

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/18/2014
Agenda Item: 5**

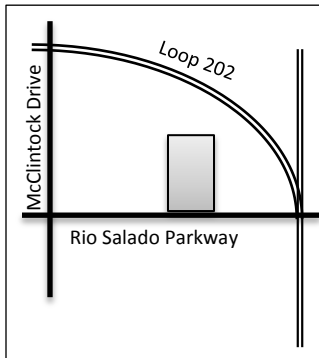
ACTION: Request for a Planned Area Development Overlay, a Development Plan Review and four Use Permits for hotels, restaurants, bars and retail uses in the HID Heavy Industrial District for 2100 RIO SALADO, located at 2100 East Rio Salado Parkway. The applicant is Mike Withey, Withey Morris PLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: 2100 RIO SALADO (PL140212) is located east of Tempe Marketplace, on the north side of Rio Salado Parkway. The proposed phased development includes two hotels (Hotel A & B - phase 1), several commercial pad buildings containing retail, restaurant and bar uses (phase 2), and future offices (phases 3 & 4). This request includes:

- PAD14013 Planned Area Development Overlay for an increased building height to 75' and reduced setbacks to 0' setbacks on all sides, revised parking ratios to increase parking.
- ZUP14124 Use Permit to allow two hotels in the Heavy Industrial District (phase 1)
- ZUP14125 Use Permit to allow retail and service uses in the Heavy Industrial District (phase 2)
- ZUP14126 Use Permit to allow restaurant uses in the Heavy Industrial District (phase 2)
- ZUP14127 Use Permit to allow bar uses in the Heavy Industrial District (phase 2)
- DPR14218 Development Plan Review including site plan, building elevations, and landscape plan (phase 1)



Property Owner	Tellurian Development Company
Applicant	Mike Withey, Withey Morris PLC
Current Zoning District	HID, Heavy Industrial District
Gross/Net site area	24 acres
Building Area Phase 1	173,655 sf hotels
Building Area Phase 2	40,200 sf retail/service/restaurant/bar
Building Area Phase 3	176,000 sf office
Total Building Area	389,855 sf
Lot Coverage	50% (No Standards in HID)
Building Height	75 ft (40 ft maximum in HID)
Building Setbacks	0 ft front, 0 ft side, 0 ft street side, 0 ft rear (25 ft, 0 ft, 0 ft, 0 ft min. in HID)
Parking Setback	10 feet
Landscape area	10%-12% (10% min. required in HID, 12% min. required where parking exceeds 125% of maximum allowed)
Vehicle Parking	1084 minimum - 1585 maximum (1084 min. required, 1355 max. allowed for surface parking)
Bicycle Parking	72 spaces (72 spaces minimum)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner 480-858-2391

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located on the north side of Rio Salado Parkway, south of the Salt River Channel and 202 Red Mountain Freeway. The 101 Freeway is located further east of the site and Tempe Marketplace is located directly west of the property. General Industrial, Service and Office uses are located south of the site within an established industrial area of north east Tempe. Tempe Marketplace is zoned RCC, Regional Commercial Center, and contains a movie theater, many restaurants and bars, many retail businesses and an entertainment district. The site operated as a sand and gravel mining operation from and as a regional household land fill prior to closing twenty years ago. The General Plan Land Use for this site is Mixed-Use; however the site conditions restrict residential uses on the land fill property. As a result, the applicant is unable to re-zone the property to meet the projected land use, or to re-zone the property to RCC, Regional Commercial Center, because it would not meet the Mixed-Use designation with residential and commercial uses. Therefore, the applicant is working within the parameters of the existing site conditions and existing Heavy Industrial District (HID) zoning, to redevelop the site with two new hotels, offices, commercial retail and service uses, restaurants and bars. The northern portion of the property is not included in this request, it is zoned GID General Industrial District, and is proposed for the future office phases of the site development. Office uses are allowed by right in the GID and HID zoning districts, but all other proposed uses require Use Permits within the HID zoning. In order to provide flexibility to a future tenant mix within the phased development, the Use Permits are not building, suite or tenant specific, but cover the general categories of uses proposed, for all phases of development. These do not include live entertainment, or other specific uses that warrant special consideration or conditions, which would be applied for by the specific tenant at the time of initiating a lease agreement.

This request includes the following:

1. Planned Area Development
2. Four Use Permits
3. Development Plan Review which includes: two four-story hotels, site plan, elevations and landscape plan for phase one of the development.

The applicant is requesting the Development Review Commission take action on the items two and three listed above, and provide recommendations to City Council for items one listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one.

PUBLIC INPUT

A Neighborhood Meeting is required for Planned Area Development requests; however the site did not have residences within the immediate area to require a neighborhood meeting for this site. The property owner has had meetings with adjacent property owners, including Vestar (Tempe Marketplace) to the west. Preliminary discussions regarding the project included an adjacent property owner who sought to have this project incorporated into a larger planning area. However, there were no definitive plans, schedules or agreements to work with the various property ownerships to accommodate the timing of this request. At the writing of this report, staff has not received public comments regarding this project.

PRELIMINARY SITE PLAN REVIEW

The proposed project came in for preliminary review in July and again in September prior to the formal entitlement submittal. As a property zoned for heavy industrial uses, the proposed hotel, retail, restaurant and bar uses are allowed within this zoning with a Use Permit for each use.

The primary discussion was about how to address Rio Salado Parkway, the street front edge of the site. The existing land fill requires special environmental considerations for construction, including deep impact compaction, capping, storm water capture and removal, restrictions on vegetation within the soil cap, and the need for a 15 foot retaining wall at the south end of the land fill, adjacent to the street front. If a natural grade were used for a gradual transition from sidewalk level to site level, a significant portion of the site would be consumed by the required 4 feet of horizontal distance required for every 1 foot of vertical change: or 60 feet of the site, and excavation of a portion of the southernmost landfill cell. A more pragmatic solution is the use of a structural retaining wall. The environmental and engineering issues are being addressed by other departments; the greatest impact to design is the aesthetics of a retaining wall that is approximately 400 feet long by 15 feet

tall, at varied distances from the sidewalk, between 4 to 12 feet from the property line. Design discussions included the use of different wall materials, integration of public art, appropriate plants along the street front, heat and light reflectance from large masonry wall, public safety, and the need to meet the Zoning Code Design Criteria.

Elevations for the hotels came with the second review. The hotels are Hilton Garden Inn and Homewood Suites, which have a standard corporate architecture. The architects worked closely with the property owner/developer to design two hotels on one site, that provided architectural continuity with the contemporary forms of Tempe Marketplace, and retained individuality between the product types. Staff recommended larger porte cocheres on the building, greater building height at the entryways, greater variation in colors between the two buildings and darker tones for the primary building colors. The lightest colors proposed were at the maximum allowed light reflectance level. The colors were modified based on staff input. Examples of similar corporate products within the local market have been provided for reference within the Attachments.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The depth of the site extends all the way to the river channel. The PAD stops at the proposed cul-de-sac for the first three phases. When the development is completed, the site will be similar in size to Tempe Marketplace, and require connectivity between all the uses on site. The final development will include a pedestrian connection from Rio Salado Parkway north to the Salt River Channel. Due to pending changes within the Zoning Code to the PAD entitlement process, this PAD will require an update through the entitlement process for future phases not included within this design submittal.

Building Height: The site required special preparation for construction, and is limited in building type by the sub-surface conditions to no more than five stories structurally. The Heavy Industrial District zoning allows up to 40 feet of building height, measured from the top of curb at the street front. The site is situated on top of an existing and capped household landfill, 15 feet above the top of grade at Rio Salado Parkway, the street frontage which establishes the grade used to determine building height for the site. Although the proposed buildings are four stories, approximately 55 feet tall, the finished floor is more than 15 feet above grade, as defined by the zoning code. This unusual situation required the applicant to request the Planned Area Development to define development standards unique to the site design. The adjacent Tempe Marketplace is zoned RCC, Regional Commercial Center allows up to 75 feet in building height. The applicant is requesting to match what the entitled height to the west of this site.

Setbacks: The existing HID zoning allows a zero lot line setback on all sides but the front of the property, which is 25 feet. The proposed hotels are set back 81 feet from the front property line. Due to the requirements to retain the landfill with a retaining wall, which exceeds the allowed four foot height in a front yard setback, the applicant is required to request relief on the front yard setback to accommodate the 15 foot wall. A future phase of commercial development is proposed to be located at the north west corner of Rio Salado Parkway and the new private drive, at the property line, to provide variation to the building locations within the development and more visibility and interaction at the street front. This future building would be up 15 above the sidewalk level, providing views of the street front from the building. The requested setback reduction is from 25 feet to 0 feet to accommodate the retaining wall and future commercial building.

Parking Setback: The hotels are oriented to provide convenient parking to patrons of the hotel, and potential shared parking with the commercial uses in phase two, immediately to the east. The property line shifts north along the street front. In order to have two rows of parking with a common drive and fire lane at the south end of the site, the standard 20' setback for parking at the street is not possible. The vehicles are set back 10 feet from the property line at the narrowest point at the east end, and 25 feet at the west end of the street front. Since the site is 15 feet taller than the street front, the vehicles are not visible at pedestrian level along Rio Salado Parkway. The vehicles would be visible to businesses on the south side of Rio Salado Parkway; therefore a screen wall is set back from the top edge of the retaining wall. A cable fence in front of this screen wall is provided for safety; this will have vining plants that grow along the top of the retaining wall and cascade down, providing an additional layering of vegetation as well as screening of the parking area.

A chart of the current and proposed standards is provided on the next page.

	HID ZONING	PROPOSED PAD PHASES 1, 2 & 3
GROSS SITE		25.25 AC
NET SITE		23.829 AC
BUILDING HEIGHT	40'	75' TO TOP OF PARAPET
BUILDING STEPBACK	YES	NO
MAXIMUM LOT COVERAGE	No Standard	50%
MINIMUM LANDSCAPE COVERAGE	10%	10% (103,800 SF LANDSCAPE AREA)
MINIMUM LANDSCAPE COVERAGE WHERE PARKING EXCEEDS 125% OF THE MINIMUM REQUIRED		12% Landscape Area
BUILDING SETBACK		
FRONT	25 FT	0 FT
SIDE	0 FT	0 FT
STREET SIDE	25 FT	0 FT
REAR	0 FT	0 FT
PARKING SETBACK		
FRONT	20 FT	10 FT
STREET SIDE	20 FT	10 FT
BUILDING AREAS		
RETAIL		28,200 SF
RESTAURANT		12,000 SF
HOTEL		173,655 SF
OFFICE		176,000 SF
TOTAL BUILDING AREA		389,855 SF
COMMERCIAL PARKING		
RETAIL (28,200 SF)	1 PER 300 SF	1 SPACES PER 300 SF = 94
RESTAURANT (12,000 SF)	1 PER 75 SF	1 SPACES PER 75 SF = 160
OUTDOOR PATIO	1 PER 150 SF (AFTER 1ST 300 SF)	1 PER 150 SF (AFTER 1ST 300 SF)
BAR	1 PER 50 SF	1 SPACE PER 75 SF
HOTEL (243 ROOMS)	1 SPACE PER ROOM	1 SPACES PER ROOM = 243
OFFICE (176,000 SF)	1 SPACE PER 300 SF	(MIN.) 3.3 SPACES PER 1,000 SF = 587 (MAX.) 7 PER 1000 S.F. = 1232
VEHICLE PARKING TOTAL		MIN. 1084 - MAX. 1585
COMMERCIAL BIKE PARKING		
RETAIL (28,200 S.F.)	1 PER 7,500 SF	1 PER 7,500 SF = 4
RESTAURANT (12,000 SF)	1 PER 500 SF	1 PER 500 SF = 24
HOTEL (243 ROOMS)	1 PER 20 UNITS	1 PER 20 UNITS = 13
OFFICE (176,000 SF)	1 PER 8,000 SF	1 PER 8,000 SF = 31
BIKE PARKING TOTAL		72

Parking Ratios: The proposed development will meet overall minimum standards within the Zoning code, however, flexibility is required during the development of the overall site. Upon completion of the development, there would be shared parking between uses such as the hotel, retail and restaurant uses. The proposed ratios would reduce bar parking from 1 space per 50 square feet, to 1 space per 75 square feet, the same as restaurant. This would allow flexibility for future tenants, regardless of the liquor license sought to operate as a restaurant or bar. Parking demands by private sector vary within different markets, and often exceed Tempe's code requirements. Since future uses are known to be office, retail, restaurant and bar, and not in any specific ratio to the overall site, the applicant is requesting to modify the upper limit of the maximum parking standard from 125%, by defining a new set of parking ratio minimums and maximums for this site. The developer anticipates hosting major employment tenants within the office portion of the project. The property is located directly off of the 101 Freeway and has easy access to the 202 Freeway from McClintock; it is not on the Light Rail Corridor. Parking cannot be built underground, and above grade parking would be structurally difficult with the existing land fill conditions. Surface parking is the only viable option for this particular site. The applicant is meeting the code requirements for parking the hotels, retail, restaurant and service uses. The future office uses require a greater ratio than the code. Office users may require more than twice as much parking as the code requires. For the phases of development exceeding the 125% maximum surface parking allowance of the code (Section 4-603 C), the applicant is proposing to increase the landscape area for that portion of the development, to meet the development standard imposed by Use Permit for surface parking to exceed 125% (Section 4-704A). The HID minimum landscape area requirement is 10%, the PAD establishes a minimum of 10% landscape area for all phases in compliance with the minimum and maximum parking standards of the Zoning and Development Code, and establishes a maximum of 12% landscape area for any phase that exceeds the maximum parking ratio of 125%. The proposed landscape standard meets the intent of the code, while providing the flexibility necessary for the unique conditions on this site, and the phasing of the development necessary to meet future tenant parking needs.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses, office, hotel, retail, restaurant and bar are allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with provisions in Part 5
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

USE PERMITS

The proposed uses require use permits within the Heavy Industrial District. The request is to allow two hotels (phase 1), retail and service uses (phase 2), restaurants (phase 2) and bars (phase 2) within the HID by four separate use permits for these separate uses. The retail and service uses include all uses within Appendix M of the Zoning Code, with the addition of uses specified within the letter of intent: childcare, medical/veterinary clinics and urgent care centers, fitness/health centers, barber/beauty salons, financial institutions, personal businesses such as drycleaners, and tutoring and after school learning. These uses do not include drive-through facilities. Any use requiring a drive-through, such as restaurant, dry cleaners or bank, would require a separate Use Permit specific to the tenant and building. Live Entertainment is not a part of this request. Any future tenants seeking live entertainment would be required to apply for a Use Permit specific to the tenant suite and business.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The site has been used for decades for industrial and land fill uses, with large hauling trucks entering and exiting the site early in the morning and all day long. The site has been part of a proposed Redevelopment Area since the 1990s in anticipation of a more intensified use appropriate for the area. Similar to Tempe Marketplace, the proposed uses will generate more traffic than the existing uses, both vehicular and pedestrian. A traffic study is not required for the first phase hotels, but will be required for future development phases to determine the need of a traffic light at Rio Salado Parkway. The generation of pedestrian traffic is not necessarily a negative impact to this area, as it provides more activation of the street, interaction with

Tempe Marketplace, and opportunity for expansion of the Salt River Channel amenities to the north during future phases, when a pedestrian path will connect from the Parkway to the channel. There are no residences within a ½ mile of the site, and existing uses within the area contribute to the commercial and industrial traffic already generated and expected along this major arterial with freeway access. The traffic generation from the proposed uses is not foreseen to be in excess of the long range vision of this area.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* As a heavy industrial site, formerly used as a land fill, the uses included odors, dust, noise, vibration, and smoke. The site is located at the crossroads of two major freeways and at the eastern end of the flight path for Sky Harbor International Airport, with significant background noise and potential for smoke and heat from these major transportation corridors. The proposed commercial uses of hotel, retail, service, restaurant, office, restaurant and bar are significantly less intense than what is allowed within the HID zoning and will be a reduction in the ambient conditions of the area.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The site was originally part of a designated Superfund Site, and is currently part of the University / Hayden Butte Redevelopment Area. The prior use of the site as a landfill provides challenges to redevelopment and reuse, with restrictions on structures and uses. The proposed uses are all allowed within the Heavy Industrial District, subject to use permits. The proposed uses are in concert with the goals and objectives of the General Plan. The site was identified as a Land Use Hub within the new General Plan 2040, in anticipation of intensified use of the project site and surrounding properties. Other uses such as manufacturing and rock crushing are allowed by right within HID would potentially conflict with the long range vision of this area. The proposed project facilitates implementation of the General Plan, and would not be possible without the requested Use Permits.
4. *Compatibility with existing surrounding structures and uses.* The proposed hotels would be the first in this area, although another hotel was planned at Tempe Marketplace. The hotels provide a necessary complement of uses to the area, with short-term "residents" nearby patronizing the entertainment district to the west. The proposed retail, restaurant and bar uses are all compatible with the uses within Tempe Marketplace, and will create synergy of clustered uses within the same area. The structures are intended to be similar on form and style to Tempe Marketplace, but in a more contemporary sophisticated color scheme, in keeping with a corporate commercial center.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The proposed Hilton Garden Inn and Homewood Suites product will serve a large variety of customers, from snow birds attending spring training, parents visiting students at ASU, business associates attending meetings within the area, athletes attending events at the Town Lake, and general tourists. The name brand recognition of these products brings with it a reputation of customer service and management expertise in maintaining the properties and controlling behavior. The addition of uses within this area provides increased activity support for the eastern edge of Tempe Marketplace. The proposed restaurants, retail tenants and bars for phase two are unknown at this time. The Use Permits for these uses provide general conditions for enforcement of behavior to assure future uses are not problematic to the area. The applicant has listed specific uses in their application. Any use not within this list, and not allowed by right within the HID, would require application for a different Use Permit. Likewise, these Use Permits do not include live entertainment, which requires additional conditions, including specifics of the business operations and location. Future tenants would be responsible for obtaining any Use Permits specific to their business plan.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

The applicant provided a letter of intent describing the design concept for the first phase of development. The proposed Hilton hotels are short term and extended stay products found elsewhere around the valley. Local examples of the hotels are provided in the Attachments of this report for reference. The architect indicated that significant work was done prior to submitting plans, to meet property owner expectations for a contemporary look that would maintain the theme of Tempe Marketplace. Specifically, no pitched roof elements, only flat roof with parapet and overhangs were considered appropriate to the site. The owner also wanted masonry product, not faux stone. The resulting hotels are similar in massing and materials, and distinct in form. The colors are similar to unite the hotels on one site, but provide variation to distinguish the products.

