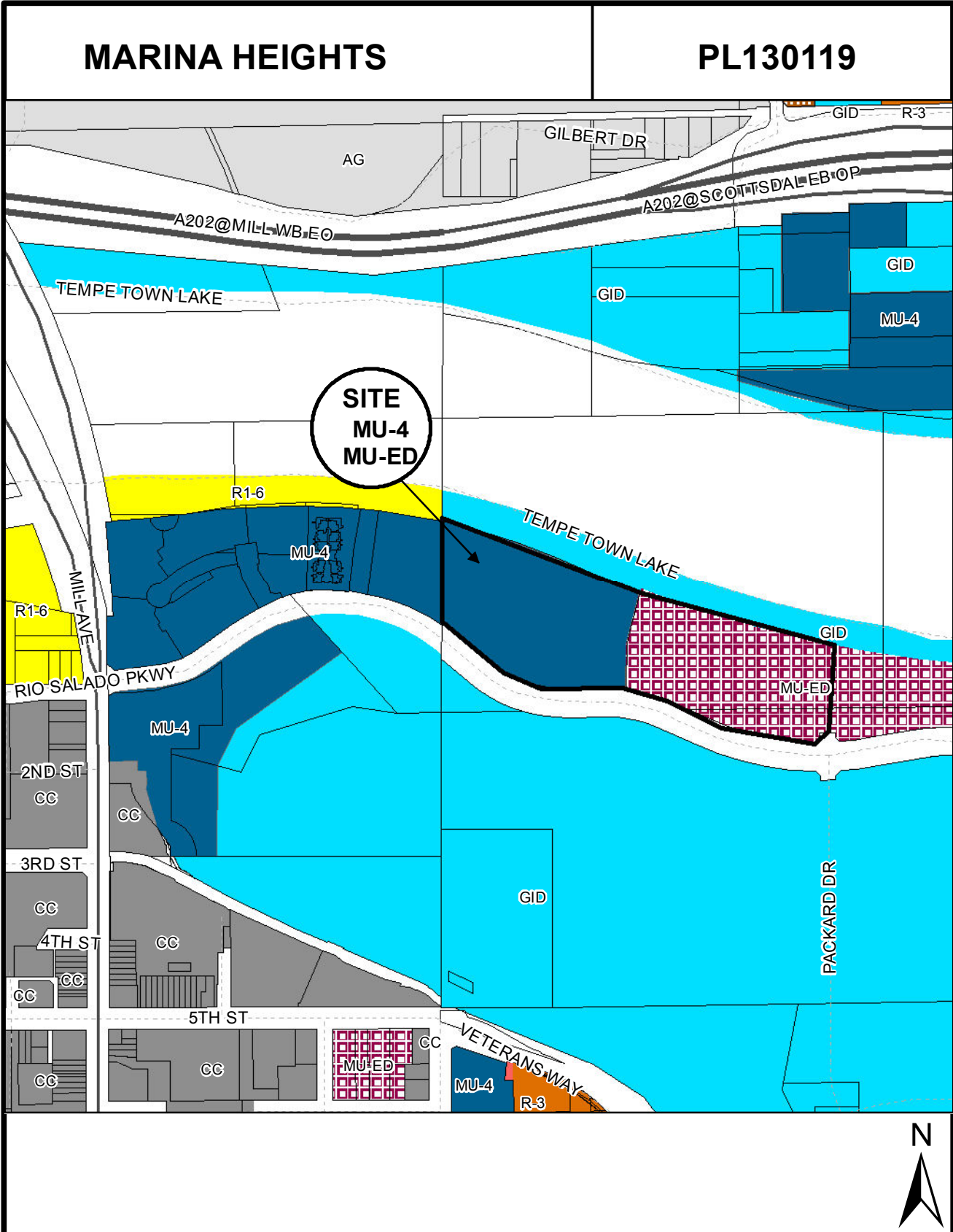
# DEVELOPMENT PROJECT FILE

for

## MARINA HEIGHTS

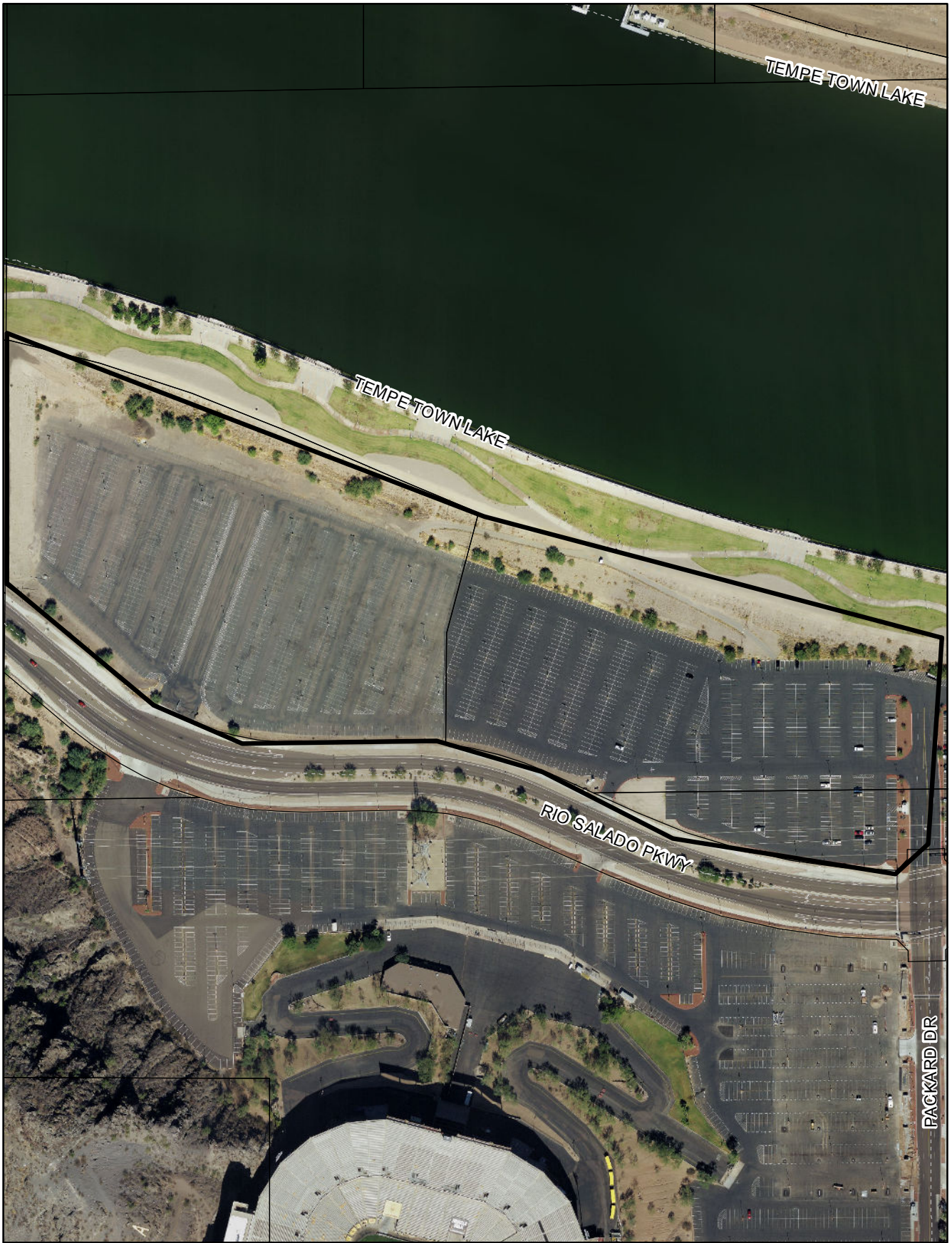
### ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Site Plan
- 6-7. Overall Elevations
- 8-11. Floor Plans
12. Material Board
- 13-26. Perspectives
- 27-76. Individual Perspectives
- 77-81. Landscape Plan / Details



Location Map





**MARINA HEIGHTS (PL130119)**



May 6, 2013

Mr. Ryan Levesque  
**CITY OF TEMPE PLANNING DEPT.**  
31 East Fifth Street  
Tempe, AZ 85280-5002

**RE: Marina Heights PAD/DPR**  
DAVIS Project #07250.001  
**Letter of Explanation**

Dear Mr. Levesque:

The Marina Heights is a mixed use Office and Retail project, which is part of the overall master development 'Marina Heights' in Tempe, Arizona. The specific project is located at 300 & 600 E. Rio Salado Parkway, Tempe, Arizona.

The project consists of approximately 2,150,000 gross square feet of office and retail development on a 19.85 acre site. The development will have five office buildings ranging from 6 to 18 stories providing vertical articulation at the skyline. Three levels of below grade parking will encompass the majority of the site. Two above grade garage structures at the east and west ends of the site serve bookend the project.

The office building finishes will consist of high performance insulated clear reflective glass with blue tinted glass and metal accent panels expressed at the recessed areas of the curtainwall. The above grade garage structures will have metal panel skins articulated in 3-shades of gray with dark gray panelized perforated metal skins on the east and west elevations.

The Plaza area will be utilized as a canvas for the Art in Private Development. As frequent past collaborators, the artist, architect and landscape architect made the most of the art component, investing all of the art into the Plaza and landscape to provide unique texture and form to standard site elements such as seat walls, shade features, retaining wall planting, water features and special area paving.

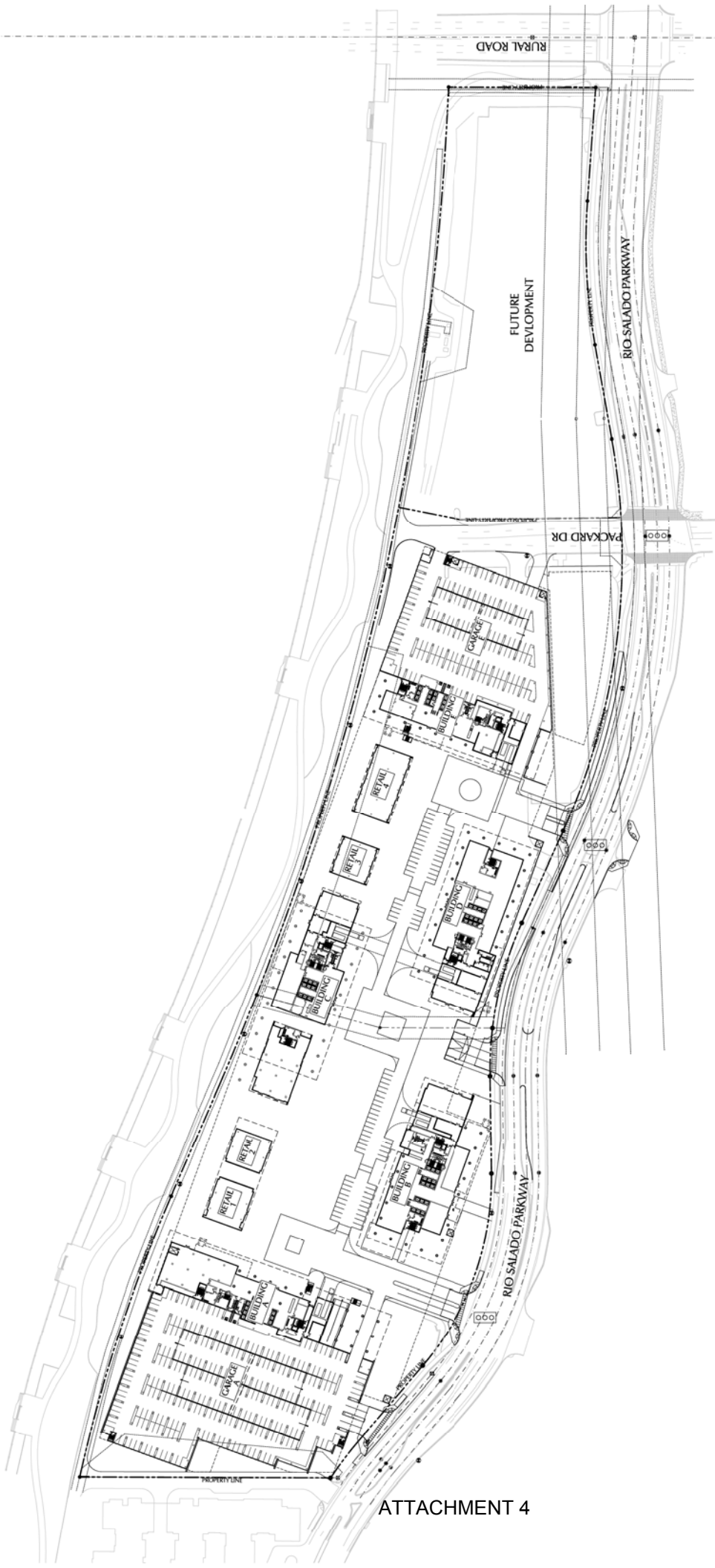
Regards,

**DAVIS**

Buck J. Yee  
Principal, Project Architect

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passionately committed to enriching the human experience  
intelligent social design . architecture . inspiration . value creation . strategic thinking  
60 e. rio salado pkwy., suite 200 | tempe, az 85281 | phone: 480.638.1100 | fax: 480.638.1101



DR-2

0' 80' 160' 240' 320'

Scale bar with increments of 80 feet.

**Marina Heights  
TEMPE, AZ**

07250.001  
06 MAY 13

**OVERALL SITE PLAN**

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SCAPE DESIGN  
LANDSCAPE ARCHITECTURE  
TRUCKS & RIGS  
PUBLIC DESIGN



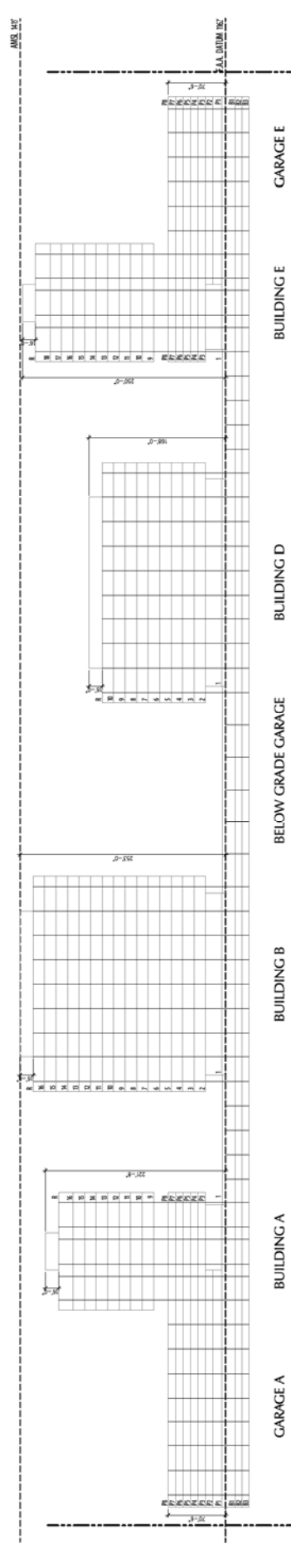
ALL DIMENSIONS ARE APPROXIMATIONS AND SUBJECT TO CHANGE.

NOT TO SCALE  
PROPERTY OF DAVIS, NO USE OF ARCHITECTURE IS PERMITTED  
WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.









ATTACHMENT 7

**BUILDING SECTIONS**

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
MECHANICAL/ELECTRICAL  
HAZARDOUS WASTE  
INDUSTRIAL ARCHITECTURE  
PUBLIC WORKS



**Marina Heights  
TEMPE, AZ**

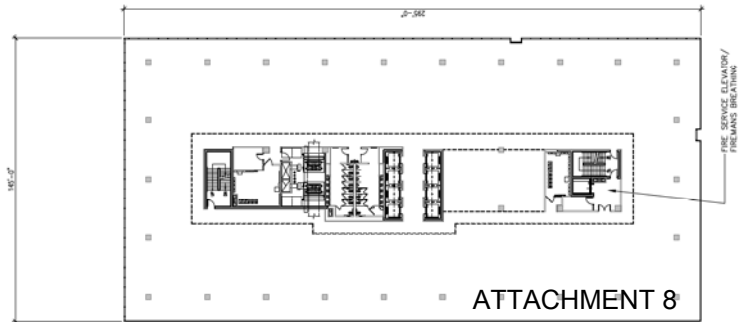
07250.001  
06.MAY.13

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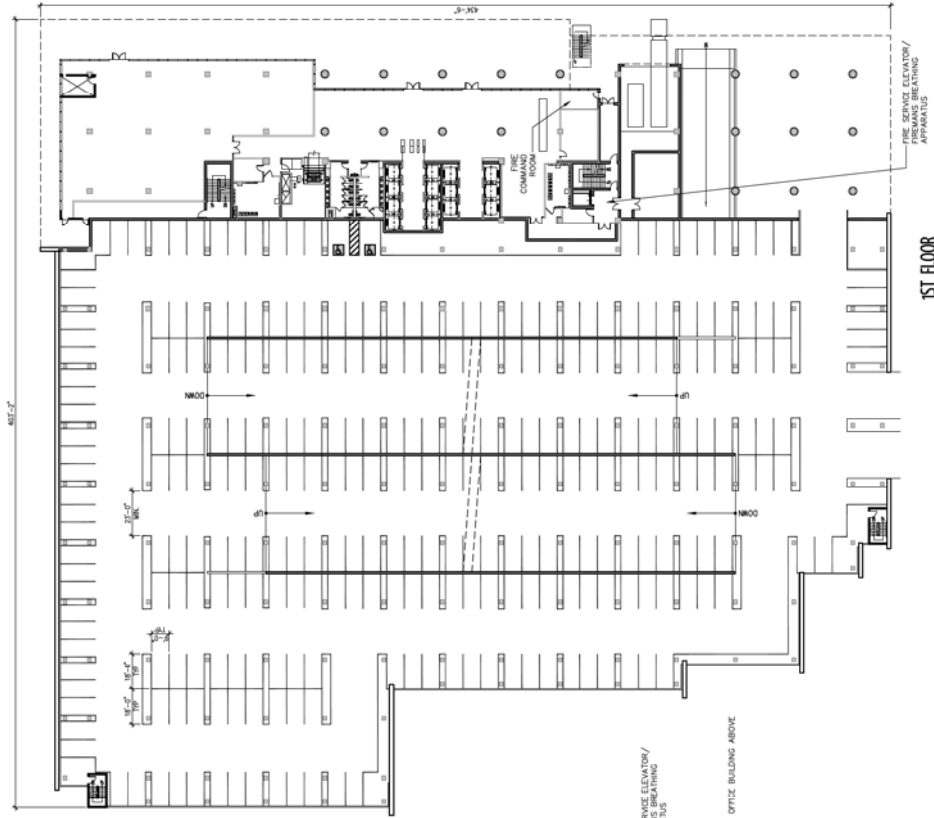
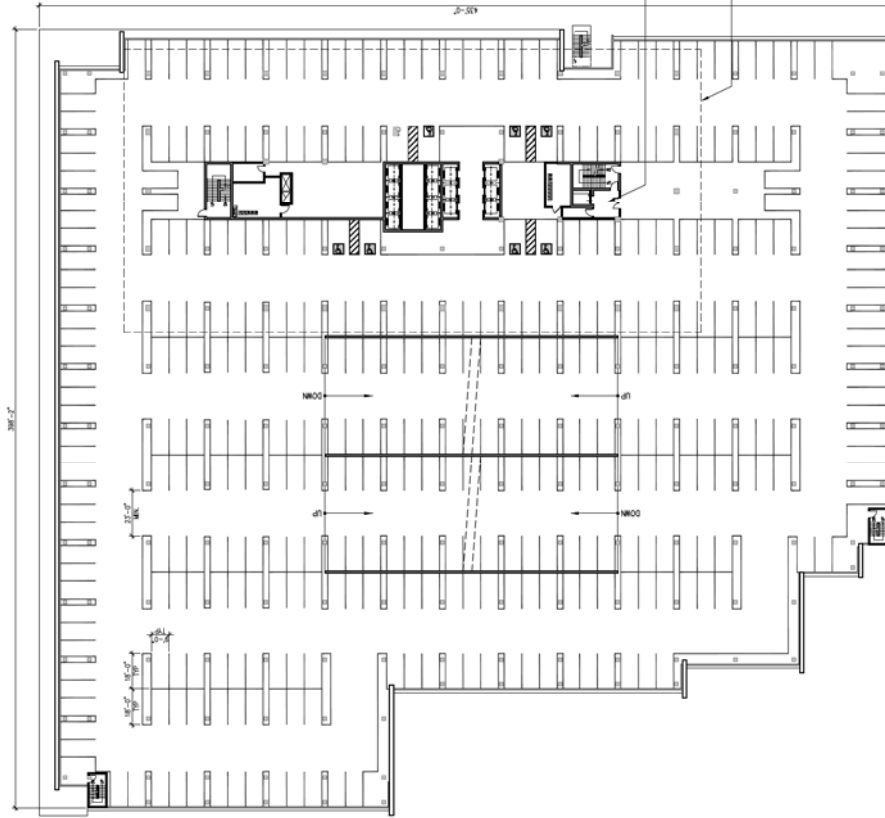
0' 60' 120' 180' 240'

DR-5

Notes: 1. If Notes conflict with these SPECIFICATIONS, the EXISTING PROPERTY OWNER'S USE OF INFORMATION IS FORWARDED THROUGH THE COURSE OF THE PROJECT'S PROGRESS.



