

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/11/2014
Agenda Item: 2**

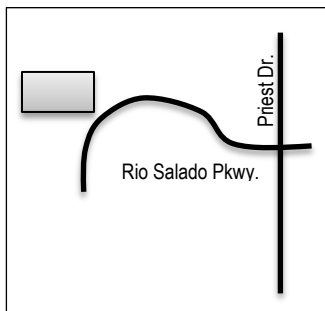
ACTION: Request for a Development Plan Review consisting of a new warehouse building for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is Deutsch Architecture Group.

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: LIBERTY CENTER AT RIO SALADO (PL130192) consists of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following:

DPR13328 Development Plan Review including site plan, building elevations, and landscape.



Property Owner	City of Tempe
Applicant	Michael Hudson, Deutsch Architecture Group
Current Zoning District	GID, General Industrial District and within a Planned Area Development Overlay and Rio Salado Overlay District
Net site area	76.30 acres
Total Building area	215,000 sf.
Office	43,000 sf. (20% spec.)
Warehouse	162,000 sf. (80% spec.)
Lot Coverage	36% (NS)
Building Height	45 ft. (45 ft. – 80 ft. max. allowed per PAD)
Building Setbacks	135'+ south side, 60'+ west side (0' min. all sides)
Landscape area	46% (10% min. required)
Parking Lot landscape	23% of landscape and shading.
Vehicle Parking	199 spaces (196 min. required)
Bicycle Parking	5 spaces (5 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

The site is located north of Rio Salado Parkway and west of Priest Drive. The site is currently under construction for the development of the Liberty Center at Rio Salado, with building permits approved for the main entrance, landscape frontage and an office building. The specific site for the warehouse building is located west of the DVORTAC, known as the Doppler VHF Omni-directional Range Tactical Air Controller. This equipment is used to offer bearing information to pilots. Directly north of the site is the flood control levee for the dry riverbed portion of the Salt River. Directly south of the site is the East Valley Bus Operations Maintenance Facility. Along the other side of Rio Salado Parkway is an existing office complex (Rio West Business Park).

The overall site is conveniently accessible to the 202 freeway and less than five minutes from Downtown Tempe and Sky Harbor Airport. The Development Review Commission, on July 23, 2013, approved the development plan review for a corporate office complex consisting of six (6) new office buildings.

This request consists of Building VII, a proposed warehouse building, consisting of 215,000 sf. building area. No specific tenants are identified for the building at this time; therefore the building will assume 20% of area designated for office use and 80% area designated for warehouse. This calculation determines minimum parking requirements for a speculative warehouse building.

Public Input

A neighborhood meeting is not required for this request. There is no residential within 600 feet of the subject property. At the time this report was generated staff has not received any public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site for the proposed new warehouse building will have access from Rio Salado Parkway utilizing an existing driveway used by the East Valley Bus Operations, and exiting on to Rio Salado Parkway at a signalized intersection. Another access connection is proposed adjacent to the approved parking lot east of the site. From there multiple other connection points on to Rio Salado Parkway are available. The 215,000 sf. building is surrounded by a service access drive around the site with delivery truck access on the north side. The front of the building provides accommodation for two rows of parking and a pathway entrance into the main entrance of the building. The remaining area for the site is designated for landscape and retention area.

Building Elevations

The City Council approved a PAD for the site. The maximum allowed building height must stay beneath the 1182 elevation, within 750' of the center of the DVORTAC, and the height may increase at a 1.2 degree slope from the top of the plateau at the center of the DVORTAC. This ranges from a maximum 1182 to 1217 feet above sea level or approximately 45'-80'. The western portion of this building site has a maximum building height of 45 feet, while the remaining portion has a height up to 80 feet. The parapet building height for the building is 40'-0" with horizontal roof trellis projections up to 45' in height at the central entrance, as well as the eastern and western corners of the building.

The building's elevation provides a simplistic rhythm with horizontal color banding broken up by vertical score lines within the tilt-up concrete panels. The main entrance of the building is located at the center with optional entrances based on tenant needs at the corners, providing floor to ceiling glazing. The northern elevation of the building (back of house) is designed to accommodate multiple bay doors for delivery and shipping service.

Landscape Plan

The landscape plan for this site takes into account a native plant palette along with the use of rusted metal gabion rock walls, with materials used from the site. The Zoning and Development Code requires a shaded pathway for building entrances more than 150 feet from the public street. Staff is recommending locating the sidewalk pathway connection along the north side of the drive entrance to the site. The overall plan for Liberty Center will include several landscaped amenities for the users, including a pedestrian path that connects to the existing City of Tempe's bike and walking trail along the Rio Salado connecting back to the Tempe Town lake and Beach park, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The entry drive and street frontage along Rio Salado Parkway is part of the previous approved landscape plan for the center.

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 site is setback far from the public street. At the angle positioned from the street, the building provides architectural relief at the corner and midpoint of the building, giving the appearance of a narrower building.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; The building utilizes tilt-up concrete with minimal fenestration, based on potential tenants. The project site uses a native plant palette combined with increasing the amount of shade around the surface parking lot areas (up to 23% shade coverage). An additional pathway with shade trees, required by ordinance, will provide increased shading for pedestrians.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; Materials found in the project are typical of this construction type. The project intends to adaptively re-use existing rock from the site and incorporated in to the gabion rock wall design.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; The site is appropriate in scale and is in compliance with the maximum allowed height for this location.
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*; The building has a defined base with horizontal score patterns at the base mimicking a stone look. The horizontal color bands provide a break in the overall building height. The architectural metal canopies at the center and corner of the site provide breaks in the building relief.
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 building provides a consistent detail throughout the project site conducive to the arid climate.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; The site is located in an area designated for industrial use, which relies on truck deliveries. Although the site is less than a half mile from the town lake recreational area. Multi-modal access to the levee trail system will be available from this site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; Proposed condition has been added to this request that will minimize any potential conflicts with the East Valley Bus Maintenance Operations. This site plans to share the existing driveway for the bus use.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; This site will be in compliance with crime prevention standards currently adopted. No additional measures are required for this site.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape plan provides accents throughout the project site that is consistent with a desert landscape palette.*
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 for the building is not part of this review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; Although lighting is not included in this review, the project's lighting will be in compliance the night time dark sky regulations.*

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 is located within the Rio Salado Overlay District, which this development furthers the goals and objectives for the district and is an appropriate use.
2. The project will meet the development standards required under the Zoning and Development Code and as adopted within the PAD overlay for this site.
3. The project is consistent with the approved PAD site plan for this area, as well as the proposed project design.
4. The development meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

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

1. 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 building permit package, upon approval by the Tempe Arts Commission.

Site Plan

2. Relocate driveway entry access point, crossing the East Valley Bus Operations Maintenance facility site, west of driveway curve and east of the access control gate. Provide a perpendicular connection to the drive, no greater than 40 feet wide, extending from that connection at least 50 feet beyond in a linear alignment before any curves to the driveway occurs.
3. 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.
4. 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.

5. 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.
6. 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.
7. If provided, shade canopies for parking areas:
 - 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.

Building Elevations

8. The materials and colors are approved as presented:
 - Glazing – Solarban 60 – “Solar Gray”
 - Painted Concrete – Dunn Edwards – DE6157 “Bisque Tan” (LRV 61)
 - Painted Concrete – Dunn Edwards – DEC774 “Shady” (LRV 63)
 - Painted Concrete – Dunn Edwards – DEA157 “Cellar Door” (LRV 10)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.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Exposed downspout drains located on the north side of the building shall be painted to match Dunn Edwards color (DEA157) “Cellar Door”.
11. 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.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
13. Lower level window mullions at base of the building shall be designed using laminated glazing.

Lighting

14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. 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.
16. Provide a shaded pathway connection, pursuant to Section 4-503 of the Zoning and Development Code, connecting the building entrance pathway to the public street sidewalk. The pathway sidewalk, located at the southeast corner of the building, shall continue east within a delineated pathway crossing the driveway(s). The pathway, minimum four (4) feet in width, shall continue along in a southeasterly direction until connecting to the public sidewalk along Rio Salado Parkway. That pathway shall be separated from the driveway curb, at least 6'-0" in width, with a designated landscape buffer consisting of shade trees.

17. 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.
18. 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.
19. 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.
20. 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.
21. 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

22. Provide address sign(s) on all four sides of the building elevations.
 - a. Conform to the following for building address signs, subject to final determination during plan check review:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Internally illuminated.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) 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.

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 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 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. 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 buildings 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. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- **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. 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.
 - 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:
 - 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 . 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:

- February 14, 2013 City Council approved and entered into a Development Agreement with Liberty Property Limited Partnership.
- July 23, 2013 Development Review Commission approved the Development Plan Review and recommended approval of the Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (DPR13124) Development Plan Review for six (6) office buildings including site plan, building elevations, and landscape.
- July 30, 2013 City Council held the introduction and first public hearing for the Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.
- August 22, 2013 City Council at the 2nd and final public hearing approved the Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.
- October 24, 2013 City Council approved an Amended Subdivision Plat for LIBERTY CENTER AT RIO SALADO, consisting of 3 lots, located at 1850 West Rio Salado Parkway.



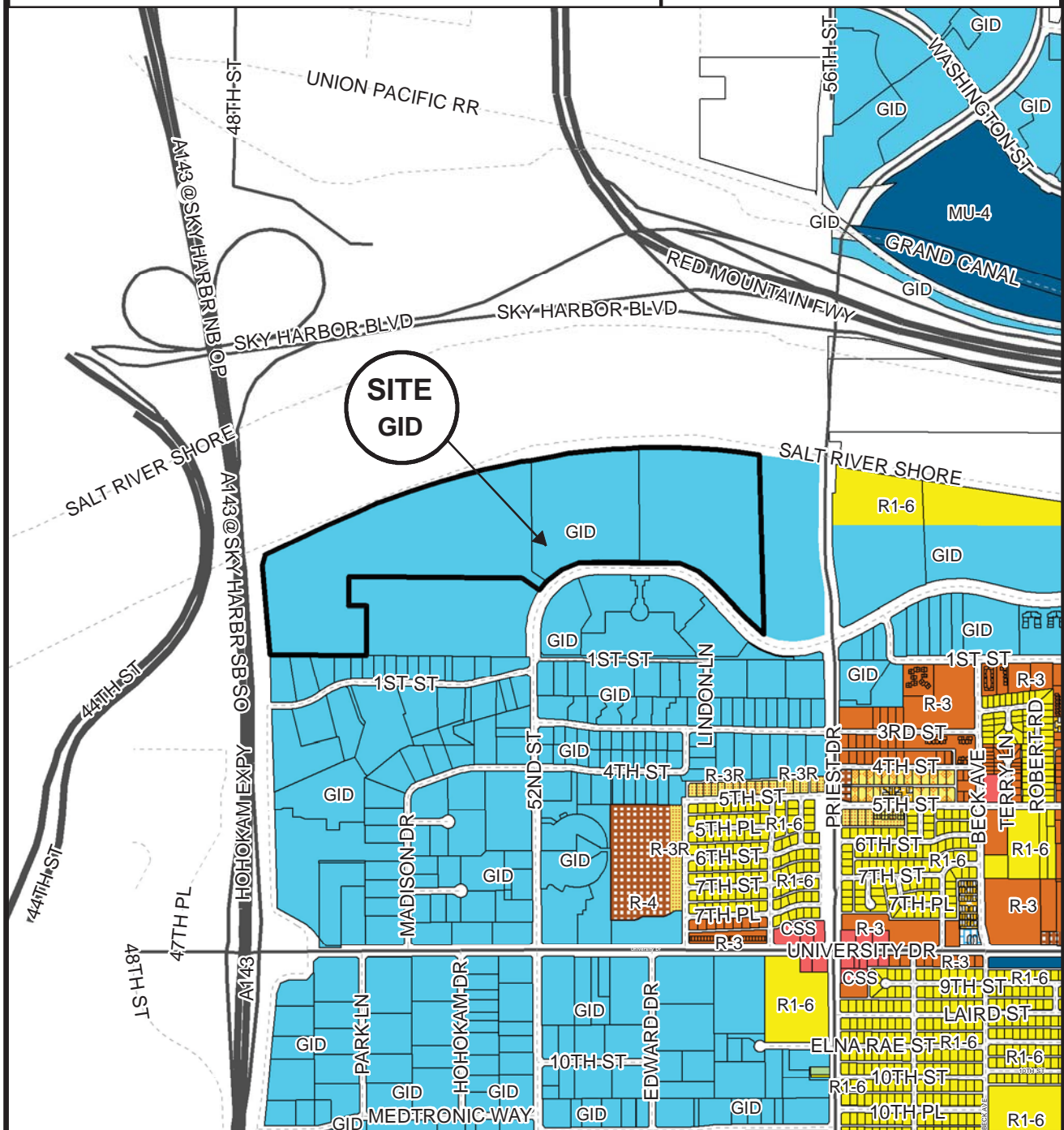
DEVELOPMENT PROJECT FILE
for
Liberty Center at Rio Salado