Site Plan

Hotel A is located at the north west end of the site, the Homewood Suites building is a four-story G-shaped building at the north end of the site, closest to the future office buildings. Hotel B is located at the south west end of the site, the Hilton Garden Inn building is a four-story inline building oriented with most rooms facing east or west. The buildings are surrounded by no more than two rows of parking shared by driveways that serves as the fire lanes. The site is accessed from a private drive, that will eventually serve phase two retail, restaurant and bar uses on the south west corner of Rio Salado Parkway and the private drive. There is only one access point to the public right of way, all circulation is internal to the site. Sidewalks along the private drive lead from the bus stop on Rio Salado Parkway, up to the site and uses. Walkways are shaded with a variety of low water use trees. The buildings provide porte cochere entrances for unloading luggage under a canopy. The parking provides close access to the hotels and easy surveillance of the parking area.

Building Elevations

Hotel A has a form broken up by the articulations in the façade with projecting sections along the west and south wing, but becomes flat and box-like as the building extends along the north side of the site, surrounding a courtyard. The base of the building is a manufactured stone imbedded masonry product (Trenwyth) in a medium taupe tone with a sand blasted finish that accentuates the colors of individual aggregate inclusions within the surface. The product is a masonry veneer that is 24"x4"18" blocks. The larger scaled blocks ground the building in a heavier darker look that is accented by a secondary masonry color in a light sand tone, that has a polished finish that provides a textural contrast to the rougher primary product. This color forms a singular band at the height of the top of the windows, and outlines the first floor of the building. The upper floors are a stucco system painted to vary in color from a light cream and warm taupe, to a gold-toned brown. A dark cool grey is used as an accent at the entryway, and ties in to the metal parapet roof trim, which is similar in color.

Hotel B is a contemporary form with a strong porte cochere element that grounds the building and emphasizes the horizontality of the structure, reminiscent of turn-of-the 19th century Prairie Style architecture. The same two Trenwyth masonry veneer products are used in reverse order of significance. This building uses the lighter "Southwest Gold" as the primary color, a light sand tone that reflects light with shades of white, taupe and gold. The almost white appearance lends to the clean lines and contemporary appearance of this linear structure. The darker "Walnut Creek" color becomes the accent, in two bands at the height of a wainscot, and two courses of oversized block higher, at approximately eye-level. The primary color of this building is an off-white, indented segments of the building are accented by a light olive green and dark coffee brown. A light taupe is also used to accent sections of the building. The same dark cool grey is used for the roof.

Landscape Plan

There are three sections to the landscape of this project, the street frontage and private drive, Hotel A and Hotel B. The purpose of the street frontage landscape is to provide shade along the sidewalks, screen portions of the large 15 foot tall wall, and create a welcoming entry gateway to the project. The hotel sites are developed with the intention of welcoming out-of-town guests to a desert oasis, highlighting xeric plant material while providing shade and comfort with appropriately placed plantings. The Mill and Lake District Streetscape Principles and Guidelines indicate this area as part of the Riparian Transition Zone, using Thornless Chilean Mesquite as the primary street tree, Sonoran Desert Museum Palo Verde as the secondary tree, and Honey Locust for third level tree plantings, other trees can be used on site or as accents, but these are the preferred species along Rio Salado Parkway. The street frontage includes a large group of desert plants that are low water use and low maintenance, many with high accent value such as yuccas, agaves, Giant Hesperaloe and Golden Barrel.

These plants are massed in large groupings that break up the frontage into a patchwork quilt of color and texture. At the entrance to the private drive, planter beds transition from the sidewalk elevation, breaking up the vertical wall with an intermediate level of plantings. This layering is enhanced with vining plants, and green screens to create a lush accent of green behind the layers of plant materials.

On site, landscape materials must be carefully considered for invasiveness of roots and water consumption. The xeriscape palette lends itself to this condition, and is utilized to create shade where necessary and to accent the building. Both hotels on site use Sonoran Desert Museum for shade within the parking lots, and Dahlbergia Sissoo along the western perimeter, providing shade to the parking along the west side. Hotel A uses Palo Brea and Southern Live Oak in a cluster around the east side pool area, providing very different colors and forms. Hotel B uses a Hybrid Thornless Mesquite and Palo Brea for the primary tree, and Mexican Bird of Paradise as a secondary accent, and Sissoo for shade along the west elevation, providing shade to the building and parking areas. Mexican Bird of Paradise and Sissoo trees are used between larger Mesquite and Palo Verde Trees around the building. The pool area has Mediterranean Fan Palms, a smaller clumping palm that screens the pool from the parking area and creates an oasis feel. Ocotillo and Saguaro on the main entrance side provide strong architectural plant forms with striking night time lighting opportunities. The desert palette is a unique landscape approach to the hospitality use, which typically uses a palm tree themed entry and pool area. The plant selection conveys a Sonoran Desert locality as well as addressing the site constraints for water use.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the two hotels are located on the western side of the site, using two different building shapes with entries on different sides and elevations of the buildings. The street access is a private street from Rio Salado Parkway, where the buildings are located 15 feet above grade, and setback approximately 81 feet from the public street. Phase II will locate buildings closer to the street edge, to provide more visibility and street interaction, increasing the variation of the building placement and form within the development.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the hotel orientation was dictated largely by fire access and parking requirements for this specific use, however, evergreen shade trees are located on the western side of the building and the lot, providing shade to a significant amount of the parking field and shading the south and west elevations of the building. Trees along the private drive will shade the sidewalk connection from Rio Salado Parkway north through the development.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the proposed Phase I hotels are four-story frame construction, with a stucco system and a masonry veneer at the lower level. Materials are similar to those found in Tempe Marketplace to the west, with variation provided in the color and finish of the masonry units, which are larger scale than conventional masonry products.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed hotels are taller than other buildings within the area, but are within the allowed height within the RCC zoning to the west. The landscape materials provide views of the buildings where necessary for building identity, and provide shade where needed. The design is appropriately scaled relative to the regional commercial box buildings to the west, and provides more landscape.
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 two hotels are unified by similar materials and colors, used in different ways. The lower level is grounded by oversized masonry units which are broken by bands of an alternate color. Entryways are sheltered by deep overhangs and the building façade has projected and recessed sections varied in colors to break up the massing of the building into smaller vertical elements. The windows provide a uniform pattern within the façade.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the buildings are accessed by a pedestrian path to the private drive and south to Rio Salado Parkway, where transit services are available. The hotels will have shuttle services to the airport, and could eventually offer shuttle services to nearby attractions for their guests convenience.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicle circulation shares a common entry drive with no curb cuts on Rio Salado Parkway and shared parking and circulation around the buildings.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the hotels have gated pool areas and controlled access on the south and west sides of the site due to topography. The layout of the parking provides surveillance of the entire site from the rooms within. Lighting will comply with code requirements and landscape is designed to encourage surveillance of the area.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the plant palettes are themed to provide uniformity in some commonly specified plants, and create differentiation between the two hotels with plants unique to each hotel site. The parking areas are uniformly shaded by Sonoran Desert Palo Verde and Sissoo trees, and the pathways are lined with shade trees.
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*; signs are not a part of this request, signs were shown on the plans to conceptually show how they would integrate into the elevations; the applicant is required to submit plans for sign packages for the hotels.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects*; the project is required to comply with zoning code requirements for illumination of the site. This area is relatively dark due to the limited development east of Tempe Marketplace, the addition of the hotels will not have excessive lighting, by nature of the use, but will provide additional safety and general illumination to the area.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development, Use Permits and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

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

PAD14013 CONDITIONS OF APPROVAL: EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit application shall be made on or before January 8, 2017, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than February 9, 2015, or the PAD approval shall be null and void.
3. An Encroachment Permit for any work proposed in the right of way must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
 - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.
4. The Planned Area Development Overlay for 2100 RIO SALADO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
5. The Planned Area Development Overlay shall be updated with each subsequent phase of development, to include site plans and updated parking data.
6. The Planned Area Development Overlay shall be updated with any changes to the combination of uses that would impact the parking allocation as determined by the PAD.
7. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
8. The landscape area for any phase of development that exceeds the allowed 125% maximum surface parking shall be a minimum of 12% of the site area for that phase of the project.
9. The developer must submit and receive approval of a Traffic Impact Study from the Traffic Engineering prior to any modifications to Rio Salado Parkway.
10. Each phase shall provide contribution to the overall required Art in Private Development for 2100 Rio Salado development, subject of the building area submitted at the time of development when proposed for building permits.

ZUP14124 / ZUP14125 / ZUP14126 / ZUP14127 CONDITIONS OF APPROVAL

11. ZUP14124 Use Permit is valid for two hotels, for Phase 1, after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
12. ZUP14125 Use Permit is valid for retail and service uses as outlined in Appendix M of the Zoning Code and amended by the letter of intent submitted for this request. The Use Permit is valid for Phase 2, excluding live entertainment and drive-through uses, after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.

13. ZUP14126 Use Permit is valid for restaurant uses, for Phase 2, excluding live entertainment and drive-through uses, after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
14. ZUP14127 Use Permit is valid for bar uses for Phase 2, excluding live entertainment and drive-through uses, after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
15. The Use Permits are valid for the plans and uses as submitted within this application, all other uses specifically identified within the Code will require a separate Use Permit. Any additions or modifications may be submitted for review during building plan check process.
16. The Use Permits are valid with the 2100 Rio Salado PAD, without expiration, and may be transferable to successors in interest through an administrative review by the Community Development Director or designee.
17. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
18. Any intensification or expansion of uses shall require a new Use Permit.

DPR14218 CONDITIONS OF APPROVAL

Site Plan

19. The site plan is approved as submitted October 30, 2014, minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
20. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
21. Provide service yard and mechanical yard 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. Locate electrical service entrance sections inside the service yard.
22. 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 are required.
23. 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.
24. 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.

Floor Plans

25. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the hotel is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the

corner or within the alcove that is adjacent to the doorway.

Building Elevations

26. The materials and colors are approved as presented (October 30, 2014):

HOTEL A (north side of site)

Roof: flat with parapet

Parapet trim and roof accents: Painted metal (MTL 01) Musket Gray (dark warm gray)

Building Base Masonry: Trenwyth MS integral colored masonry unit (STN 01) Monterey Stone, sand blasted finish (medium taupe w/ stone inclusions)

Building Accent Masonry: Trenwyth MS integral colored masonry unit (STN 02) Southwest Gold, ground face (light beige w/ white stone inclusions)

Building Main: Stucco system painted (PNT 01) Sherwin Williams SW6155 Rice Grain (warm white)

Building Accent: Stucco system painted (PNT 02) Sherwin Williams SW6125 Craft Paper (medium brown)

Building Accent: Stucco system painted (PNT 03) SW6129 Restrained Gold (medium gold)

Building Trim: Sherwin Williams paint (PNT04) SW7062 Rock Bottom (dark cool gray)

HOTEL B (south side of site)

Roof: flat with parapet

Parapet trim and roof accents: Painted metal (MTL 01) Musket Gray (dark warm gray)

Building Base Masonry: Trenwyth MS integral colored masonry unit (STN 02) Southwest Gold, sand blasted finish (light beige w/ white stone inclusions)

Building Accent Masonry: Trenwyth MS integral colored masonry unit, (STN 01) Desert Yellow, ground face finish (medium taupe w/ stone inclusions)

Building Main: Stucco system painted (PNT 01) Sherwin Williams SW6148 Wool Skein (warm white)

Building Accent: Stucco system painted (PNT 02) Sherwin Williams SW6076 Turkish Coffee (dark brown)

Building Accent: Stucco system painted (PNT 03) SW7731 San Antonio Sage (medium olive)

Building Trim: Sherwin Williams paint (PNT04) SW7051 Analytical Gray (light warm gray)

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

27. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
28. Conceal roof drainage system within the interior of the building.
29. 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.
30. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
31. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

32. Illuminate building entrances and gates from dusk to dawn to assist with visual surveillance at these locations

Landscape

33. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
34. 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.
35. 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.
36. 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.
37. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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

38. Provide address signs on all four building elevations.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) 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.
 - c. Provide one address sign on the roof of the hotel buildings. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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 combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- SECURITY REQUIREMENTS:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, or other gated common areas.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- 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.
- 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.
 - Coordinate retention design requirements with the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Contact Sanitation regarding potential strategy for recycling collection and pick-up from site.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . 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/rack per standard detail T-578.

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. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

1930	The area was under the jurisdiction of Maricopa County. According to Maricopa County Historic Flood Control aerial photos, the subject site was part of the natural flood plain of the ephemeral Salt River tributary.
1949	Sand and gravel deposits from periodic storm events led to excavation of the area for sand and gravel for construction. A transportation route was established in the general alignment of Rio Salado Parkway.
1959	Early grading and development of the area is visible in aerials.
1979	Industrial and operations were established sometime between 1960 and 1979, with former excavated gravel pits being repurposed for household waste deposit from the surrounding community.
1983	Discovery of underground aquifer contamination from businesses north of the Salt River led to a 13 mile area around Indian Bend Wash, from Indian Bend Road south to Apache Boulevard, being designated the Indian Bend Wash Superfund Site.
1993	Salt River was channelized by Flood Control District of Maricopa County, creating levee walls to contain future storm events and prevent erosion of surrounding properties. This same year, the land fill on this site ceased operations.
July 10, 1997	City Council authorized the Public Works Director to enter into Development Agreements with property owners in the County Island per Resolution No. 97.38. The Development Agreement guaranteed 1-2 Zoning in exchange for signing a petition and agreeing to the annexation. The Zoning Ordinance establishes "grandfathered rights" of existing uses and buildings
September 24, 1998	City Council authorized staff to proceed with the annexation at a public hearing.
October 14, 1999	City Council annexed the County Island by adopting Ordinance 99.34. The Council also issued a Request for Proposals for environmental remediation and redevelopment of the area.
February 22, 2000	Planning Commission procedurally denied a zoning change to 1-2 for 103 acres, by a 3-1 vote. Commissioners Mattson, Di Dimenico and Spitler dissented and Garth abstained due to conflict of interest. Four residents spoke in opposition to the zone change.
March 30, 2000	Council held the second public hearing for a request by the City to rezone 103 acres of the Rio

Salado Annexation Area from AG Agricultural to 1-2 General Industrial. The zoning was granted by a 6-1 vote by Council. Several neighbors spoke, mostly in opposition to 1-2 zoning. Many wanted 1-3 zoning because that is the zoning they had in the County and would enable them to sell their properties to other 1-3 businesses.

- June 7, 2001 City Council directed staff to explore possibilities of creating a redevelopment plan of the area, bounded by McClintock Drive to the west, the 101 Freeway to the east, Rio Salado Parkway to the south and the Rio Salado Project to the north.
- August 28, 2001 Planning Commission continued the request for a zoning change from AG Agricultural and I-2 General Industrial to I-3 Heavy Industrial. Previous continued dates April 25, September 12, 2000; January 23, March 27, 2001.
- September 13, 2001 City Council approved the Development Disposition Agreement (DDA) with property owners and the McClintock Rio Salado Parkway Redevelopment Area.
- October 9, 2001 Planning Commission denied the request for a zoning change from AG, Agricultural and 1-2, General Industrial to 1-3 on a 4-3 vote.
- November 29, 2001 City Council approved the request by Rio Salado Annexation Area (H. L. Kelly, property owner and authorized representative on behalf of property owners of the Rio Salado Annexation Area) to appeal the Planning & Zoning Commission denial for a zoning change from AG Agricultural District and 1-2 General Industrial District to 1-3 Heavy Industrial District for existing businesses. This request is on behalf of 35 parcels for approximately 50.3 acres who request 1-3 Heavy Industrial zoning.
- July 2002 The City of Tempe submitted a petition to EPA for partial deletion of part of Indian Bend Wash Superfund Site in order to help facilitate an ongoing redevelopment project. The City requested the deletion of a 200-acre property known as the McClintock/Rio Salado Brownfield Redevelopment Area. This area included the former Allstate Mine Supply Subsite, Maricopa County Landfill, Old Tempe Landfill, Resources Reclamation Corporation of America Landfill, First Street Landfill and Bennett Family Trust Landfill. These properties are collectively referred to as the "South Indian Bend Wash (SIBW) Landfill Area." The area being deleted includes all of the soils in the SIBW Landfill Area and a majority of the groundwater underlying the SIBW Landfill Area hereinafter referred to as the "SIBW Deletion Area." – excerpt from EPA website
- June 15, 2004 Redevelopment Review Commission approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, 1-2, General Industrial, 1-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, including site plan, landscape plan, building elevations and sign package consisting of 862,366 s.f. on 128.2 net acres, including three use permits and two variances, with changes to condition #2a, to extend timeframe from 6 months to 18 months for right-of-way dedication; and to continue the sign package. Approved conditions #1-#83 and continuing conditions #84-#96 with the sign package. (6-0 vote) Commissioner Huellmantel recused himself.
- June 23, 2004 City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, 1-2, General Industrial, 1-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres.