TYPICAL OFFICE FLOOR  
FLOORS 9 - 16



Garage Total	115,000 sf
1st Floor	1,070,000 sf
Floors 2-8	1,125,000 sf
TOTAL	3,310,000 sf

Building Total	25,000 sf
1st Floor	340,000 sf
Floors 9-16	365,000 sf
TOTAL	725,000 sf

DR-6

FLOOR PLANS - BUILDING A

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
MECHANICAL/ELECTRICAL  
HAZARDOUS WASTE  
INDUSTRIAL ARCHITECTURE  
PUBLIC WORKS



Marina Heights  
TEMPE, AZ

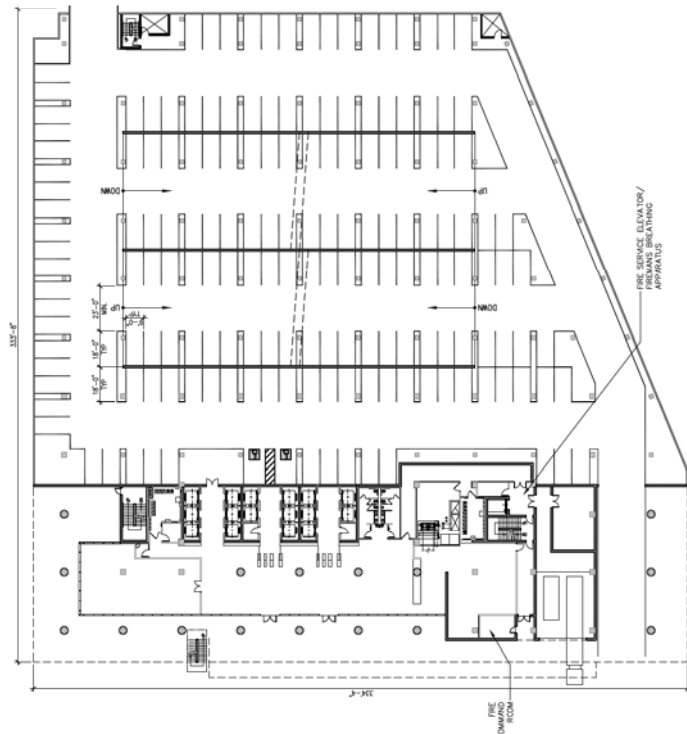
NO. 10 P. MARINA HEIGHTS, THESE SPECS ARE THE EXCLUSIVE PROPERTY OF DAVIS, NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.  
072501001  
06.MAY.13

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

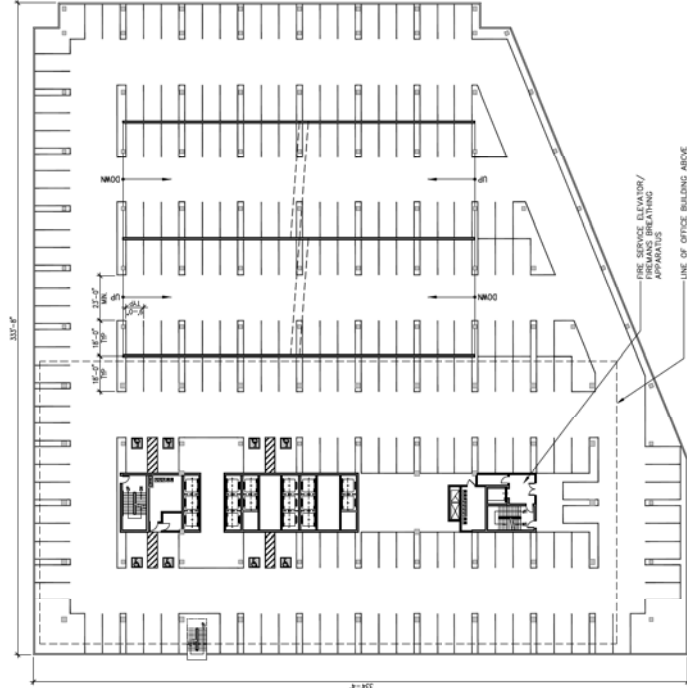
0' 30' 60' 90' 120'



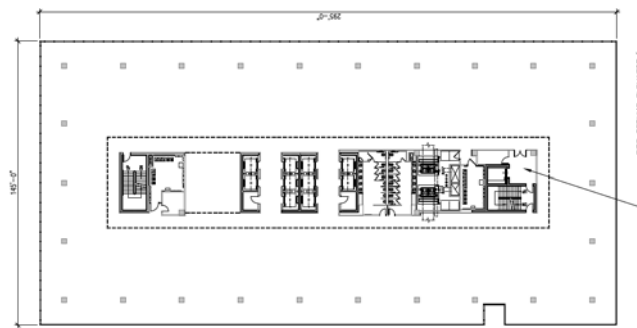




1ST FLOOR



TYPICAL GARAGE FLOOR  
FLOORS 2 - 8



TYPICAL OFFICE FLOOR  
FLOORS 9 - 18

<b>Garage Total</b>	<b>Building Total</b>
70,000 sf	20,000 sf
1st Floor	1st Floor
675,000 sf	460,000 sf
Floors 2-8	Floors 9-18
<b>TOTAL</b>	<b>TOTAL</b>
745,000 sf	480,000 sf

DR-8

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

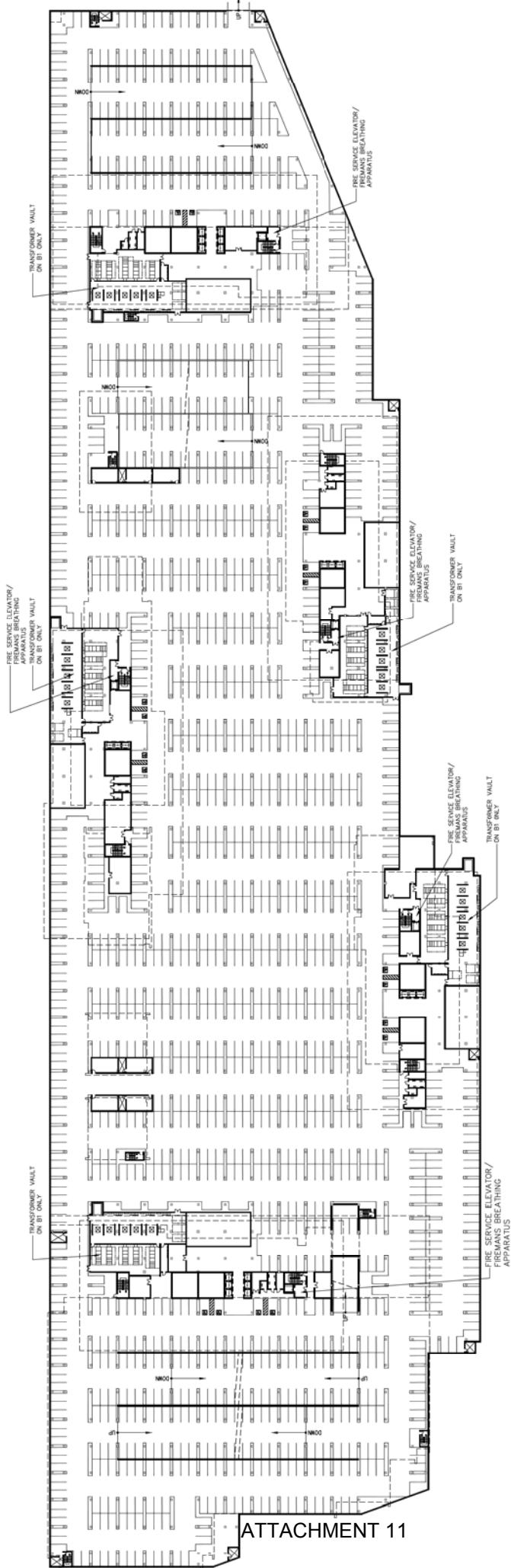
**Marina Heights  
TEMPE, AZ**

NO. 10 P. 1000-0001  
07/25/01  
06/MAY/13

**FLOOR PLANS - BUILDING E**

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
MECHANICAL/ELECTRICAL  
HAZARDOUS WASTE  
INDUSTRIAL ARCHITECTURE  
OFFICE DESIGN





Below Grade Total	
700,000 sf	Level B1
700,000 sf	Level B2
645,000 sf	Level B3
2,045,000 sf	TOTAL

DR-9

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

0' 50' 100' 150' 200'

**Marina Heights  
TEMPE, AZ**

Mark A. P. Davis Architects  
07250.001  
06.MAY.13

**FLOOR PLANS - TYPICAL BELOW GRADE**

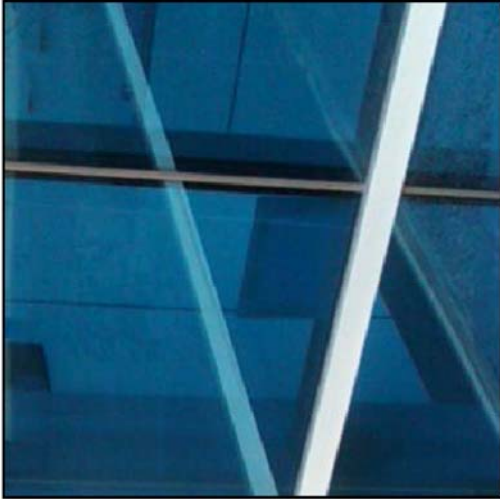
ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
MECHANICAL ENGINEERING  
ELECTRICAL ENGINEERING  
MECHANICAL ENGINEERING  
PLUMBING ENGINEERING  
POND DESIGN



BELOW GRADE - TYPICAL FLOOR  
FLOORS -1 THRU -3



**GL-1**  
1" INSULATED CLEAR REFLECTIVE VISION GLASS



**GL-2**  
1" INSULATED TINTED BLUE VISION GLASS



**GL-3**  
1" INSULATED CLEAR LOW-3 VISION GLASS



**MT-1**  
METAL PANEL  
DARK GREY



**MT-2**  
METAL PANEL  
MEDIUM GREY



**MT-3**  
METAL PANEL  
LIGHT GREY



**MT-4**  
METAL PANEL  
ACCENT COLOR  
T.B.D.



**MT-5**  
PERFORATED METAL  
DARK GREY  
T.B.D.

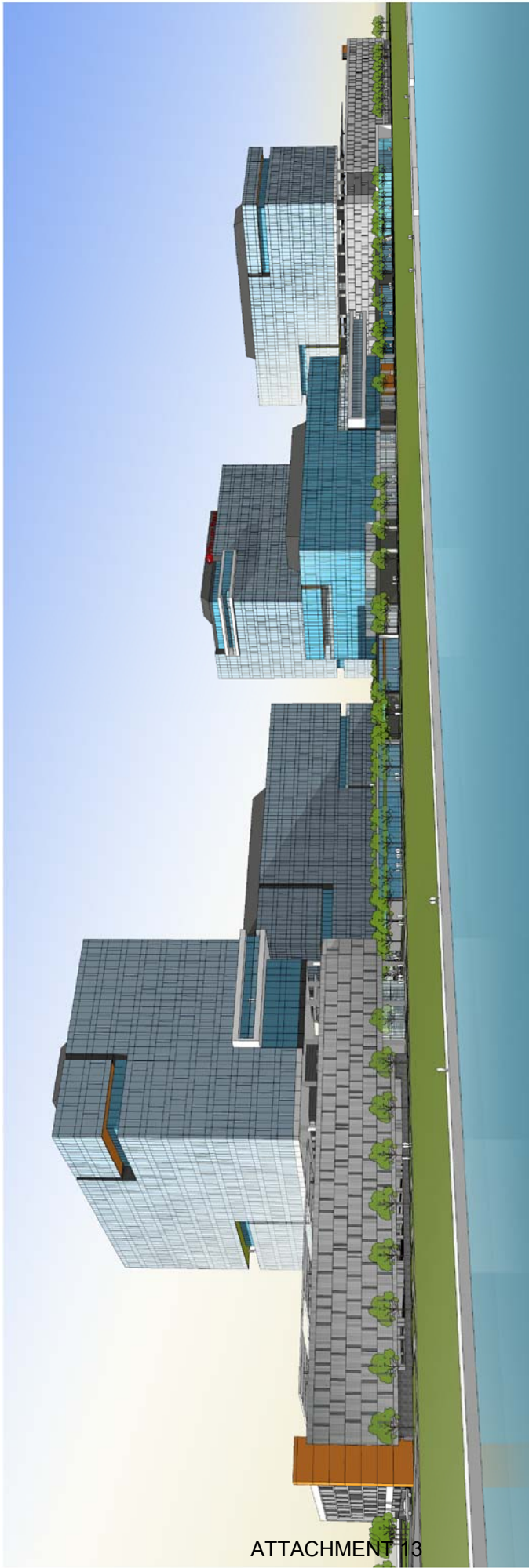
**MATERIAL BOARD**



**Marina Heights  
TEMPE, AZ**  
07250.001  
06 MAY 13

All quantities are approximate and subject to change.

Notes: 1. All quantities are approximate and subject to change.  
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ATTACHMENT 13

**Northeast Perspective**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 PUBLIC WORKS



All calculations are approximate and subject to change.

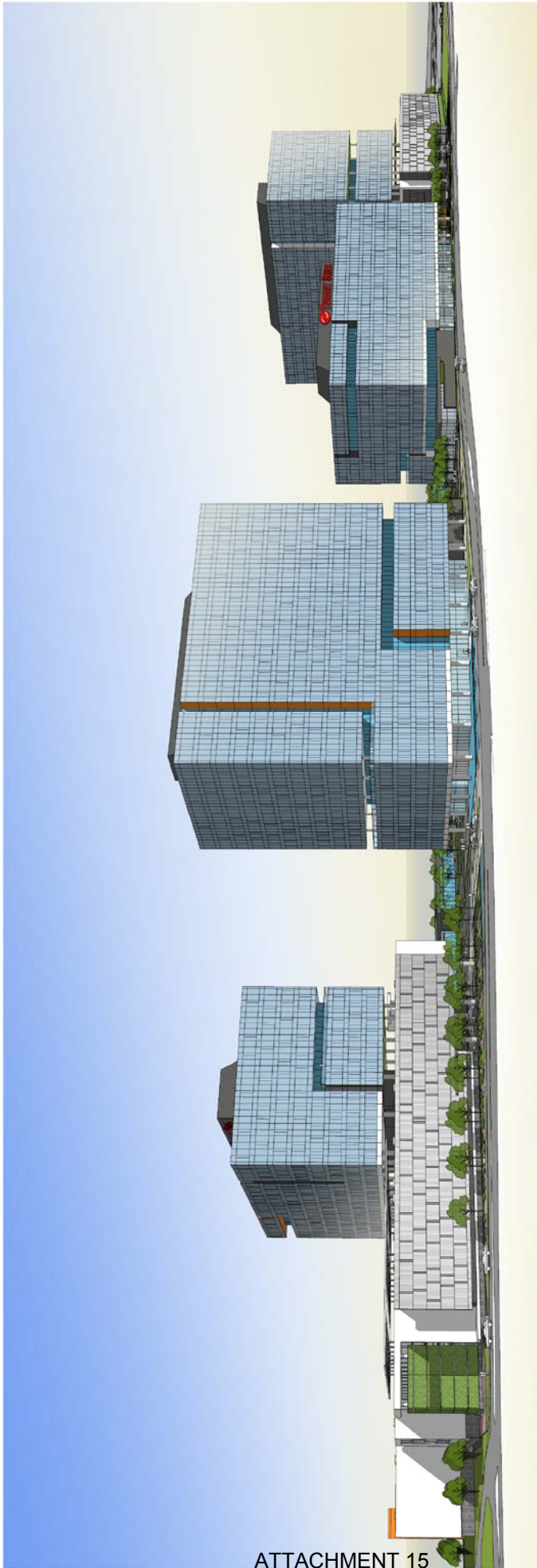
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 TEMPE, AZ**

077501001  
 06 MAY 13

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Southwest Perspective

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 PUBLIC WORKS

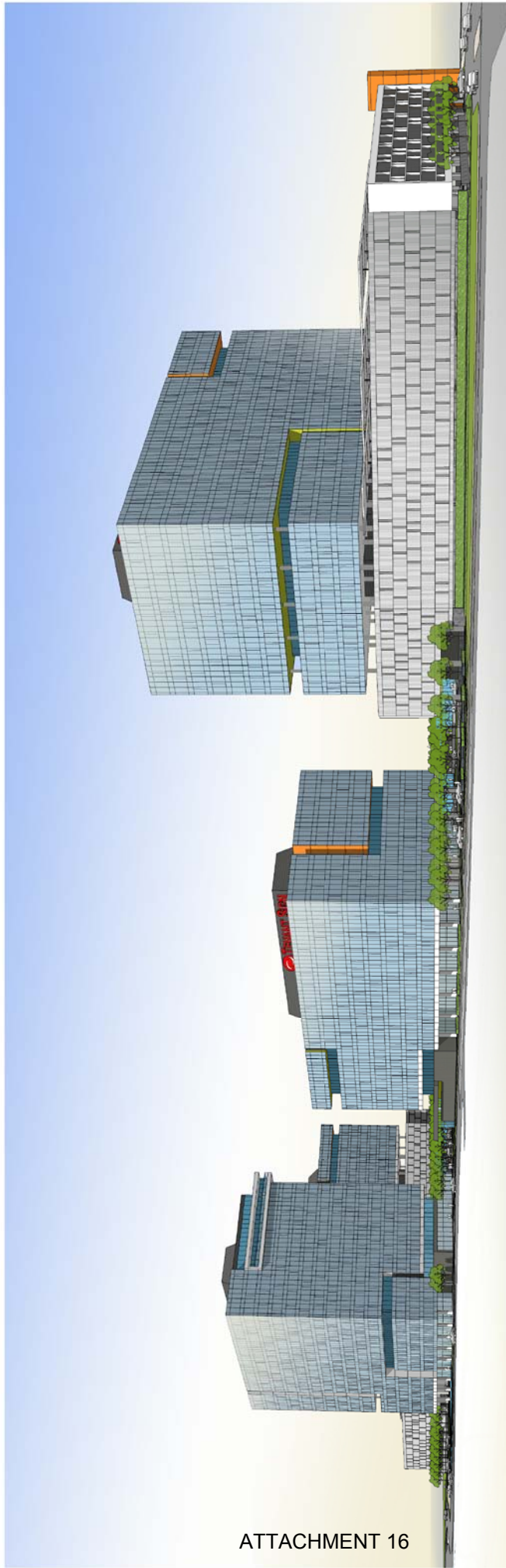


All calculations are approximate and subject to change.

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 TEMPE, AZ

Number of P-Rights: 2,000,000  
 07250,001  
 06 MAY 13

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**Southeast Perspective**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 HISTORIC ARCHITECTURE  
 PUBLIC WORKS



**Marina Heights  
TEMPE, AZ**

Model of 30000 sq ft building. THESE MODELS ARE THE EXCLUSIVE  
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 072501001  
 06 MAY 13

All calculations are approximate and subject to change.



ATTACHMENT 17

**Southwest Aerial Perspective**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 FACILITY MANAGEMENT  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 PUBLIC WORKS



**Marina Heights  
 TEMPE, AZ**

07250.001  
 06 MAY 13

All calculations are approximate and subject to change.





