

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/25/2014
Agenda Item: 4**

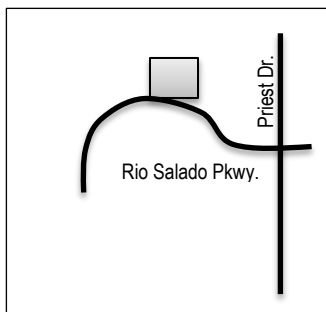
ACTION: Request for a Development Plan Review consisting of a new parking structure for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is RSP Architects.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: LIBERTY CENTER AT RIO SALADO (PL130192) consists of a new two-level parking deck behind the approved office building. The request includes the following:

DPR14044 Development Plan Review including site plan, building elevations, and landscape.



Property Owner	Liberty Property Trust
Applicant	Shane Lucero, RSP Architects
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
Office Building area	160,000 sf. (office/warehouse)
Parking Deck	214,000 sf. (two levels)
Lot Coverage	36% (NS)
Building Height	25 ft. (45 ft. – 80 ft. max. allowed per PAD)
Building Setbacks	0' (0' min. all sides)
Landscape area	46% (10% min. required)
Parking Lot landscape	23% of landscape and shading.
Vehicle Parking	933 spaces total (533 min. required) 233 surface spaces 700 parking garage spaces (350 per level)
Bicycle Parking	20 spaces (20 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. 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, and on February 11, 2014, approved a warehouse building.

This request consists of a new two-level parking deck, located directly behind the approved Building I of the site. The proposed parking structure consists of 214,000 sf. building area with 350 parking spaces on each level.

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 structure will have access from Rio Salado Parkway utilizing an existing driveway on to Rio Salado Parkway. There are multiple connection points on to Rio Salado Parkway available, but in the first phase there will be an east and west entrance on to either sides of the first office building. The parking structure location will replace the previous approved surface parking lot to accommodate the additional parking demand required for the new tenants of the building. As a result of the location of the new parking deck, an adjustment to the previous approved lot line will need to be shifted further north to accommodate building separation requirements. There is the potential for future expansion of the parking deck as delineated at the northeast portion of the structure, extending the two-story structure into other areas of the surface parking lot.

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'. This portion of the site has a maximum building height of 70 feet, while the remaining portion has a height up to 80 feet. The parking structures maximum height is 25'-4" from the canopy element located at the center exit point of the structure.

The building's elevation provides a simplistic rhythm with horizontal concrete reveals across the second level deck. The structures uses the matching building colors and materials found in the existing approved office building, including gabion rock walls found at each exit point (3 total). The design matches the context of the office project, while the site is tucked away from the street.

Landscape Plan

The landscape plan does add any additional landscape than what was already approved for the site, other than a few accent points from the walkways to the garage. The 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 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 elements at the corner and midpoint of the structure, consistent with the other approved buildings.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; In addition to the site increasing the amount of shade around the surface parking lot areas (up to 23% shade coverage), the addition of a parking structure will increase the amount of shade for increased human comfort.
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 gabion rock materials to identify entry points. The architectural metal canopies at the center 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 corporate office/business. 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*; This site will utilize the approved site plan circulation for the Liberty Center complex.
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. The underside and columns of the first level deck will be painted with high reflective paint for increased lighting. Undersides of stairwells will be secured to avoid hiding areas.

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. An Amended Planned Area Development Overlay for Liberty Center at Rio Salado is required for this request. This request will be processed administratively, subject to no increases in the allowed standards for the site. The PAD must be finalized prior to receiving building permits.
2. A lot line adjustment is required for this request, prior to receiving building permits.

Site Plan

3. 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.
4. Provide wrought iron fencing around undersides of unoccupied stairwell areas to prevent hiding.
5. 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 wall 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.
6. Parking Garage:
 - a. Minimum required parking dimensions shall be clearly dimensioned. Avoid any obstructions, such as columns at the

face of the adjoining parking space, with a minimum 16' of clearance.

- b. Provide a minimum 1'-0" of additional width for parking spaces when adjacent to a continuous wall.
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:
 - Metal Canopy – "Cellar Door" – DEA157
 - Painted Concrete Deck, with reveals – Dunn Edwards – DEC743 "High Noon"
 - Painted Interior Columns – Dunn Edwards – DEA763 "Oatmeal Cookie"
 - Ceiling of First level Parking Deck – to match columns with 75 LRV or greaterSpecific colors and materials exhibited on the materials sample board are approved. Additions or modifications may be submitted for review during building plan check process.
9. 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.