January 20, 2005	City Council approved the new Zoning and Development Code.
February 19, 2005	This site was removed from the Rio Salado Overlay District.
April 29, 2014	Tellurian Development purchased the property east of Tempe Marketplace, including the former land fill site. Site preparation for development began immediately.
December 4, 2014	City Council is scheduled for a first hearing for this request.
January 15, 2015	City Council is scheduled for a second hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

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

Section 6-306, Development Plan Review

Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
2100 RIO SALADO

ATTACHMENTS:

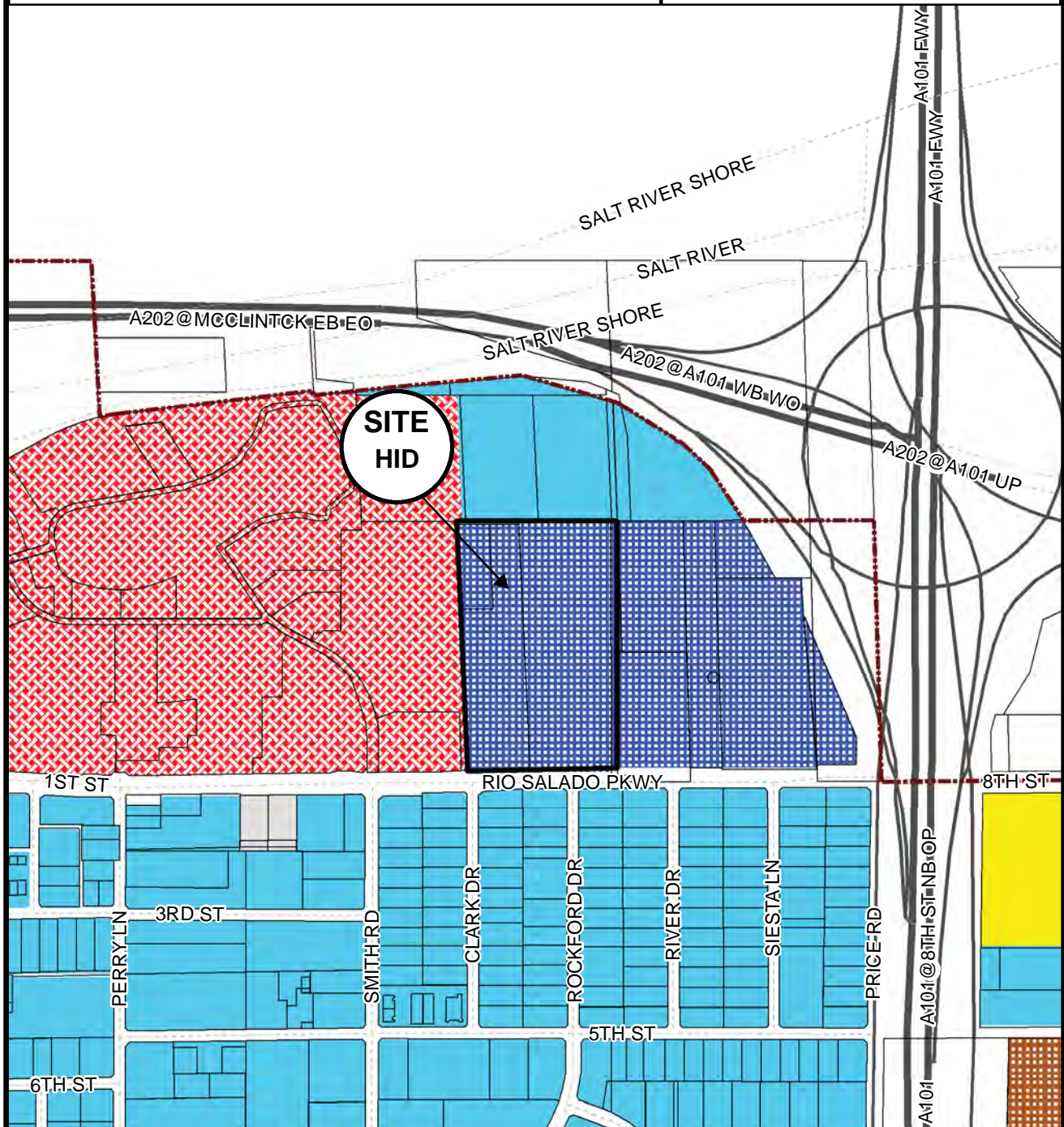
1. Location Map
2. Aerial
- 3-15. Letter of Explanation
- 16-18. Planned Area Development (cover sheet, development standards, site plan)
19. Phase One Site Plan (Hotel A & B)
- 20-22. Hotel A - Floor Plans
- 23-24. Hotel A - Elevations (Black & White)
- 25-26. Hotel A - Elevations (Color)
- 27-28. Hotel A – Sections (Black & White / Color)
- 29-31. Hotel A – Color Perspectives
32. Hotel A – Color Material Board

LIST CONTINUED ON NEXT PAGE

- 33-35. Hotel B - Floor Plans
- 36. Hotel B - Elevations (Black & White)
- 37. Hotel B - Elevations (Color)
- 38-39. Hotel B – Sections (Black & White / Color)
- 40-41. Hotel B – Color Perspectives
- 42. Hotel B – Color Material Board
- 43. Overall Site Color Material Board (concept for all phases of development)
- 44. Street Front Landscape Plan
- 45. Street Front Sections
- 46. Street Front Color Rendering
- 47. Private Drive Landscape Plan
- 48. Hotel A – Landscape Plan
- 49. Hotel B – Landscape Plan
- 50-58. Site Context Photos
- 59. Examples of Existing Local Hotel Products
- 60-61. Waiver of Rights and Remedies
- 62. Public Input – letter of support

2100 RIO SALADO

PL140212



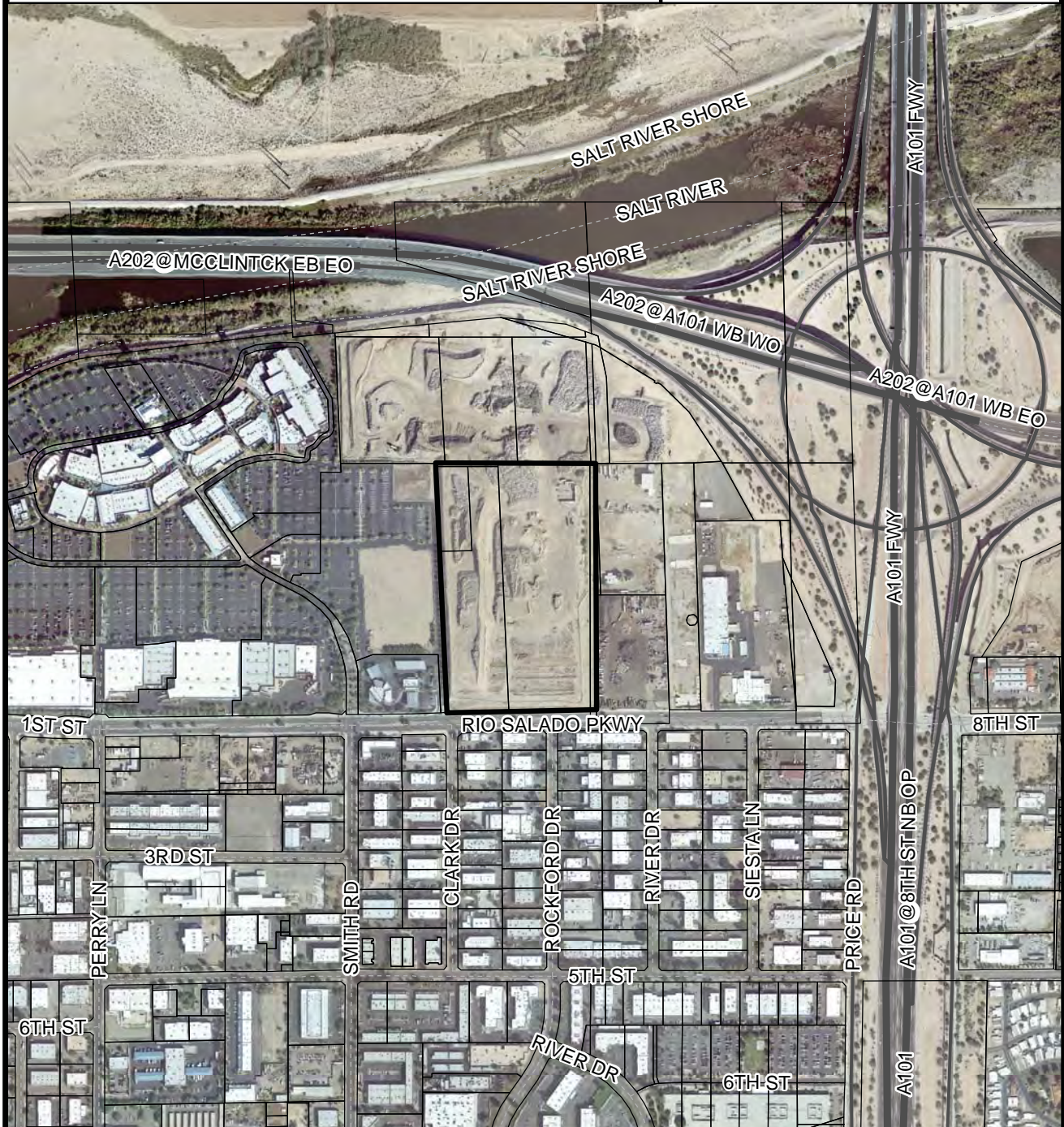
City Limits



Location Map

2100 RIO SALADO

PL140212



Aerial Map

September 29, 2014

Ms. Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85281

Re: Letter of Explanation for 2100 Rio Salado

Dear Ms. Kaminski,

Please accept this formal Letter of Explanation submitted by Withey Morris, PLC on behalf of our client, Tellurian Development Company, for the proposed 2100 Rio Salado Project ("2100 RS or the "Project"). The narrative provided herein meets the Letter of Explanation requirements for the following applications: **(1)** Planned Area Development Overlay; **(2)** Development Plan Review; and **(3)** Use Permits.

I. The Property

The Property is located on approximately 24 acres at 2100 E. Rio Salado Parkway, Tempe, AZ (the southwest corner of the Loop 202 and the 101 Freeway) (the "Property"). The Property is zoned Heavy Industrial District ("HID"). The Property is designated as a "Projected Employment Node" and a "planned area of job growth" by the General Plan. The Property is also located within the McClintock Redevelopment Area which promotes the primary goal of addressing environmentally impacted land through reclamation efforts.

The Property is located directly east of the Tempe Marketplace. The site is currently undergoing clean-up and compaction that has been ongoing for many weeks at great cost to ownership. The historic use of the Property and reclaimed status of the land has resulted in a peculiar grade/elevation differential, as compared to surrounding properties. As a result, the Property is generally 15 feet higher in elevation than Rio Salado Parkway's grade. The unique nature of the Property, combined with the inspirational design and uses proposed for the site, warrant the approval of the requests set forth herein.

II. Summary of Requests

This application includes three requests: **(1)** approval of a Planned Area Development Overlay to incorporate deviations from the HID development standards necessary to address the unique

nature and elevation of the Property; **(2)** approval of a Development Plan Review request for two hotels and a retaining wall along Rio Salado Parkway; and **(3)** approval of four use permits to allow **(a)** two hotels, **(b)** retail/services uses, **(c)** restaurants, and **(d)** bars on the Property.

III. Introduction to 2100 Rio Salado (the “Project”)

2100 Rio Salado is a 24-acre horizontal development planned for offices, hotels, commercial/retail/service and restaurant/bar uses. The entire development is planned on an elevated parcel of reclaimed land adjacent to the Tempe Marketplace (“TMP”) regional shopping center. The site elevation varies but is generally 15-feet above Rio Salado Parkway along the south and TMP on its eastern edge.

The design strategy is purposely and thoughtfully planned to create an eclectic mix of non-residential uses with unique/varying architectural styles, colors and materials, with a common landscaped theme throughout. Site standards for the entire project will be established for street lights, parking lot lighting, trash enclosures/gates, signage (future submittal), and site amenities.

2100 RS will have a private road running north-south through the project, and will align with Rockford Drive at Rio Salado Parkway. A future traffic signal is planned at this intersection and will be installed when it is warranted. The internal road’s cross section will consist of three lanes (northbound, southbound, plus a continuous turn lane), bike lanes on each side, plus sidewalks detached by 8-feet of landscaping. As 2100 RS is seen as a pedestrian and bicycle friendly development, this access spine will provide safe and convenient access and circulation within the development, as well as to and from Rio Salado Parkway.

With the site being higher than the surrounding areas, the project will be designed with a decorative pre-engineered wall system along the east, west and south sides of the site. The main entry frontage along Rio Salado Parkway will be enhanced with landscaping, planter walls and additional embellishments which will offer an enhanced streetscape and a sense of arrival at the main entry drive (Rockford alignment). Because of the existing location of the elevated fill, as well as the intent to leave the land undisturbed, the wall will be setback 4'-0” (min) from the Rio Salado right-of-way line.

IV. Planned Area Development Overlay Request

In order for the 2100 Rio Salado Project to accommodate for, and design around the unique characteristics of the underlying reclaimed land, a Planned Area Development Overlay (“PAD”) is required for the appropriate and necessary deviations from the underlying HID zoning district development standards. See responses to the following criteria:

- a. Identify and provide justification for the specific modifications to the HID development standards.

This PAD application identifies required modifications to the underlying HID development standards. As is detailed in the table below, the applicant has provided justifications for each of the necessary deviations:

Code Section	HID Zoning Standards	Proposed PAD Standards & Rationale
<p>Building Height [Section 4-205(A)]</p> <p>Building Height Maximum</p> <p>Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404]</p>	<p>40 Feet</p> <p>Yes, Required</p>	<p>Maximum height of 75 feet permitted</p> <p>No, Not Required</p> <p>Rationale: The requested height increase deviation from Section 4-205(A) is necessary and appropriate in order to respond to the height differential between Rio Salado Parkway and the grade of the Property, which is 15' higher. Due to the fact the City of Tempe measures height from the curb of Rio Salado Parkway, the requested deviation is needed to accommodate for the change in elevation. Additionally, the requested height of 75' is consistent with the height permitted within the underlying RCC zoning district for the Tempe Marketplace located adjacent to and directly west of the Property. As the City is aware, the Property is located within an "employment node" and a "planned area of growth" as designated by the General Plan. The additional height will allow the hotels and office buildings to be constructed to the appropriate height, thereby maximizing the Project's ability to create an employment hub. Without the modification to the Step-Back requirements in Section 4-404, future developments within the project would be limited on product type and location within the site boundaries in relationship to perimeter lot lines. The site is elevated above the surrounding areas and the step back requirements would be detrimental to the over site design concepts and interior vehicular circulation and drive placement.</p>

Code Section	HID Zoning Standards	Proposed PAD Standards & Rationale
<p>Setback Requirements [Section 4-205(B)]</p> <p>Front</p> <p>Parking</p> <p>Side</p> <p>Rear</p> <p>Street Side</p> <p>Parking</p>	<p>25 feet</p> <p>20 feet</p> <p>0 feet</p> <p>0 feet</p> <p>25 feet</p> <p>20 feet</p>	<p>0 feet</p> <p>10 feet</p> <p>0 feet</p> <p>0 feet</p> <p>0 feet</p> <p>10 feet</p> <p>Rationale: Vertical retaining walls are necessary on the east, west, and south sides of the Property in order to screen and capture the existing reclaimed land. Given the nature of the subgrade conditions and existing organic materials within the soil, the intent is to avoid or minimize land disturbance. The vertical retaining walls ensure stable soil/land conditions. Due to the retaining walls, buildings must be pulled closer to the property lines creating the necessity for decreased setback requirements. Also, with the specific design requirements for the installation of landscaping and irrigation with the reclaimed land the introduction of additional moisture is prohibited due to both subgrade conditions and organic materials within the area.</p>
<p>Office Parking Requirements [Section 4-603]</p> <p>Minimum Car Parking Ratio</p> <p>Maximum Car Parking Ratio</p>	<p>1 space per 300 square feet</p> <p>125% of Minimum Requirement</p>	<p>1 space per 300 square feet</p> <p>1 space per 140 square feet</p>

Code Section	HID Zoning Standards	Proposed PAD Standards & Rationale
Bicycle Parking Ratio	1 per 8000 square feet, 4 minimum	<p>1 per 8000 square feet, 4 minimum</p> <p>Rationale: The Applicant will meet the minimum and maximum parking ratio requirements for hotel, retail, restaurant, and services uses. In order to meet future market demands for office uses, and provide for the flexibility and ability to provide additional parking for a variety of office uses, the Applicant is requesting a modification to the parking ratio. When a future use requires additional parking beyond the traditional maximum, 2100 Rio Salado will be able to provide for and respond to these specialized needs.</p>

- b. Explain how the PAD Overlay District accommodates, encourages, and promotes an innovatively designed development involving non-residential land uses, which form an attractive and harmonious unit of the community.