**LAKESIDE LOOKING EAST**

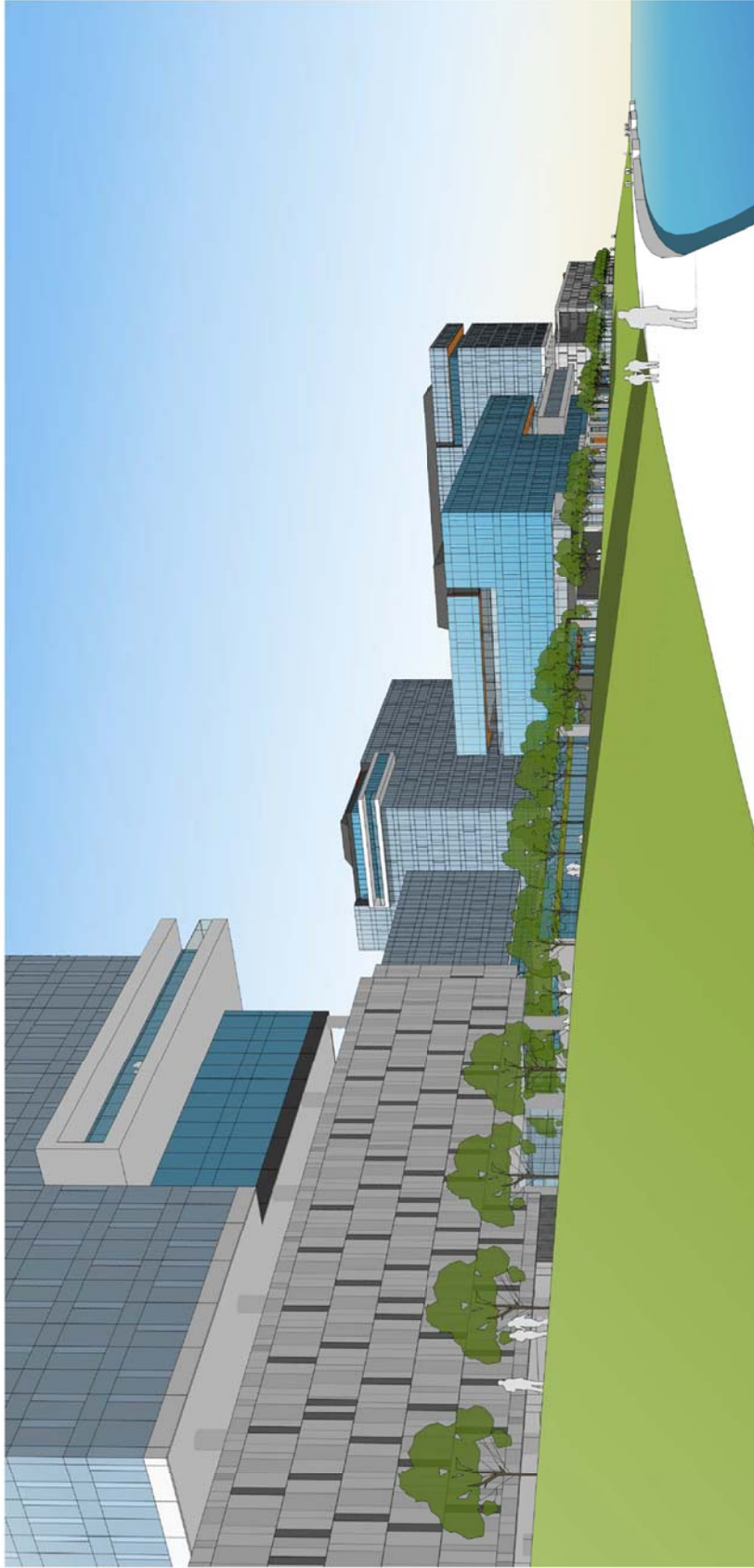
ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 ENVIRONMENTAL PLANNING  
 PUBLIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 06 JUN 13

All calculations are approximate and subject to change.



**LAKESIDE LOOKING WEST**

ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 ENVIRONMENTAL PLANNING  
 PUBLIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 06 JUN 13

All calculations are approximate and subject to change.

Notes: 1. All figures are approximate and subject to change.  
 2. All figures are approximate and subject to change.  
 3. All figures are approximate and subject to change.  
 4. All figures are approximate and subject to change.



**PLAZA PERSPECTIVE VIEW**

ARCHITECTURE  
 INTERIORS  
 DATA ANALYSIS  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 ENVIRONMENTAL PLANNING  
 PUBLIC POLICY



**Marina Heights  
 TEMPE, AZ**

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 06 JUN 13

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**BUILDING A - PERSPECTIVE VIEW**



architectural  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

0'

30'

60'

90'

120'

All dimensions are approximate and subject to change.

**Marina Heights  
TEMPE, AZ**

Project # 07250.001  
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24-APR-13







**BUILDING A-PERSPECTIVE VIEW**

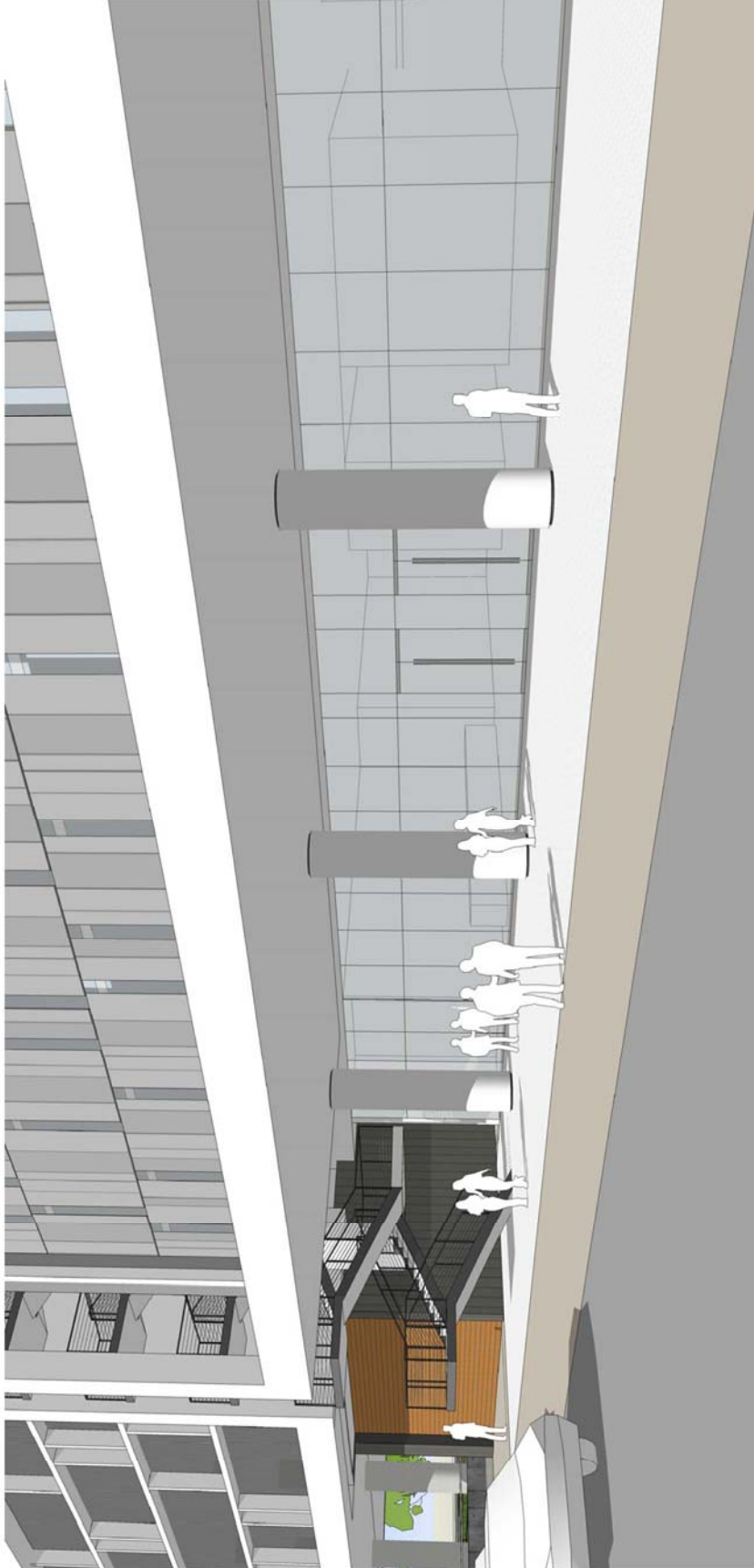
ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LEARNING & COLLABORATION  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 24-APR-13

All dimensions are approximate and subject to change.



**BUILDING A - PERSPECTIVE VIEW**

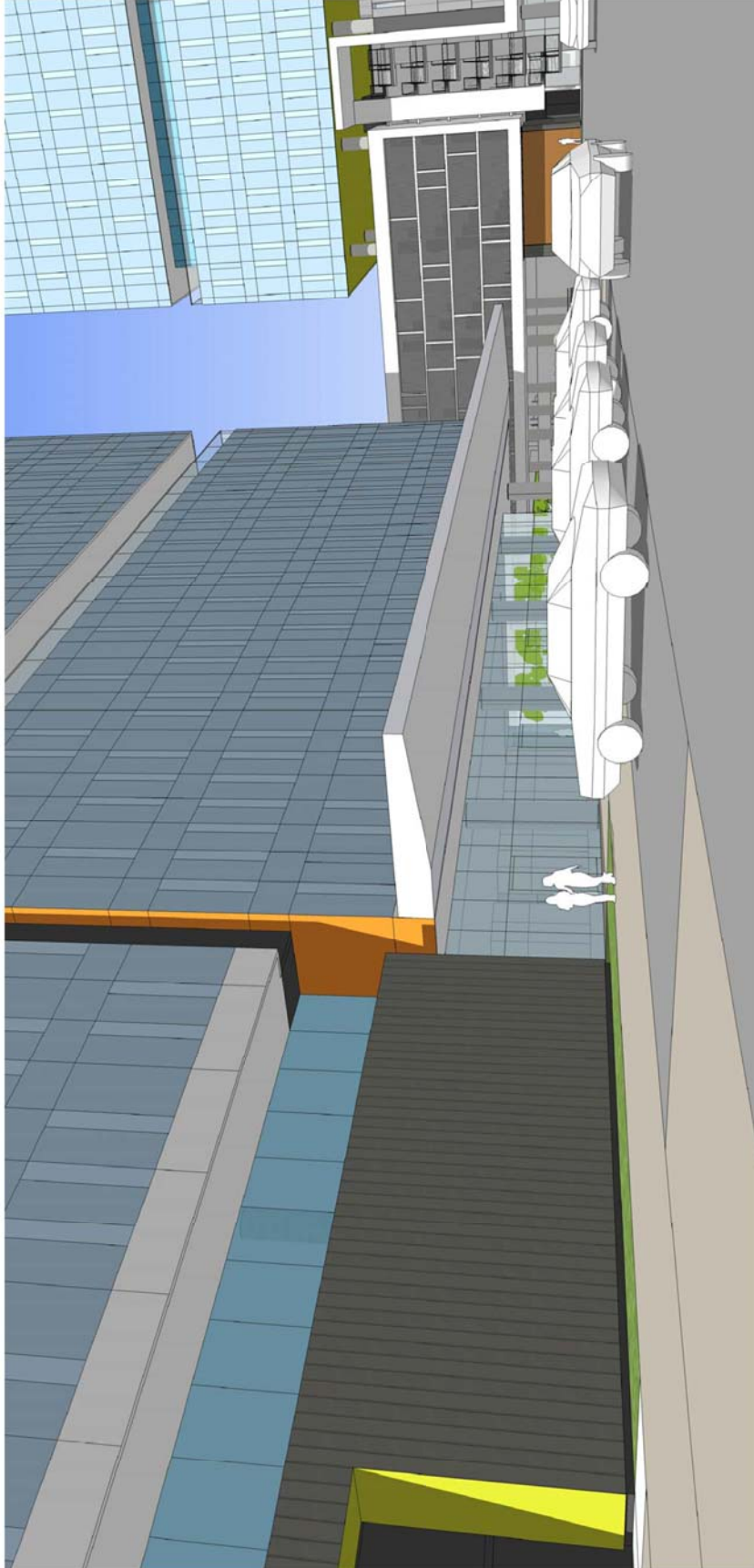
ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LEARNING & COLLABORATION  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 24-APR-13

All dimensions are approximate and subject to change.



**BUILDING B - PERSPECTIVE VIEW**

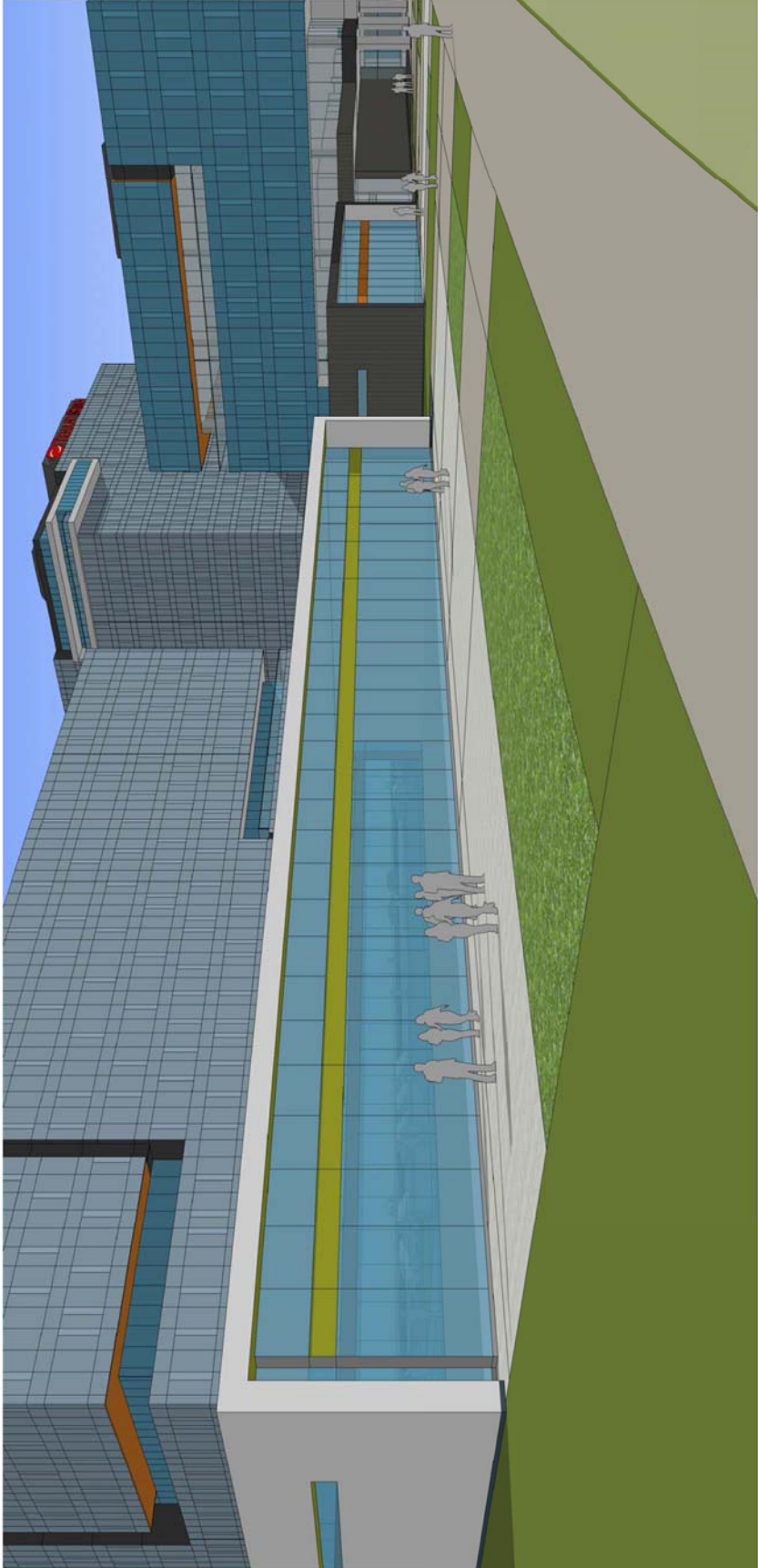
ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 24-APR-13

All dimensions are approximate and subject to change.



**BUILDING R4 - PERSPECTIVE VIEW**



architecture  
 interior architecture  
 space planning  
 facilities management  
 landscape architecture  
 graphic design

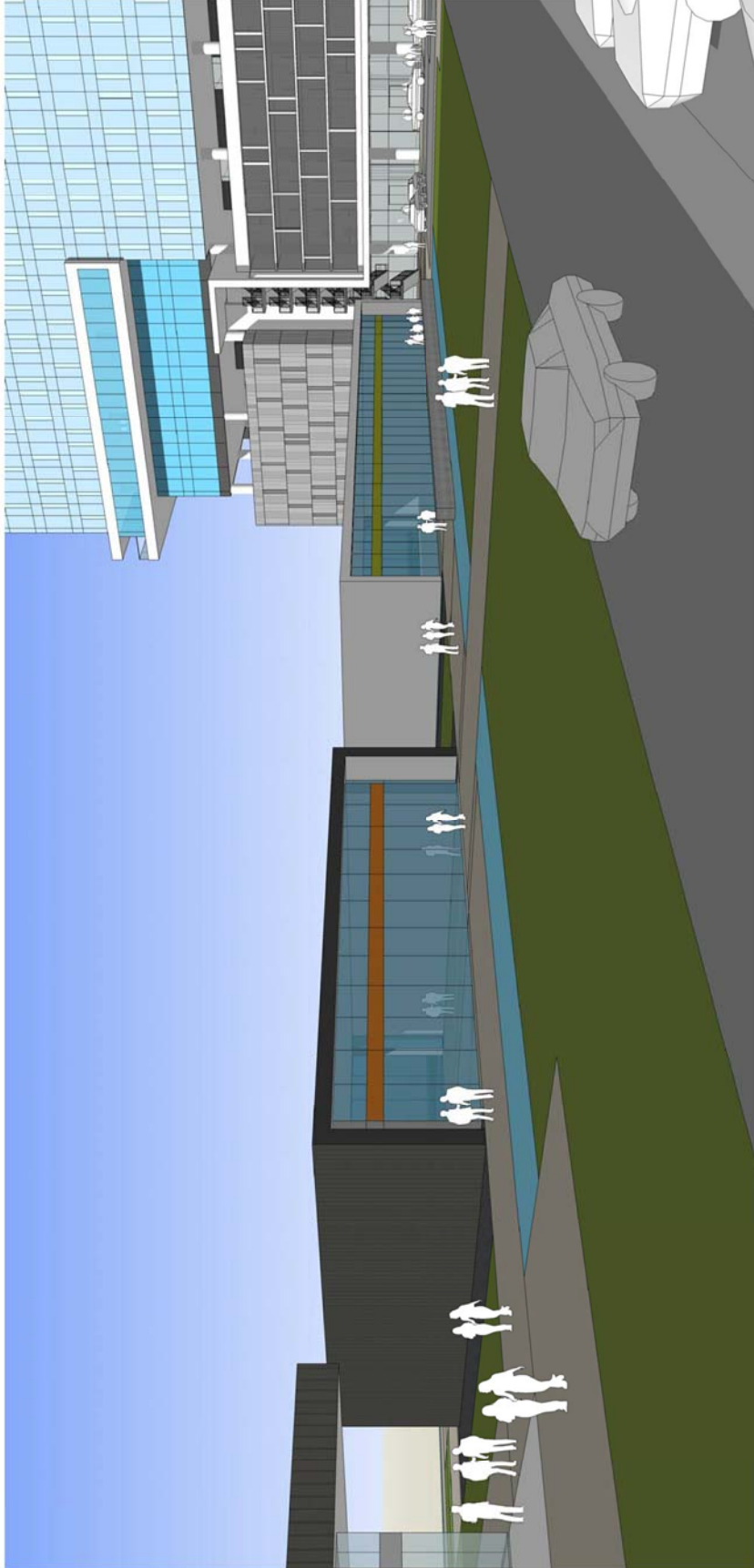
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TEMPE, AZ**

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SCALE: 1/8" = 1'-0"  
 DRAWING NO. 07250.001  
 PROJECT: MARINA HEIGHTS, TEMPE, AZ  
 WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.