Lighting

10. Illuminate stairwell landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

11. 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.
12. 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.
13. 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.
14. 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.
15. 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

16. Provide address sign(s) on two sides of the building elevation, verified through the plan review process.
 - 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.
- 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.
- February 11, 2014 Development Review Commission approved 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.
- March 25, 2014 Development Review Commission meeting scheduled to review this request.



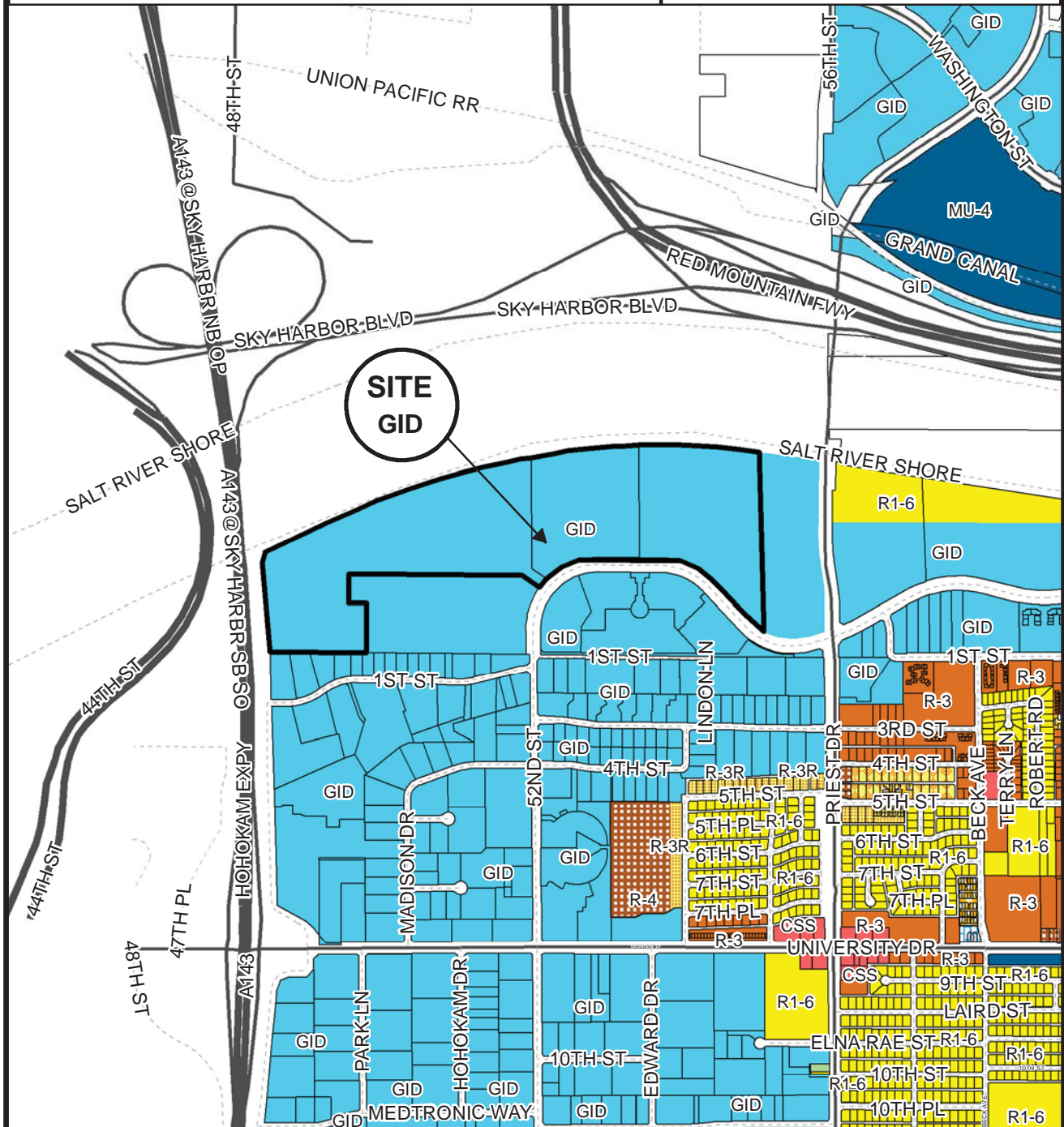
DEVELOPMENT PROJECT FILE
for
Liberty Center at Rio Salado