If left unmodified, the underlying HID development standards would prohibit the optimal development and utilization of the Property. The Proposed PAD accommodates, encourages, promotes and enables the development of a mix of non-residential land uses all within a 24 acre area, including office uses, two hotels, retail/services uses, restaurants, and bars. The proposed modifications essentially enable a development, which would otherwise be severely impeded on the existing reclaimed land. With the special circumstances created by the reclaimed land status, PAD development standard deviations are necessary and appropriate. The setback deviations permitted under the PAD allow for the appropriate placement of buildings and an innovative decorative retention wall along the Rio Salado Parkway corridor – creating an entrance gateway to the development. The height deviation allows for the four story hotels and two and/or three story office buildings currently sought-after in today’s market. As each of the users and/or phases of the Project come through the Development Plan Review process, the individual users and/or phases will be responsible for compliance with the City of Tempe’s ordinance requirements for public art.

- c. Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.

The PAD is an absolute necessity in order to counteract the unique and cumbersome aspects of the underlying reclaimed land. The PAD provides creative solutions to what would otherwise be impediments to development within the underlying HID development standards. Regarding

performance considerations, 2100 Rio Salado will offer the highest quality design for its hotels, office buildings, and commercial/retail pads. Most importantly, the proposed PAD specifically fulfills the goals and objects of the General Plan's designation of the Property within the McClintock Redevelopment Area as both an "employment node" and a "planned area of growth."

The General Plan's description of the McClintock Redevelopment Area states the following:

"The area east of McClintock, west of the 101 Freeway, and north of Rio Salado Parkway has been a county island since Tempe's incorporation. The development of this area was predominantly with businesses that would face significant restrictions if they built and operated within a municipality. Unincorporated areas had fewer services available, but also had fewer restrictions on property use. The result was a concentration of uses with real or perceived environmental impacts, which further deteriorated the value of property in the area. Tempe has long served this area with water and sewer services; fire and emergency response, police protection and building inspection were not part of the city services provided to the county. As a result, many structures did not meet public health, safety and welfare standards. In 2000, property owners in the county island signed a petition to be annexed into the City of Tempe. As part of the agreement, they would retain their existing land uses, under current operations, until they decided to sell, expand or change their property or business. Tempe, in turn, would provide basic services, including improvements to Rio Salado Parkway, for better fire, police and freeway access. The area has the advantage of freeway access at both the east and west ends, with high visibility and proximity to Rio Salado. The area has the disadvantage of significant environmental contamination, requiring substantial investment in remediation. In 2002, the area was formally designated as a redevelopment area. By virtue of this new status, it becomes a focus for new growth in Tempe."

2100 Rio Salado Meets the following Redevelopment Area Objectives

- Mitigates environmental contamination, removes blighted conditions, and reclaims a significant portion of land within the City of Tempe for reuse and redevelopment.
- Addresses real environmental impacts by reclaiming 24 acres of vacant land previously unutilized within the City of Tempe.
- Maximizes revenue generation to the City by bringing hotels, employment, offices, and tax-generating retail, service, restaurant and bar uses to the heart of the redevelopment area.
- Encourages development that complements, rather than competes with, Rio Salado and Downtown. The mix of non-residential uses are compatible with and complementary to the adjacent Tempe Market Place and Downtown Tempe.

V. Development Plan Review Request

Introduction

As is discussed in Section III of this Letter of Explanation, the design strategy is purposely and thoughtfully planned to create an eclectic mix of non-residential uses with unique/varying architectural styles, colors and materials, with a common landscaped theme throughout. Site standards for the entire project will be established for street lights, parking lot lighting, trash enclosures/gates, signage (future submittal), and site amenities.

This Development Plan Review application includes requests for approval of: **(1)** two proposed hotels; and **(2)** a decorative pre-engineered wall system along the main entry frontage along Rio Salado Parkway.

Hotel and Building Design

Due to the adjacent Tempe Marketplace's status as such a large and dominant neighbor in its design and various uses/amenities, various design options/themes were explored: (1) match/tie into it; (2) avoid its design vocabulary entirely; or (3) compliment it through the harmonious design of the 2100 RS Project. The third option was chosen mostly because 2100 RS will ultimately become a corporate office destination with a mix of complimentary uses. While having clean contemporary forms and design character is a project goal, the project intentionally does not want to have a retail-feel and/or appearance.

The two hotels will be constructed in the first phase along with the internal road, plus Rio Salado frontage improvements. Their designs will be complimentary (to each other) but also somewhat unique to their individual brands. Both will have a drive-under port cochere' at their entry. Each hotel is four (4) stories and will be constructed with wood-frame exterior walls, EIFS/stucco, and masonry veneer at the lower levels to give them a defined base. The height of any building onsite will not exceed seventy-five (75) feet. The color palette will consist of warm earth tone materials. Both color and material palettes are identical and will conform to a broader master palette that has been submitted for the 2100 development.

The future retail office buildings will be designed and submitted based on user demand and criteria. It is anticipated that the retail buildings will be 1 and/or 2 stories and the office buildings will be 2 and/or 3 stories. The office buildings will likely be constructed with concrete tilt panel exterior walls.

A master color and material palette has been submitted to assure design continuity within the 2100 RS Project.

Decorative Retaining Wall Along Rio Salado Parkway

With the site being higher than the surrounding areas, the project will be designed with a decorative pre-engineered wall system along the east, west and south sides of the site. The main entry frontage along Rio Salado Parkway will be enhanced with landscaping, planter walls and additional embellishments which will offer an enhanced streetscape and sense of arrival at the main entry drive (Rockford alignment). Because of the existing location of the elevated reclaimed land (and the intent to leave it undisturbed), the wall will be setback 4'-0" (min) from the Rio Salado right-of-way line.

Landscape Concept/Theme

The landscape theme for the Project will use arid-regional and low water-use plants throughout and accented by decorative plantings. Plant placements and landscape architectural design will range from informal at the internal landscape spine along the interior drive to more formal groupings within the Rio Salado Parkway streetscape and the dynamic entry hardscape areas.

Larger trees, accent shrubs and colorful ground covers will be used to create exciting pedestrian areas, shaded walkways and provide a dramatic landscape theme that will complement the architecture.

All landscape must be planted on top of the reclaimed land so as to limit the penetration of water to the reclaimed area below. Low water usage and landscape drains will be used in some areas to direct water away from the root balls and prevent standing water to develop and seep in to the compacted subgrade.

Grading & Utility Concept

Due to the reclaimed nature of the land it is not possible to retain storm water within the development. Therefore storm water run-off will be conveyed via overland flow on the graded pad sites and the proposed private drive into a private storm drain system. The storm water will be piped along the eastern and northern site boundaries and then routed north to the Salt River. Prior to flowing into the river, the site runoff will be cleansed, greater to or the equivalent of the city's first flush retention requirements via a stormceptor manhole.

Both public water and sewer will be routed within the proposed private drive from Rio Salado. The sewer main will only be extended as needed for site service. The water will continue north of the private drive and then turn east along the northern site boundary to the eastern property boundary. From there it will continue south along the eastern property boundary back to Rio Salado. This will create a looped water system necessary to provide a redundant water source and adequate fire protection. An additional public sewer main will be routed from Rio Salado along the eastern property boundary. This main will service the remaining to the north. All public water and sewer will be constructed in a public easement.

VI. Use Permits Request

Introduction and Explanation of Use Permits Request

The 2100 Rio Salado Project will incorporate a dynamic mix of uses complimentary to each other and the adjacent and surrounding properties. The underlying HID zoning allows the proposed office uses as-of-right, as well as the other uses listed in Chapter 3, Table 3-302A of the Tempe Zoning Ordinance. However, hotels as well as all commercial uses (retail/service, restaurant, and bars) listed in Table 3-202A of the Tempe Zoning Ordinance require the approval of Use Permits within the HID zoning district. Therefore, the purpose of this request is for approval of four (4) use permit categories inclusive of the following uses:

- (1) Use Permit for Two Hotels: The hotels will be permitted within the area designated as Zone "A" on the Use Permit Zones Exhibit on Page 12 of this Letter of Explanation.
- (2) Use Permit for Retail/Service Uses: See Page 13 of this Letter of Explanation for the amended list of general retail and service uses permitted on the Property with the approval of this use permit request. All retail and service uses listed in the amended list of uses will be permitted within the areas designated as Zones "B" and "C" on the Use Permit Zones Exhibit on Page 12 of this Letter of Explanation.
- (3) Use Permit for Restaurants: The approval of this use permit will allow for all restaurant uses on the Property, including outdoor seating and restaurants with a liquor license. All restaurant uses will be permitted within the areas designated as Zones "B" and "C" on the Use Permit Zones Exhibit on Page 12 of this Letter of Explanation.
- (4) Use Permit for Bars: The approval of this use permit will allow for all bar uses on the Property, including breweries, indoor and outdoor bars and/or taverns. All bar uses will be permitted within the areas designated as Zones "B" and "C" on the Use Permit Zones Exhibit on Page 12 of this Letter of Explanation.

Use Permit Approval Criteria

The Tempe Zoning Ordinance Section 6-308 *Use Permits*, provides the following five criteria for consideration when evaluating requests:

1. Any significant increase in vehicular or pedestrian traffic.

The proposed uses will not create a significant increase in vehicular or pedestrian traffic. The Property is already zoned for office, employment, and heavy industrial uses and can be developed with heavy traffic uses and machinery constantly entering and exiting onto Rio Salado Parkway. Access to the site and use is provided directly from Rio Salado Parkway onto a private drive designed to accommodate and direct an appropriate flow of traffic within the development.

2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;

The proposed uses are no different from typical hotel, retail/service, restaurant and bar uses. The uses will not create a nuisance from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare.

3. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;

The proposed uses will not lead to the deterioration or downgrading of the neighborhood or property. On the contrary, as the City of Tempe is aware, this application is essential for the overall redevelopment and revitalization of approximately 24 acres of reclaimed land. The utilization of vacant land will infuse additional construction and sales tax dollars into the community and have a positive impact on surrounding property values. The approval of this application will add numerous convenient and beneficial uses to the area, enabling opportunities for retail shopping and/or employment opportunities. The use represents a significant investment in the land, the City, and therefore the neighborhood. The uses are also compatible with and promote General Plan's goals and objectives set forth for a redevelopment area, employment node, and planned area of growth.

4. Compatibility with existing surrounding structures and uses;

The proposed uses are compatible with surrounding structures and uses. As previously mentioned, the Property consists of approximately 24 acres of vacant reclaimed land. The proposed hotels and retail/service, restaurant, and bar uses will be compatible with and complementary to the existing uses within the Tempe Marketplace directly west of the Property. The private drive off of Rio Salado Parkway ensures traffic, hotel guests, and customers will not interact with some of the existing industrial uses to the east of the site. Finally, the proposed uses will be compatible with the existing structures and uses to the south of the site across from, and buffered by, Rio Salado Parkway.

5. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.

The proposed uses will not produce disruptive behavior inside or outside of the premises/Property. Each user will be responsible for appropriate monitoring of customers/hotel guests/patrons, as well as providing adequate security systems and lighting.

The proposed uses and associated use permit requests meet or exceed the Use Permit approval requirements set forth within the zoning ordinance. The approval of the requests will not be detrimental to any adjacent properties or uses – in fact, the uses represent the optimal utilization of vacant, reclaimed land and a harmonious economic benefit between the Property and Tempe Market Place to the west, as well as other adjacent properties.

VII. Conclusion

As provided by this Letter of Explanation, as well as the exhibits and plans submitted as part of this application, the 2100 Rio Salado Project meets all of the necessary criteria for the approval of the requested Planned Area Development Overlay, Development Plan Review, and Use Permits. The innovative development and reuse of reclaimed land is the central theme of this application and is the key to providing employment, office, hotel, retail, and restaurant/bar uses in an area of Tempe which may have otherwise remained vacant or underutilized in perpetuity. The Project promotes and fulfills the General Plan's goals and objectives for a redevelopment area, employment node, and planned area of growth while presenting a harmonious and contiguous development compatible with and complimentary to the surrounding properties and uses.

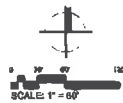
Sincerely yours,

WITHEY MORRIS, P.L.C.

By



Mike Withey
Benjamin W. Graff



USE PERMIT "ZONES"

2100 Rio Salado
Proposed Commercial/Mixed-Use Development
Tempe, Arizona



APPENDIX M. GENERAL RETAIL AND SERVICE USES PERMITTED FOR THE 2100 RIO SALADO DEVELOPMENT

Below is a list of general retail and service uses which ~~may be~~ **SHALL BE** permitted **THROUGH THE RETAIL/SERVICES USE PERMIT APPROVED AS PART OF THE 2100 RIO SALADO DEVELOPMENT**; ~~unless otherwise determined by the Zoning Administrator. The uses identified are not an exception from the permitted uses found within Part 3, Land Use.~~

RETAIL SALES

1. Appliance store
2. Athletic goods
3. Automobile parts store
4. Bakery
5. Bicycle store
6. Bookstore
7. Candy store
8. Carpet and floor covering store
9. Clothing store
10. Computer sales, computer parts
11. Delicatessen
12. Department store
13. Drugstore
14. Electronic equipment store
15. Fabric store
16. Florist and indoor plant sales
17. Furniture store
18. Gift shop
19. Grocery store
20. Health club
21. Health food store
22. Hardware store
23. Hobby/toy store
24. Home improvement store
25. Household goods, appliances, fixtures
26. Ice cream store
27. Jewelry sales
28. Music store
29. Newsstand
30. Optical goods / optician
31. Plant nursery
32. Pet store
33. Rental business and/or personal articles
34. Sporting goods store
35. Stationery store
36. Swimming pool supply store
37. Video rental/sales

SERVICES

38. Bicycle repair / service
39. Broadcasting station, radio/TV studio, excluding transmitting towers
40. Catering establishment
41. Cleaning service, excluding industrial
42. Computer repair & related services
43. Delivery and express offices
44. Dressmaker
45. Dry cleaning, excluding industrial
46. Laundromats, excluding industrial
47. Motion Picture studio
48. Pest control
49. Photographic
50. Printing
51. Repair of small appliances, electronics
52. Professional consulting
53. Shoe repair
54. Sun tanning salon
55. Spa
56. Tailor
57. Taxidermist
58. Travel agent

AMENDED/ADDITIONAL RETAIL/SERVICE USES

59. **CHILDCARE CENTERS: NURSERY SCHOOLS, DAY CARE CENTERS, SIMILAR**
60. **CLINIC (MEDICAL, DENTAL, VETERINARY-SMALL ANIMALS, URGENT CARE, PLASMA DONATION CENTER)**
61. **FITNESS CENTERS: E.G., HEATH CLUB, FITNESS STUDIO**
62. **BARBER/BEAUTY SALON**
63. **FINANCIAL INSTITUTION (WITHOUT DRIVE THROUGH)**
64. **PERSONAL BUSINESS (E.G. DRYCLEANER, SMALL APPLIANCE REPAIR**
65. **TUTORING/AFTER SCHOOL LEARNING CENTER**

PLANNED AREA DEVELOPMENT 2100 RIO SALADO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE & BUILDING INFORMATION

	PAD
GENERAL PLAN	MIXED USE
GROSS SITE	25.25 AC
NET SITE	23.829 AC
BUILDING HEIGHT	75' TO TOP OF PARAPET
BUILDING STEPBCK	NO
MAXIMUM LOT COVERAGE	50%
MINIMUM LANDSCAPING COVERAGE	MIN. 10% MAX. 12%
BUILDING SETBACK	
FRONT	0 FT
SIDE	0 FT (0 FT STEPBCK PLANE)
STREET SIDE	0 FT
REAR	0 FT
PARKING SETBACK	
FRONT	10 FT
STREET SIDE	10 FT
COMMERCIAL PARKING	
RETAIL (28,200 SF)	1 SPACES PER 300 SF = 94
RESTAURANT (12,000 SF)	1 SPACES PER 75 SF = 160
OUTDOOR PATIOS	1 SPACE PER 150 S.F.
HOTEL (243 ROOMS)	1 SPACES PER ROOM = 243
OFFICE (176,000 SF)	(MIN.) 3.3 SPACES PER 1,000 SF = 587 (MAX.) 7 PER 1000 S.F. = 1232
BARS	1 SPACE PER 75 S.F.
VEHICLE PARKING TOTAL	MIN. 1084 MAX. 1585
COMMERCIAL BIKE PARKING	
RETAIL (28,200 S.F.)	1 PER 7,500 SF = 4
RESTAURANT (12,000 SF)	1 PER 500 SF = 24
HOTEL (243 ROOMS)	1 PER 20 UNITS = 13
OFFICE (176,000 SF)	1 PER 8,000 SF = 31
BIKE PARKING TOTAL	72
BUILDING AREAS	
RETAIL	28,200 SF GLA
RESTAURANT	12,000 SF GLA
HOTEL	173,855 SF GLA
OFFICE	176,000 SF GLA
TOTAL BUILDING AREA	389,855 SF