ATTACHMENT 26

**BUILDING R3 - PERSPECTIVE VIEW**

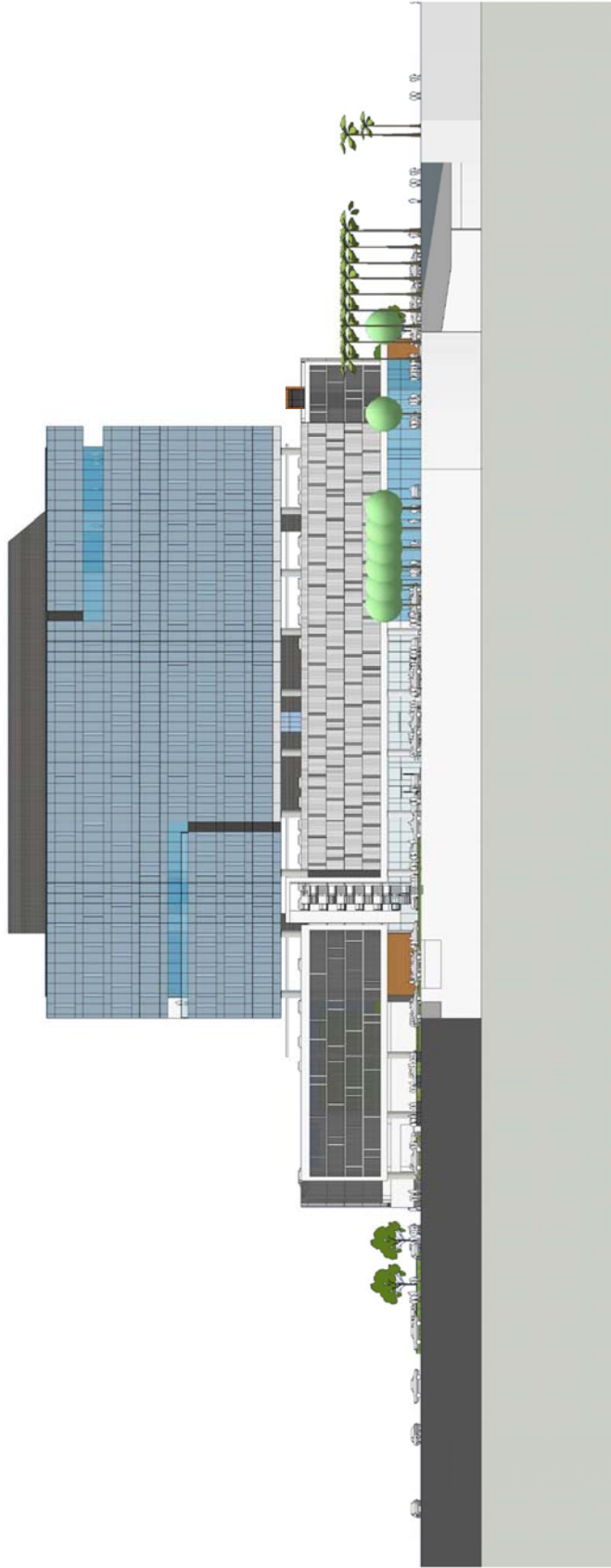
ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 24-APR-13

All dimensions are approximate and subject to change.



**BUILDING A - EAST ELEVATION**

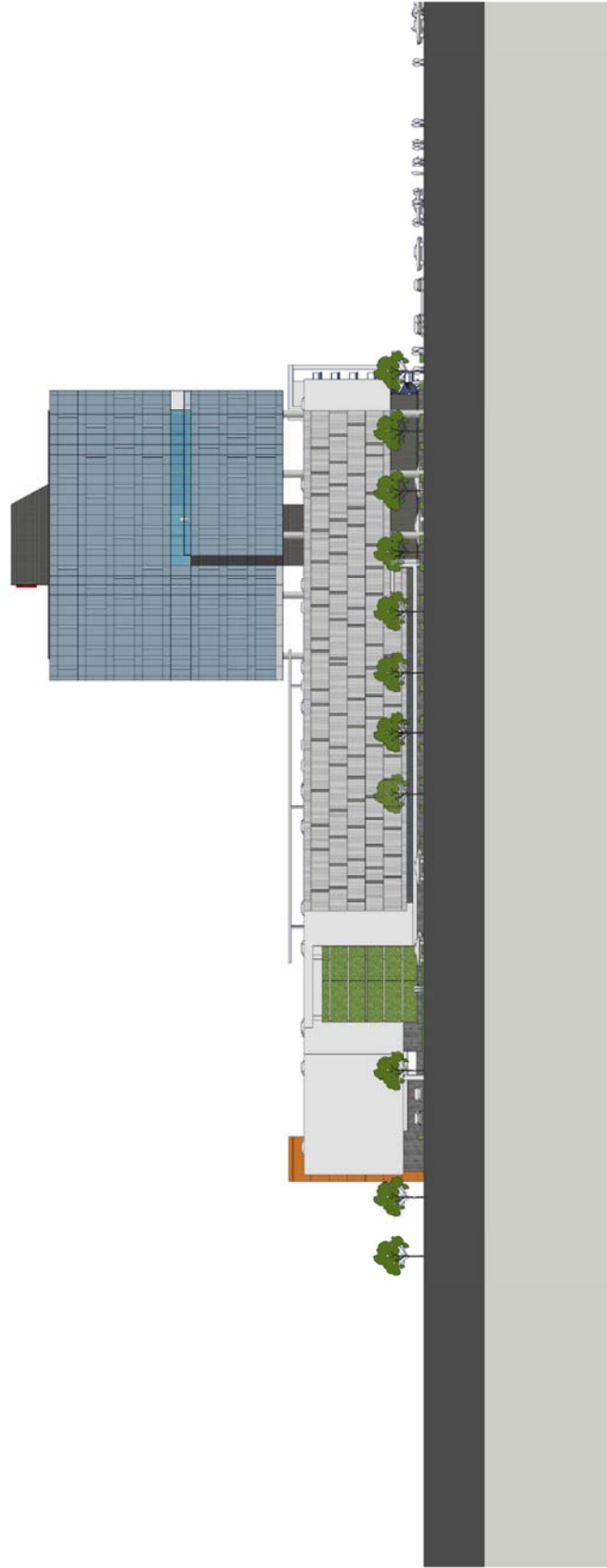


All elevations are approximations and subject to change.

**Marina Heights  
TEMPE, AZ**

Notes: All Plans, Sections, Details, Elevation and the EXHIBIT  
07250.001  
26-APR-13  
WARRANTY: THE EXHIBIT IS NOT A REPRESENTATION OF VALUE.





**BUILDING A - SOUTH ELEVATION**



**Marina Heights  
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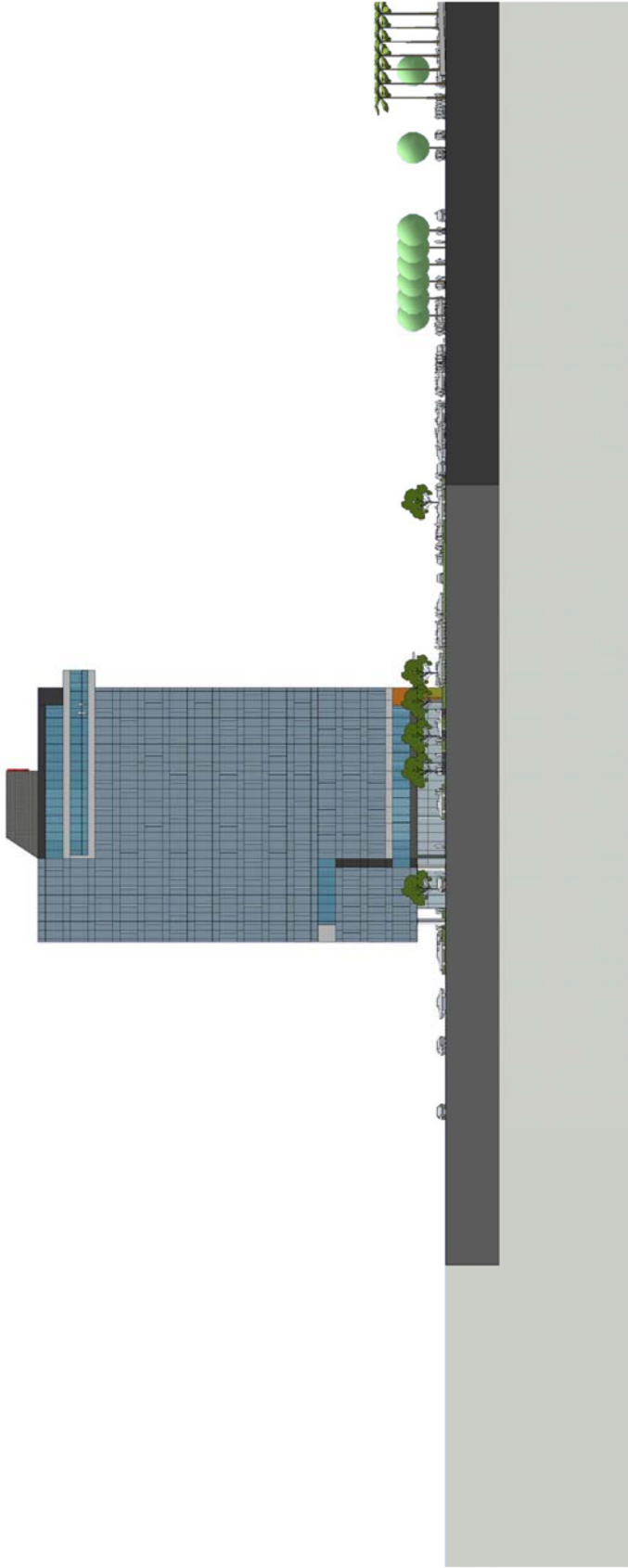
**BUILDING A - WEST ELEVATION**



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**BUILDING B - EAST ELEVATION**

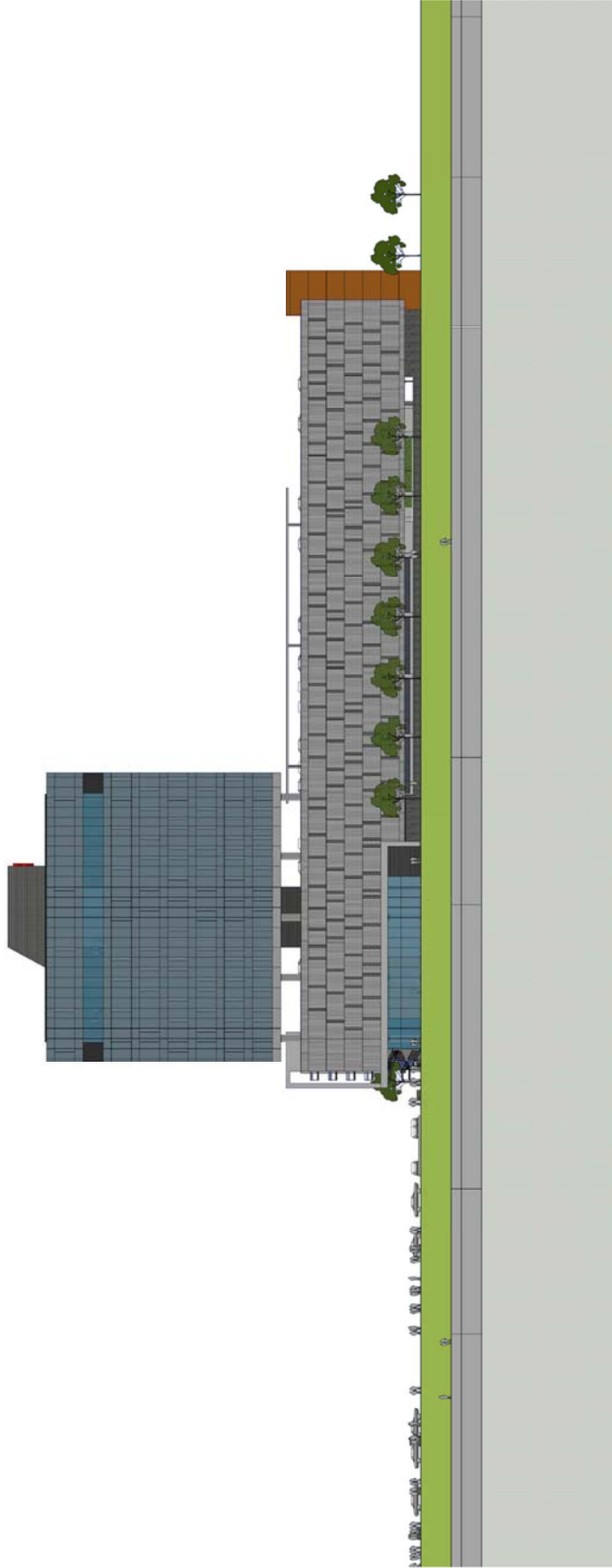


ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
PUBLIC DESIGN

All elevations are approximate and subject to change.

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TEMPE, AZ**

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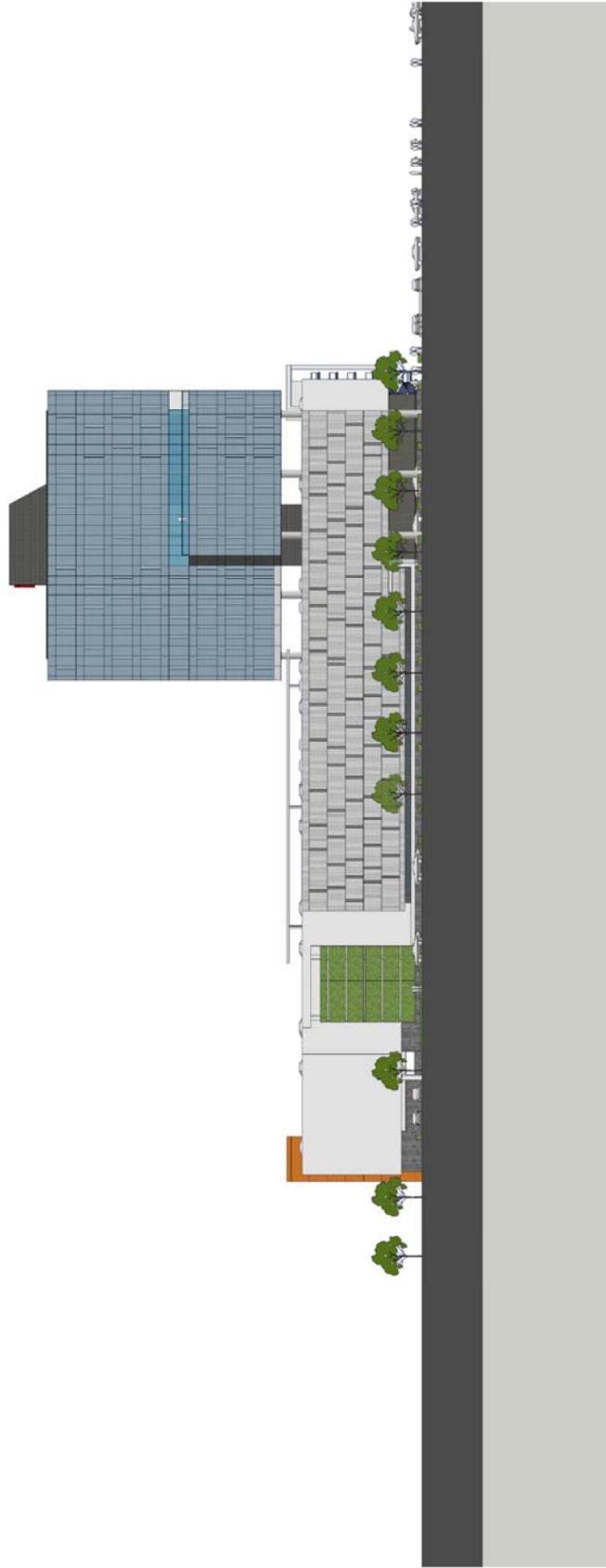
**BUILDING A - NORTH ELEVATION**



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TEMPE, AZ**

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**BUILDING A - SOUTH ELEVATION**



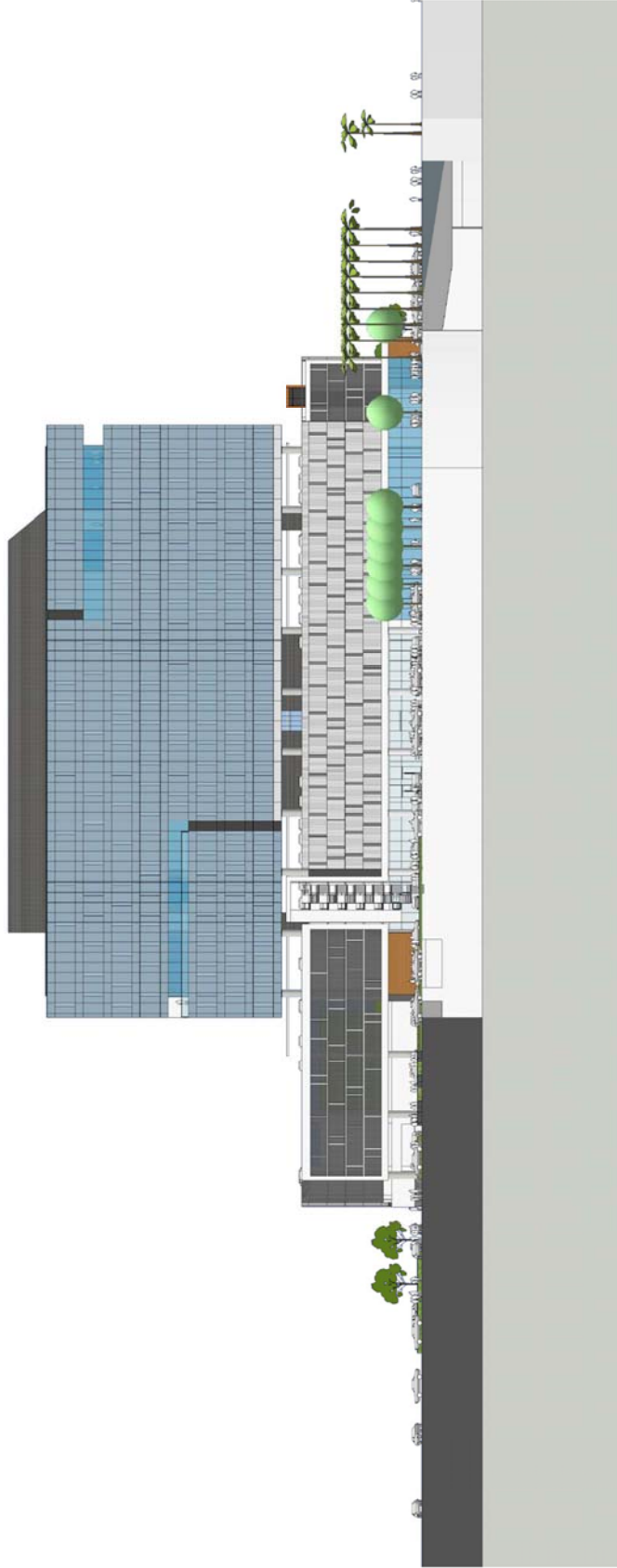
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If addition or modification of subject to design.





**BUILDING A - EAST ELEVATION**



**Marina Heights  
TEMPE, AZ**

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**BUILDING A - WEST ELEVATION**

**DAVIS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
PUBLIC DESIGN

All elevations are approximations and subject to change.

**Marina Heights  
TEMPE, AZ**

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**BUILDING C - SOUTH ELEVATION**



ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITY MANAGEMENT  
LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
PUBLIC DESIGN

All elevations are approximations and subject to change.