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Original PAD Overlay Master Plan
- 6-7. Letter of Explanation
8. Site Plan
9. Project Data
10. Floor Plan
11. Building Elevations
12. Material Sample Board
13. Building Section
- 14-17. Landscape Plan
- 18-21. Preliminary Grading and Drainage

LIBERTY CENTER AT RIO SALADO

PL130192



Location Map



LIBERTY CENTER AT RIO SALADO (PL130192)

PAD REFERENCE ONLY

PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

LIBERTY PROPERTY TRUST
BY: JOHN DIVALL DATE: _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

Liberty Property Trust
2390 E. Camelback Rd. Ste. 318
Phoenix, AZ 85016
Contact: John Divall
(602) 808-3500

PROJECT DATA

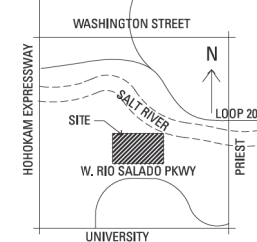
PROJECT ADDRESS:	1850 W. RIO SALADO PARKWAY TEMPE, AZ 85281	BICYCLE PARKING REQUIRED BICYCLE PARKING - OFFICE TOTAL REQUIRED = 600,000 @ 1/8,000 S.F. = 75 TOTAL PROVIDED = 85 BIKES
GENERAL PLAN ZONING:	INDUSTRIAL/PUBLIC OPEN SPACE	
EXISTING ZONING:	GID	
PROPOSED ZONING:	GID	BICYCLE PARKING - WAREHOUSE OFFICE AREA = 42,000 @ 1/10,000 = 5 TOTAL PROVIDED: = 5
GROSS PARCEL SIZE:	79.67 Acres 3,470,459 S.F.	BIKE PARK TOTAL:
NET PARCEL SIZE:	76.30 Acres 3,323,739 S.F.	OFFICE BUILDINGS = 75
TOTAL DEVELOPMENT:	810,000 GSF	WAREHOUSE BUILDINGS = 5
LANDSCAPE COVERAGE:	46% (1,485,874 / 3,251,687)	TOTAL BICYCLE PARKING REQUIRED: 80
TOTAL NUMBER OF STORIES:	5	TOTAL BICYCLE PROVIDED : 85
TOTAL BUILDING HEIGHT:	80'	
CONSTRUCTION TYPE:	III PER IBC 2009 SPRINKLERED	
TOTAL DEVELOPMENT		
OFFICE	600,000 GSF	
WAREHOUSE	210,000 GSF	
TOTAL	810,000 GSF	
VEHICLE PARKING REQUIRED		
FLEX OFFICE	600,000 GSF @ 1/300 = 2,000	
WAREHOUSE BUILDING		
OFFICE AREA	42,000 S.F. @ 1 / 300 = 140 SPACES	
WAREHOUSE:	10,000 S.F. @ 1 / 500 = 20 SPACES	
WAREHOUSE:	158,000 S.F. @ 1 / 5,000 = 31.6 SPACES	
TOTAL REQUIRED:	= 191.6 SPACES	
TOTAL PROVIDED:	= 192 SPACES	
OFFICE BUILDINGS PARKING REQ'D	= 2,000	
WAREHOUSE BUILDING PARKING REQ'D	= 192	
TOTAL PARKING REQUIRED	= 2,192	
TOTAL PROVIDED:		
OFFICE:	3,554 SPACE	
WAREHOUSE:	192 SPACES	
TOTAL VEHICLE PARKING PRV'D.	3,746 SPACES	

STANDARDS	GID REQ'D	PROPOSED
MAX HEIGHT	35'	80'
LANDSCAPE AREA %	10%	46%
SETBACK - FRONT YARD	20'	20'
SETBACK - SIDE YARD	0'	0'
SETBACK - STREET SIDE YARD	-NS-	-NS-
SETBACK - REAR YARD	0'	0'

APPROVAL

BY: _____, DATE: _____
DEVELOPMENT SERVICES

LOCATION MAP



CONDITIONS OF APPROVAL : P.A.D. 00000

GENERAL NOTES

REC00000

PAD000000

DS000000

DS000000

PAD000000

REC00000



RSP Architects
502 S. College Avenue
Suite 203
Tempe, AZ 85281

Traffic Engineer
CivTech
1820 N. Hayden Road, Ste. 140
Phoenix, AZ 85024
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C: (480) 952-4201
C: (480) 952-4244
C: (480) 952-4245
E: chris@civtech.com

LANDSCAPE ARCHITECT
Transform Landscape
1820 N. Hayden Road, Ste. 140
Phoenix, AZ 85024
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C: (480) 952-4201
E: david@transforml.com

CIVIL ENGINEER
Wood Patel
201 W. Northern Ave.
Phoenix, AZ 85011
Contact: Chris Paton
T: (602) 370-6800
C: (602) 370-6800
E: cpaton@woodpatel.com

Consultants



**LIBERTY CENTER
AT RIO SALADO**

Project No. _____
Drawn By _____
Checked By _____
Date _____

NOTES: The designs shown and associated items including all technical drawings, profiles, and models thereof, are prepared and issued by subject, including or commercially related, in whole or in part, without express or implied permission of RSP Architects. These are provided to other parties in confidence and shall remain the confidential, proprietary, and/or otherwise protected intellectual property of RSP Architects. All rights reserved.

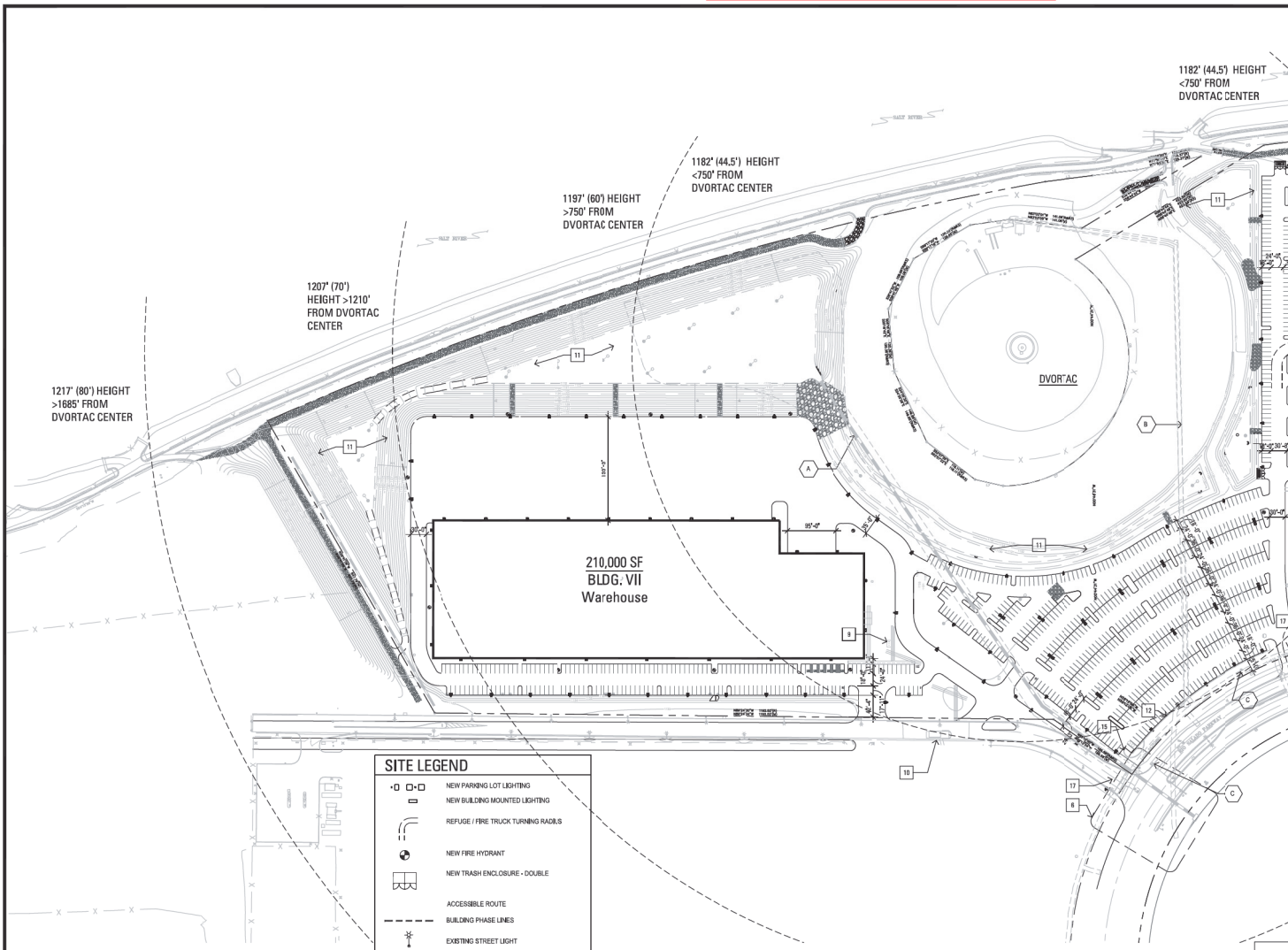
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Mark	Date	Description

PAD COVER SHEET

GO

PAD REFERENCE ONLY



PROJECT DATA

PROJECT NAME: LIBERTY CENTER AT RIO SALADO
 PROJECT ADDRESS: 1800 W. RIO SALADO PARKWAY TEMPE, AZ 85281
 PARCEL SITE: 76.30 ACRES 3,227,759 N.S.F., 79,67 ACRES 3,470,459 G.S.F.
 EXISTING ZONING: GD (GENERAL INDUSTRIAL)
 PROPOSED USE: OFFICE / INDUSTRIAL
 VARIANCE REQUEST: BUILDING HEIGHT, BICYCLE PARKING REDUCTION
 TYPE OF CONSTRUCTION: B3
 APES: YES

OFFICE/INDUSTRIAL BUILDING AREA
 1ST FLOOR: 100' x 100' DOOR, ACREAGE
 BUILDING I: 85,000 S.F., 45,000 S.F., 9.14 AC.
 BUILDING II: 80,000 S.F., 65,000 S.F., 10.22 AC.
 BUILDING III: 70,000 S.F., 45,000 S.F., 7.90 AC.
 BUILDING IV: 85,000 S.F., 20,000 S.F., 5.70 AC.
 BUILDING V: 80,000 S.F., 15,000 S.F., 3.88 AC.
 BUILDING VI: 50,000 S.F., 20,000 S.F., 6.23 AC.
 185,000 S.F., 255,000 S.F.
 TOTAL: 600,000 SF 42.77 AC.

WAREHOUSE BUILDING AREA
 OFFICE: 42,000 S.F.
 BUILDING VII: 178,000 S.F.
 TOTAL: 210,000 SF 12.1 AC.

RETENTION AREA
 DVORTAC AREA: 13.22 AC.
 SITE AREA: 6.71 AC.
 70.3 AC.

TOTAL BUILDING: 810,000 S.F.
HEIGHT OF BUILDING PARAPET: 44'
NUMBER OF STORIES: 2

VEHICLE PARKING
 CALL CENTER: 400,000 S.F. @ 171/50' = 2,867 SPACES
 OFFICE: 200,000 S.F. @ 171/300' = 887 SPACES
 OFFICE: 42,000 S.F. @ 171/300' = 148 SPACES
 WAREHOUSE: 18,000 S.F. @ 171/300' = 32 SPACES
 WAREHOUSE: 18,000 S.F. @ 171/5,000' = 32 SPACES
 TOTAL VEHICLE PARKING REQUIRED: 3,528 SPACES
 TOTAL VEHICLE PARKING PROVIDED: 3,746 SPACES

ACCESSIBLE PARKING REQUIRED: 48
ACCESSIBLE PARKING PROVIDED: 51

BICYCLE PARKING - CALL CENTER & OFFICE
 TOTAL REQUIRED: 600,000 @ 18,000 S.F. = 75
 TOTAL PROVIDED: = 85

BICYCLE PARKING - WAREHOUSE
 OFFICE AREA: 42,000 @ 1910,000 + 5
 TOTAL PROVIDED: = 5

BIKE PARK TOTAL:
 OFFICE BUILDINGS: 75
 WAREHOUSE BUILDINGS: 6
 TOTAL REQUIRED: 80
 TOTAL PROVIDED: = 85

SITE LANDSCAPE AREA:
 REQUIRED MINIMUM 10%
 WAREHOUSE OFFICE SURFACE PARKING LOT - 3,251,887 S.F.
 LANDSCAPE AREA IN PARKING LOT - 1,485,874 S.F.
 LANDSCAPE 45% (1,485,874 / 3,251,887)

PARKING LOT LANDSCAPE AREA
 REQUIRED MINIMUM: 20%
 PARKING LOT AREA: 1,432,982 S.F.
 TREE CANOPY SHADED AREA: 324,511 S.F.
 TOTAL % OF LOT SHADING: 23%



RSP Architects
 562 S. College Avenue
 Suite 303
 Tempe, AZ 85281

TRAFFIC ENGINEER
CV Tech
 10101 N. Hayden Road, Ste 110
 Phoenix, AZ 85024

CIVIL ENGINEER
Wood Panel
 7501 W. Northern Ave.
 Phoenix, AZ 85026



LIBERTY PROPERTY TRUST

LIBERTY CENTER AT RIO SALADO

Project No. 6364.032.00
 Drawn By TA
 Checked By SL/JP
 Date 06/03/2013

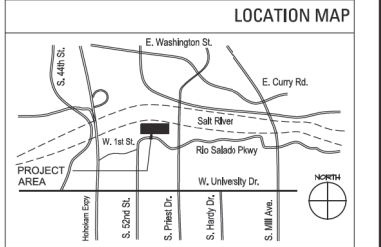
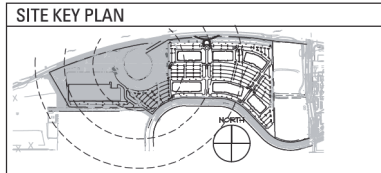
NOTES: The design shown and described herein including technical drawings, graphics, and model present, are preliminary and cannot be copied, distributed or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available to third parties under an evaluation by direct, conditional, non-transferable, non-exclusive license, and shall be used only in accordance with the terms of this license.

