

Enhanced Services Commission Report

Meeting Date: 11/13/13

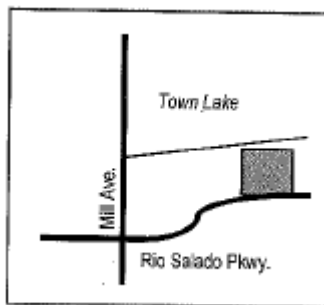
Agenda Item Number: 7

SUBJECT: Private Project Update

COMMENTS: During the past year a number of projects have been processed through the City. Here is a brief description and their status:

The Lofts

- 260 East Rio Salado Parkway (Just East of the existing Hayden Ferry Condos)
- 264 unit residential project, 4 stories with a loft on some of the units.



Status

The plans were approved by the City Council on Oct 18, 2012. As of the writing of this report no plans have been submitted for building permits.



SOUTHEAST CORNER OF RIO SALADO



SOUTHWEST CORNER OF RIO SALADO

NOTE:
1. APPLICANT TO MEET CITY BUILDING CODE, EGRESS AND SOFFIT REGULATIONS.
2. ALL TERRACES ARE INDIVIDUAL AND SEPARATED FROM AN ADJACENT UNIT.

SEE SHEETS AS IS FOR MATERIAL CALLOUTS

ATTACHMENT 37

HAYDEN FERRY LAKESIDE
TI | LOFTS @ HAYDEN FERRY
MARICOPA COUNTY, ARIZONA

CONTRACTORS
 Industrial Engineering
 3522 S. Baseline
 Mesa, AZ 85204

ARCHITECT & ENGINEER
 TCI Architects
 1000 N. 19th Avenue
 Phoenix, AZ 85016

DATE: 11/13/13
PROJECT: Hayden Ferry Lake Side TI
SCALE: AS SHOWN

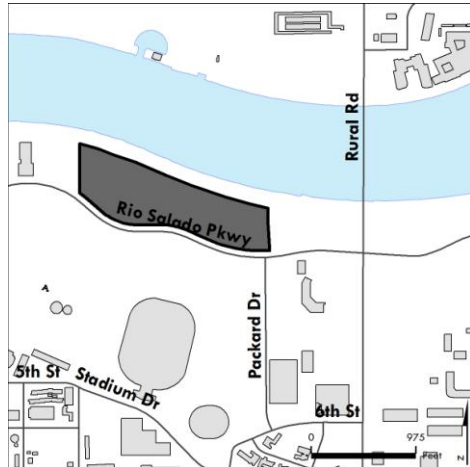
OWNER: CITY OF TEMPE
PROJECT #: 13-0001

DESIGNER: COLON ELEN PERSPECTIVES
OM
 Oliver Miller
 ARCHITECTS
 1000 N. 19th Avenue
 Phoenix, AZ 85016

DATE: 11/13/13
SCALE: AS SHOWN

Marina Heights

- 300 and 600 East Rio Salado Parkway (between the Lofts project and Packard Drive)
- 1.5 million square feet of office in 4 separate buildings (Tenant - State Farm)
- 42,000 square feet of retail



Status

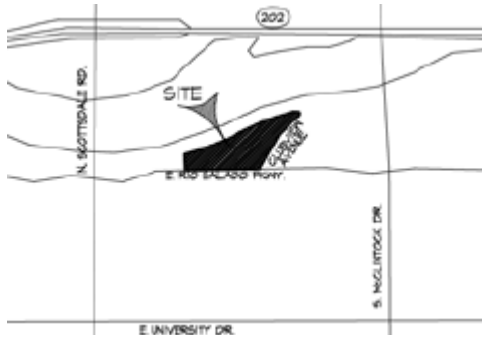
The PAD approved on June 11, 2013. Permits have been issued for grading and the garage (which covers the entire site) and work has begun.

The first building is expected to be completed in July of 2015 and the entire project completed by Summer 2017.



LPC Southbank Tempe

- 1190 East Vista Del Lago Drive (Lots 5 & 6 of the Pier 202 subdivision - on the south bank of the lake between McClintock and Rural)
- 357 apartment units in 4 story buildings



Status

The Development Review Commission denied the project on October 8, 2013 (The applicant is appealing the decision to the City Council).



Concept Elevation

LPC South Bank Tempe

July 16, 2013

Prepared For:

**LINCOLN
PROPERTY**

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Prepared By:



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Job No. 13005