**Marina Heights  
TEMPE, AZ**

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26-APR-13



**BUILDING C - EAST ELEVATION**



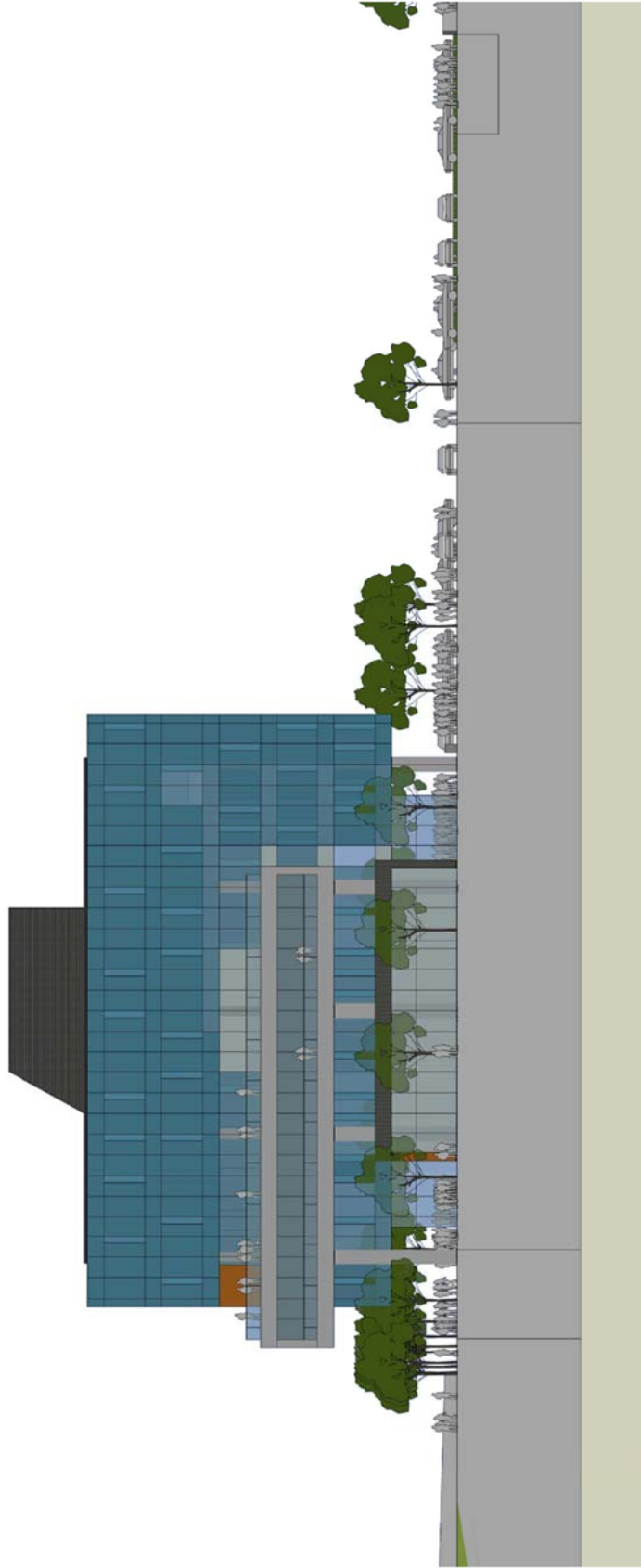
ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 ENVIRONMENTAL PLANNING  
 PUBLIC DESIGN

**Marina Heights  
 TEMPE, AZ**

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 26-APR-13

All elevations are approximate and subject to change.



**BUILDING C - WEST ELEVATION**



All elevations are approximations and subject to change.

**Marina Heights  
TEMPE, AZ**

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26-APR-13



**BUILDING D - NORTH ELEVATION**



architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

**Marina Heights  
TEMPE, AZ**

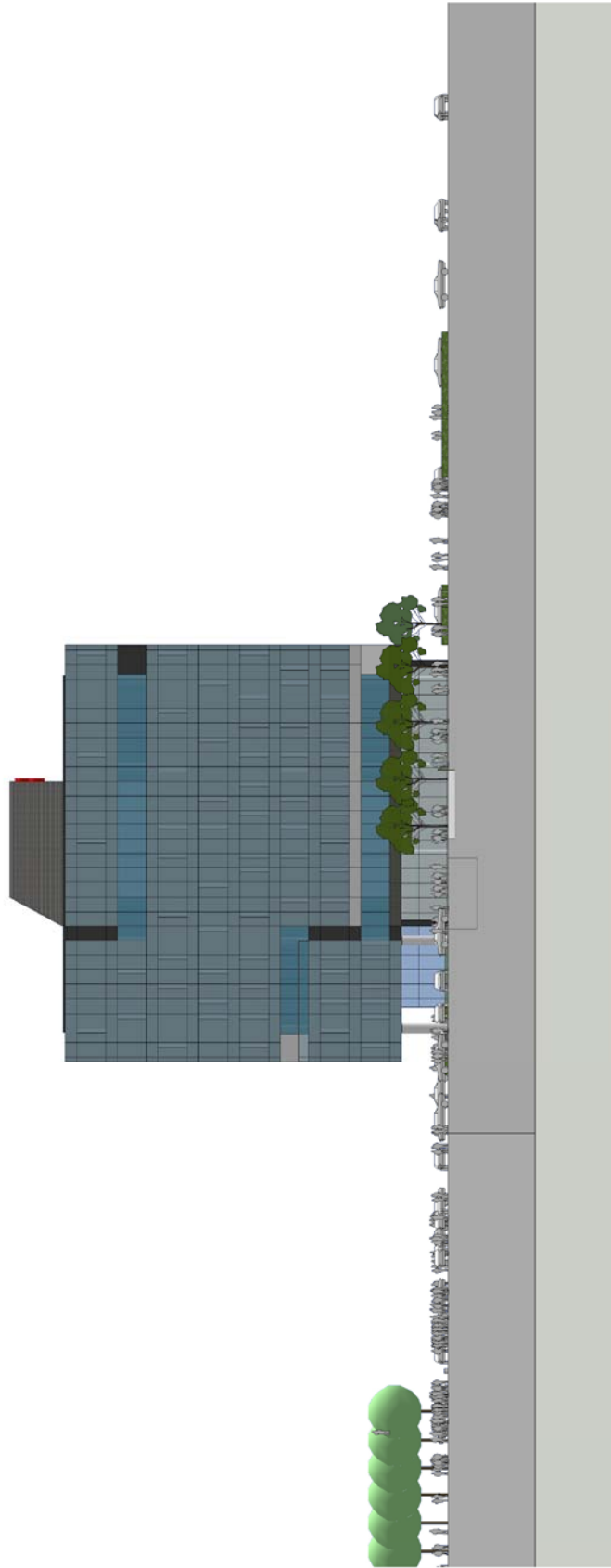
07250.001  
24-APR-13

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**BUILDING D - EAST ELEVATION**

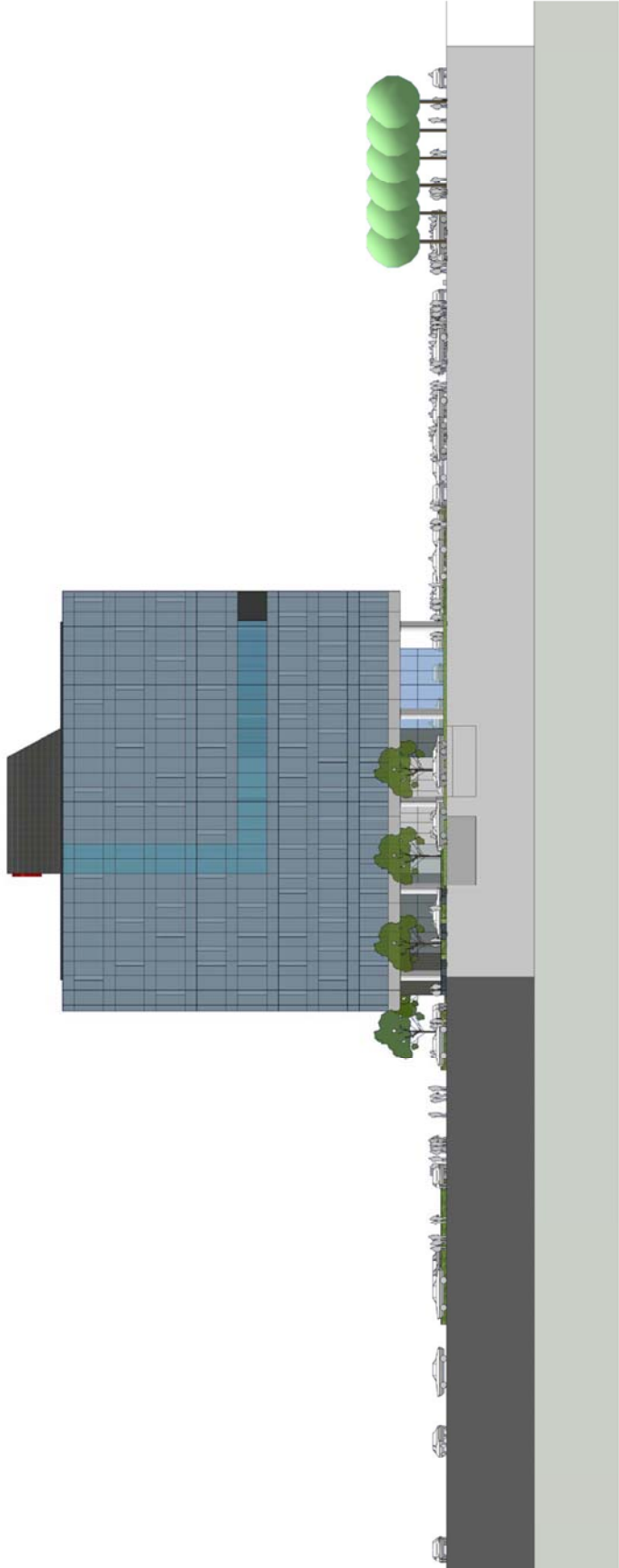
ARCHITECTURE  
 INTERIORS  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 ENVIRONMENTAL ARCHITECTURE  
 PUBLIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 26-APR-13

All elevations are approximate and subject to change.



**BUILDING D - WEST ELEVATION**



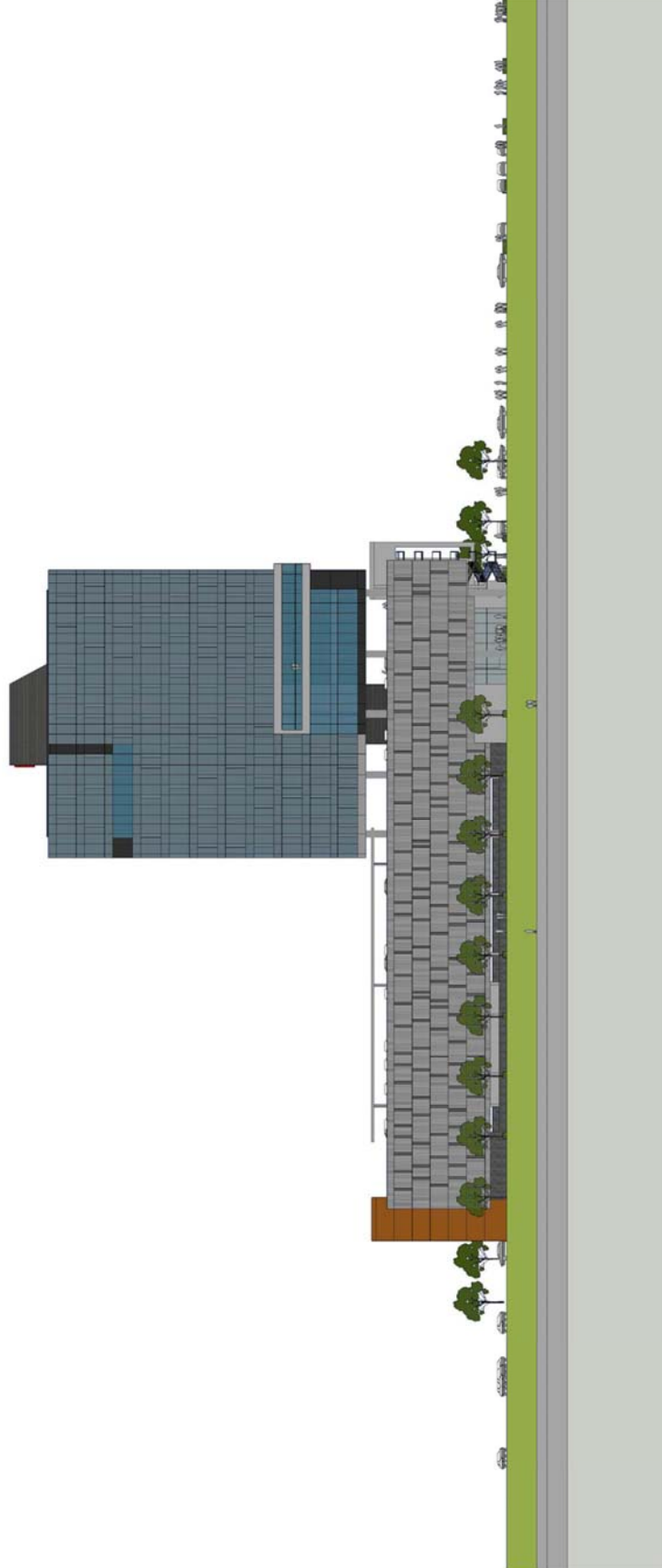
architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

**Marina Heights  
TEMPE, AZ**

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24-APR-13

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ATTACHMENT 44

**BUILDING E - NORTH ELEVATION**

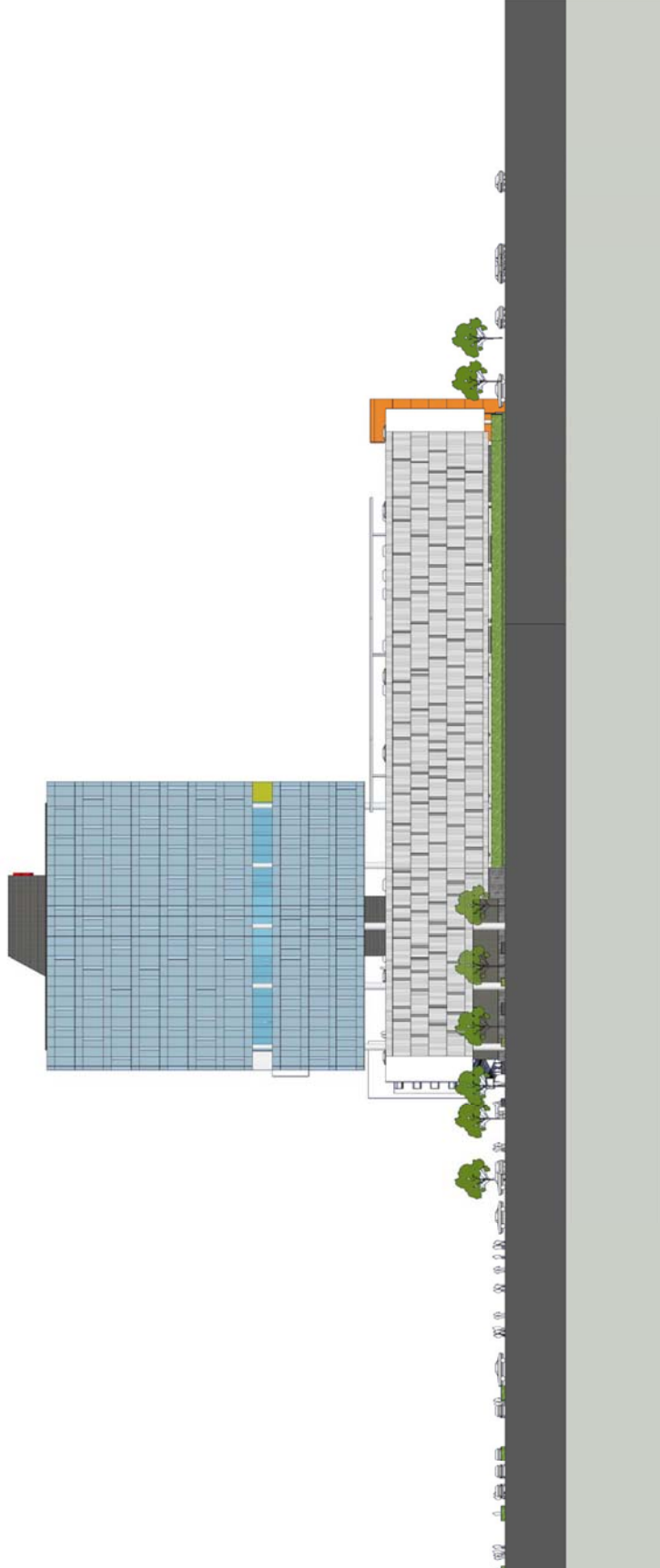


architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

**Marina Heights  
TEMPE, AZ**

07250.001  
24-APR-13

All elevations are approximate and subject to change.



**BUILDING E - SOUTH ELEVATION**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN

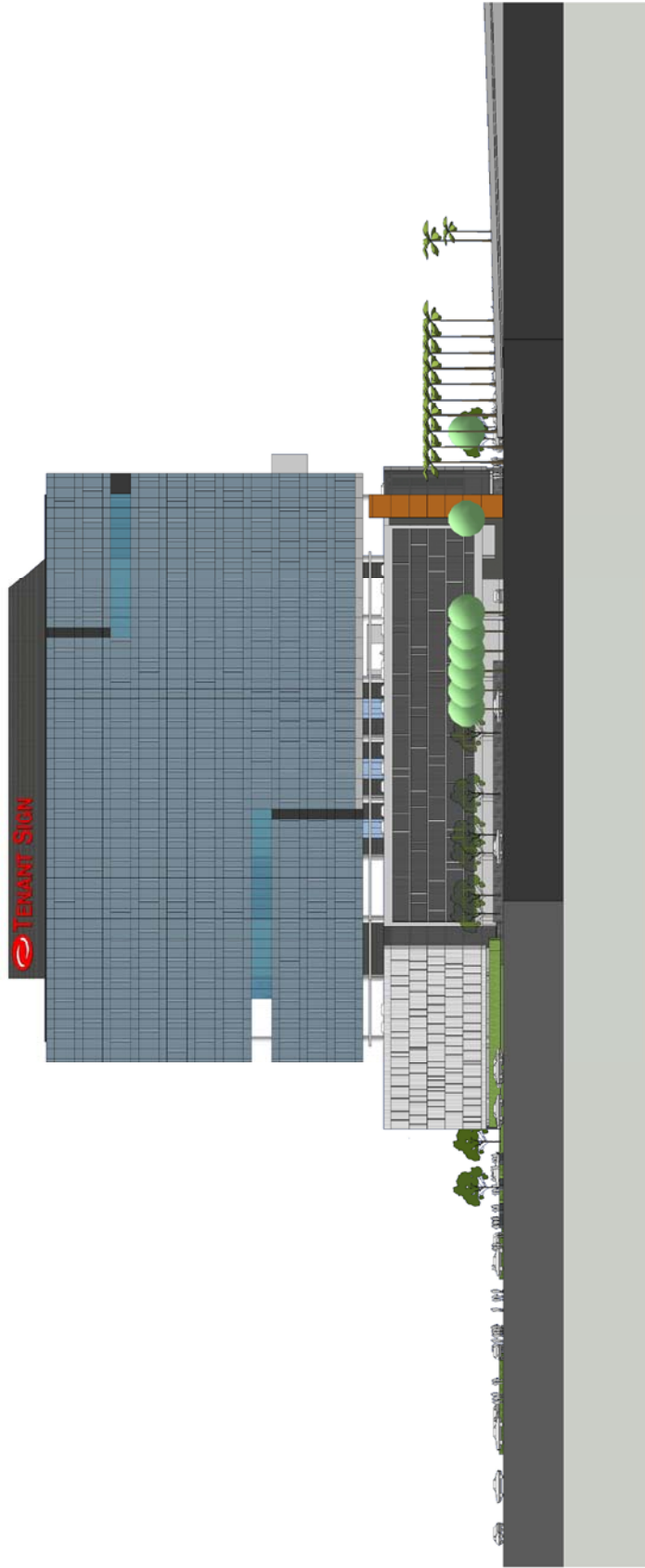


**Marina Heights  
 TEMPE, AZ**

07250.001  
 24-APR-13

All elevations are approximate and subject to change.

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**BUILDING E - EAST ELEVATION**

ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITY MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 PUBLIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 26-APR-13

All elevations are approximate and subject to change.





All dimensions are approximate and subject to change.