Mark	Date	Description

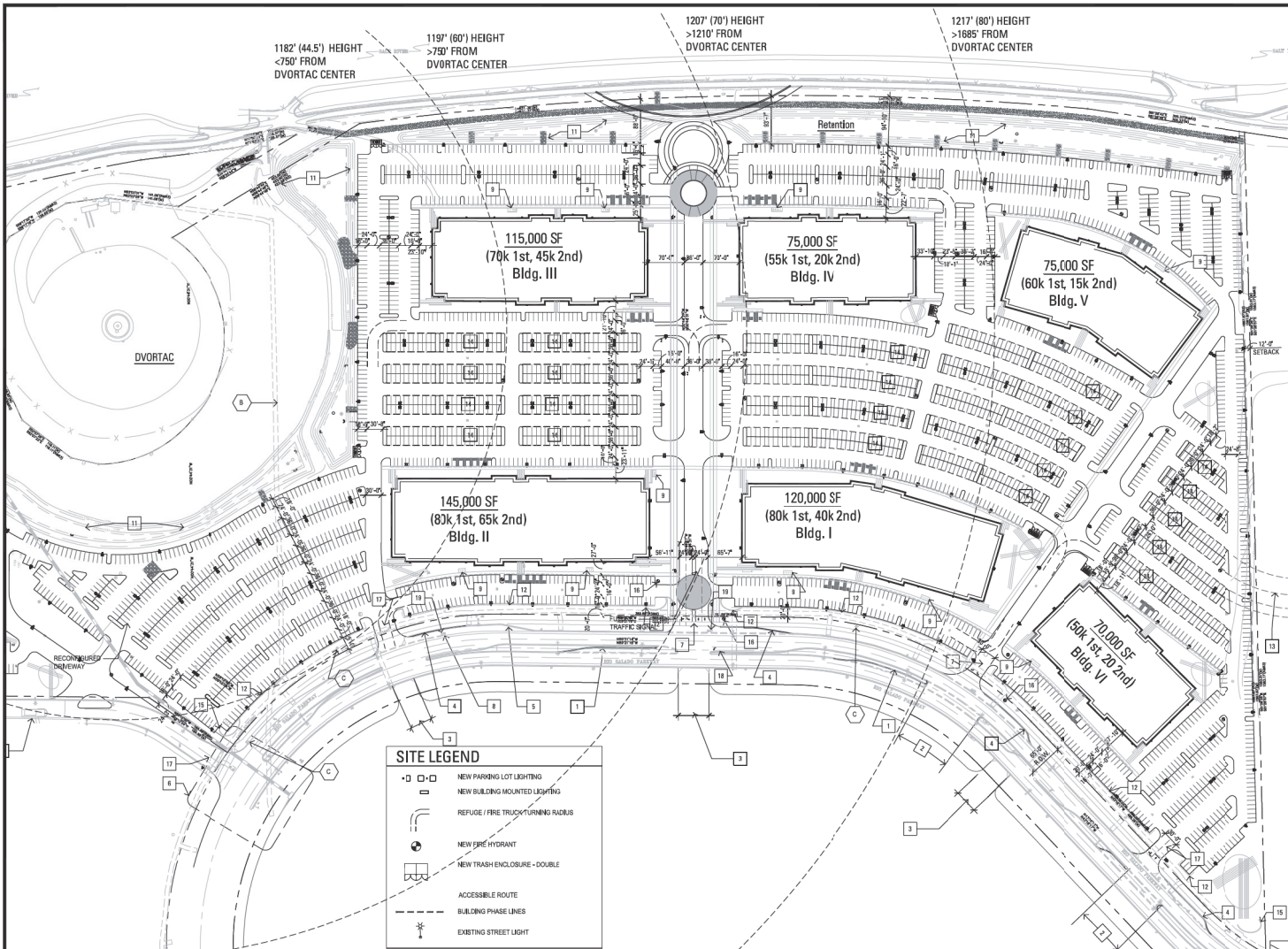
1 PARTIAL SITE PLAN - WEST SCALE: 1"=100'

1 REMOVE A PORTION OF EXISTING MEDIAN FOR EAST BOUND TRAFFIC LEFT TURN LANE INTO DRIVE.	7 NEW DRIVE.	14 POSSIBLE LOCATION FOR COVERED PARKING.
2 REMOVE A PORTION OF EXISTING MEDIAN.	8 EXISTING FIRE HYDRANT.	15 SITE WALL - SEE LANDSCAPE DRAWINGS.
3 EXISTING 44'-0" DRIVEWAY	9 BIKE PARKING.	16 RELOCATED FIRE HYDRANT.
4 NEW WEST BOUND DECELERATION LANE.	10 EXISTING GUARD SHACK.	17 EXISTING DRIVEWAY.
5 EXISTING BUS STOP.	11 LANDSCAPE AND RETENTION.	18 EXISTING LEFT TURN LANE.
6 EXISTING LIGHTED INTERSECTION.	12 SCREEN WALL - SEE LANDSCAPE DRAWINGS.	19 REMOVE EXISTING FIRE HYDRANT.
	13 FUTURE ROADWAY CONNECTION TO PRIEST.	

A RECORDING NO; DOCUMENT NO. 2004-100345, FIRST AMENDMENT IN 2006-1341710, SECOND AMENDMENT IN 2007-274324, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 962 OF MAPS, PAGE 18.
B PURPOSE; POWER DISTRIBUTION, RECORDING NO; DOCUMENT NO. 2005-091222, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 962 OF MAPS, PAGE 18.
C PURPOSE; POWER DISTRIBUTION, RECORDING NO; DOCUMENT NO. 2005-091222.



PAD REFERENCE ONLY



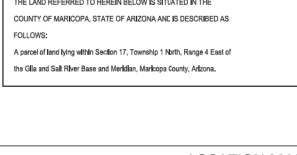
PROJECT DATA
PROJECT NAME: LIBERTY CENTER AT RIO SALADO
PROJECT ADDRESS: 1650 W. RIO SALADO PARKWAY
TEMP: AZ 85281
PARCEL SITE: 76.30 ACRES 3,328,738 N.S.F.

OFFICIAL CALL BUILDING AREA: 1ST FLOOR, 2ND FLOOR, OVERAGE
BUILDING I: 120,000 S.F., 45,000 S.F., 1.4 AC.
BUILDING II: 145,000 S.F., 65,000 S.F., 10.32 AC.
BUILDING III: 115,000 S.F., 45,000 S.F., 1.90 AC.

VEHICLE PARKING
CALL CENTER: 400,000 S.F. @ 1/150 = 2,667 SPACES
OFFICE: 200,000 S.F. @ 1/300 = 667 SPACES
WAREHOUSE: 10,000 S.F. @ 1/1000 = 10 SPACES

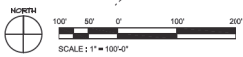
OWNER / DEVELOPER
LIBERTY PROPERTY TRUST
2390 E. CAMELBACK RD. STE. 318
PHOENIX, AZ 85016
CONTACT: RICK WEIBLEN
PHONE: (602) 808-3300

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:
A parcel of land lying within Section 17, Township 11 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



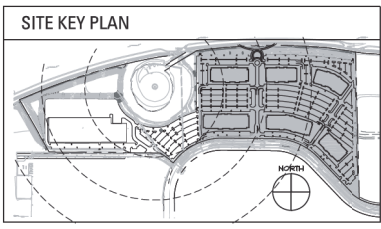
SITE LEGEND
NEW PARKING LOT LIGHTING
NEW BUILDING MOUNTED LIGHTING
REFUGE / FIRE TRUCK TURNING RADIUS
NEW FIRE HYDRANT

PARTIAL SITE PLAN - EAST
SCALE: 1"=100'



SITE PLAN KEYNOTES:
1 REMOVE A PORTION OF EXISTING MEDIAN FOR EAST BOUND TRAFFIC LEFT TURN LANE INTO DRIVE.
2 REMOVE A PORTION OF EXISTING MEDIAN.
3 EXISTING 4'-0" DRIVEWAY

EASEMENT KEYNOTES
A RECORDING NO. DOCUMENT NO. 2004-002348, FIRST AMENDMENT IN 2004-161710, SECOND AMENDMENT IN 2007-074294, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 982 OF MAPS, PAGE 18.
B PURPOSE: POWER DISTRIBUTION, RECORDING NO. DOCUMENT NO. 2005-092221.



RSF Architects
502 S. College Avenue
Suite 305
Tempe, AZ 85281
480.898.2009
480.898.2099 fax
www.rsfaarch.com

TRAFFIC ENGINEER
Wood Paul
3525 North 15th Street
Phoenix, AZ 85014
CIVIL ENGINEER
Wood Paul
7301 W. Northern Ave.
Phoenix, AZ 85034

LIBERTY PROPERTY TRUST
RESERVED APPROVED
1570 JOSEPH A. TYMULA
PHOENIX, ARIZONA

LIBERTY PROPERTY TRUST

LIBERTY CENTER AT RIO SALADO
Project No. 6364.032.00
Drawn By TA
Checked By SL/JP
Date 07/17/2013

Table with columns: Mark, Date, Description

PARTIAL SITE PLAN - EAST

A002



LIBERTY CENTER at RIO SALADO
OFFICE/WAREHOUSE
Tempe, AZ
12.23.2013

RE: Letter of Explanation

Project Design Narrative

The proposed project consists of a multi-phased Office/Industrial Business Park located just west of the northwest corner of Rio Salado Parkway and Priest Drive in Tempe, AZ. The total site acreage consists of 76.4 acres with a phased master plan of 600,000 square feet of 'Flex' office/call center/industrial space, and 215,000 square feet of office / warehouse space. This submittal is specifically for the office/warehouse portion of the property

Site Layout

The overall site design strategy takes full advantage of the views north to the Camelback & Papago Mountains while providing excellent visibility to the buildings for corporate brand visibility from the 202 freeway, Priest Drive and Rio Salado Parkway. The DVORTAC antennae naturally divides the site into two areas: east and west. The west portion of the site consists of the 215,000sf warehouse building, associated parking, truck loading docks, storage and the majority of the site retention including the additional offsite retention requirement. The buildings' long dimension will run east/west direction to optimize solar shade control, allowing more flexibility for glass openings along the façade and providing optimal thermal comfort for the tenants occupying the office space. The guest parking will be located along the front of the building on the south with the docks and tractor-trailer parking on the north of the site respectively.

Access & Circulation

The office/warehouse site will be accessed from an existing signalized driveway that currently services the East Valley Transportation facility. This drive configuration is proposed to be modified to accommodate shared access into both east and west sites. This drive is angled to make access to the site with tractor-trailer trucks easier as this is the entry for both truck traffic and employee/visitor parking. A secondary loop for trucks wraps the employee parking to the West and South and re-connects at the main entry.

Landscape

The landscape concept is inspired by the Rio Salado river and Sonoran desert incorporating a native plant palette contrasted with rusted metal and gabion rock walls filled with re-purposed cobbles excavated from the site. The master plan will include several landscaped amenities for the users, including a pedestrian path that connects to the existing City of Tempe's bike and walking trail along Rio Salado, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the pedestrian experience. The desert landscape lining the street will provide plenty of shade along accessible paths connecting the various buildings back to the sidewalk and trail system along the levee. The site naturally slopes from south to north so the retention strategy works within existing grade parameters locating a 40' landscape wash along the northern edge of the site at the toe of the levee sloping gradually to the west and connecting into the larger retention basin. Dry wells will be utilized as needed.