DS 140537

PAD 14015

REC 14043

REC 14043

PAD 14015

DS 140537

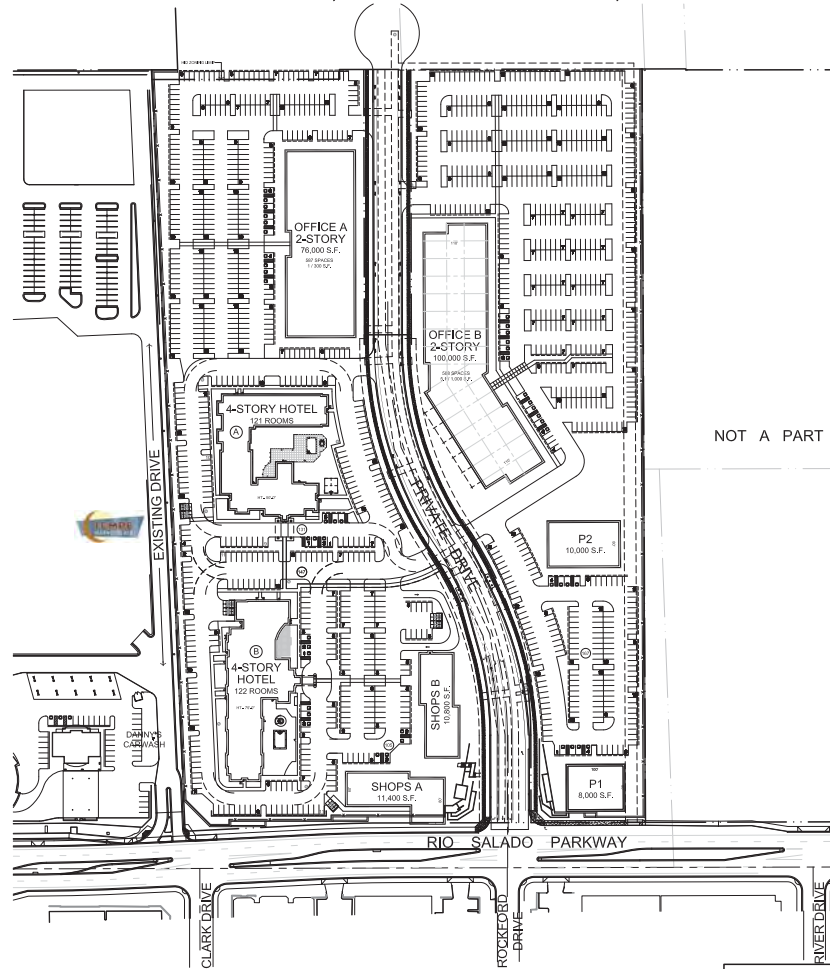


Butler Design Group
Architects & Planners
5017 E. Washington
Suite 107
Phoenix, Arizona 85054
phone 602-967-1800
fax 602-967-7722

PLANNED AREA DEVELOPMENT 2100 RIO SALADO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Standard		PAD
Building Height (feet) [Exceptions, see Section 4-205(A)]		
Building Height Maximum	40 ft	75 ft
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	No
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]		
Front Parking	25 ft	0 ft
Side	20 ft	10 ft
	0	0 ft
Rear	0	0 ft
Street Side Parking	25 ft	0 ft
	20 ft	10 ft
Use	Vehicle Parking Minimums	Bicycle Commute Area
Office	1 space per 300 sf	1 per 8,000 sf, 4 min
		PAD Vehicle Parking Min./max.
		Min. 1 space per 300 s.f., Max. 1 space per 140 s.f.



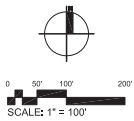
NOT A PART

P.A.D. SITE PLAN

DS 140537

PAD 14015

REC 14043

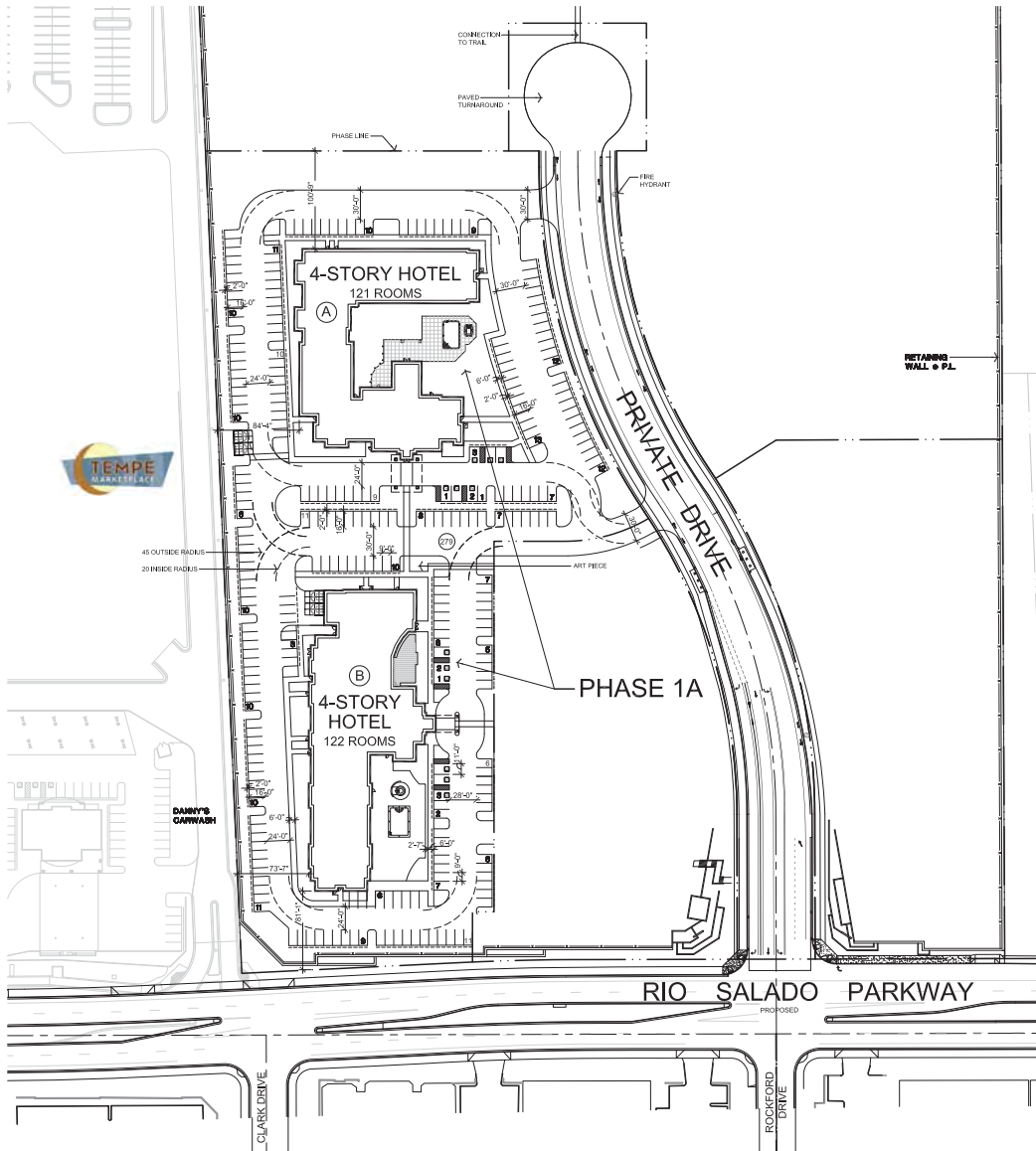


Butler Design Group
Architects & Planners
5017 E. Washington
Suite 107
Phoenix, Arizona 85034
phone 602-957-1900
fax 602-957-7722

REC 14043

PAD 14015

DS 140537



SITE PLAN
 0 30' 60' 120'
 SCALE: 1" = 60'

PROJECT TEAM

OWNER
 TELLURIAN DEVELOPMENT COMPANY
 2201 E. CAMELBACK RD., SUITE 6520
 PHOENIX, AZ 85016
 PH: (602) 498-9481
 CONTACT: TOM LECLAIR
 EMAIL: TOM@AMERICANOUTDOOR.NET

ARCHITECTS
 BUTLER DESIGN GROUP, INC.
 3071 E. WASHINGTON
 SUITE 101
 PHOENIX, AZ 85034
 PH: (602) 981-1820
 FX: (602) 981-1122
 CONTACT: CLAY A. CHIAPPINI
 RICK BUTLER
 EMAIL: CLAY@BUTLERDESIGNGROUP.COM

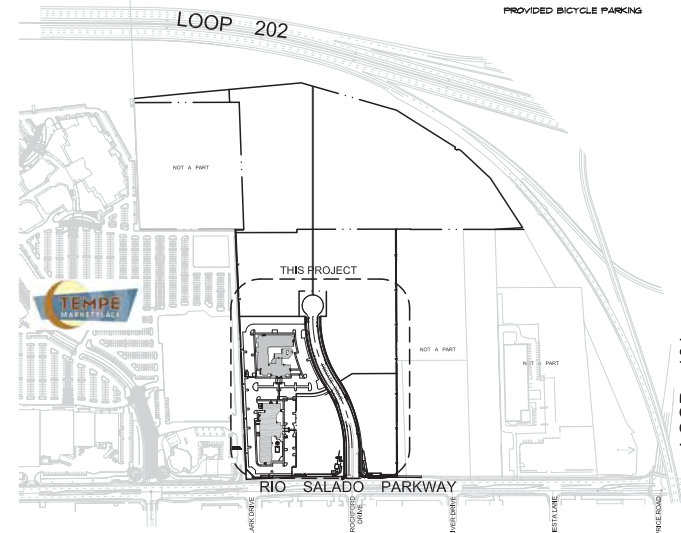
CIVIL ENGINEER
 HUNTER ENGINEERING, INC.
 10450 N. 14TH STREET, SUITE 2000
 SCOTTSDALE, AZ 85258
 PH: (480) 951-3585
 FX: (480) 951-3586
 CONTACT: LARRY TALBOTT
 EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

LANDSCAPE ARCHITECTS
 LABKIN AND ASSOC. INC.
 61 EAST WELDON AVENUE
 PHOENIX, AZ 85021
 PH: (602) 846-1111
 FX: (602) 846-8601
 CONTACT: HARDY LABKIN
 EMAIL: HARDY@LABKINDESIGN.COM

GOVERNING CODES - TEMPE, ARIZONA
 2009 INTERNATIONAL BUILDING CODE
 2009 INTERNATIONAL MECHANICAL CODE
 2009 INTERNATIONAL PLUMBING CODE
 2009 NATIONAL ELECTRICAL CODE
 2009 INTERNATIONAL FIRE CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ISG CHAP. 11 AMENDMENTS

PROJECT DATA

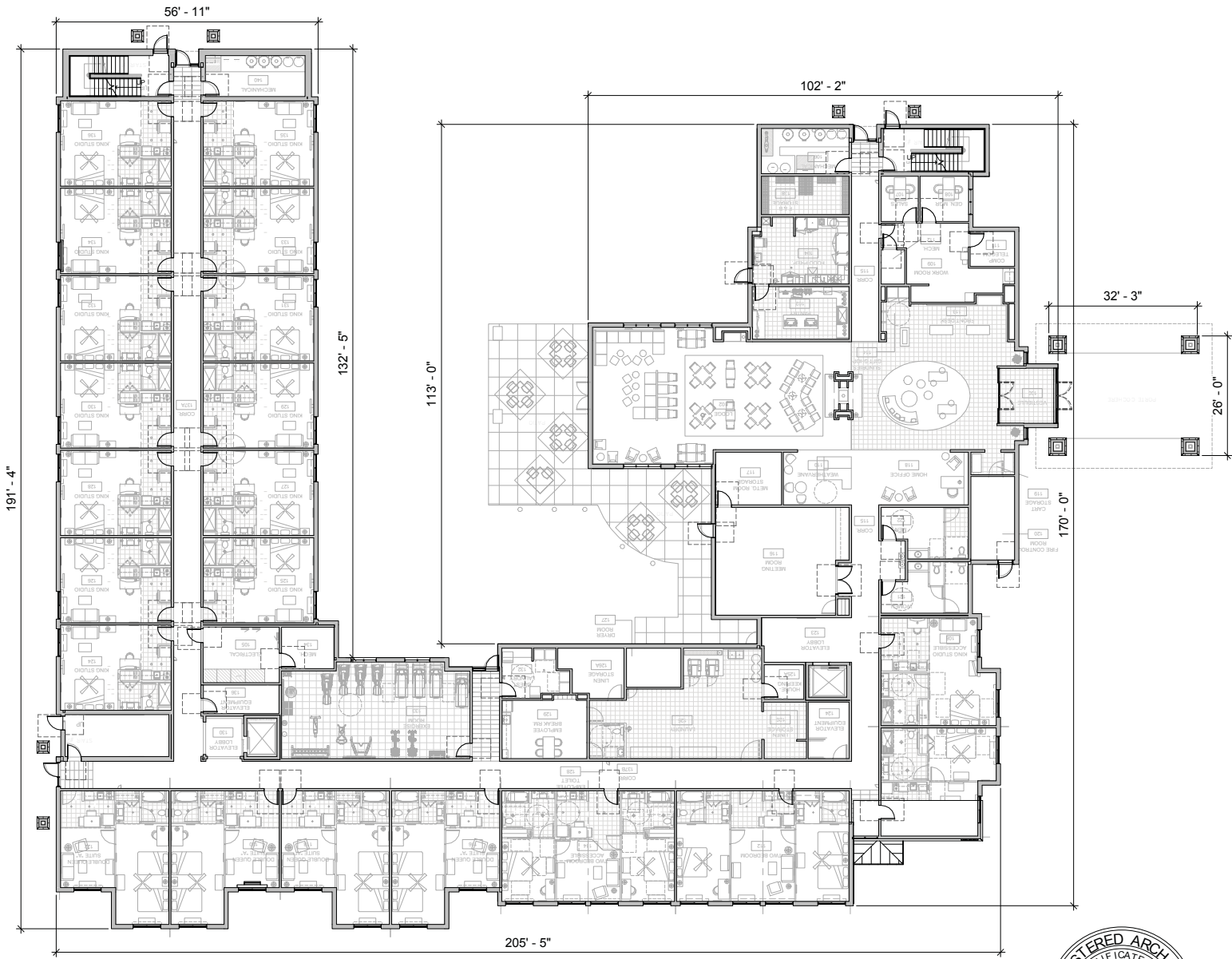
SITE & BUILDING INFORMATION	
EXISTING ZONING	+ MID / GID
PROPOSED ZONING	+ MID (PAD)
BUILDING HEIGHT (MID PAD)	+ PHASE 1A-60'-0" AFF (TO PRIMARY PARAPET, AND '8'-0" TO HIGHEST 'TEBELL' HEIGHT)
ALLOWABLE BUILDING HEIGHT	+ 40'-0"
PROPOSED MAX BUILDING HEIGHT	+ '75'-0"
SITE AREA PHASE	+ 1,031,998 SF. (23,825 ACRES)
HOTEL SUMMARY	
HOTEL A (121 ROOMS)	97,535 SF. TOTAL
1ST FLOOR	26,220
2ND FLOOR	23,411
3RD FLOOR	24,783
4TH FLOOR	24,783
HOTEL B (122 ROOMS)	75,720 SF. TOTAL
1ST FLOOR	26,572
2ND FLOOR	16,556
3RD FLOOR	16,516
4TH FLOOR	16,516
OCCUPANCY	+ R-1
TOTAL HOTEL SF.	+ 173,655 SF.
CONSTRUCTION TYPE	+ V-A
PARKING DATA	
REQUIRED PARKING	+ 243 ROOMS = 243 STALLS
HOTEL REQD PARKING	+ 6000 SF. OFFICE = 2 STALLS
(1 PER UNIT, 15000 OFFICE)	+ 249 TOTAL STALLS REQUIRED
HOTEL A ROOMS: 121	1 PER ROOM = 121 SPACES
MEETING ROOM	6600 SF. + 1/25 = 8 SPACES
OFFICE AREA	111 SF. + 1/300 = 3 SPACES
BAR AREA	N/A
RESTAURANT	N/A. ONLY FOR GUEST USE
TOTAL	+ 130 SPACES
HOTEL B ROOMS: 122	1 PER ROOM = 122 SPACES
MEETING ROOM	2,671 SF. + 1/25 = 22 SPACES
OFFICE AREA	121 SF. + 1/300 = 3 SPACES
BAR AREA	N/A
RESTAURANT	N/A. ONLY FOR GUEST USE
TOTAL	+ 141 SPACES
PROVIDED PARKING	+ 278 STALLS
BICYCLE PARKING REQUIRED (1 PER 20 UNITS)	+ 13 BIKE STALLS
PROVIDED BICYCLE PARKING	+ 14 BIKE STALLS