### BUILDING E - WEST ELEVATION

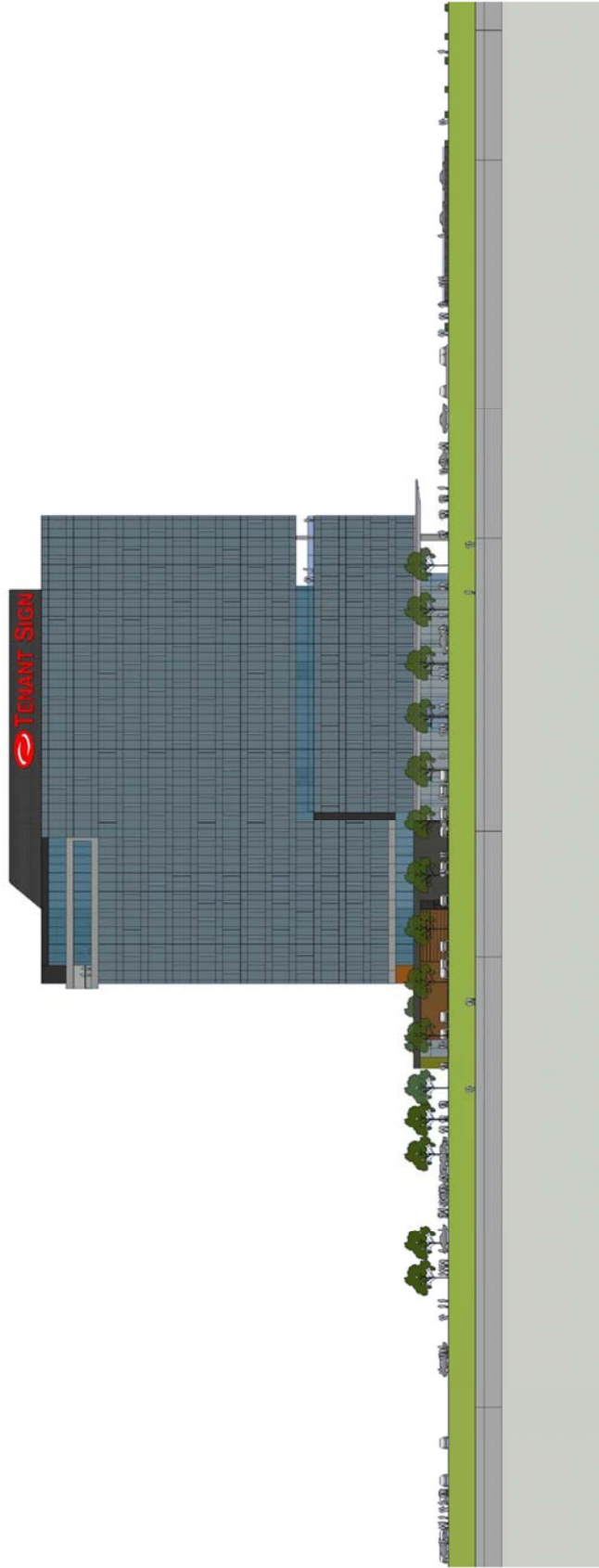


architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

### Marina Heights TEMPE, AZ

07250.001  
24.APR.13

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**BUILDING B - NORTH ELEVATION**



ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
PUBLIC DESIGN

All elevations are approximations and subject to change.

**Marina Heights  
TEMPE, AZ**

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07250.001  
26-APR-13





**BUILDING B - EAST ELEVATION**

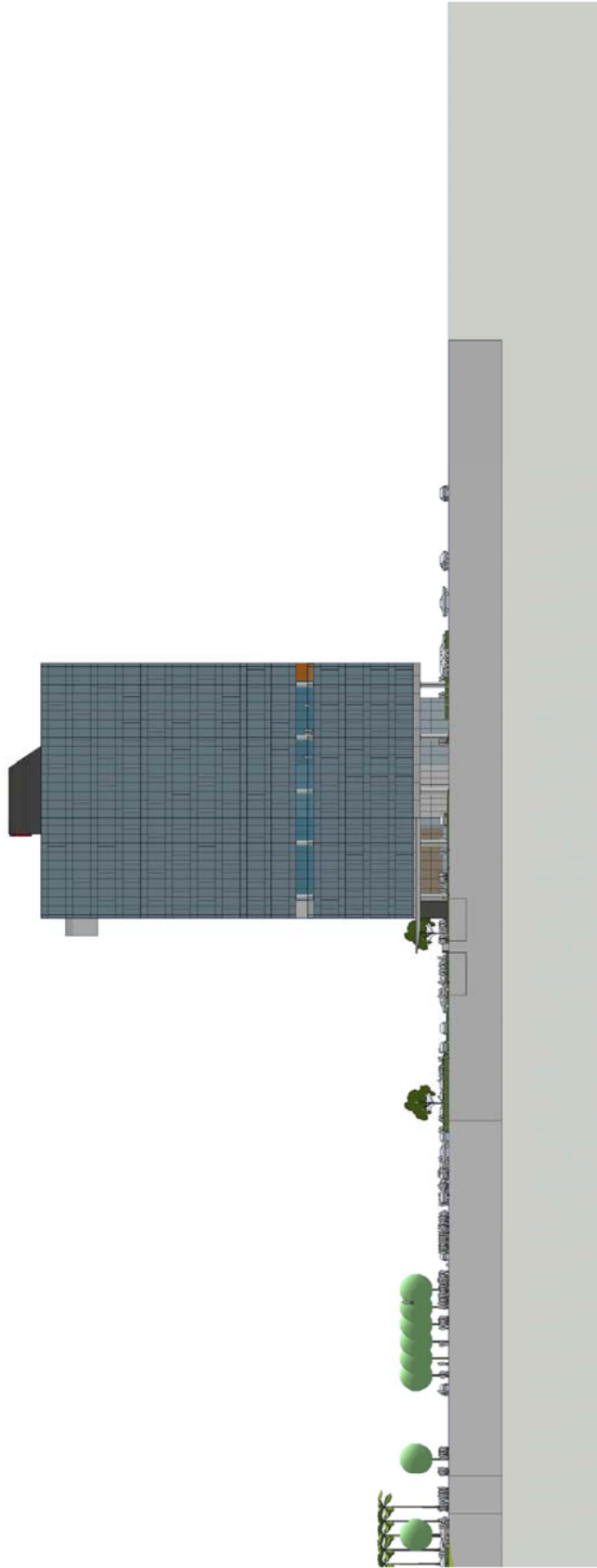


ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITIES MANAGEMENT  
LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
PUBLIC DESIGN

**Marina Heights  
TEMPE, AZ**

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07250.001  
26-APR-13

All elevations are approximate and subject to change.



**BUILDING B - WEST ELEVATION**



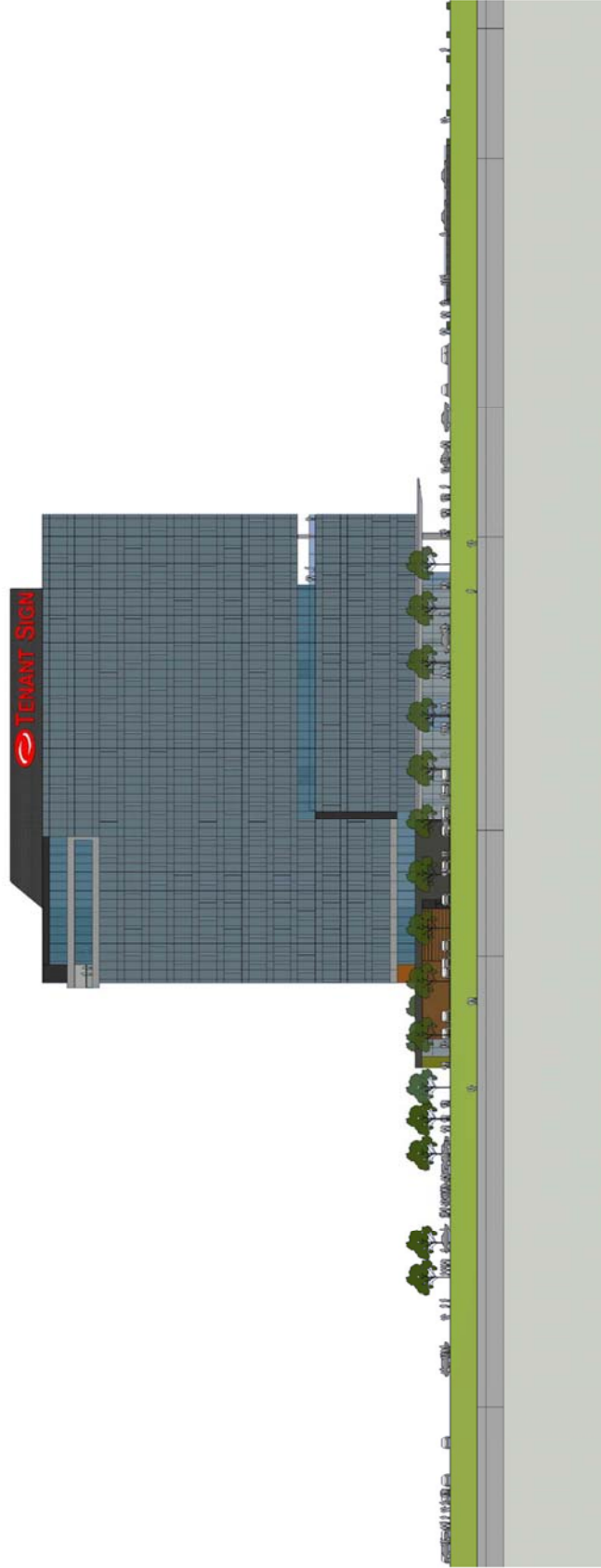
ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITY MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PUBLIC DESIGN

**Marina Heights**  
**TEMPE, AZ**  
07250.001  
26-APR-13

*All elevations are approximations and subject to change.*

Notes: 1. All elevations are approximations and subject to change.  
2. All elevations are subject to change.  
3. All elevations are subject to change.  
4. All elevations are subject to change.  
5. All elevations are subject to change.





**BUILDING B - NORTH ELEVATION**



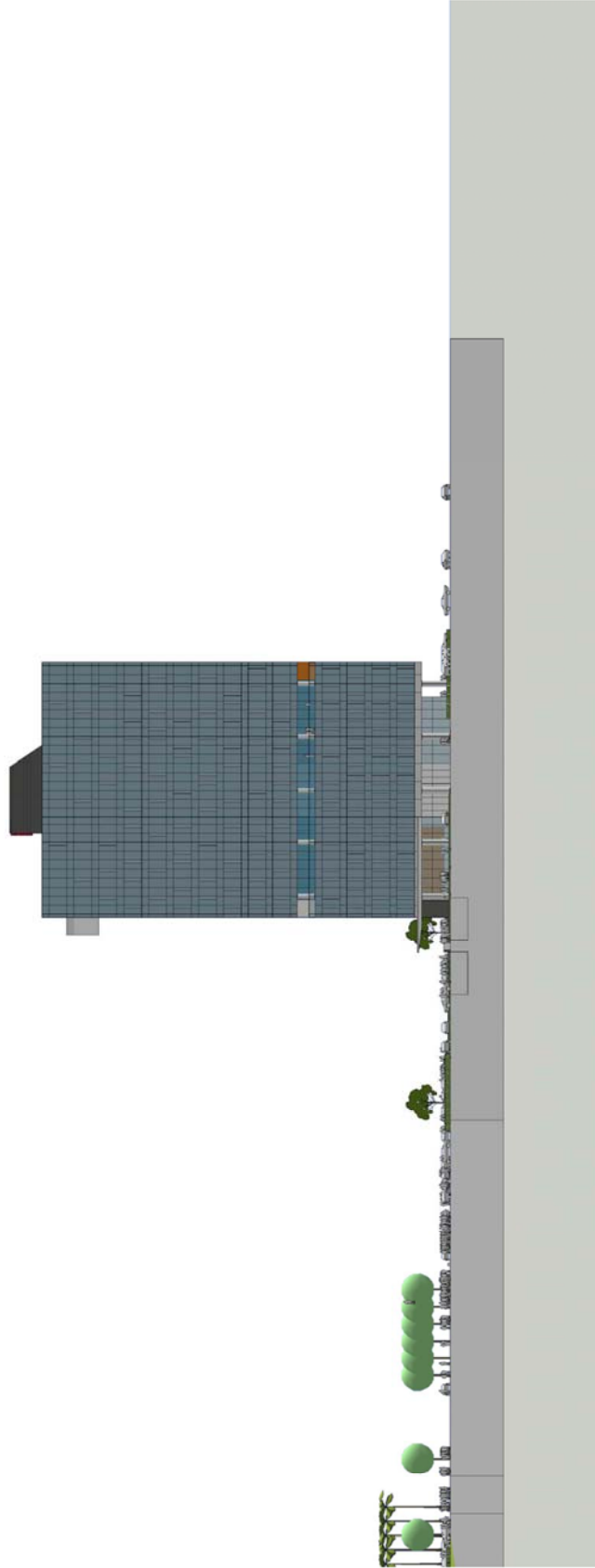
ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITIES MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PUBLIC DESIGN

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TEMPE, AZ**

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26-APR-13





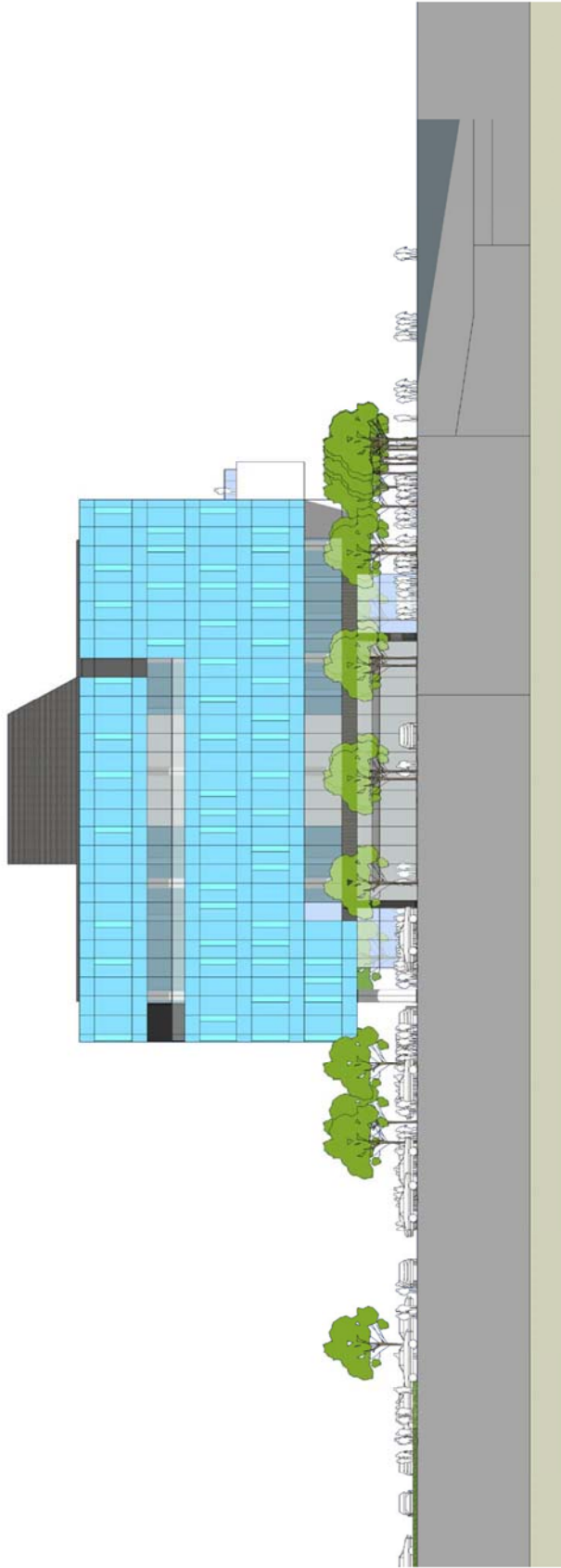
**BUILDING B - WEST ELEVATION**



**Marina Heights**  
TEMPE, AZ  
07250.001  
26-APR-13

All elevations are approximations and subject to change.

Notes: 1. All elevations are approximations and subject to change.  
2. All elevations are approximations and subject to change.  
3. All elevations are approximations and subject to change.  
4. All elevations are approximations and subject to change.  
5. All elevations are approximations and subject to change.



**BUILDING C - EAST ELEVATION**



ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITIES MANAGEMENT  
 LAND PLANNING  
 ENVIRONMENTAL PLANNING  
 PUBLIC DESIGN

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 26-APR-13





**BUILDING C - SOUTH ELEVATION**



ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
FACILITY MANAGEMENT  
LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
PUBLIC DESIGN

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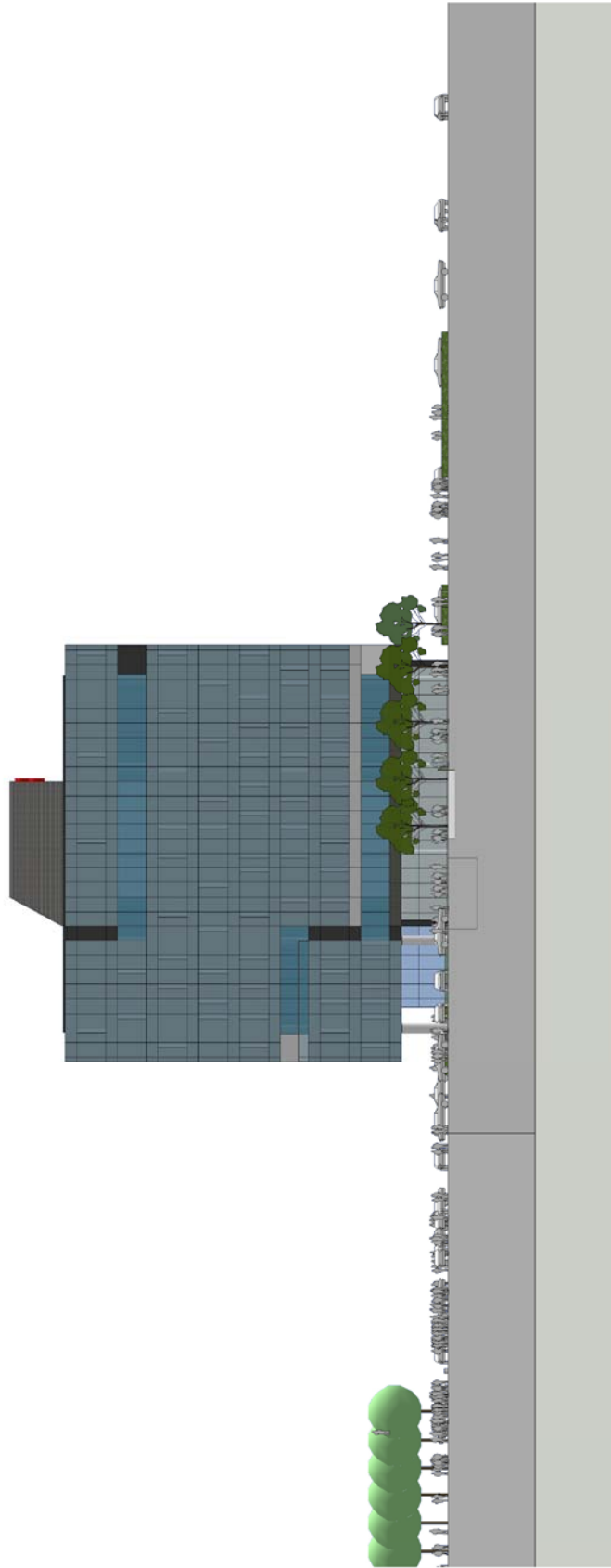
**BUILDING C - WEST ELEVATION**



**Marina Heights  
TEMPE, AZ**

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26-APR-13

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**BUILDING D - EAST ELEVATION**

ARCHITECTURE  
 INTERIORS  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 PUBLIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 26-APR-13

All elevations are approximations and subject to change.