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Original PAD Overlay (Master Plan) for Liberty Center
6. Letter of Explanation
- 7-9. Site Plan
10. Floor Plan
- 11-12. Building Elevations
13. Material Sample Board
- 14-17. Landscape Plan

LIBERTY CENTER AT RIO SALADO

PL130192



Location Map



LIBERTY CENTER AT RIO SALADO (PL130192)

LIBERTY CENTER at RIO SALADO
Tempe, AZ

Project Design Narrative

The proposed project consists of a multi-phased Corporate Office Development located at the northwest portion of Rio Salado and Priest in Tempe, AZ. The total site acreage is 76.4 acres with a phased master plan of 756k square feet of “flex” corporate office space, and 210k square feet of office / warehouse space. The total build-out will consist of built-to-suit shell office space with required parking, retention, and infrastructure to accommodate future tenants.

Landscaped area will approximately consist of 18% of the total site acreage; including site retention, landscape amenities, and landscaped entry drives to enhance the users experience through the site. In addition to the landscape, the site work will consist of additional curb-cuts for entry/exit drives, a new traffic signal on Rio Salado at the main entrance to help traffic flow, and landscaped islands to break up parking rows and comply with code

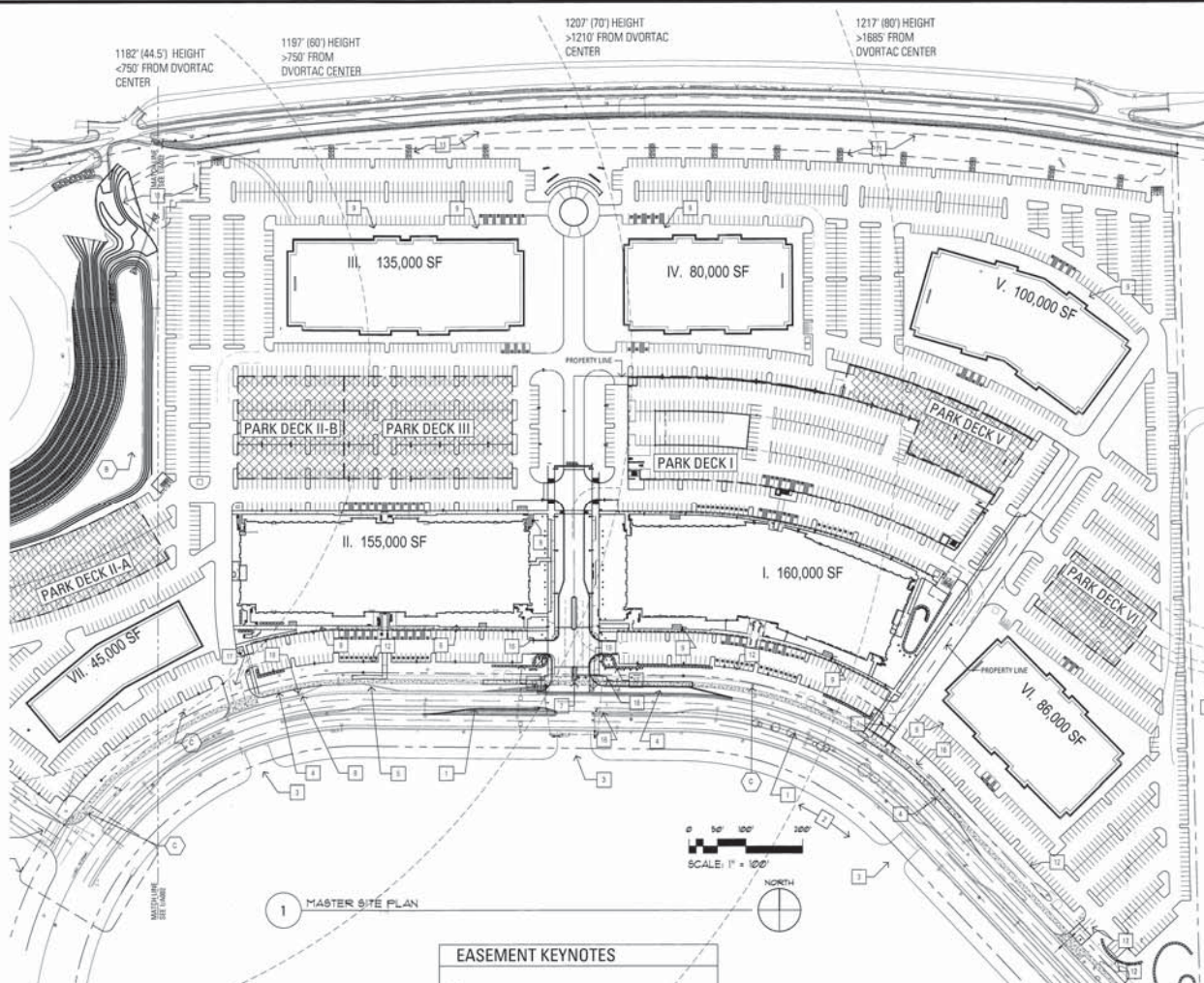
The first phase of the project (currently under construction) consists of building 1, a two-story “flex” office building with a ground level of 80k s.f. and a second level of 80k s.f. - totaling 160k s.f. Building 1 will be completed to a grey-shell condition with the infrastructure flexibility to accommodate the future tenant. The first phase of construction will include the main entry drive and landscape / signage features, along with a sufficient number of parking stalls to accommodate the office tenant that includes a parking deck. At this time the traffic signal at the main entry will also be constructed, along with proper retention at the north end of the site.