KEYPLAN

2100 Rio Salado
 Proposed Commercial Development
 Tempe, Arizona

ATTACHMENT 17



1 First Floor
 3/32" = 1'-0"

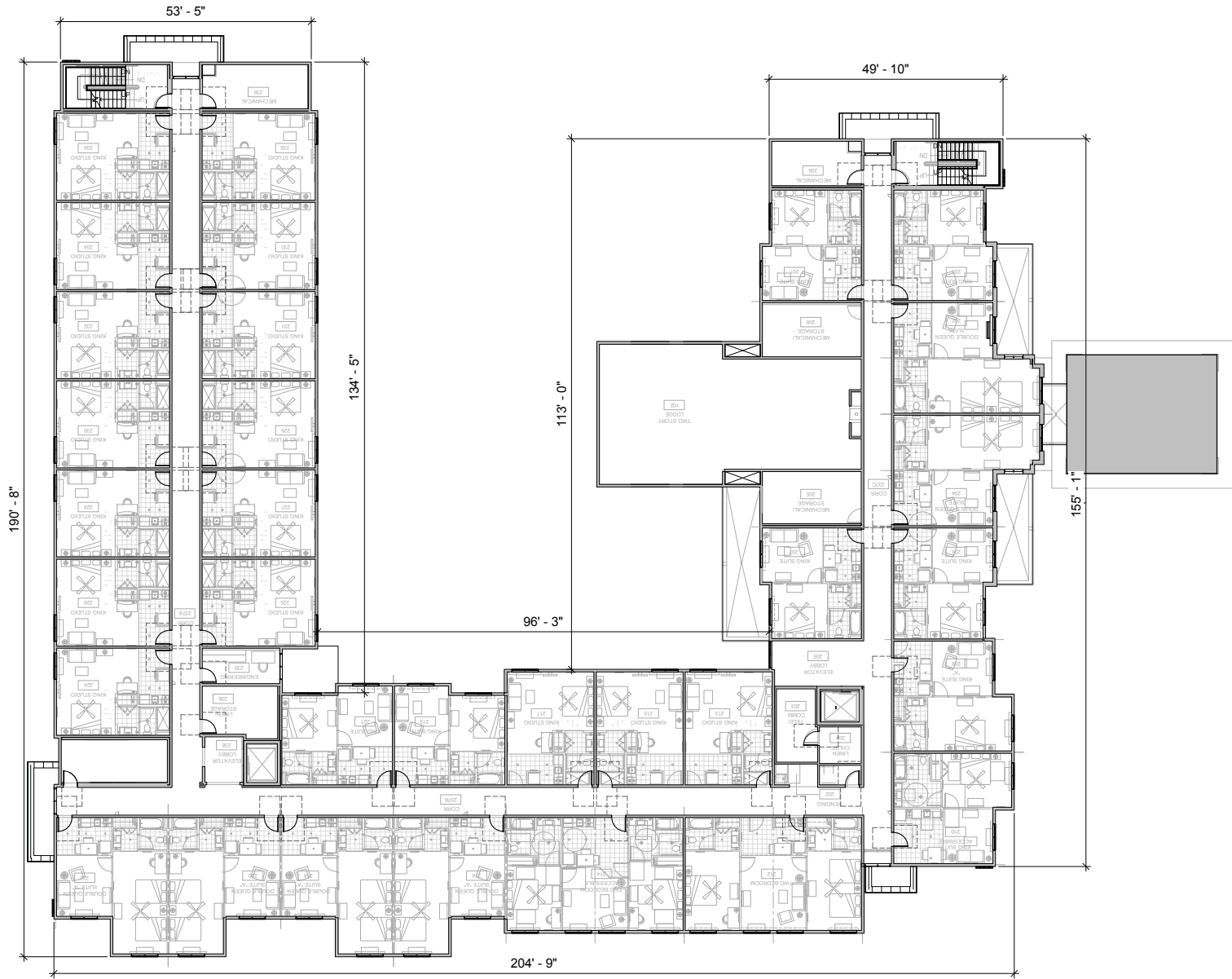
First Floor Plan

Date: 10/28/14
 NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ



EXPIRES 03/31/2016



1 Second Floor
3/32" = 1'-0"



Second Floor Plan







HOTEL A, 2100 Rio Salado , Tempe AZ



Date: 10/28/14
NOT FOR CONSTRUCTION

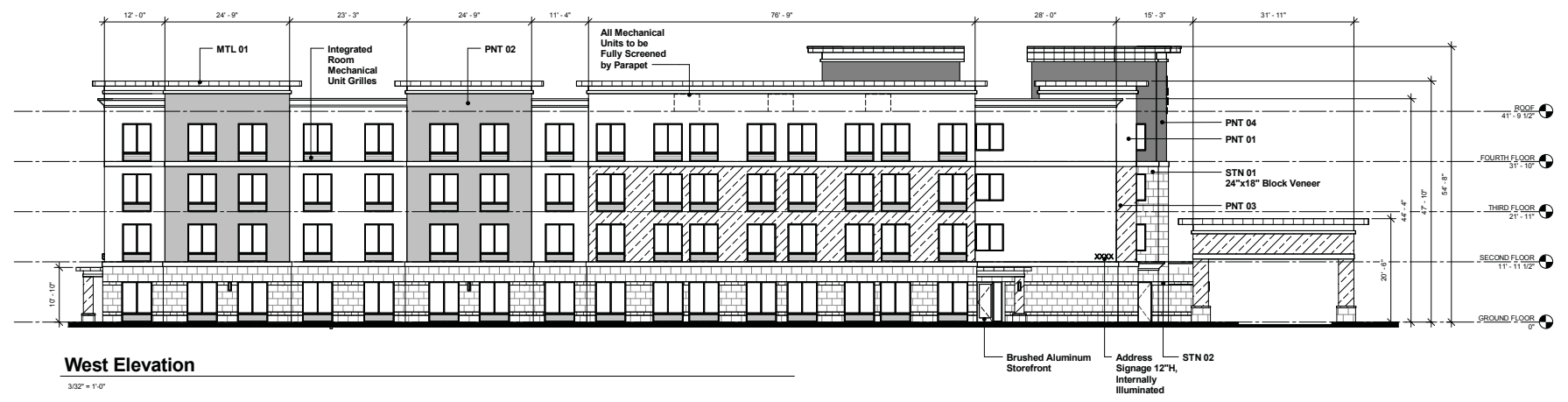


EXTERIOR FINISH LEGEND

	PNT 01		STN 01
	PNT 02		STN 02
	PNT 03		
	PNT 04		

South Elevation

3/32" = 1'-0"



West Elevation

3/32" = 1'-0"

Preliminary Elevations

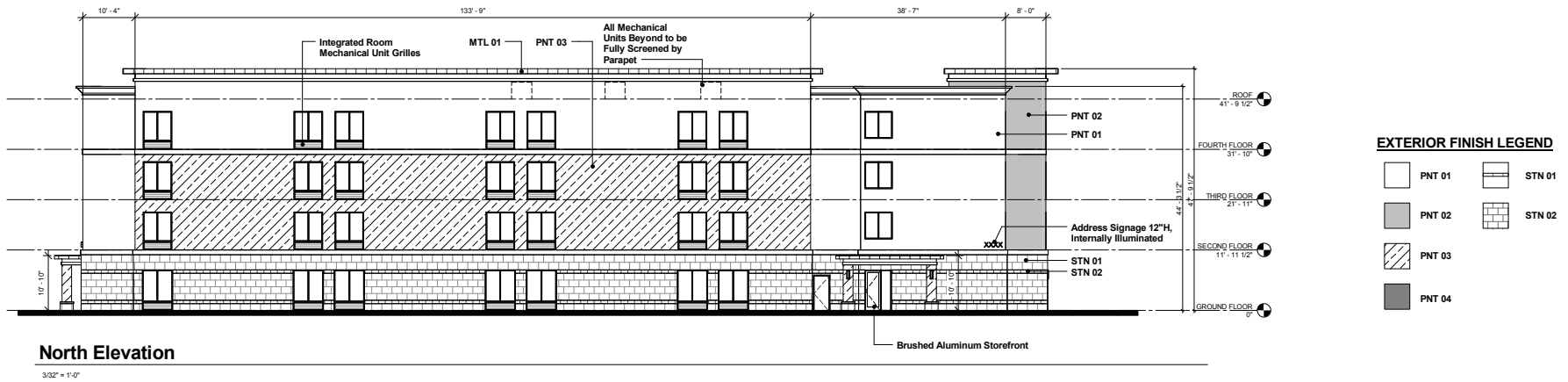
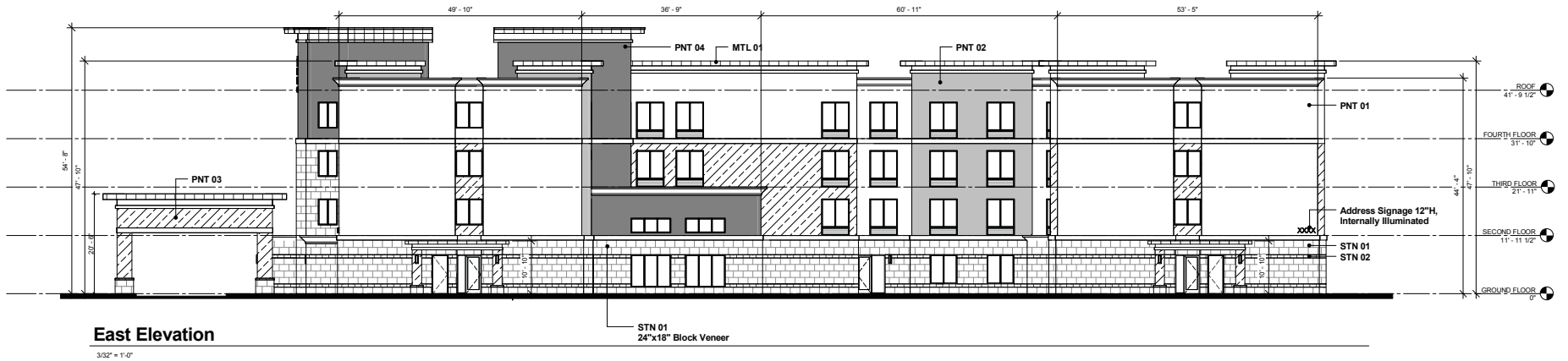
Date: 10/28/14
NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ

ATTACHMENT 23



EXPIRES 03/31/2016



EXTERIOR FINISH LEGEND

- | | | | |
|--|--------|--|--------|
| | PNT 01 | | STN 01 |
| | PNT 02 | | STN 02 |
| | PNT 03 | | |
| | PNT 04 | | |

Preliminary Elevations

Date: 10/28/14
NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ

ATTACHMENT 22



EXPIRES 03/31/2016

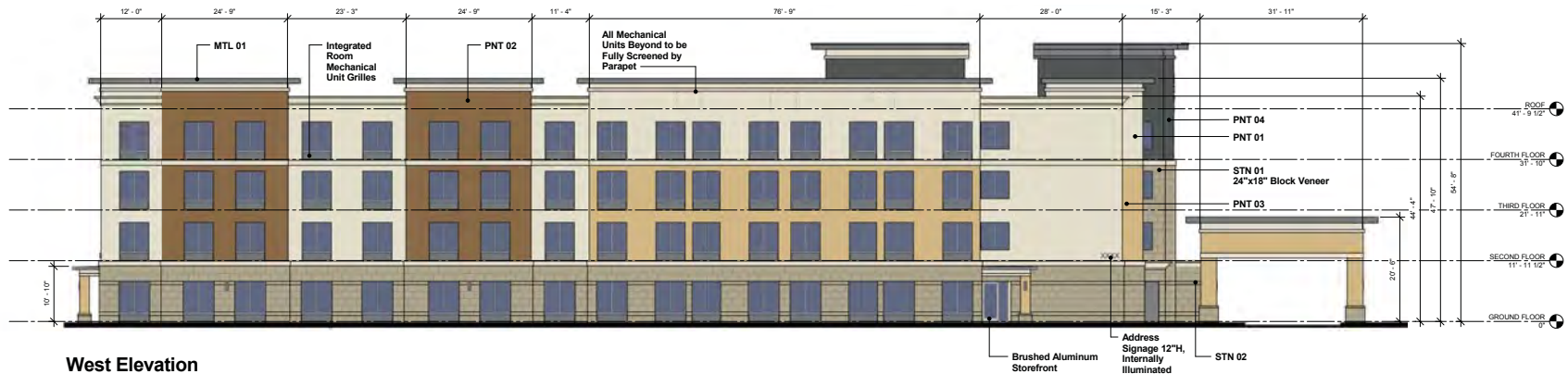


EXTERIOR FINISH LEGEND

- PNT 01
- PNT 02
- PNT 03
- PNT 04
- STN 01
- STN 02

South Elevation

3/32" = 1'-0"



West Elevation

3/32" = 1'-0"

Preliminary Elevations

Date: 10/28/14

NOT FOR CONSTRUCTION

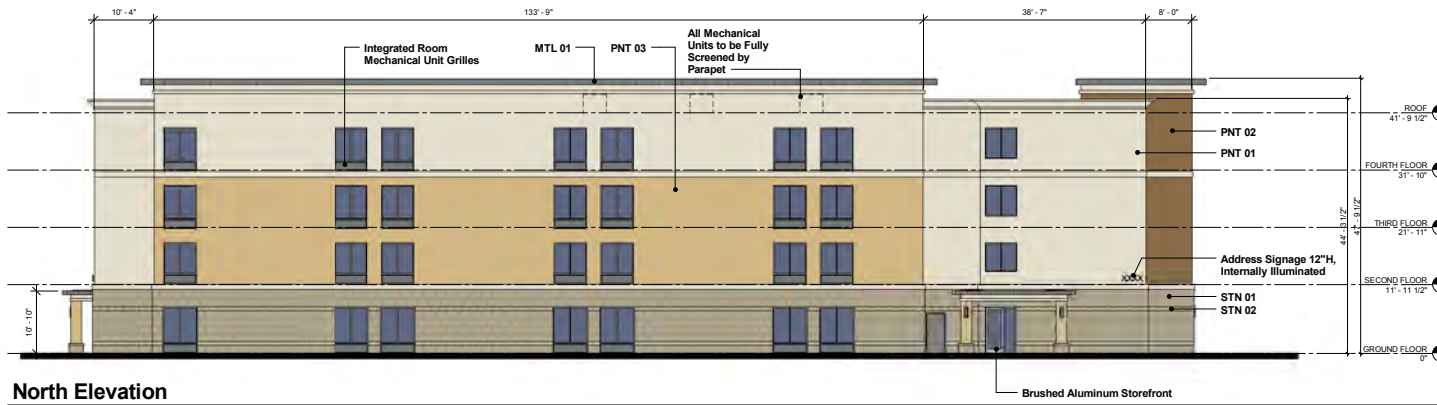
HOTEL A, 2100 Rio Salado , Tempe AZ





East Elevation

3/32" = 1'-0"



North Elevation

3/32" = 1'-0"

EXTERIOR FINISH LEGEND

	PNT 01		STN 01
	PNT 02		STN 02
	PNT 03		
	PNT 04		

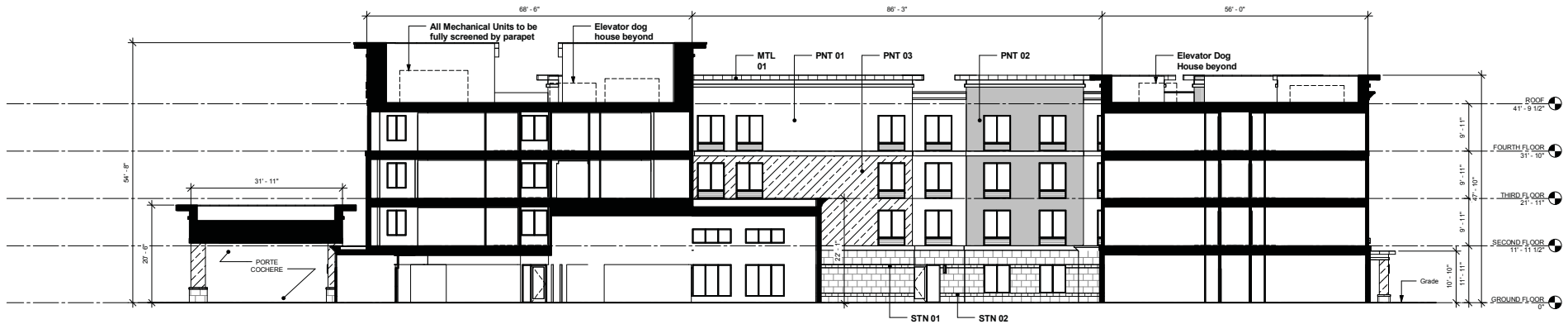
Preliminary Elevations

Date: 10/28/14

NOT FOR CONSTRUCTION

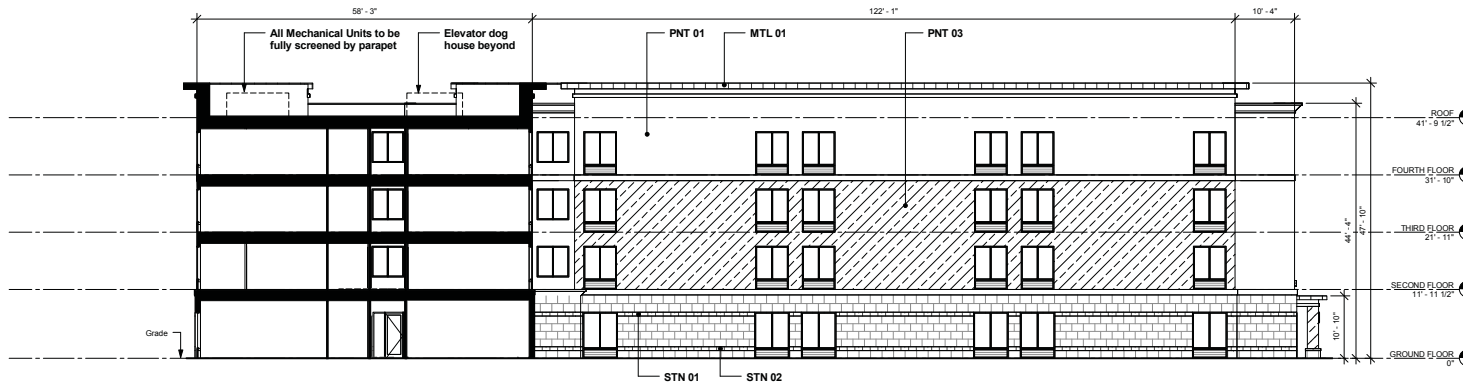
HOTEL A, 2100 Rio Salado , Tempe AZ





Section 1

3/32" = 1'-0"