**BUILDING D - NORTH ELEVATION**



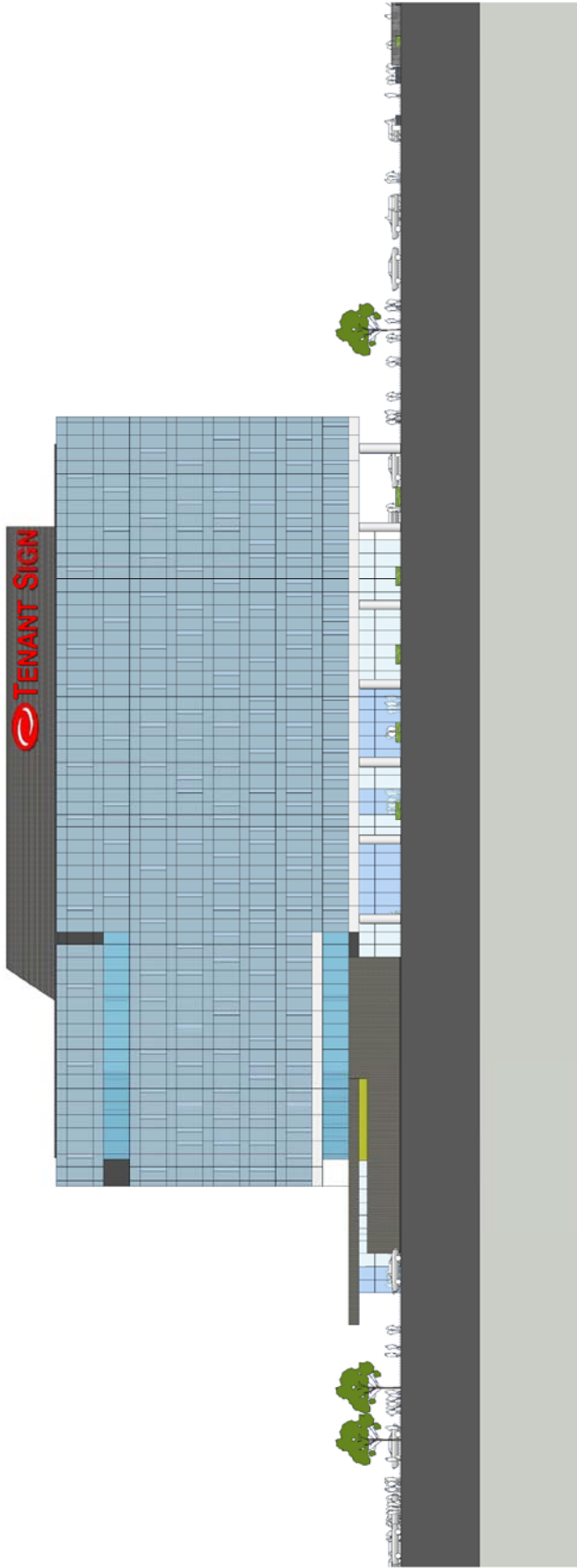
architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

**Marina Heights  
TEMPE, AZ**

07250.001  
24-APR-13

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**BUILDING D - SOUTH ELEVATION**

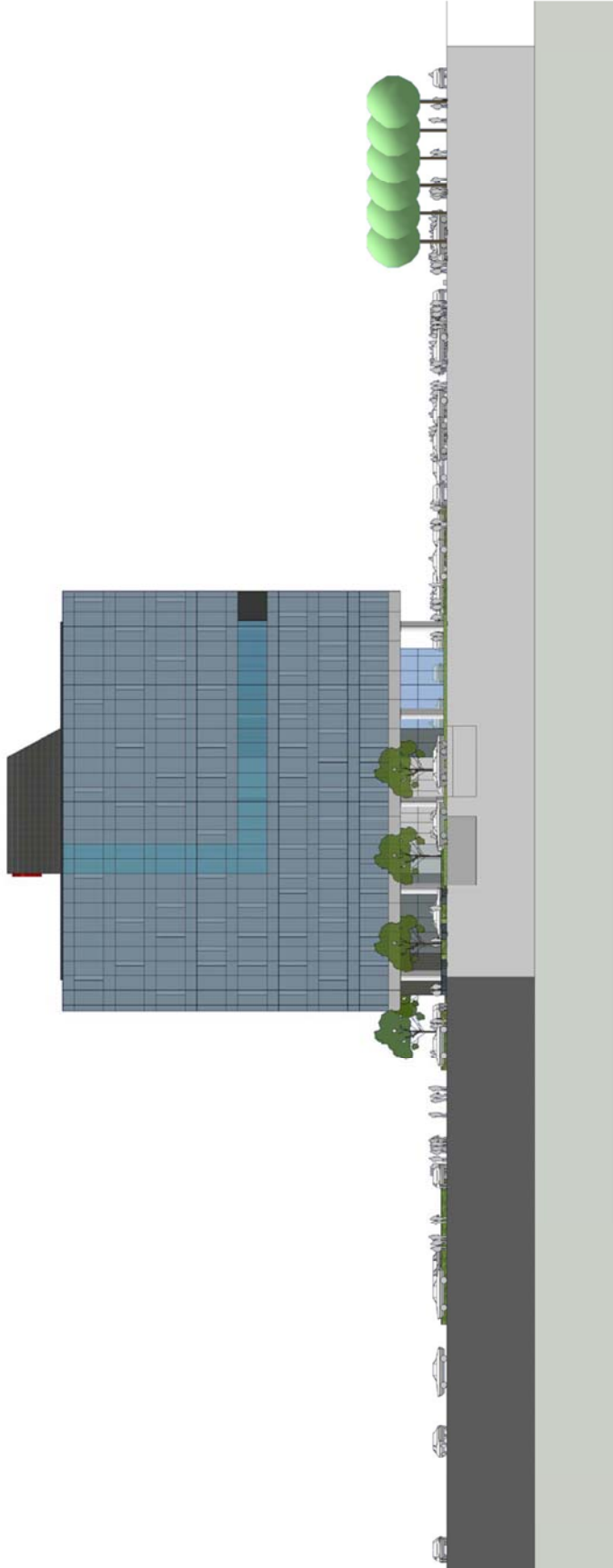
ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITY MANAGEMENT  
 LEAD PLANNING  
 PROJECT MANAGEMENT  
 PUBLIC DESIGN



**Marina Heights**  
 TEMPE, AZ  
 07250.001  
 26-APR-13

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Notes: 1. All elevations are approximate and subject to change.  
 2. All elevations are approximate and subject to change.  
 3. All elevations are approximate and subject to change.  
 4. All elevations are approximate and subject to change.  
 5. All elevations are approximate and subject to change.



**BUILDING D - WEST ELEVATION**



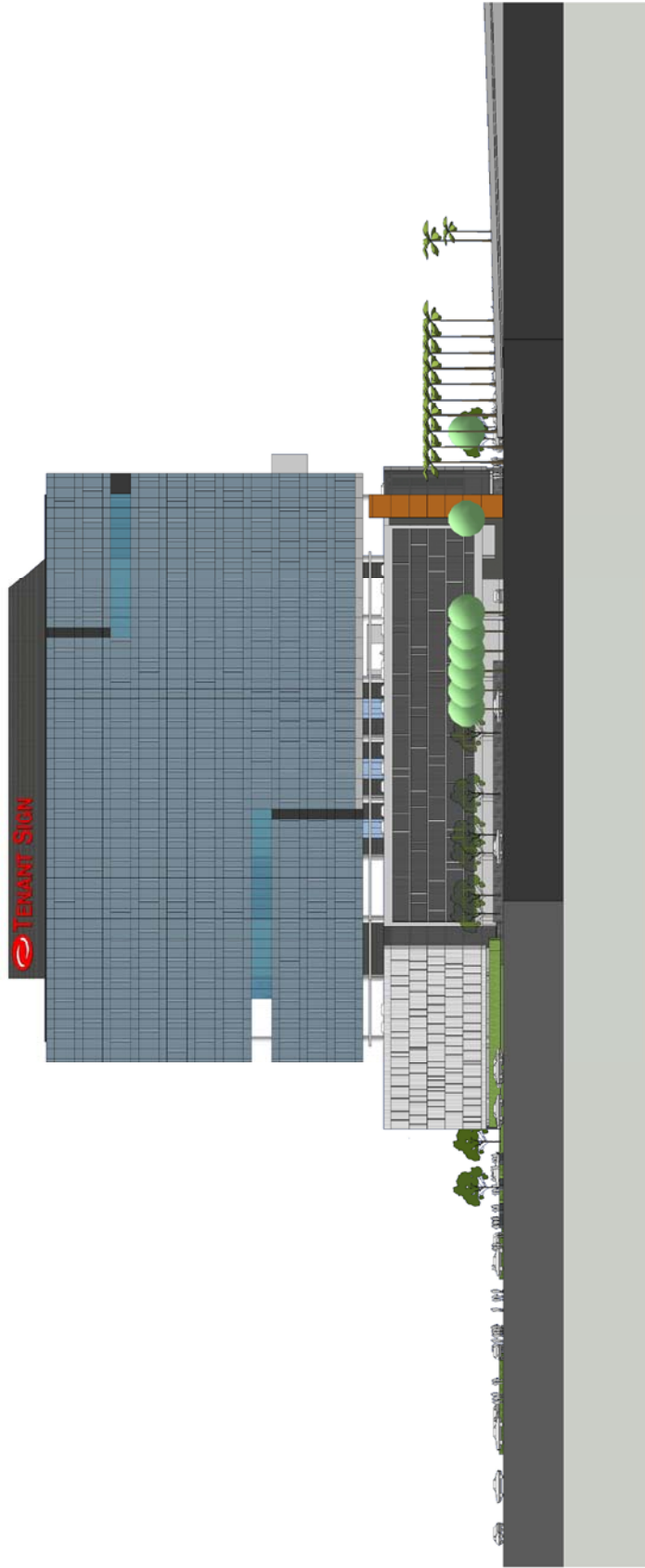
architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

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TEMPE, AZ**

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**BUILDING E - EAST ELEVATION**

ARCHITECTURE  
 INTERIORS  
 SITE PLANNING  
 FACILITY MANAGEMENT  
 LAND PLANNING  
 CONSTRUCTION  
 PUBLIC DESIGN

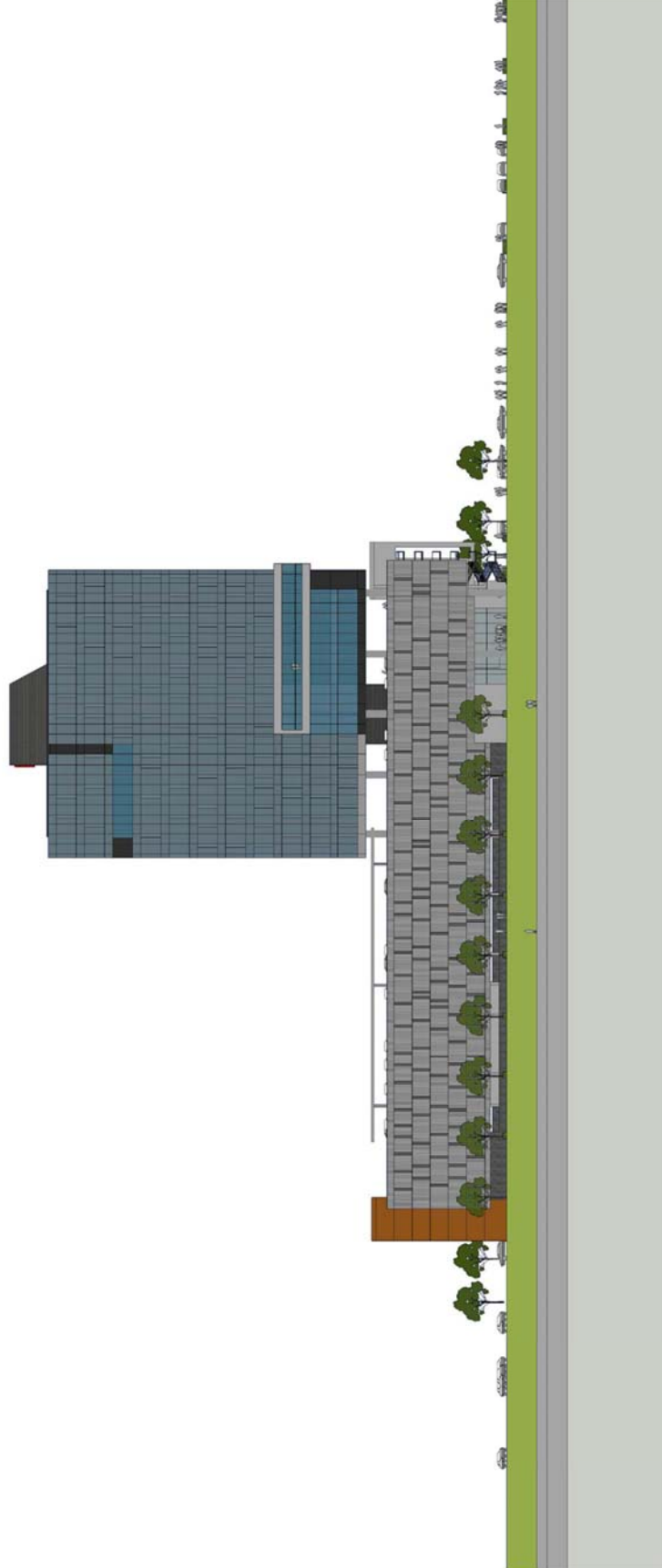


**Marina Heights  
 TEMPE, AZ**

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 26-APR-13

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ATTACHMENT 64

**BUILDING E - NORTH ELEVATION**

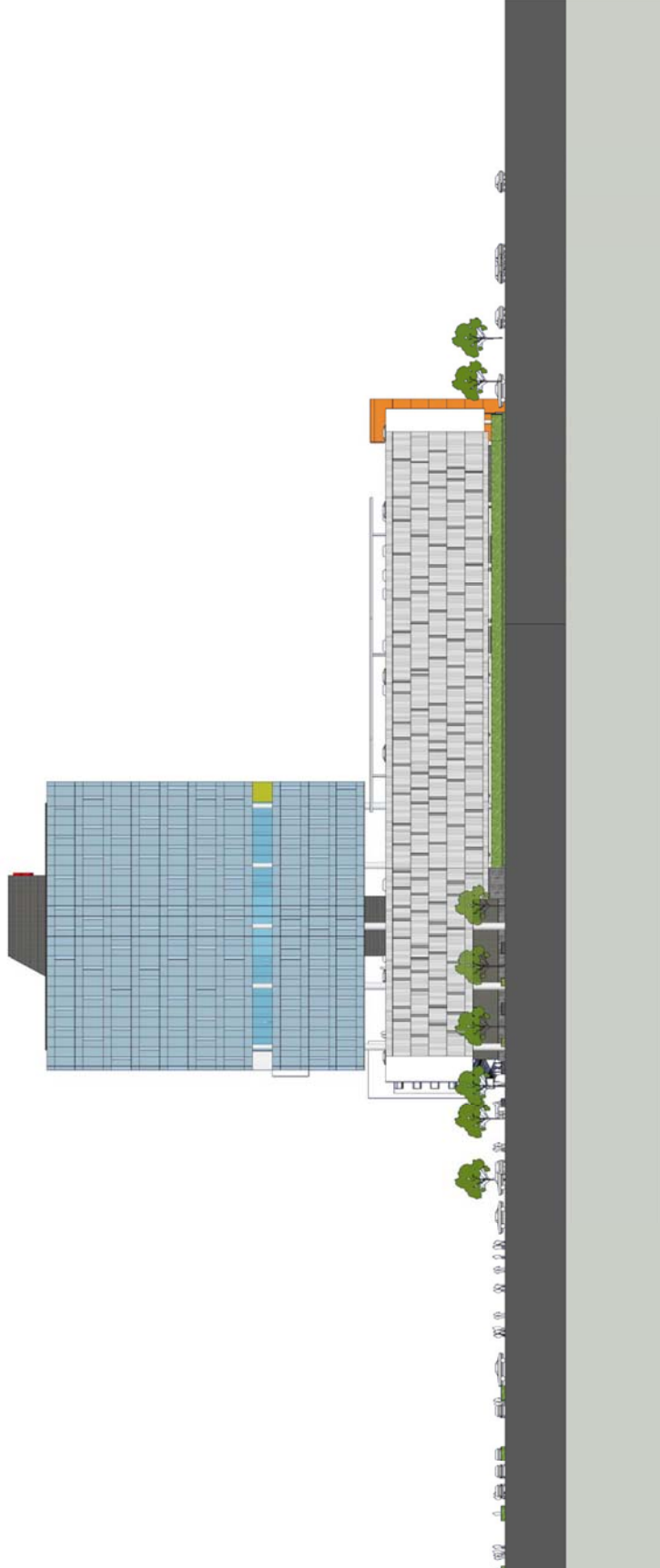


architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

**Marina Heights  
TEMPE, AZ**

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24-APR-13

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ATTACHMENT 65

**BUILDING E - SOUTH ELEVATION**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

07250.001  
 24-APR-13

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**BUILDING E - WEST ELEVATION**



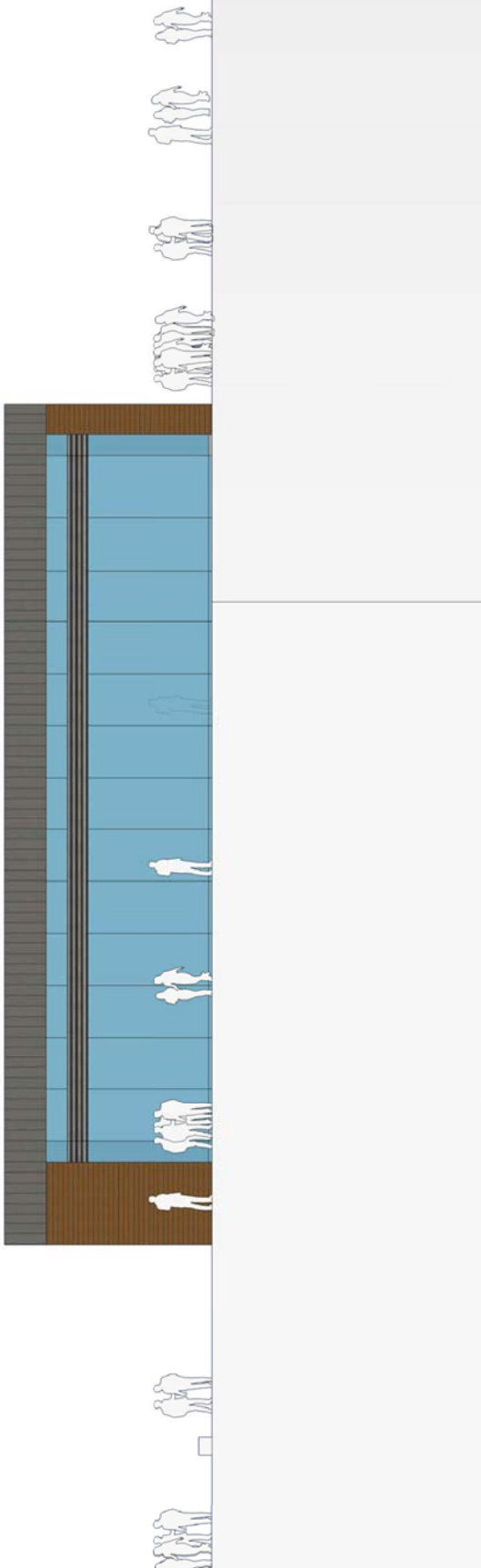
interior architecture  
 space planning  
 facilities management  
 landscape architecture  
 graphic design

**Marina Heights  
 TEMPE, AZ**

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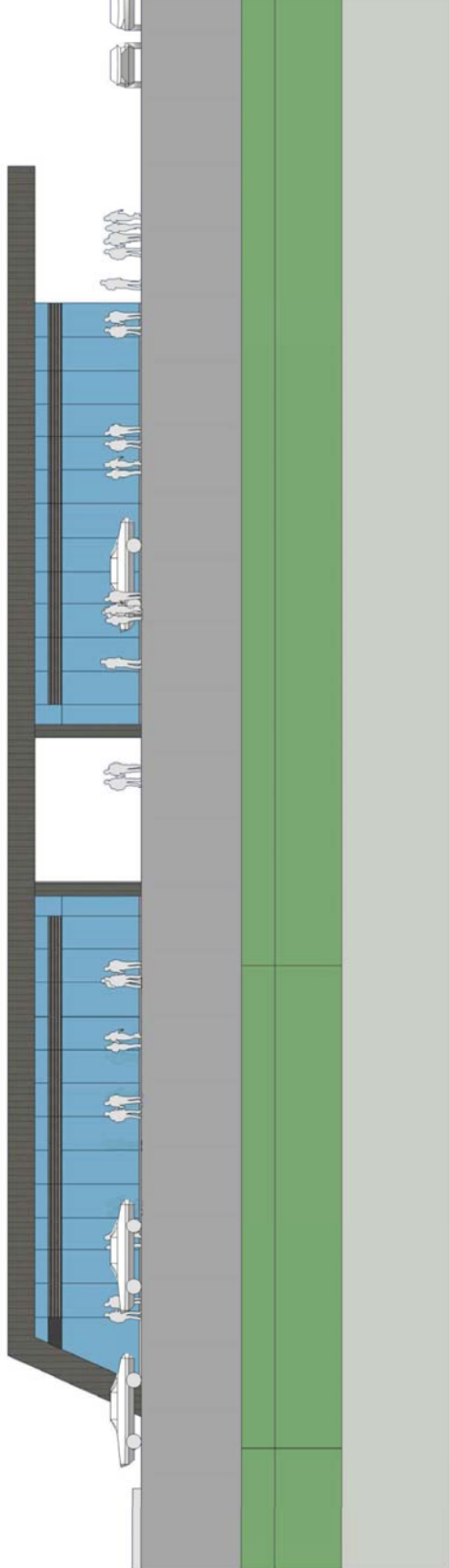
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## BUILDING R1/R2- EAST ELEVATION

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN





All elevations are approximate and subject to change.