Building Design

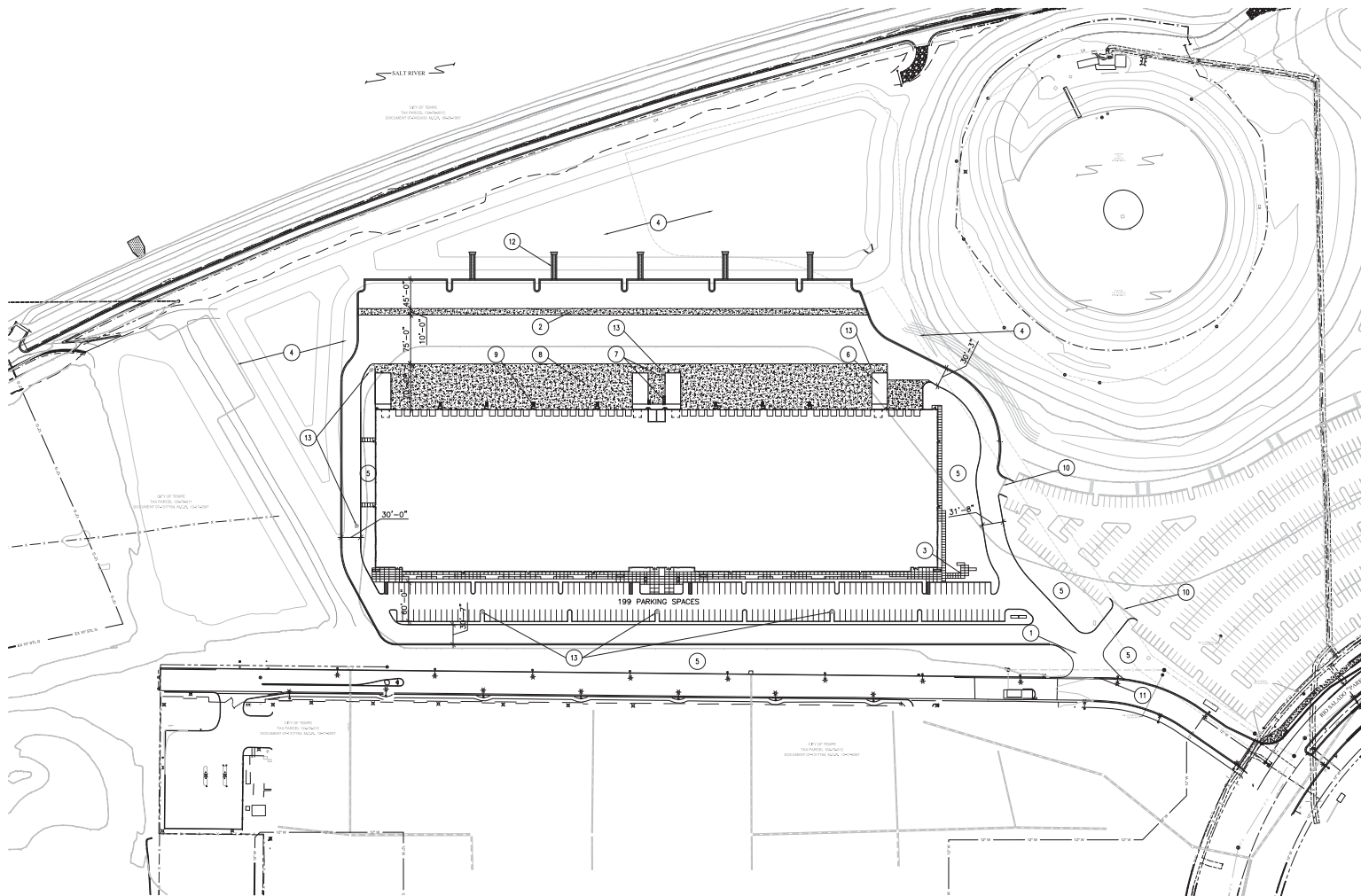
The buildings are designed with a modern desert aesthetic incorporating 'desert themed' crisp painted concrete accented with rust color metal shade trellises that contrast with the glass. The elevation composition layers 3 main elements: 'stone' look base, cream background and glass

insets and subtly slips one past another to create a simple yet dynamic façade. The buildings will incorporate floor to ceiling glass at the office areas to optimize natural day-lighting. The massing hierarchy emphasizes the main entry with a large expanse of glass and darker painted panels, located at the center of the building. Each corner of the building is articulated with glass and canopy to create interest and to provide additional flexibility of entry to the buildings for multiple tenants. Due to the outfall of the site on the northwestern most corner at an elevation of 1137 the finished floor height of the building must be at least 1137.5. This requires the site be filled to raise the existing grade across the site. The DVORTAC located on the site restricts the height to 1182' within 750' and a 1.2 degree slope from the center of the plateau. The proposed 2 story building height is approximately 44' (addressed as part of the PAD) including mechanical screening allowing for 10' clear floor to ceiling heights and a 30'-0" bay height in the warehouse.

Regards,



Michael Hudson, RA, NCARB
Project Architect



PROJECT DATA	
PROJECT NAME:	LIBERTY CENTER AT RIO SALADO
PROJECT ADDRESS:	1850 W RIO SALADO PARKWAY TEMPE, AZ 85281
PARCEL SITE:	76.30 ACRES 3,323,739 N.S.F. 79.67 ACRES 3,470,459 G.S.F.
EXISTING ZONING:	GID (GENERAL INDUSTRIAL)
PROPOSED USE:	OFFICE / INDUSTRIAL
VARIANCE REQUEST:	BUILDING HEIGHT
TYPE OF CONSTRUCTION:	IB
AFES:	YES
WAREHOUSE BUILDING TOTAL:	215,000 G.S.F.
TOTAL BUILDING:	215,000 G.S.F.
HEIGHT OF BUILDING:	44'-6"
NUMBER OF STORIES:	2
PARKING-VEHICLE:	
WAREHOUSE BUILDING:	215,000 S.F.
OFFICE AREA:	43,000 S.F. (20%)
WAREHOUSE AREA:	172,000 S.F. (80%)
OFFICE:	43,000 S.F. @ 1/300 = 143.33 SPACES
WAREHOUSE:	10,000 S.F. @ 1/500 = 20 SPACES
WAREHOUSE:	162,000 S.F. @ 1/5,000 = 32.4 SPACES
TOTAL VEHICLE PARKING REQUIRED:	= 195.73 SPACES
TOTAL VEHICLE PARKING PROVIDED:	= 199 SPACES
ACCESSIBLE PARKING REQUIRED:	6
ACCESSIBLE PARKING PROVIDED:	6
BICYCLE PARKING-WAREHOUSE	
OFFICE AREA:	43,000 S.F. @ 1/10,000 S.F. = 5
TOTAL PROVIDED:	= 5
BIKE PARKING TOTAL:	
WAREHOUSE BUILDINGS	= 5
TOTAL PROVIDED:	= 5
SITE LANDSCAPE AREA:	
REQUIRED MINIMUM 10%:	
WAREHOUSE / OFFICE SURFACE PARKING LOT -	3,251,687 S.F.
LANDSCAPE AREA IN PARKING LOT -	1,485,874 S.F.
LANDSCAPE 40% (1,485,874 / 3,251,687)	
PARKING LOT LANDSCAPE AREA	
REQUIRED MINIMUM:	20%
PARKING LOT AREA:	1,432,982 S.F.
TREE CANOPY SHADED AREA:	324,911 S.F.
TOTAL % OF LOT SHADING:	23%

OWNER / DEVELOPER	
LIBERTY PROPERTY TRUST	
2350 E. CAMELBACK RD. STE. 318	
PHOENIX, AZ 85016	
CONTACT:	JOHN DWALL
PHONE:	(602)-808-3500

LEGAL DESCRIPTION

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

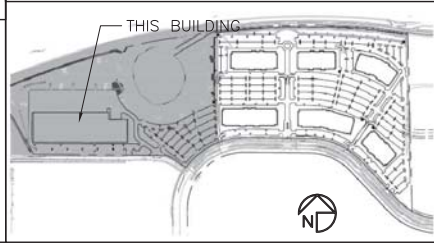
A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

1 OVERALL SITE PLAN
SCALE 1" = 80'

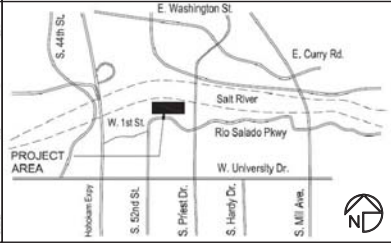
SITE PLAN KEYNOTES

- | | | |
|---|--|-------------------------------------|
| 1 NEW DRIVE. | 7 ELECTRICAL EQUIPMENT AND TRANSFORMER | 13 FIRE HYDRANT, SEE CIVIL DRAWINGS |
| 2 10'-0" CONCRETE CONTINUOUS DOLLY PAD AT TRAILER PARKING | 8 CONCRETE AT LOADING DOCK | |
| 3 BIKE PARKING. | 9 BUILDING ACCESS AND EXTERIOR STAIR | |
| 4 LANDSCAPE AND RETENTION | 10 REMOVE CURB AND ALIGN PAVING WITH EXISTING SEE CIVIL DRAWINGS | |
| 5 LANDSCAPED AREA | 11 ALIGN PAVING WITH EXISTING SEE CIVIL DRAWINGS | |
| 6 48'-0" RAMP TO LOADING DOCK | 12 NEW SPILLWAY, SEE CIVIL DRAWINGS | |

SITE KEY PLAN



LOCATION MAP



2929.COM



EXPIRES ON 6/30/16
4600 EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646

LIBERTY CENTER AT RIO SALADO
1850 W. RIO SALADO PARKWAY
TEMPE, AZ 85281

Revisions

PROJECT NO: 13205
DRAWN BY: M.H. M.V.O
CHK'D BY: M.H. D.T.C.
COPYRIGHT: DEUTSCH ARCHITECTURE GROUP

OVERALL SITE PLAN

AS-100

PROJECT DATA

2

PROJECT NAME: LIBERTY CENTER AT RIO SALADO
PROJECT ADDRESS: 1850 W.RIO SALADO PARKWAY
TEMPE, AZ 85281

PARCEL SITE: 76.30 ACRES 3,323,739 N.S.F.
79.67 ACRES 3,470,459 G.S.F.

EXISTING ZONING: GID (GENERAL INDUSTRIAL)

PROPOSED USE: OFFICE / INDUSTRIAL
VARIANCE REQUEST: BUILDING HEIGHT
TYPE OF CONSTRUCTION: IIB
AFES: YES

WAREHOUSE BUILDING TOTAL: 215,000 G.S.F.

TOTAL BUILDING: 215,000 G.S.F.
HEIGHT OF BUILDING: 44'-6"
NUMBER OF STORIES: 2

PARKING-VEHICLE:

WAREHOUSE BUILDING: 215,000 S.F.
OFFICE AREA: 43,000 S.F.(20%)
WAREHOUSE AREA: 172,000 S.F.(80%)

OFFICE: 43,000 S.F.@ 1/300 =143.33 SPACES
WAREHOUSE: 10,000 S.F.@ 1/500 =20 SPACES
WAREHOUSE: 162,000 S.F.@ 1/5,000 =32.4 SPACES
TOTAL VEHICLE PARKING REQUIRED: =195.73 SPACES
TOTAL VEHICLE PARKING PROVIDED: =199 SPACES

ACCESSIBLE PARKING REQUIRED: 6
ACCESSIBLE PARKING PROVIDED: 6

BICYCLE PARKING-WAREHOUSE

OFFICE AREA 43,000 S.F.@ 1/10,000 S.F. =5
TOTAL PROVIDED: =5

BIKE PARK TOTAL:

WAREHOUSE BUILDINGS 5
TOTAL PROVIDED: =5

SITE LANDSCAPE AREA:

REQUIRED MINIMUM 10%

WAREHOUSE / OFFICE SURFACE PARKING LOT - 3,251,687 S.F.
LANDSCAPE AREA IN PARKING LOT - 1,485,874 S.F.
LANDSCAPE 46% (1,485,874 / 3,251,687)