The later phase(s) of construction will be the additional 596k s.f. of “flex” office space along with the 210k s.f. office/warehouse building at the west end of the site. The rest of the site-related construction including parking, parking decks, extension of main entry drive, and site amenities, will be constructed during the later phases of the project.

The overall site strategy is to capitalize on the views north to the Papago mountain preserve and Salt River, and to optimize the corporate brand visibility to on-coming pedestrians. The office building fronts will face outward, having the parking and potential loading located inward within the site. The south buildings will face Rio Salado, and the north buildings will face the lake / 202 freeway to take advantage of branding identity and views. The buildings’ longest dimension will also run east/west direction to optimize solar control, allowing more flexibility for glass openings along the façade and providing optimal thermal comfort for the tenants occupying the office space.

The site / campus plan will also include several landscaped amenities for the users, including a bike path that connects to the existing City of Tempe’s path along the lake front, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The site will have three entry drives (the main entry drive will be located in the middle of the site and the two secondary drives will be located at the east and west ends of the site). The main entry drive will be the signage gateway with monument signs located at the south entrance with a traffic signal. It will have a robust amount of landscape lining the street to help screen the buildings and will provide plenty of shade for pedestrian paths.

The Liberty Center at Rio Salado will complement the adjacent corporate office buildings along Rio Salado and across the street. The office campus will not only help beautify the lakefront with the warm material selection and heavily landscaped site, but will also add to the corporate identity located within this part of Tempe.



1 MASTER SITE PLAN



EASEMENT KEYNOTES

A RECORDING NO. DOCUMENT NO. 2004-1003348. FIRST AMENDMENT IN 2006-1341710. SECOND AMENDMENT IN 2007-1274204. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK SET OF MAPS, PAGE 18.

B PURPOSE: POWER DISTRIBUTION. RECORDING NO. DOCUMENT NO. 2005-0972227. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK SET OF MAPS, PAGE 18.

C PURPOSE: POWER DISTRIBUTION. RECORDING NO. DOCUMENT NO. 2005-0972227.

SITE PLAN KEYNOTES:

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' W/2' 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 FREEBET.	

PROJECT DATA

PROJECT NAME: LIBERTY CENTER AT RIO SALADO
 PROJECT ADDRESS: 1855 W. RIO SALADO PARKWAY TEMPE, AZ 85281

PARCEL SITE: 78.30 ACRES 3,303,790 N.S.F.
 78.87 ACRES 3,470,406 O.S.F.