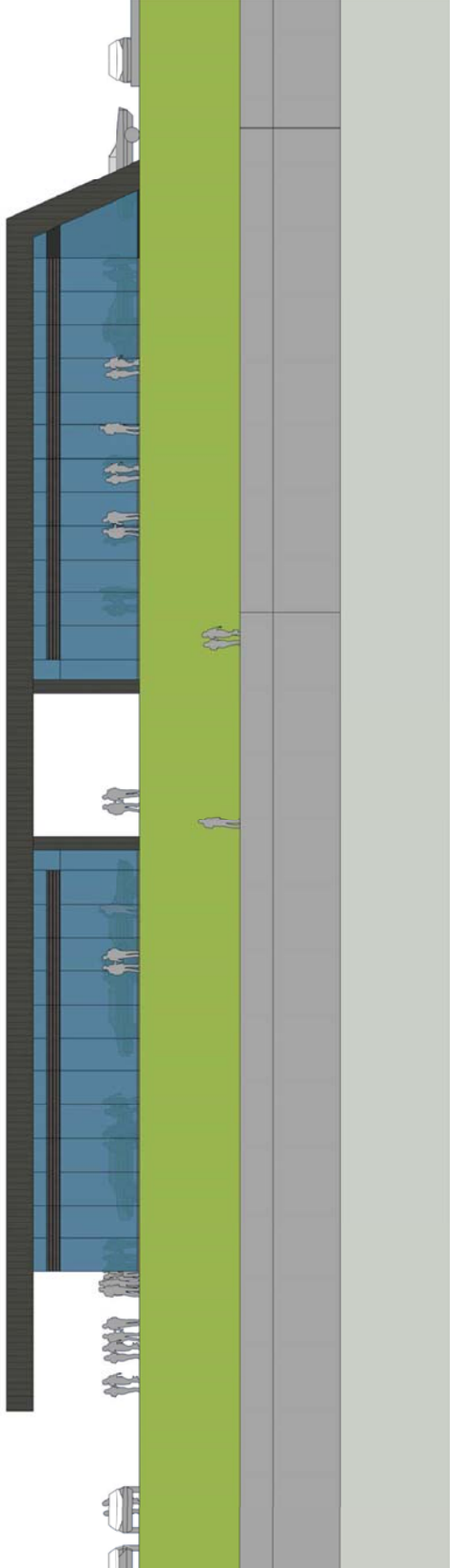
### Marina Heights TEMPE, AZ

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### BUILDING R1/R2 - SOUTH ELEVATION



architecture  
 interior architecture  
 space planning  
 facilities management  
 landscape architecture  
 graphic design



**BUILDING R1/R2 - NORTH ELEVATION**



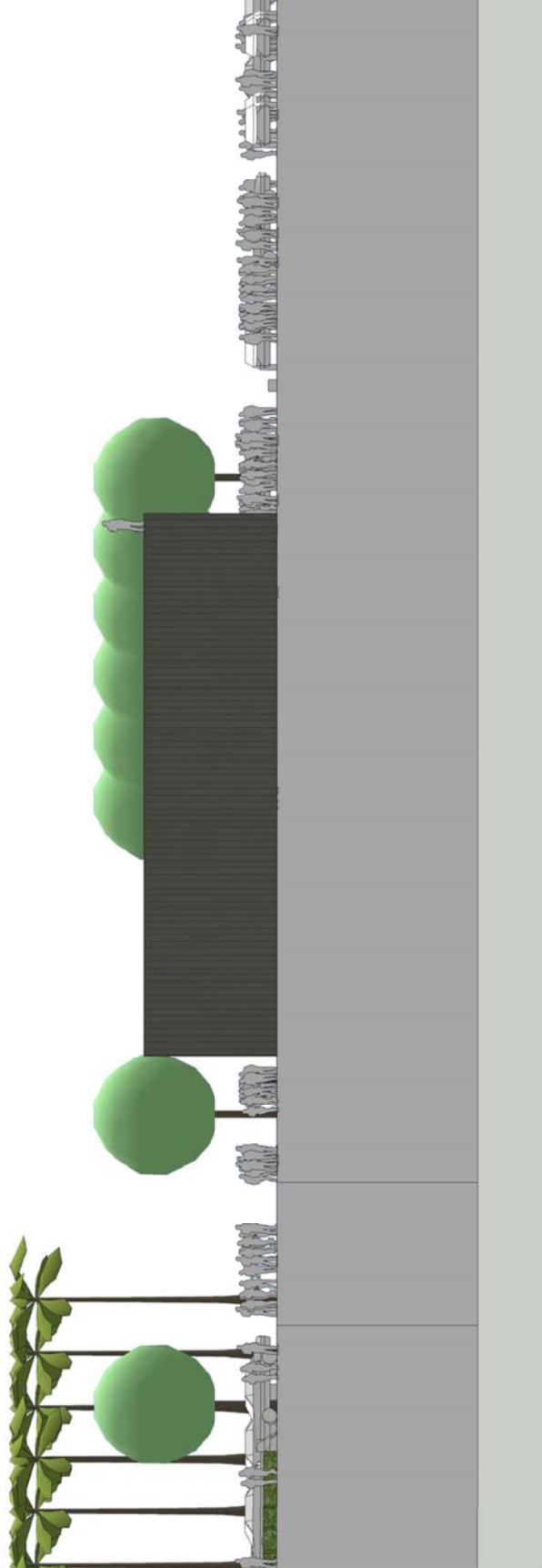
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

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ATTACHMENT 70

**BUILDING R1/R2 - WEST ELEVATION**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN



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ATTACHMENT 71

**BUILDING R3 - NORTH ELEVATION**

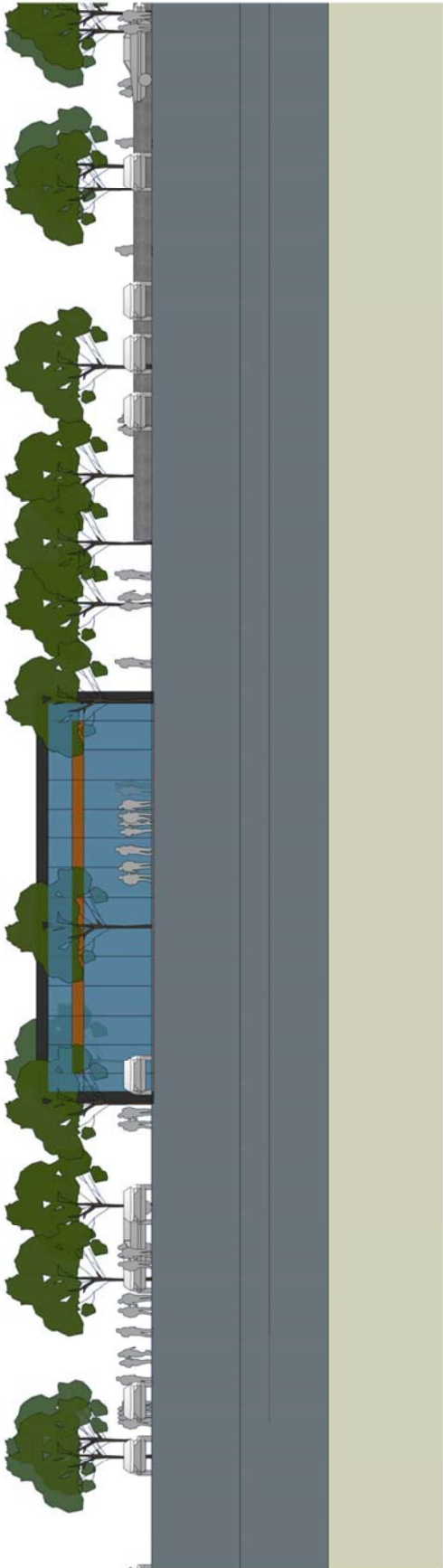
ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

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ATTACHMENT 72

**BUILDING R3 - SOUTH ELEVATION**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SPACE PLANNING  
 FACILITIES MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 GRAPHIC DESIGN



**Marina Heights  
 TEMPE, AZ**

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 24-APR-13

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**BUILDING R3 - WEST ELEVATION (EAST SIMILAR)**



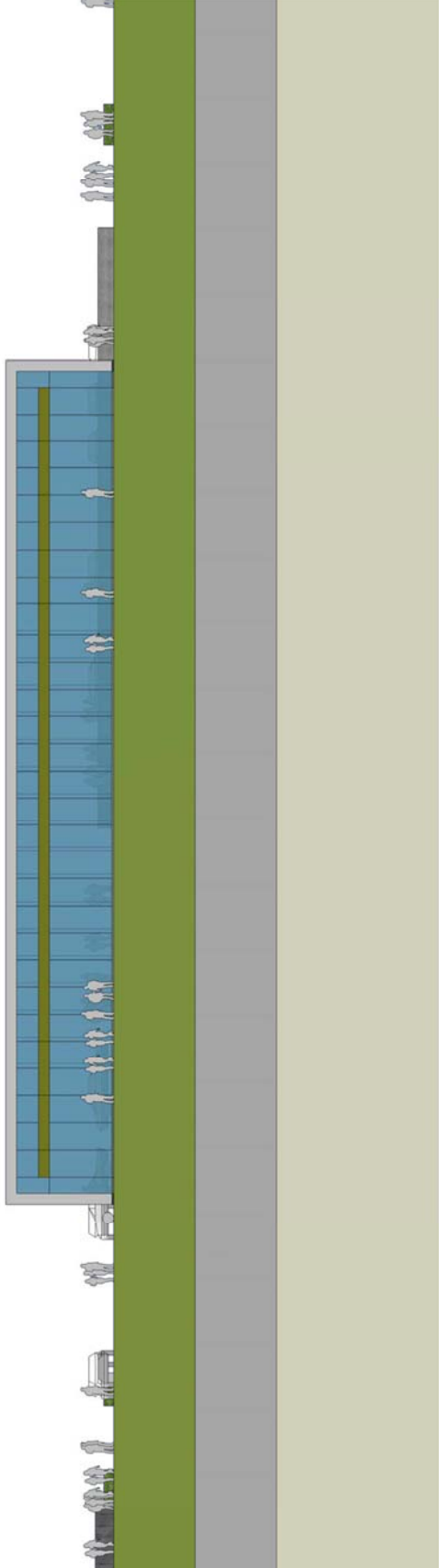
ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

**Marina Heights  
TEMPE, AZ**

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**BUILDING R4 - NORTH ELEVATION**

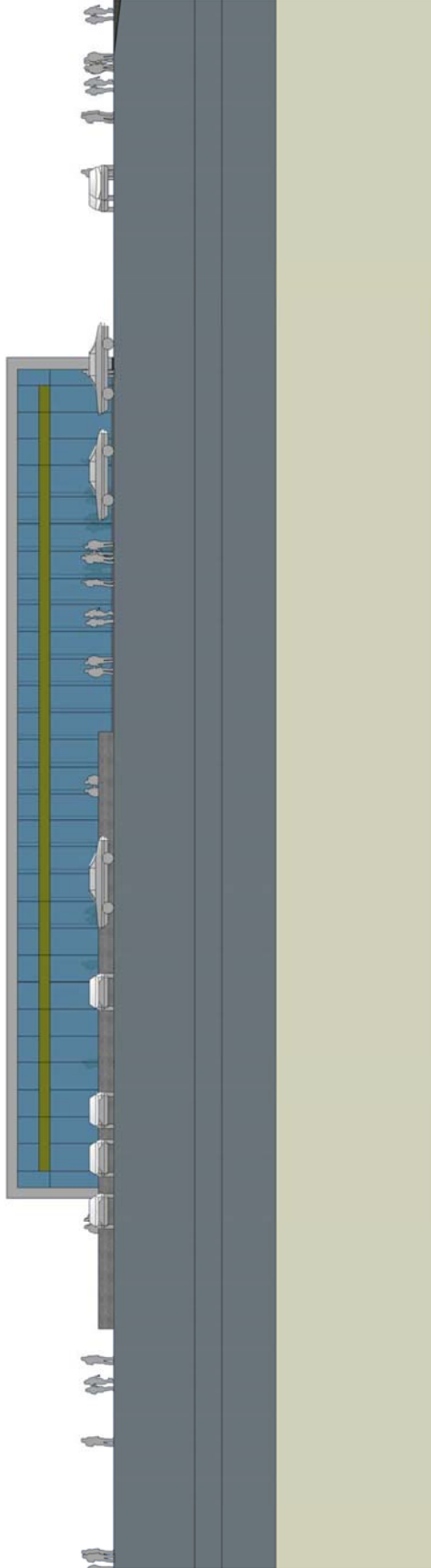


architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

**Marina Heights  
TEMPE, AZ**  
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24-APR-13

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### BUILDING R4 - SOUTH ELEVATION

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

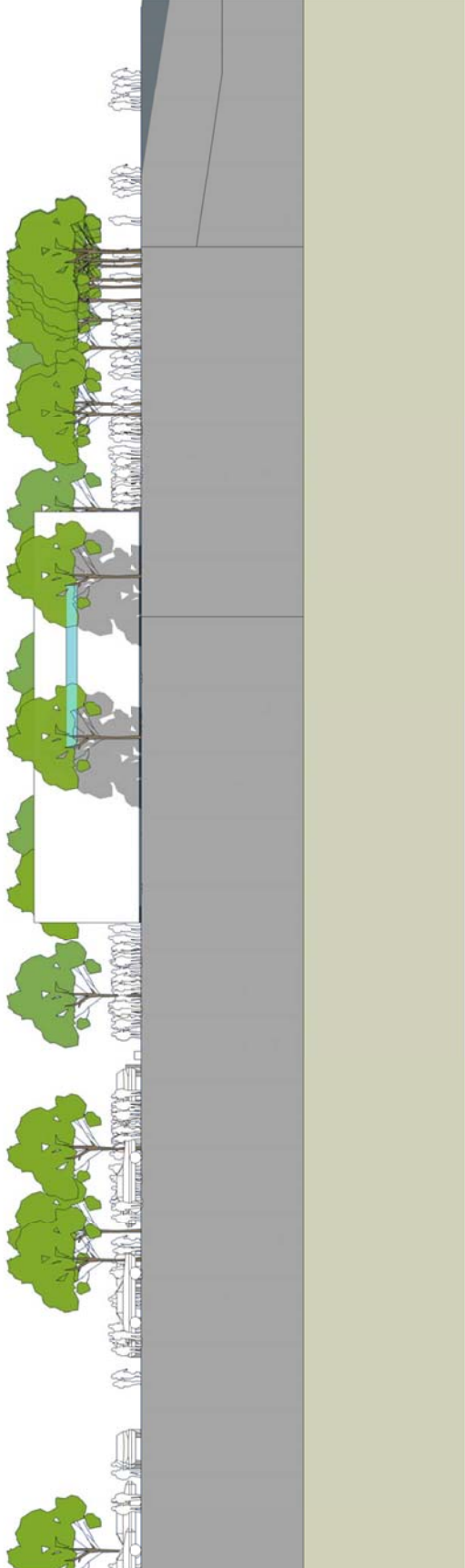


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**TEMPE, AZ**

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**BUILDING R4 - EAST ELEVATION (WEST SIMILAR)**



ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
FACILITIES MANAGEMENT  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN

**Marina Heights  
TEMPE, AZ**  
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24-APR-13

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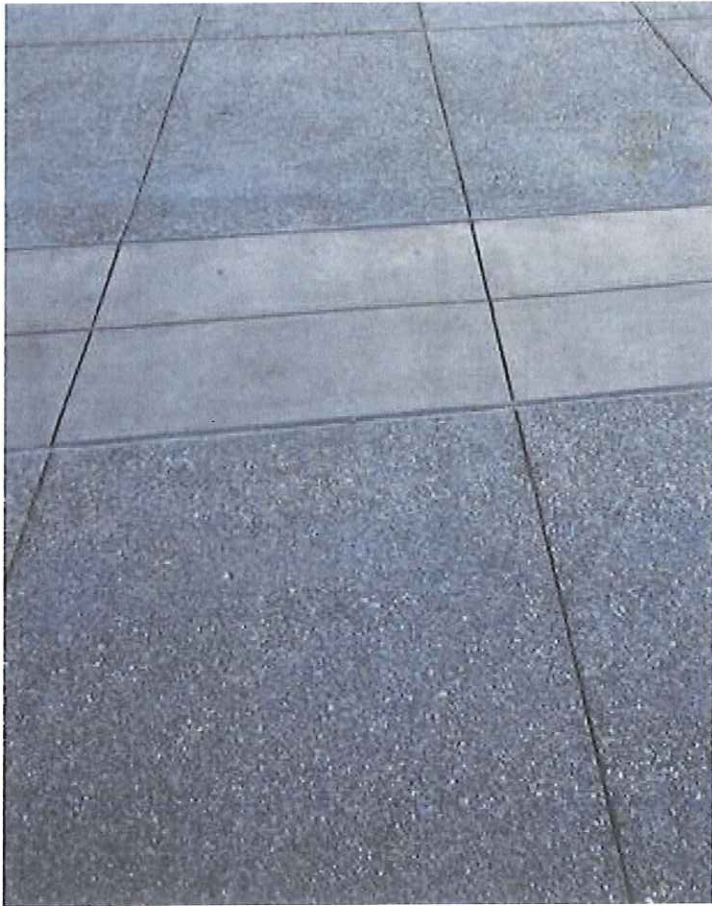






*the art of site*

**marina heights DRC submittal paving images may 6, 2013**



**exposed aggregate with natural color banding**



**charcoal accent-concrete paver at parking**



*the art of site*

**marina heights DRC submittal paving images may 6, 2013**

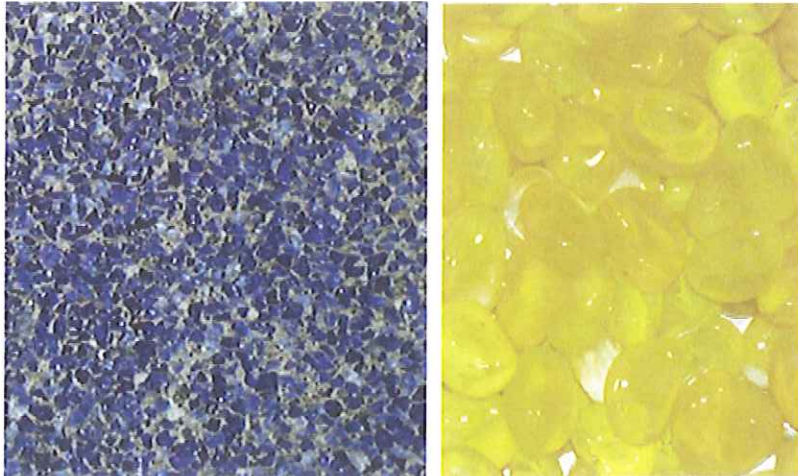


**flagstone paving**



**concrete pavers**

**marina heights DRC submittal paving images may 6, 2013**



**lithocrete paving accents ( recycled tumbled glass aggregate paving accent )**



**bushhammer concrete finish (selected site walls)**



marina heights bicycle rack detail elevation may 6, 2013