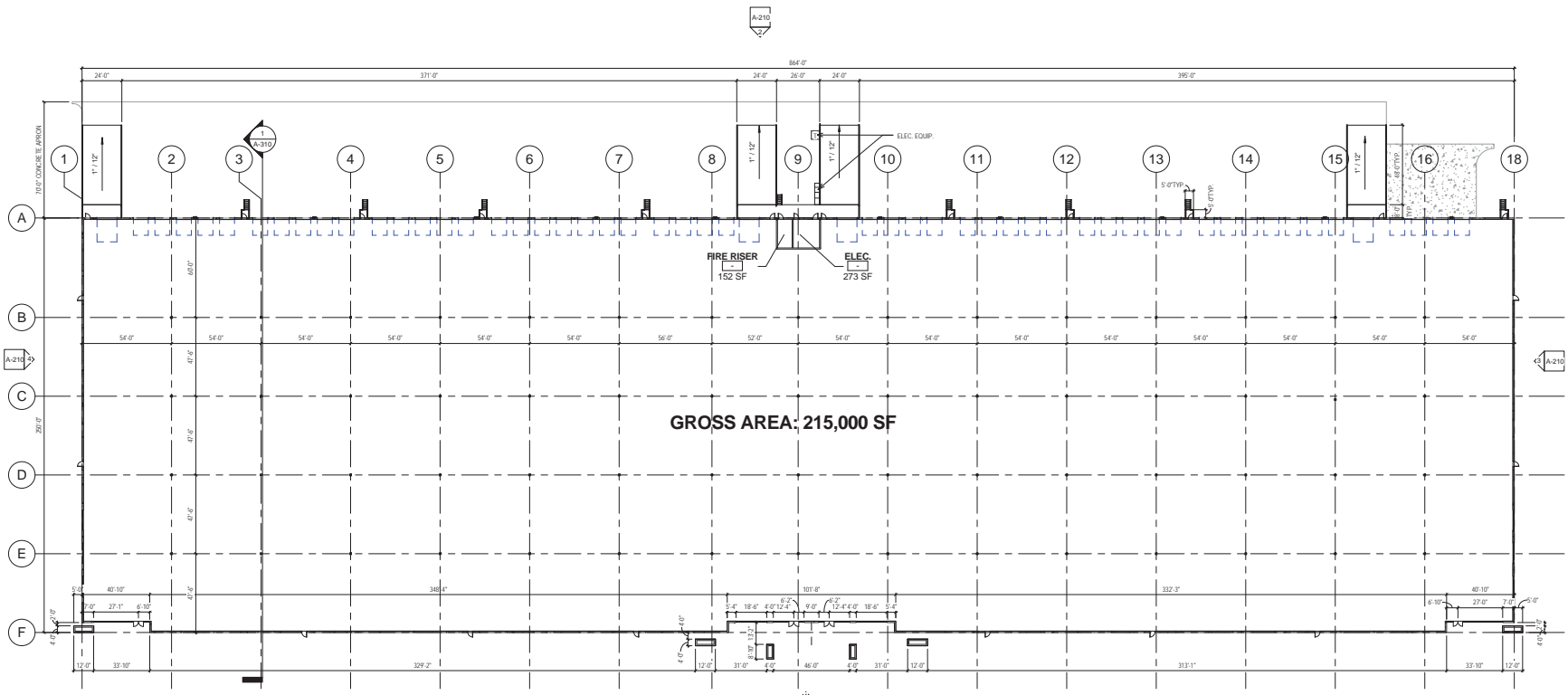
PARKING LOT LANDSCAPE AREA

REQUIRED MINIMUM: 20%
PARKING LOT AREA: 1,432,982 S.F.
TREE CANOPY SHADED AREA: 324,911 S.F.
TOTAL % OF LOT SHADING: 23%

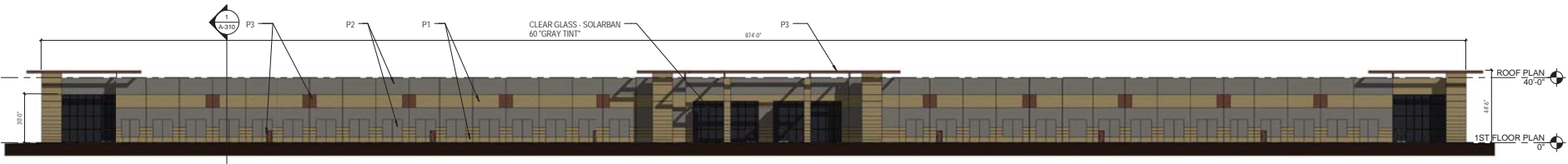
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: 13205.00
 DRAWN BY: MH
 CHKD BY: DC
 COPYRIGHT: DEUTSCH ARCHITECTURE GROUP

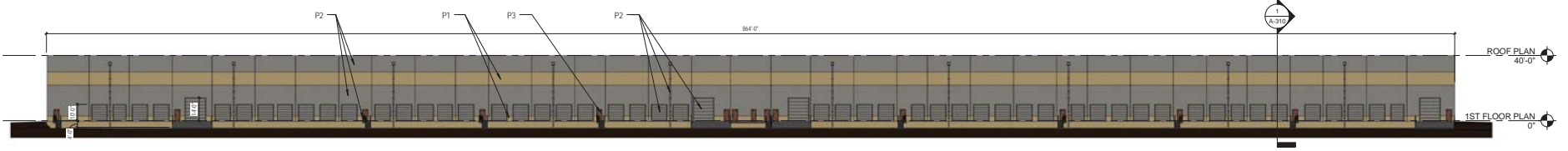
FLOOR PLAN



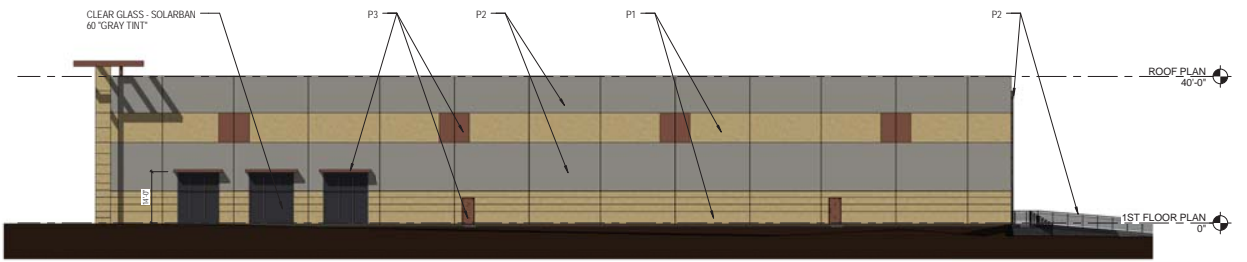
1 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0" N



1 SOUTH ELEVATION
SCALE: 1" = 30'-0"



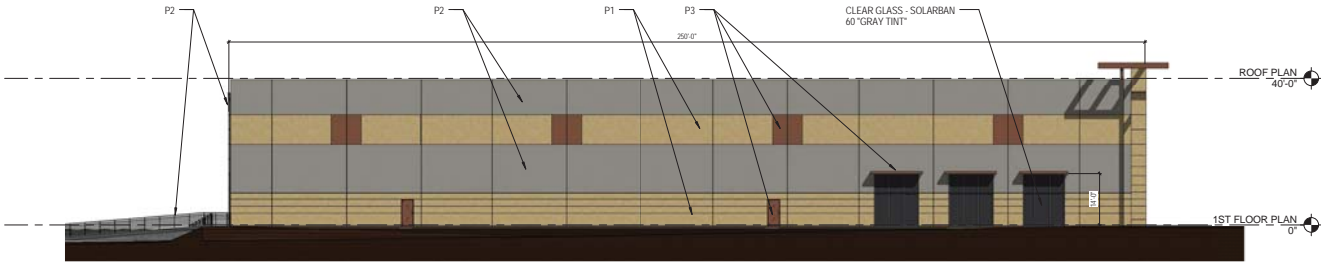
2 NORTH ELEVATION
SCALE: 1" = 30'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- P1 - PAINTED CONCRETE
DUNN EDWARDS - DE 6157 BISQUE TAN
LRV 61
- P2 - PAINTED CONCRETE
DUNN EDWARDS DEC774 SHADY
LRV 63
- P3 - PAINTED CONCRETE
DUNN EDWARDS DEAT157 CELLAR DOOR
LRV 10



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



WINDOW & DOOR FRAMES
CLEAR ANODIZED ALUMINUM



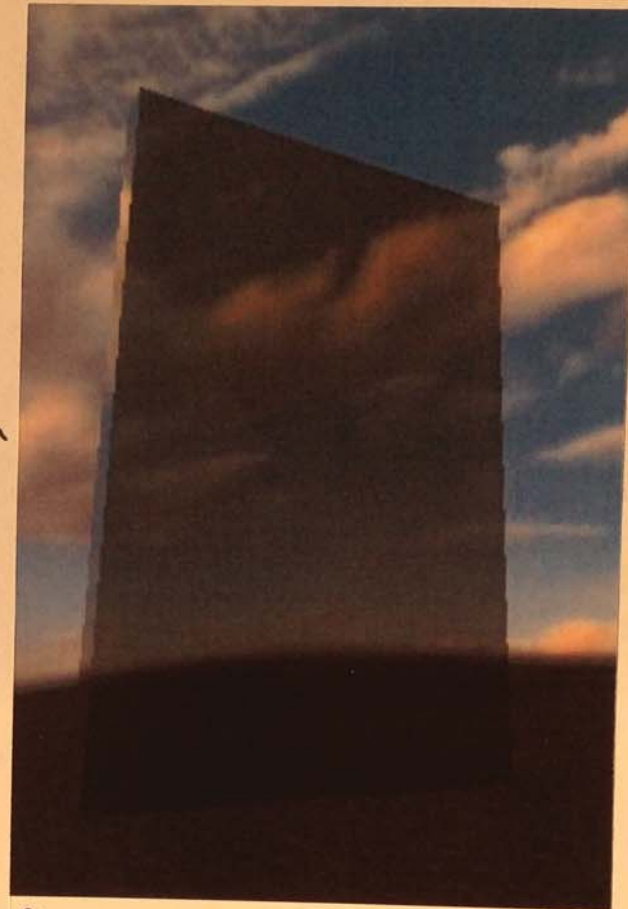
LVR 10
DEA157



LVR 63
DEC174



LVR 61
DEC157



GLAZING: SOLARBAN 60 - SOLAR GRAY

LIBERTY CENTER AT RIO SALADO

DEUTSCH ARCHITECTURE GROUP
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602-840-2929
FAX: 602-840-6646
WEBSITE: WWW.2929.COM

LIBERTY CENTER AT RIO
SALADO

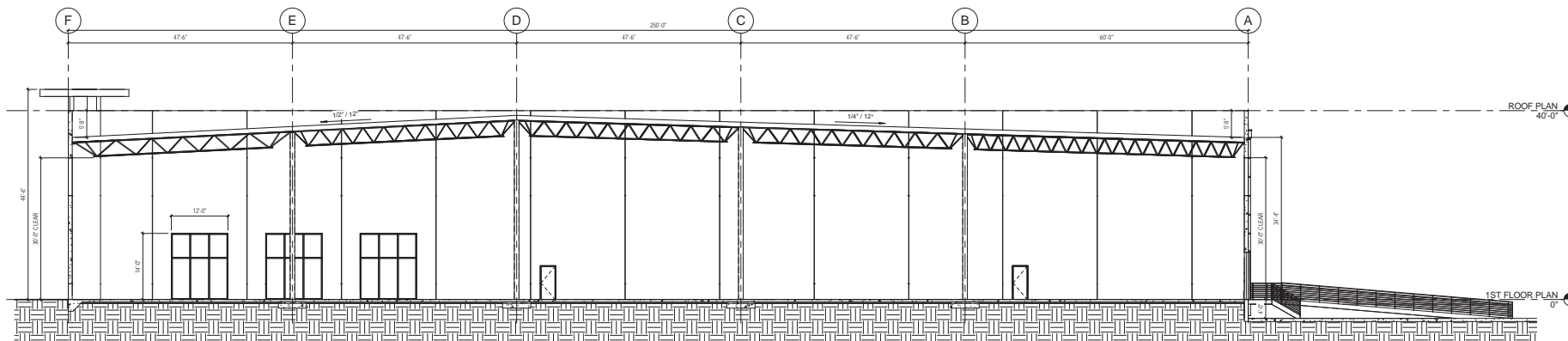
Job Number: 13205.00
Date: 12.23.2013

SAMPLE BOARD A-000

Conceptual - Not For Construction



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1 BUILDING SECTION
SCALE: 3/32" = 1'-0"

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EXPRESS ON 03/07/16
4600
 EAST INDIAN SCHOOL RD
 PHOENIX, ARIZONA 85018
 602-840-2828 P
 602-840-8646 F