EXISTING ZONING: OI0 (GENERAL INDUSTRIAL)

PROPOSED USE: OFFICE, INDUSTRIAL
 VARIANCE REQUEST: BUILDING HEIGHT, BICYCLE PARKING REDUCTION
 TYPE OF CONSTRUCTION: NO AFB: YES

OFFICE/CALL CENTER BUILDING AREA:
 1ST FLOOR 2ND FLOOR
 BUILDING I: 80,000 S.F. @ 80,000 S.F.
 BUILDING II: 80,000 S.F. @ 80,000 S.F.
 BUILDING III: 70,000 S.F. @ 80,000 S.F.
 BUILDING IV: 80,000 S.F. @ 80,000 S.F.
 BUILDING V: 80,000 S.F. @ 40,000 S.F.
 BUILDING VI: 80,000 S.F. @ 30,000 S.F.
 BUILDING VII: 30,000 S.F. @ 15,000 S.F.
 TOTAL: 420,000 S.F. @ 304,000 S.F.

WAREHOUSE BUILDING AREA:
 OFFICE WAREHOUSE
 BUILDING VIII: 42,000 S.F. @ 180,000 S.F.
 TOTAL: 42,000 S.F. @ 180,000 S.F.

TOTAL BUILDING: 868,000 O.S.F.
 HEIGHT OF BUILDING PARAMET: 4F
 NUMBER OF STORES: 2

VEHICLE PARKING:
 CALL CENTER: 496,000 S.F. @ 1100' = 3,287 SPACES
 OFFICE: 266,000 S.F. @ 1,200' = 887 SPACES
 WAREHOUSE: 42,000 S.F. @ 1,500' = 84 SPACES
 WAREHOUSE: 180,000 S.F. @ 11,000' = 23 SPACES
 TOTAL VEHICLE PARKING REQUIRED: 4,377 SPACES
 TOTAL VEHICLE PARKING PROVIDED: 4,538 SPACES

ACCESSIBLE PARKING REQUIRED: 81
 ACCESSIBLE PARKING PROVIDED: 82

BICYCLE PARKING - CALL CENTER & OFFICE:
 TOTAL REQUIRED: 194,000 @ 18,000 S.F. = 86
 TOTAL PROVIDED: 100

BICYCLE PARKING - WAREHOUSE:
 OFFICE AREA: 42,000 @ 110,000 S.F.
 TOTAL PROVIDED: 4

BIKE PARK TOTAL:
 OFFICE BUILDINGS: 80
 WAREHOUSE BUILDINGS: 39
 TOTAL REQUIRED: 119
 TOTAL PROVIDED: 100

SITE LANDSCAPE AREA:
 REQUIRED MINIMUM 10%
 WAREHOUSE / OFFICE SURFACE PARKING LOT: 3,251,887 S.F.
 LANDSCAPE AREA IN PARKING LOT: 1,488,874 S.F.
 LANDSCAPE 48% (1,488,874 / 3,251,887)

PARKING LOT LANDSCAPE AREA:
 REQUIRED MINIMUM: 20%
 PARKING LOT AREA: 1,432,892 S.F.
 TREE CANOPY SHADED AREA: 104,911 S.F.
 TOTAL % OF LOT SHADING: 22%

OWNER / DEVELOPER

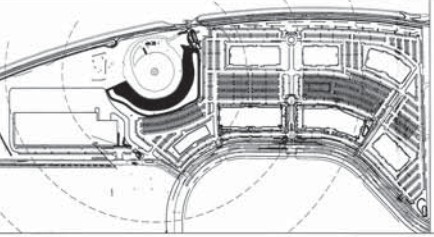
LIBERTY PROPERTY TRUST
 2390 E. CAMELBACK RD. STE 318
 PHOENIX, AZ 85016

CONTACT: JAY CHAMEDAN
 PHONE: (602) 858-3901

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.