Section 2

3/32" = 1'-0"

EXTERIOR FINISH LEGEND

	PNT 01		STN 01
	PNT 02		STN 02
	PNT 03		
	PNT 04		

Building Sections

Date: 10/28/14

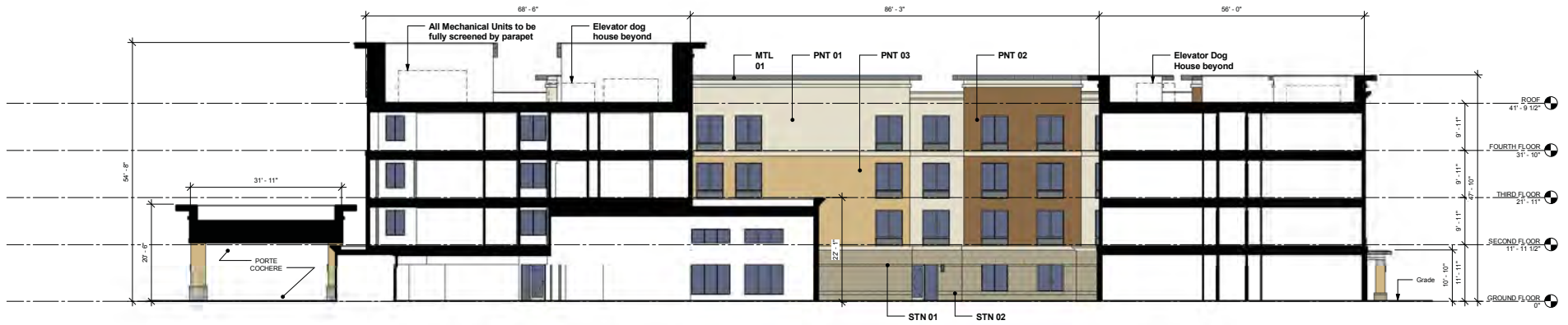
NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ

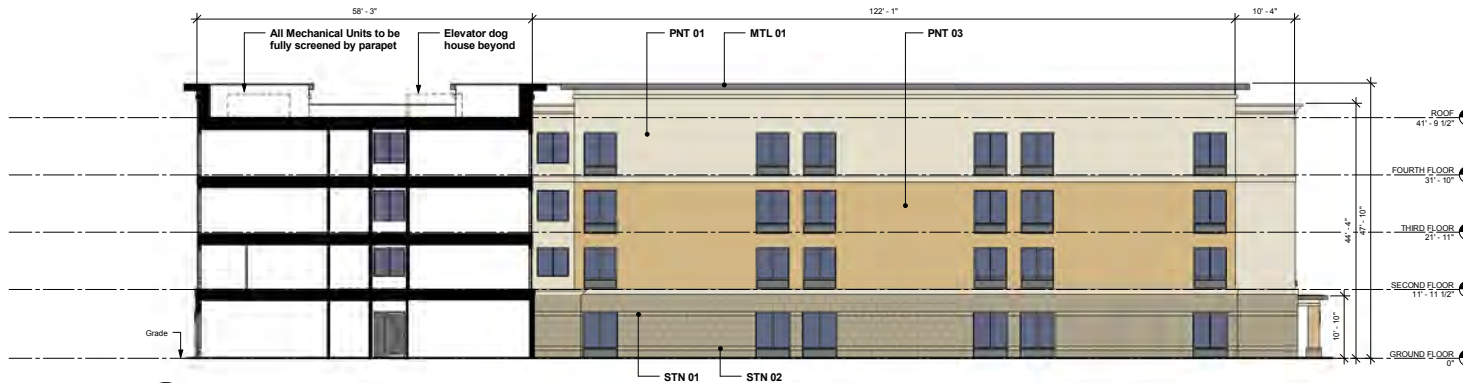


EXPIRES 03/31/2016





1 Section 1
3/32" = 1'-0"



2 Section 2
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

	PNT 01		STN 01
	PNT 02		STN 02
	PNT 03		
	PNT 04		

Building Sections

Date: 10/28/14

NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ





Perspective View

Date: 10/28/14

NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ

ATTACHMENT 27



designcell
ARCHITECTURE



Perspective View

Date: 10/28/14

NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ

ATTACHMENT 28



designcell
ARCHITECTURE



Perspective View

Date: 10/28/14

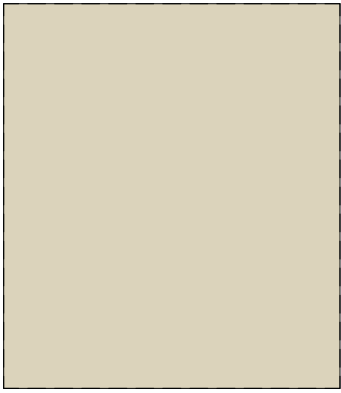
NOT FOR CONSTRUCTION

HOTEL A, 2100 Rio Salado , Tempe AZ

ATTACHMENT 29



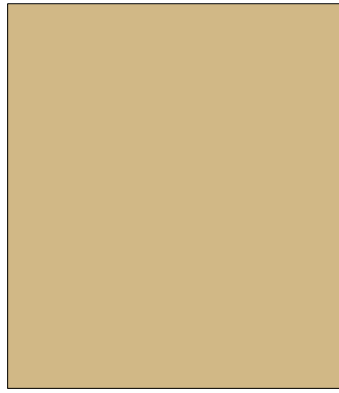
designcell
ARCHITECTURE



PNT 01
Rice Grain
SW6155



PNT 02
Craft Paper
SW6125



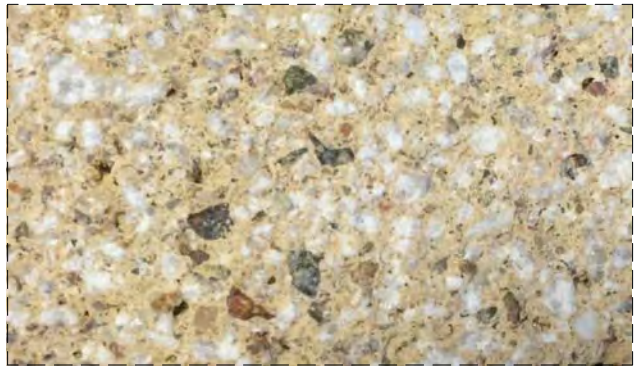
PNT 03
Restrained Gold
SW6129



PNT 04
Rock Bottom
SW7062



STN 01
Monterey Stone | Textured
Trenwyth MS



STN 02
Southwest Gold | Ground Face
Trenwyth MS



MTL 01
Musket Gray

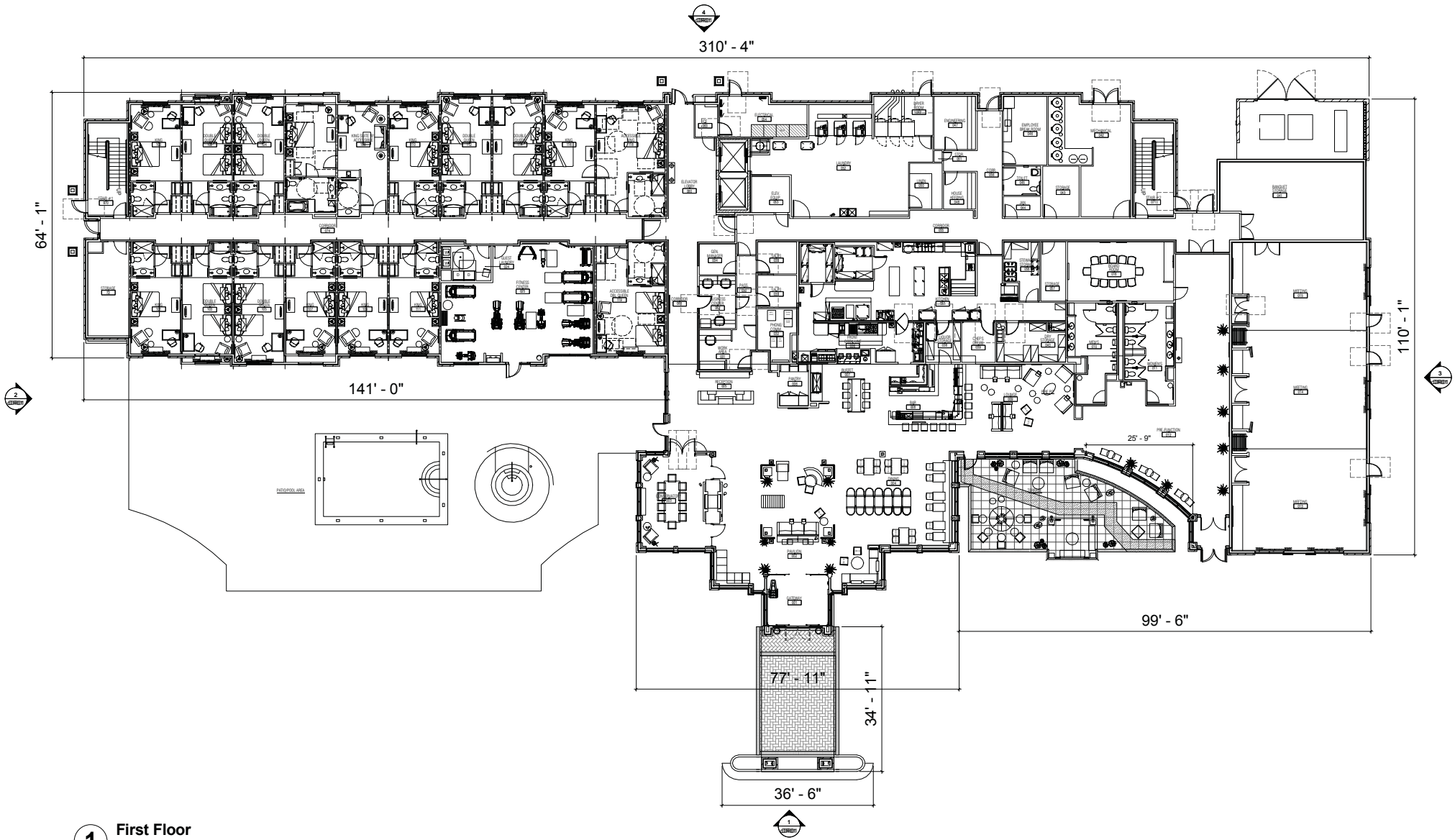
ATTACHMENT 30

EXTERIOR MATERIALS

HOTEL A, 2100 Rio Salado, Tempe AZ



10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM



1 First Floor
3/32" = 1'-0"

First Floor Plan

Date: 10/28/2014

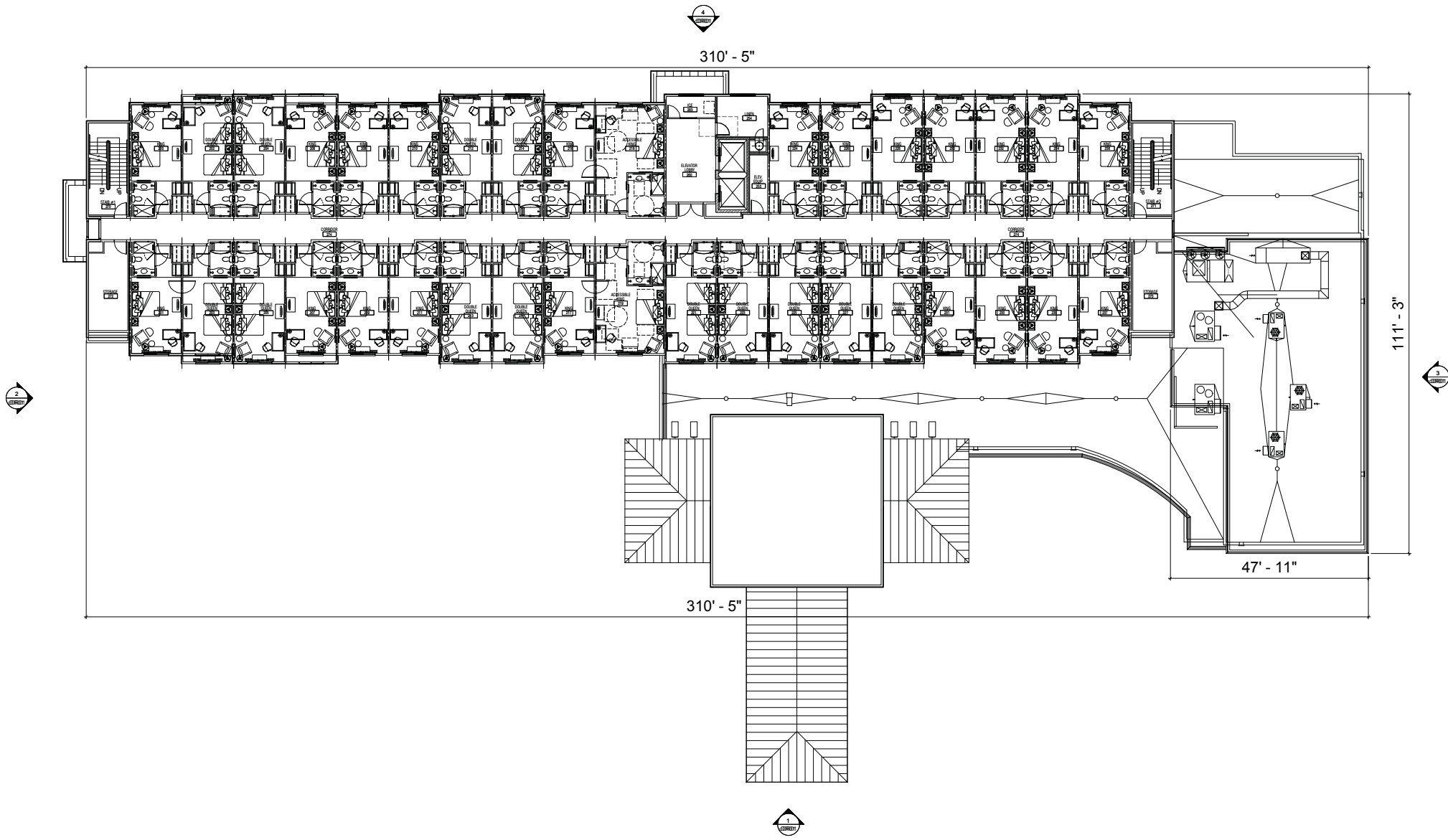
NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado , Tempe AZ



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ARCHITECTURE

EXPIRES 03/31/2016



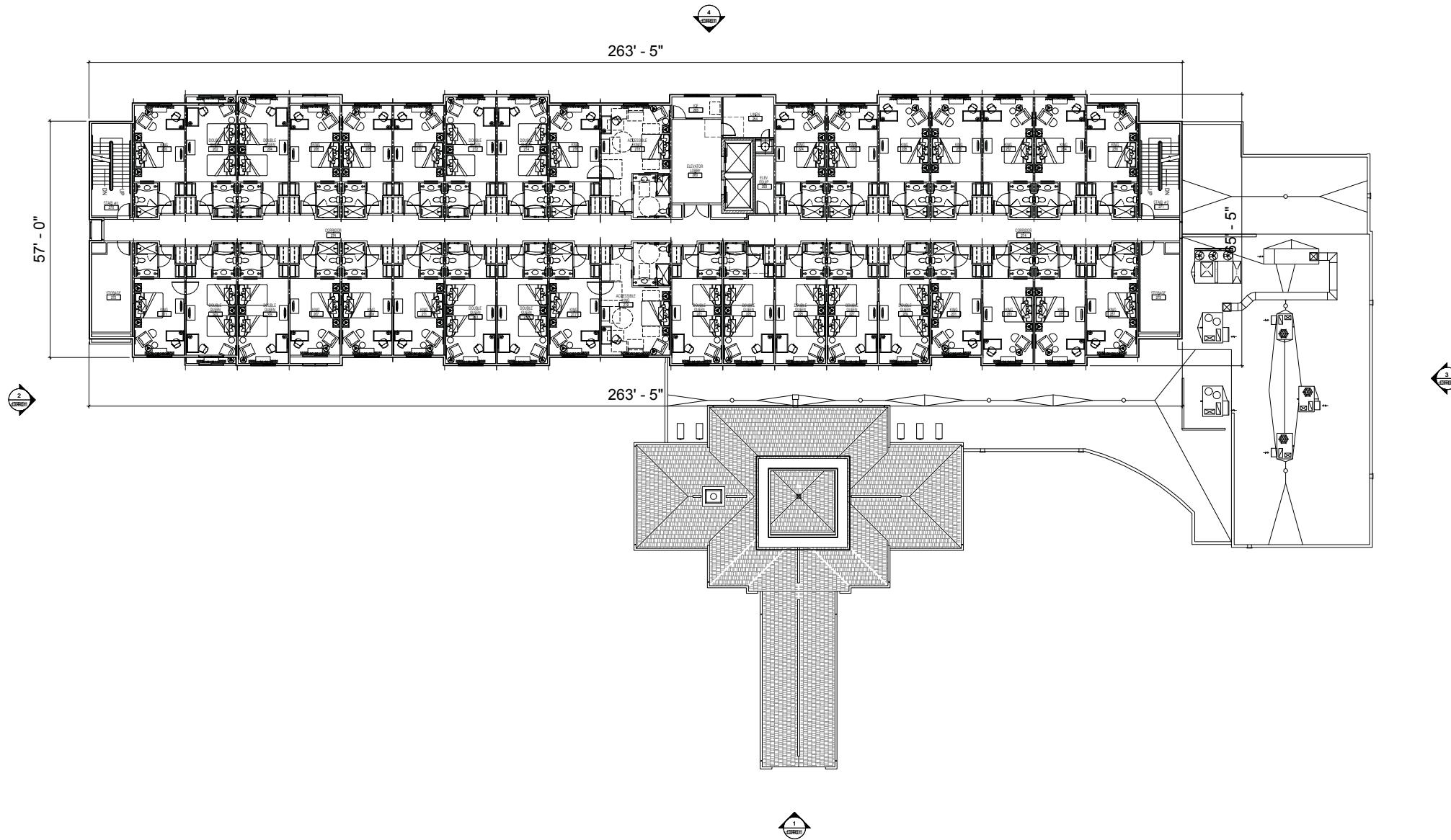
1 Second Floor
3/32" = 1'-0"