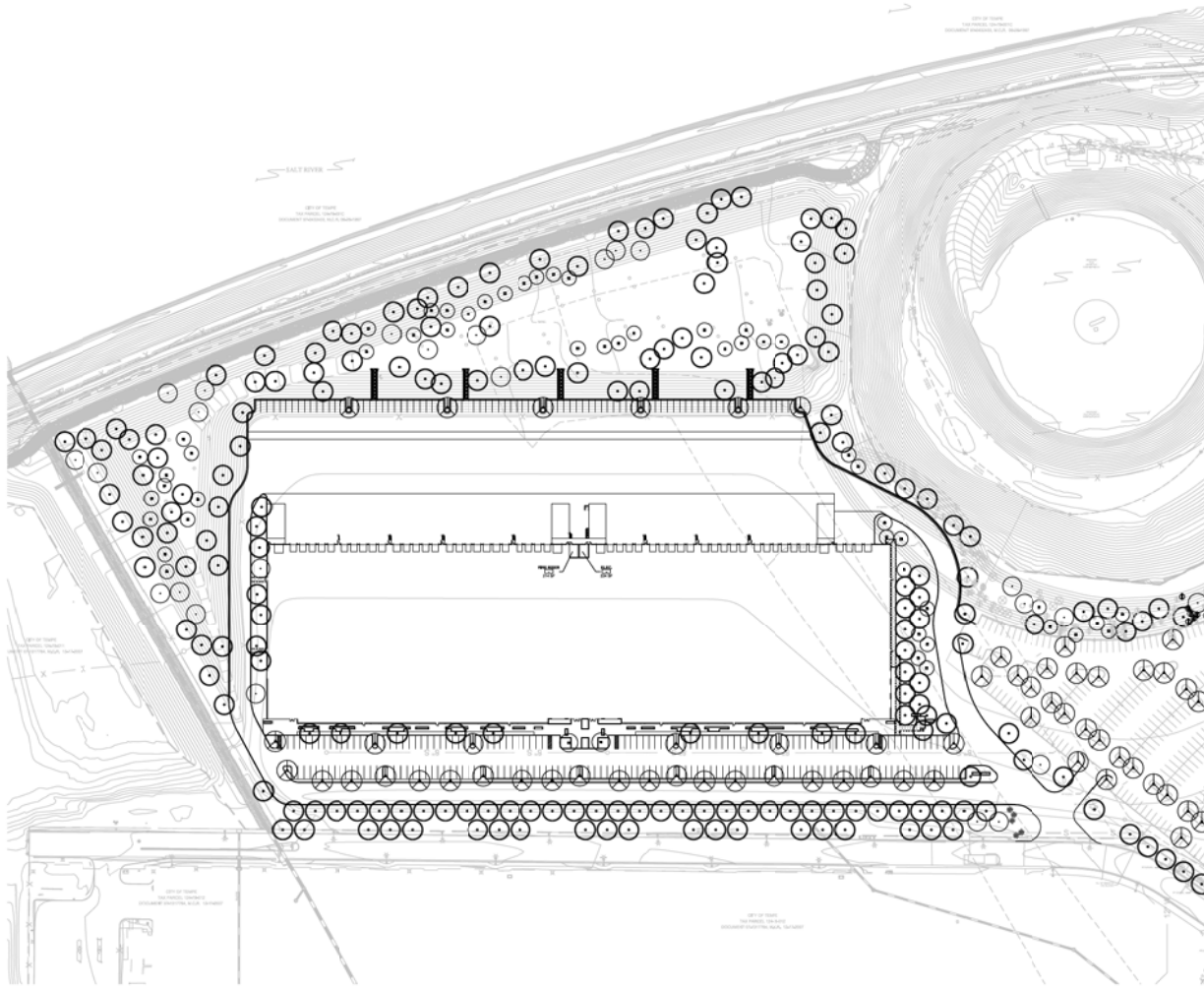
LIBERTY CENTER AT RIO SALADO
 1860 W. RIO SALADO PARKWAY
 TEMPE, AZ 85281

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: 13205.00
 DRAWN BY: MH
 CHKD BY: DC
 COPYRIGHT: DEUTSCH ARCHITECTURE GROUP

BUILDING SECTIONS

A-310



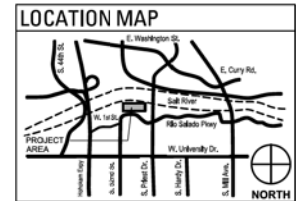
PLANT LEGEND:

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY	REMARKS - HEIGHT X WIDTH - CALIPER SIZE
Trees				
○	<i>Alnus mollis</i> Palo Blanco	24" Box	00	5.0-6.0 2.5-3.5 1.0-1.5
○	<i>Bauhinia lunulata</i> Ahuacacho Orange	15 gallon	00	mid trunk 3.0-4.0 1.5-2.0 0.5-0.75 low break
○	<i>Cercocarpus foetidus</i> Red Oak	30" Box	21	mid trunk 8.5-10.0 5.0-6.0 1.75-2.25 low break
○	<i>Chilopsis linearis</i> Desert Willow	24" Box	45	mid trunk 5.0-7.0 3.0-4.0 1.0-1.5 low break
○	<i>Dalbergia sisymbrium</i> Shamo Tree	24" Box	0	8.0-8.0 3.0-4.0 1.0-1.5
○	<i>Glycyrrhiza lewisii</i> Ironwood	48" Box	0	mid trunk 8.0-10.0 7.0-8.0
○	<i>Pinacoulturn fasciculata</i> Texas Ebony	30" Box	0	mid trunk 7.0-9.0 5.0-6.0
○	<i>Prosopis juliflora</i> Thornless Hybrid Mesquite	30" Box	183	mid trunk 8.0-10.0 7.0-8.0 1.75-2.25 low break
○	<i>Parthenocissus parviflora</i> Thornless Sororan Palo Verde	30" Box	19	mid trunk 8.0-8.0 6.0-7.0 1.75-2.25 low break
○	<i>Ficus</i> "Fan West" Ash Tree	30" Box	00	standard 8.0-9.0 6.0-7.0 1.75-2.25

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY	SYMBOL	TYPE	SIZE	PHASE TOTAL QTY
Shrubs							
○	<i>Artemisia tridentata</i> Burgundy	1 Gallon	24	○	<i>Agave angustifolia</i> Agave americana	5 Gallon	00
○	<i>Calliandra eriophylla</i> Narrow Foliage Duster	1 Gallon	00	○	<i>Agave bolsonae</i> Cochon Agave	5 Gallon	00
○	<i>Cordia alliodora</i> Texas Olive	5 Gallon	00	○	<i>Alcazar subtata</i> Yellow Shoney Yellow	5 Gallon	00
○	<i>Dodonaea viscosa</i> Hop Bush	1 Gallon	90	○	<i>Aspidistra subtata</i> Desert Iris	1 Gallon	00
○	<i>Eucalyptus taylorii</i> Bottlebrush	1 Gallon	118	○	<i>Bouvardia carolinensis</i> Siberian Grass	1 Gallon	00
○	<i>Eriogonum fasciculatum</i> Tussock Bush	1 Gallon	52	○	<i>Dryopteris acrostichifolia</i> Green Desert Spout	1 Gallon	00
○	<i>Junonia californica</i> Chuparra	1 Gallon	304	○	<i>Equisetum arvense</i> Hoop Pine	5 Gallon	00
○	<i>Junonia serotina</i> Medusa Honeycreeper	1 Gallon	00	○	<i>Fouquieria splendens</i> Cholla	1-2 Height	5
○	<i>Lantana montevidensis</i> New Gold	1 Gallon	300	○	<i>Hesperaloe parviflora</i> Brainlights	3 Gallon	18
○	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 Gallon	00	○	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	00
○	<i>Leucaena leucostachya</i> Cassia	5 Gallon	133	○	<i>Hesperaloe parviflora</i> Blunt Yucca	5 Gallon	00
○	<i>Ruellia brittaniana</i> Red Rumba	1 Gallon	00	○	<i>Opuntia engelmannii</i> Engelmann's cholla	5 Gallon	00
○	<i>Simmondsia chinensis</i> Jatropha	5 Gallon	00	○	<i>Malvaceae</i> Rose	5 Gallon	00
○	<i>Salvia leucostachya</i> Olive Meadow	1 Gallon	00	○	<i>Stipa arvensis</i> Stipa	5 Gallon	00
○	<i>Taxus saxonica</i> "Yellow bell" Esparessa	5 Gallon	00	○	<i>Poa annua</i> Poa	5 Gallon	00
○				○	<i>Yucca beccata</i> Banana Yucca	5 Gallon	00
○				○	<i>Yucca elata</i> Saguaro Yucca	5 Gallon	00
○				○	<i>Yucca pallida</i> Palm Leaf Yucca	5 Gallon	00

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY
Groundcovers/Vines			
○	<i>Pennisetum purpureum</i> Parry's Pennisetum	1 Gallon	00
○	<i>Salmonia patula</i> Purple Heart	1 Gallon	00
○	<i>Portulaca oleracea</i> Hen and Chicken	5 Gallon	00
○	<i>Desert Marigold</i>	1 Gallon	113

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TEMPE, AZ 85281

Revisions

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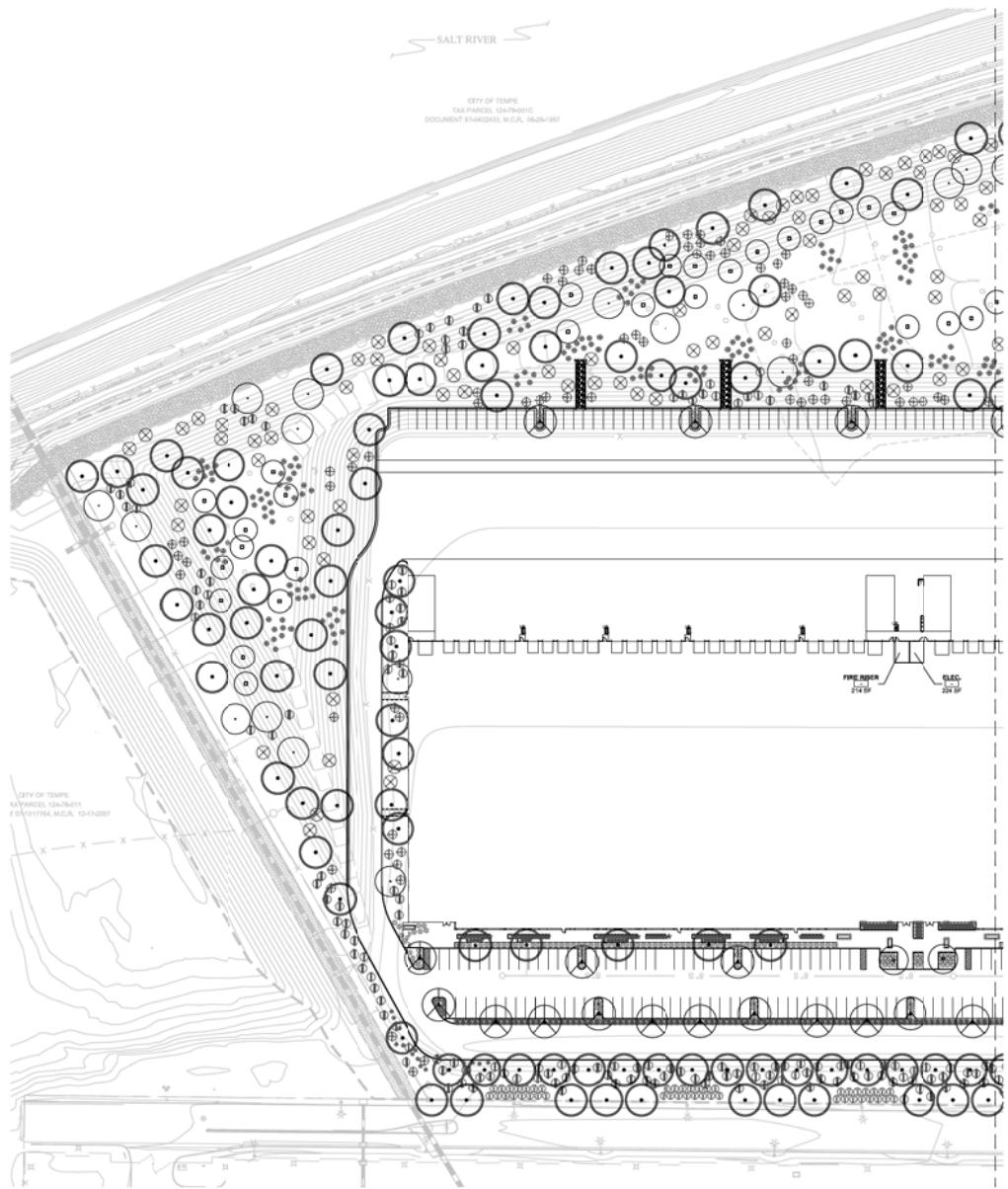
LANDSCAPE PLAN
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PLANT LEGEND:

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.	REMARKS - HEIGHT X WIDTH - CALIPER SIZE
<u>TREES</u>				
	<i>Acacia willardiana</i> Palo blanco	24" Box	00	5.0-8.0 2.5-3.5 1.0-1.5
	<i>Bauhinia lunaroides</i> Anacacho Orchid	15 gallon	00	multi-trunk/ low break 3.0-4.0 1.5-2.0 0.5-0.75
	<i>Cercidium floridum</i> Blue Palo Verde	36" Box	21	multi-trunk/ low break 8.0-10.0 5.0-6.0 1.75-2.25
	<i>Chilopsis linearis</i> Desert Willow	24" Box	45	multi-trunk/ low break 5.0-7.0 3.0-4.0 1.0-1.5
	<i>Dalbergia Sissoo</i> Sissoo Tree	24" Box	0	8.0-9.0 3.0-4.0 1.0-1.5
	<i>Olneya tesota</i> Ironwood	48" Box	0	multi-trunk 8.0-10.0 7.0-9.0
	<i>Pithecellobium flexicaule</i> Texas Ebony	36" Box	0	multi-trunk 7.0-9.0 5.0-6.9
	<i>Prosopis hybrid 'Phoenix'</i> Thornless Hybrid Mesquite	36" Box	163	multi-trunk/ low break 8.0-10.0 7.0-9.0 1.75-2.5
	<i>Parkinsonia praecox 'AZT'</i> Thornless Sonoran Palo Verde	36" Box	19	multi-trunk/ low break 8.0-9.0 6.0-7.0 1.75-2.25
	<i>Fraxinus 'Fan West'</i> Ash Tree	36" Box	00	standard 8.0-9.0 6.0-7.0 1.75-2.25

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.	SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.
<u>Shrubs</u>				<u>Accents</u>			
	<i>Ambrosia deltoidea</i> Bursage	1 Gallon	24		<i>Agave angustifolia</i> Agave desmentiana	5 Gallon	00
	<i>Calliandra eriophylla</i> Native Fairy Duster	1 Gallon	00		<i>Agave bovicornuta</i> Cowhorn Agave	5 Gallon	00
	<i>Cordia boissieri</i> Texas Olive	5 Gallon	00		<i>Aloe barbadensis</i> Yellow Blooming Aloe	5 Gallon	00
	<i>Dodonaea viscosa</i> Hop Bush	1 Gallon	90		<i>Asclepias subulata</i> Desert Milkweed	1 Gallon	00
	<i>Encelia farinosa</i> Brittlebush	1 Gallon	118		<i>Bouteloua curtipendula</i> Sidecoats Grama	1 Gallon	00
	<i>Ericameria laricifolia</i> Turpentine Bush	1 Gallon	52		<i>Dasyliirion acrotriche</i> Green Desert Spoon	1 Gallon	00
	<i>Justicia californica</i> Chuparosa	1 Gallon	304		<i>Euphorbia antispythilltica</i> Candelilla	5 Gallon	00
	<i>Justicia spicigera</i> Mexican Honeysuckle	1 Gallon	00		<i>Fouquieria splendens</i> Ocotillo	6'-8' Height	5
	<i>Lantana montevidensis</i> New Gold	1 Gallon	320		<i>Hesperaloe brakelights</i> Brakelights	3 Gallon	185
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 Gallon	00		<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	00
	<i>Larrea tridentata</i> Creosote	5 Gallon	133		<i>Hesperaloe gigantea</i> Giant Hesperaloe	5 Gallon	00
	<i>Ruellia peninsularis</i> Baja Ruellia	1 Gallon	00		<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 Gallon	00
	<i>Simmondsia chinensis</i> Jojoba	5 Gallon	00		<i>Muhlenbergia rigens</i> Deer grass	5 Gallon	00
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 Gallon	00		<i>Pedilanthus macrocarpus</i> Slipper Plant	5 Gallon	00
	<i>Tecoma stans x 'Yellow bells'</i> 5 Gallon Esperanza	5 Gallon	00		<i>Yucca baccata</i> Banana Yucca	5 Gallon	00
					<i>Yucca elata</i> Soaptree Yucca	5 Gallon	00
					<i>Yucca pallida</i> Pale Leaf Yucca	5 Gallon	00

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.
<u>Groundcovers/Vines</u>			
	<i>Penstemon parryi</i> Parry's Penstemon	1 Gallon	00
	<i>Setcreasea pallida</i> Purple Heart	1 Gallon	00
	<i>Parthenossus sp</i> Hacienda Creeper	5 Gallon	00
	<i>Baileya multiradiata</i> Desert Marigold	1 Gallon	113

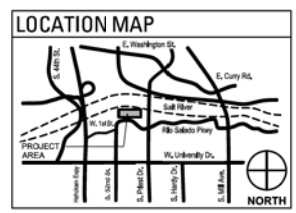


PLANT LEGEND:

SYMBOL	TREE	SIZE	PHASE TOTAL QTY.	REMARKS - HEIGHT X WIDTH - CALIBER SIZE		
○	<i>Alnus incana</i> Palm Mimic	24" Box	00	5.0-6.0	2.5-3.5	1.0-1.5
○	<i>Bauhinia lucida</i> Aucacho Orange	15 gallon	00	multi-trunk	3.0-4.0	1.5-2.0 0.5-0.75 low break
○	<i>Cercocarpus frondosus</i> Red Palm Yucca	30" Box	21	multi-trunk	8.0-10.0	5.0-6.0 1.75-2.25 low break
○	<i>Chilopsis linearis</i> Desert Willow	24" Box	45	multi-trunk	5.0-7.0	3.0-4.0 1.0-1.5 low break
○	<i>Delonix regia</i> Silk Tree	24" Box	0	8.0-8.0	3.0-4.0	1.0-1.5
○	<i>Olneya tesota</i> Ironwood	48" Box	0	multi-trunk	8.0-10.0	7.0-8.0
○	<i>Pithecolobium reticulatum</i> Texas Ebony	30" Box	0	multi-trunk	7.0-8.0	5.0-6.8
○	<i>Prosopis hybrid 'Phoenix'</i> Thornless Hybrid Mesquite	30" Box	183	multi-trunk	8.0-10.0	7.0-8.0 1.75-2.25 low break
○	<i>Parsonsia pacifica 'AZT'</i> Thornless Sororan Palo Verde	30" Box	19	multi-trunk	8.0-8.0	6.0-7.0 1.75-2.25 low break
○	<i>Fraxinus 'Tan West'</i> Ash Tree	30" Box	00	standard	8.0-8.0	6.0-7.0 1.75-2.25

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.	SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.
○	<i>Androsace distachya</i> Borage	1 Gallon	24	○	<i>Agave angustifolia</i> Agave americana	5 Gallon	00
○	<i>Calliandra eriophylla</i> Naked Fairy Duster	1 Gallon	00	○	<i>Agave bovicornuta</i> Cockroach Agave	5 Gallon	00
○	<i>Cordia alliodora</i> Texas Olive	5 Gallon	00	○	<i>Aloe arborescens</i> Yellow Stonyhead Aloe	5 Gallon	00
○	<i>Dodonaea viscosa</i> Hop Bush	1 Gallon	90	○	<i>Asclepias tuberosa</i> Desert Milkweed	1 Gallon	00
○	<i>Eriodaphne foeniculifera</i> Bottlebrush	1 Gallon	118	○	<i>Boutanania verticillata</i> Silkweed Grass	1 Gallon	00
○	<i>Eriogonum fasciculatum</i> Tussock Bush	1 Gallon	52	○	<i>Dasylirion acrostichum</i> Green Desert Spoon	1 Gallon	00
○	<i>Junonia californica</i> Chuparosa	1 Gallon	304	○	<i>Euphorbia antipathoides</i> Candle	5 Gallon	00
○	<i>Junonia sanguinea</i> Mexican Honeycreeper	1 Gallon	00	○	<i>Fouquieria splendens</i> Cholla	1/2 Height	15
○	<i>Lantana montevidensis</i> New Gold	1 Gallon	300	○	<i>Hesperaloe parviflora</i> Bottlebrush	3 Gallon	88
○	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 Gallon	00	○	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	00
○	<i>Larrea tridentata</i> Cholla	5 Gallon	133	○	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 Gallon	00
○	<i>Ruellia brittaniana</i> Baja Ruellia	1 Gallon	00	○	<i>Opuntia engelmannii</i> Engelmann's Hedge Pear	5 Gallon	00
○	<i>Syntherisma chinensis</i> Jilliea	5 Gallon	00	○	<i>Muhlenbergia sp.</i> Deer grass	5 Gallon	00
○	<i>Schmeisseria androsaemifolia</i> Globe Millow	1 Gallon	00	○	<i>Podalyria macrocarpa</i> Silver Plant	5 Gallon	00
○	<i>Taxodium distichum</i> Yellow bell's Cypress	5 Gallon	00	○	<i>Yucca baccata</i> Banana Yucca	5 Gallon	00
○				○	<i>Yucca elata</i> Sagebrush Yucca	5 Gallon	00
○				○	<i>Yucca pallida</i> Palm Leaf Yucca	5 Gallon	00

SYMBOL	TYPE	SIZE	PHASE TOTAL QTY.
○	<i>Parthenocissus vitacea</i> Penny Parthenocissus	1 Gallon	00
○	<i>Solanum elaeagnifolium</i> Purple Heart	1 Gallon	00
○	<i>Parthenocissus sp.</i> Hedera Creeper	5 Gallon	00
○	<i>Bahia multifida</i> Desert Marigold	1 Gallon	113



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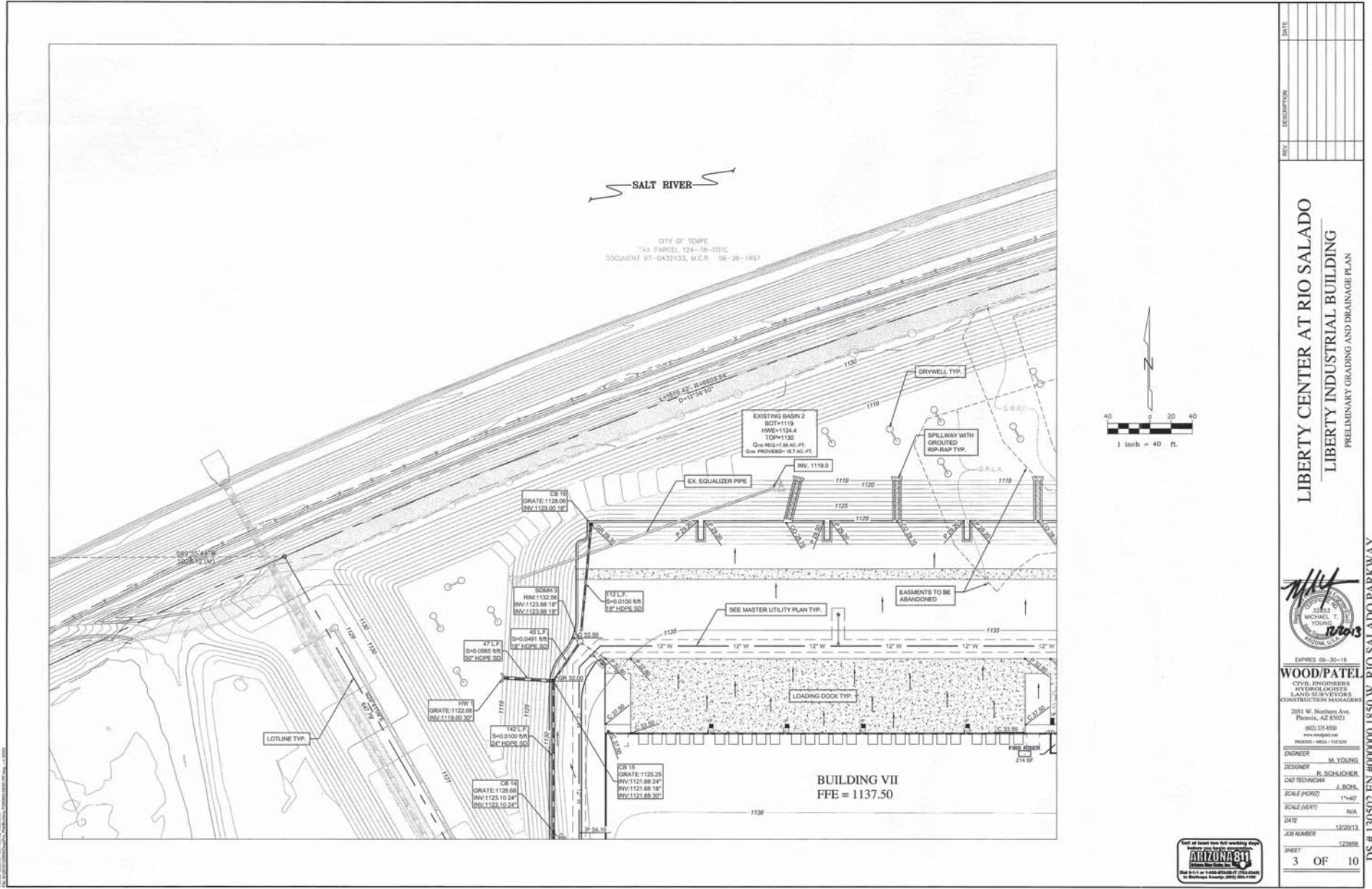
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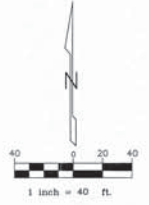
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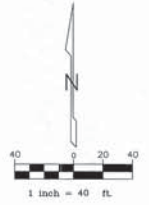
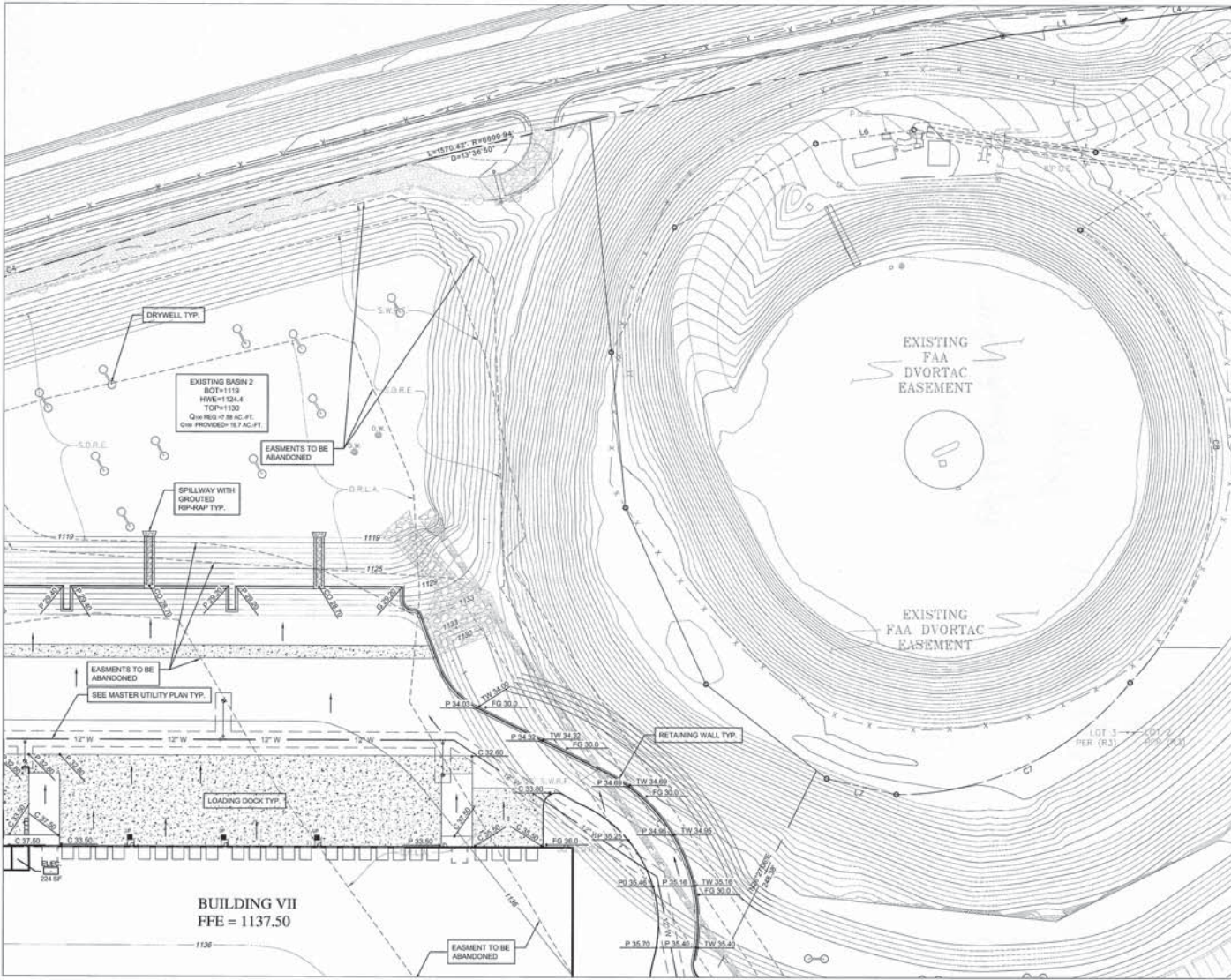
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ENGINEER	M. YOUNG
DESIGNER	R. SCHUCHER
CAD TECHNICIAN	J. BOHS
SCALE (HORIZ)	1"=40'
SCALE (VERT)	N/A
DATE	12/20/13
JOB NUMBER	123850
SHEET	3 OF 10