KEY PLAN



LOCATION MAP



RSP Architects 480.889.2000
 500 S. College Avenue Phoenix, AZ 85014
 Suite 203 480.889.2099 fax
 Tempe, AZ 85281 www.rsparch.com

Consultants

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Project For

LIBERTY PROPERTY TRUST

LIBERTY CENTER AT RIO SALADO

Project No. 6364.032.01

Drawn By: JVVH

Checked By: SL/JP

Date: 02/18/2014

SITE PLAN

Mark	Date	Description

A001



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NOTES: The design shown and described herein including all technical drawings, specifications, and related documents, are prepared and issued for a specific project and site. The design and construction shall be in accordance with the approved drawings and specifications. These are available for review, review and modification by the client, architect, engineer, contractor, government agencies, vendors and other personnel in accordance with the Notice.

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Mark	Date	Description

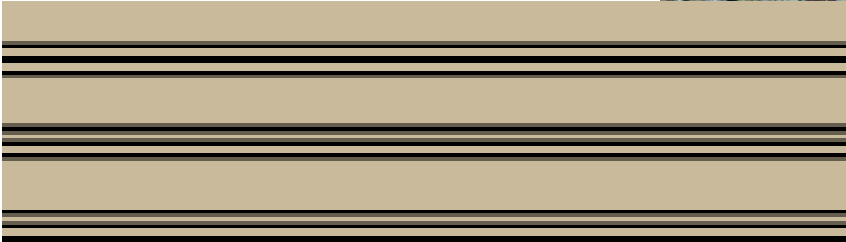
ELEVATIONS

A400

PT-3 DEA 157 - "CELLAR DOOR" PAINTED METAL

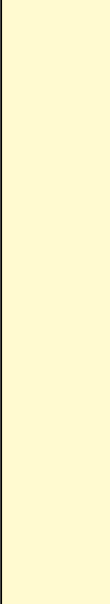


PT-1 DEC 743 "HIGH NOON"
- CONCRETE W/ REVEALS



GABION ROCK WALL

PT-2 DEA 763 "OATMEAL COOKIE"



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**LIBERTY CENTER
AT RIO SALADO**

Project No. **6364.032.01**
Drawn By **JWH**
Checked By **SL/JP**
Date **02/18/2014**

MATERIAL BOARD

PLANT LEGEND:

SYMBOL	TYPE	SIZE	PHASE		REMARKS - HEIGHT X WIDTH - CALIPER SIZE		
			TOTAL QTY.				
<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	00	multi-trunk/ low break	8.0-10.0	5.0-6.0	1.75-2.25
	<i>Chilopsis linearis</i> Desert Willow	24" Box	00	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	0	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	13	multi-trunk/ low break	8.0-9.0	6.0-7.0	1.75-2.25

SYMBOL	TYPE	SIZE	PHASE		SYMBOL	TYPE	SIZE	PHASE	
			TOTAL QTY.					TOTAL QTY.	
<u>Shrubs</u>				<u>Accents</u>					
	<i>Ambrosia deltoidea</i> Bursage	1 Gallon	00			<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	00			<i>Asclepias subulata</i> Desert Milkweed	1 Gallon	00	
	<i>Encelia farinosa</i> Brittlebush	1 Gallon	00		*	<i>Bouteloua curtipendula</i> Sidecoats Grama	1 Gallon	00	
	<i>Ericameria laricifolia</i> Turpentine Bush	1 Gallon	00		*	<i>Dasyliirion acrotriche</i> Green Desert Spoon	1 Gallon	00	
	<i>Justicia californica</i> Chuparosa	1 Gallon	00		*	<i>Euphorbia antispyhilitica</i> Candelilla	5 Gallon	00	
	<i>Justicia spicigera</i> Mexican Honeysuckle	1 Gallon	00		*	<i>Fouquieria splendens</i> Ocotillo	6'-8' Height	00	
	<i>Lantana montevidensis</i> New Gold	1 Gallon	104		*	<i>Hesperaloe brakelights</i> Brakelights	3 Gallon	00	
	<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	00		*	<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>Pedilanthus macrocarpus</i> Slipper Plant	5 Gallon	00	
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 Gallon	00			<i>Yucca baccata</i> Banana Yucca	5 Gallon	8	
	<i>Tecoma stans x 'Yellow bells'</i> Esperanza	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>Baileya multiradiata</i> Desert Marigold	1 Gallon	00	
	<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	18	

NOTE:
SEE MATERIAL FINISH SCHEDULE FOR PRE-CAST
CONCRETE PLANTERS PLANTING SCHEDULE