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REV.	DESCRIPTION	DATE

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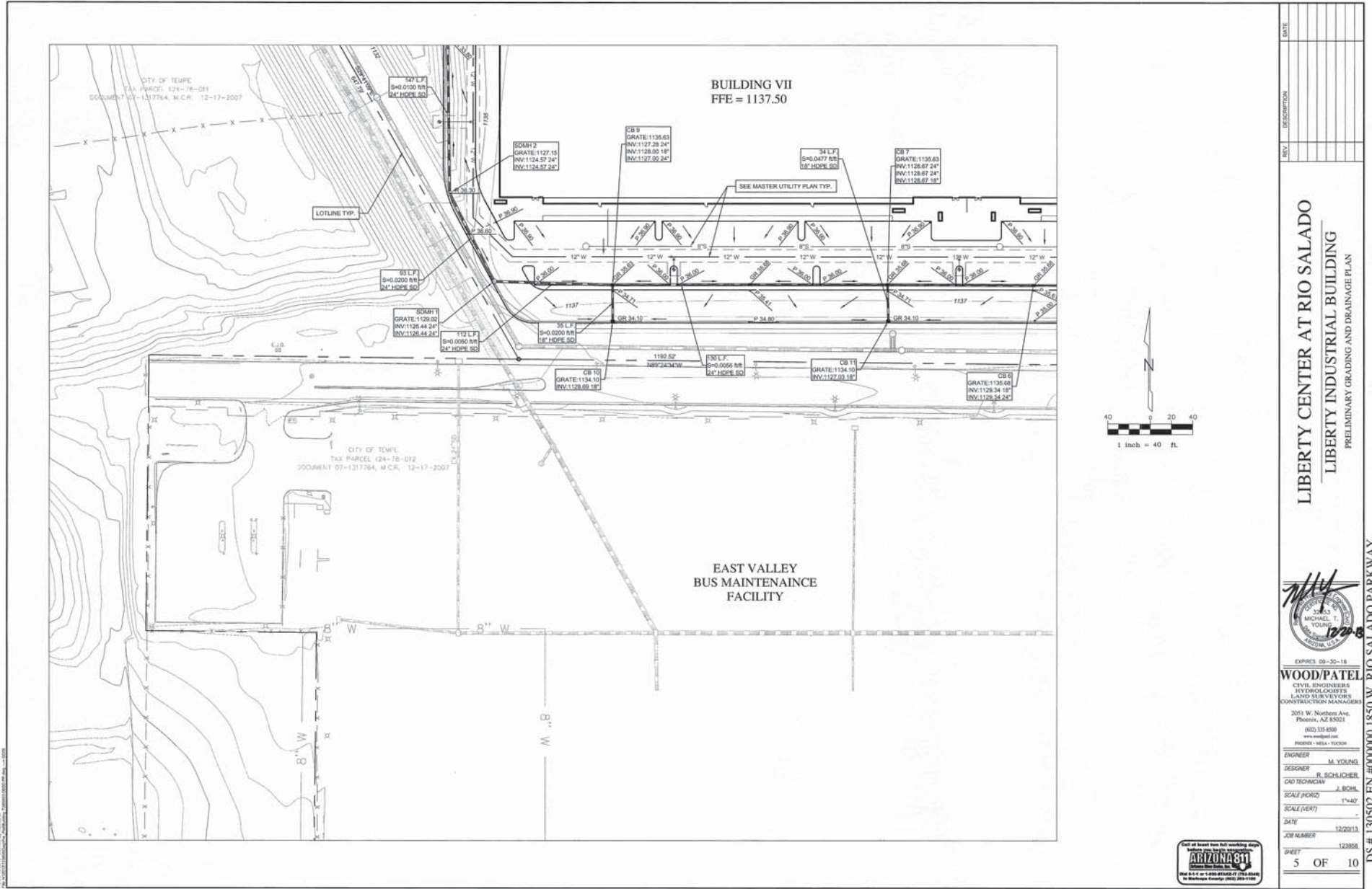


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 ENGINEER: M. YOUNG
 DESIGNER: R. SCHLICHER
 CAD TECHNICIAN: J. BOHRER
 SCALE (HORIZ): 1"=40'
 SCALE (VERT): -
 DATE: 12/20/13
 JOB NUMBER: 1220513
 SHEET: 4 OF 10



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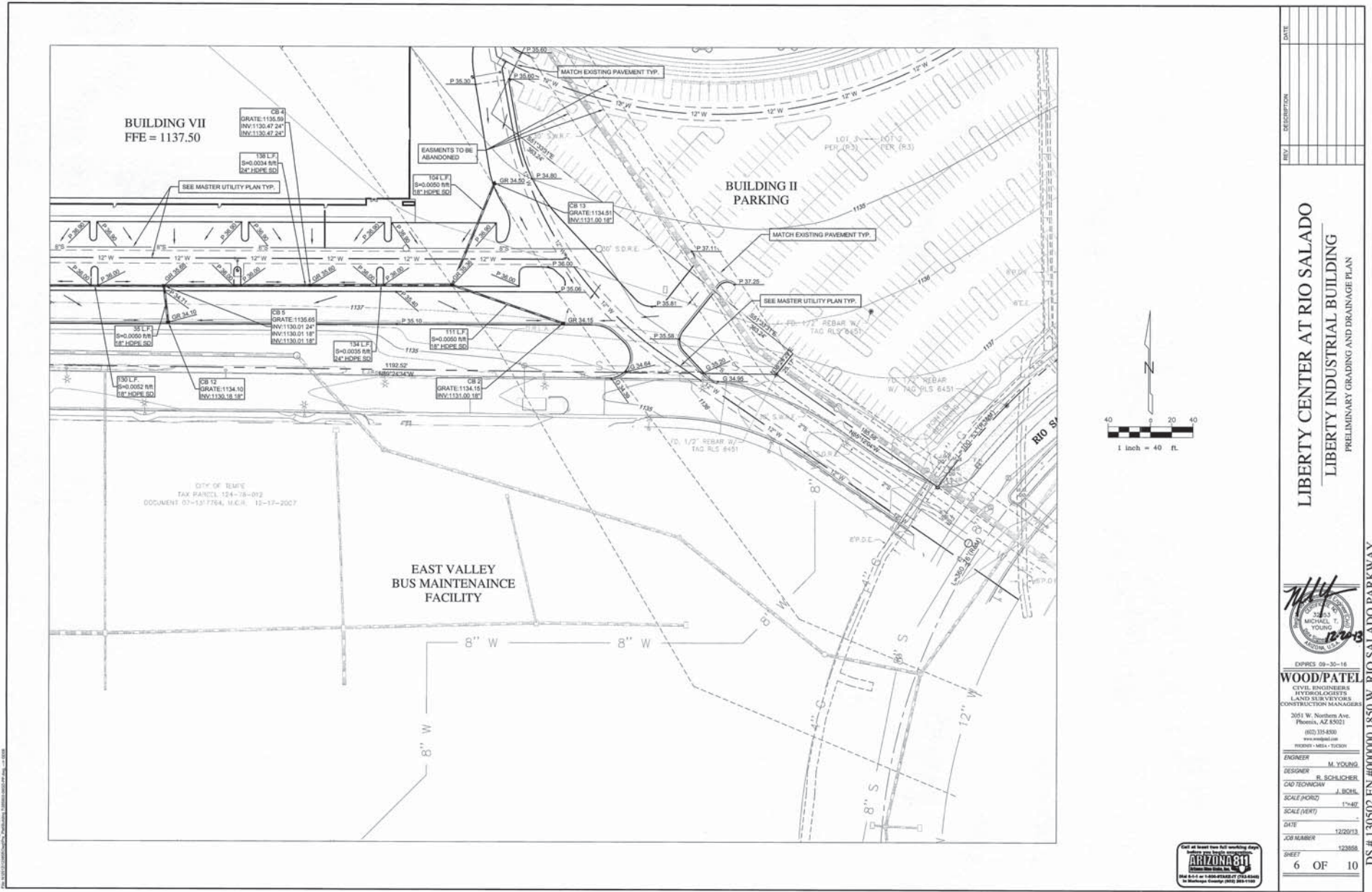
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 ENGINEER M. YOUNG
 DESIGNER R. SCHLICHER
 CAD TECHNIAN J. BOHS
 SCALE (HORIZ) 1"=40'
 SCALE (VERT) 1"=40'
 DATE 1/20/13
 JOB NUMBER 1200813
 SHEET 5 OF 10

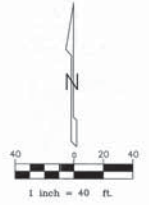


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REV.	DESCRIPTION	DATE

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ENGINEER: M. YOUNG
 DESIGNER: R. SCHLICHER
 CAD TECHNIQUE: J. BOCHS
 SCALE (HORIZ): 1"=40'
 SCALE (VERT): 1"=40'
 DATE: 12/20/13
 JOB NUMBER: 122858
 SHEET: 6 OF 10



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