Second Floor Plan

Date: 10/28/2014
NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado , Tempe AZ





1 Third & Fourth Floor
3/32" = 1'-0"

Third & Fourth Floor Plan

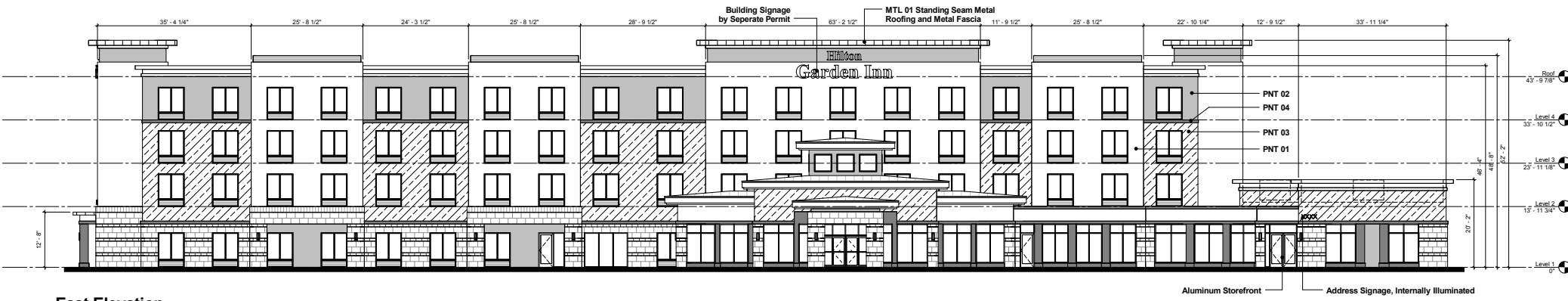
Date: 10/28/2014

NOT FOR CONSTRUCTION

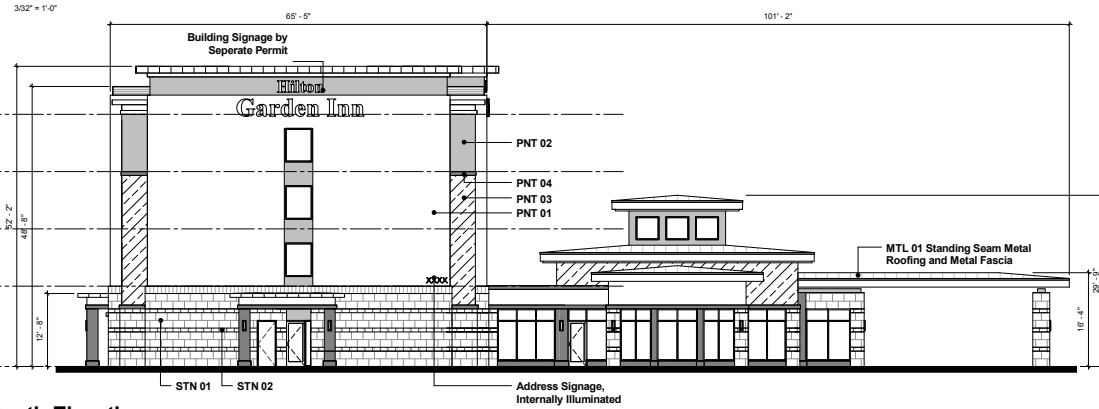
HOTEL B, 2100 Rio Salado , Tempe AZ



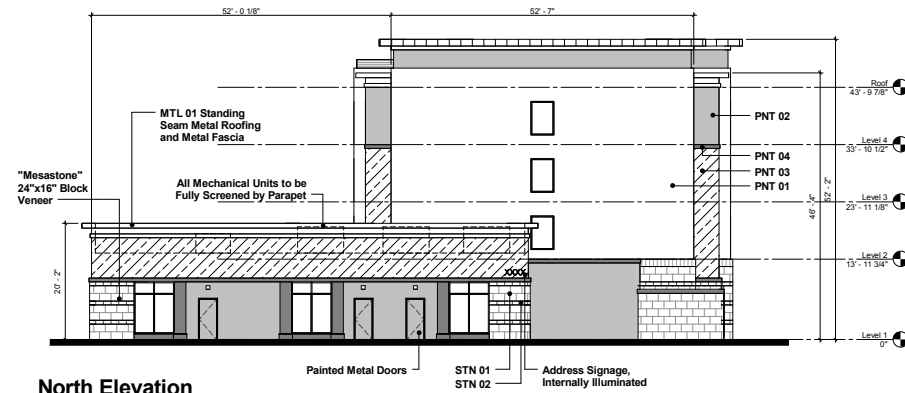
EXPIRES 03/31/2016



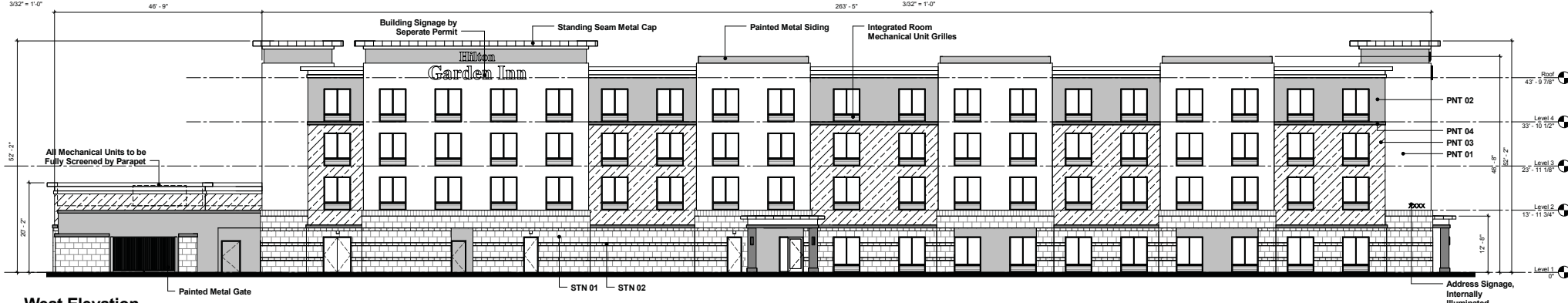
East Elevation



South Elevation



North Elevation



West Elevation

EXTERIOR FINISH LEGEND

						NOTE: FOR FINISH MATERIALS, SEE MATERIAL BOARD
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Preliminary Elevations

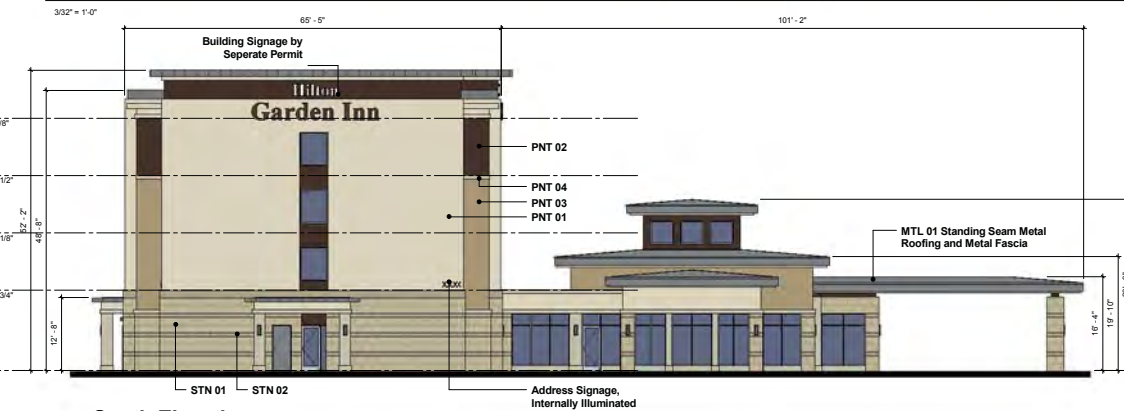
Date: 10/28/2014
NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado, Tempe AZ





East Elevation



South Elevation

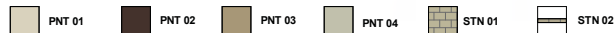


North Elevation



West Elevation

EXTERIOR FINISH LEGEND



NOTE: FOR FINISH MATERIALS, SEE MATERIAL BOARD

Preliminary Elevations

Date: 10/28/2014

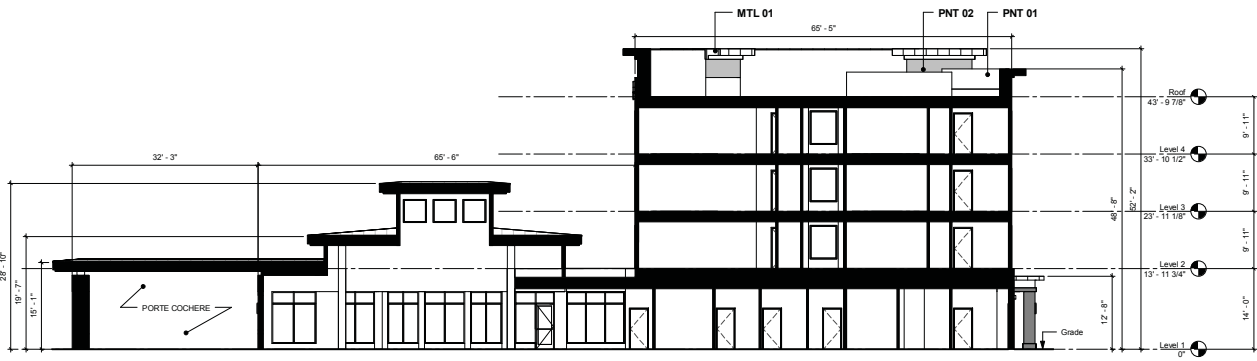
NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado, Tempe AZ



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EXPIRES 03/31/2016



EXTERIOR FINISH LEGEND NOTE: FOR FINISH MATERIALS, SEE MATERIAL BOARD

	PNT 01		PNT 02		PNT 03		PNT 04		STN 01		STN 02
--	--------	--	--------	--	--------	--	--------	--	--------	--	--------

Section 1

3/32" = 1'-0"



Section 2

3/32" = 1'-0"

Building Sections

Date: 10/28/2014
NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado , Tempe AZ





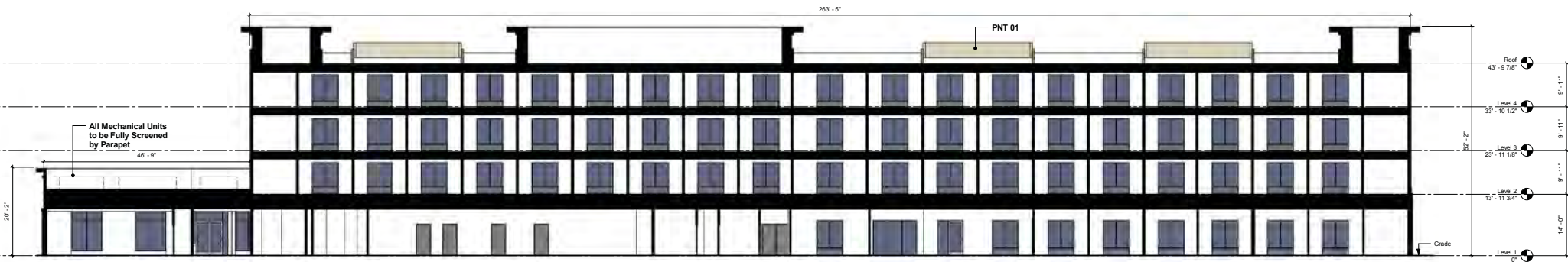
EXTERIOR FINISH LEGEND

NOTE: FOR FINISH MATERIALS, SEE MATERIAL BOARD

- PNT 01
- PNT 02
- PNT 03
- PNT 04
- STN 01
- STN 02

Section 1

3/32" = 1'-0"



Section 2

3/32" = 1'-0"

Building Sections

Date: 10/28/2014

NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado , Tempe AZ





Perspective View

Date: 10/28/2014

NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado , Tempe AZ

ATTACHMENT 38



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ARCHITECTURE



Perspective View

Date: 10/28/2014

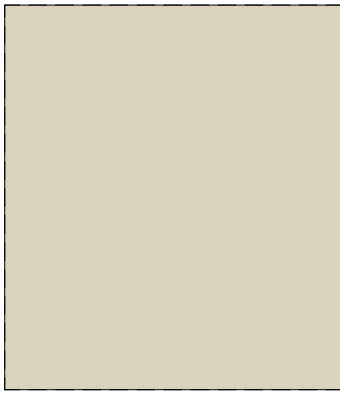
NOT FOR CONSTRUCTION

HOTEL B, 2100 Rio Salado , Tempe AZ

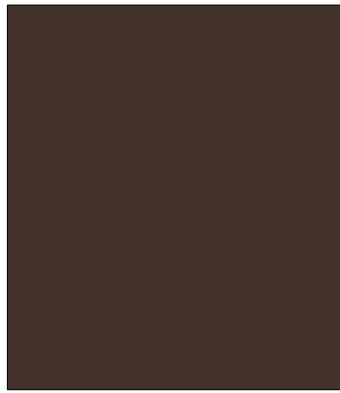
ATTACHMENT 39



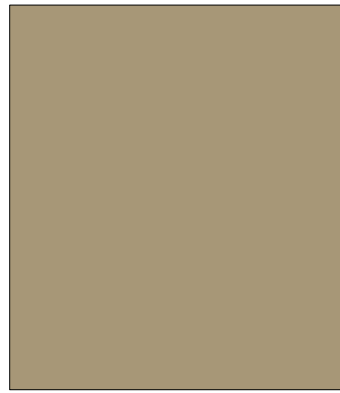
designcell
ARCHITECTURE



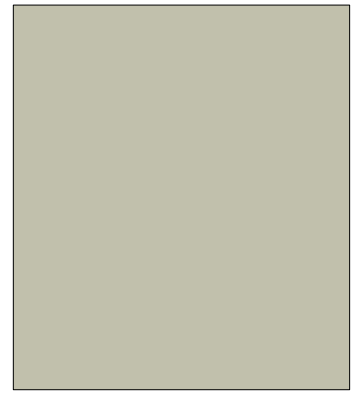
PNT 01
Wool Skein
SW6148



PNT 02
Turkish Coffee
SW6076



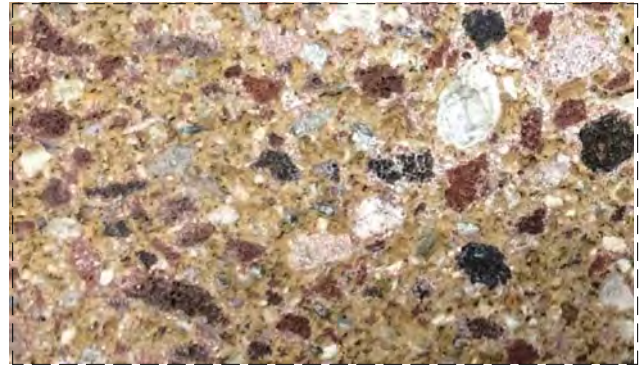
PNT 03
San Antonio Sage
SW7731



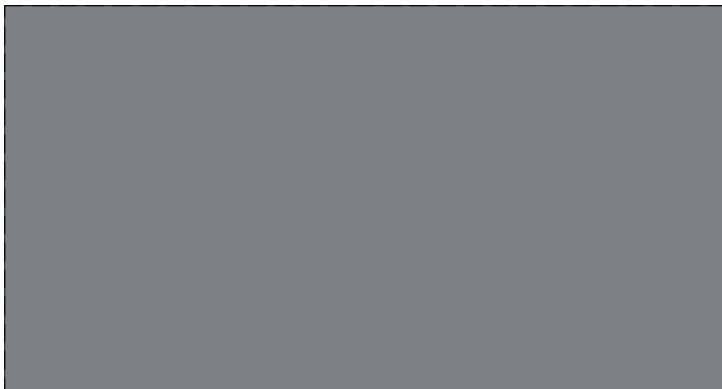
PNT 04
Analytical Gray
SW7051



STN 01
Southwest Gold | Textured
Trenwyth MS



STN 02
Desert Yellow | Ground Face
Trenwyth MS



MTL 01
Musket Gray

ATTACHMENT 40

EXTERIOR MATERIALS

HOTEL B, 2100 Rio Salado, Tempe AZ

ATTACHMENT 42

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LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM



HOTEL A PNT 01
Rice Grain
SW6155



HOTEL A PNT 02
Craft Paper
SW6125



HOTEL A PNT 03
Restrained Gold
SW6129



HOTEL A PNT 04
Rock Bottom
SW7062



HOTEL B PNT 01
Wool Skein
SW6148



HOTEL B PNT 02
Turkish Coffee
SW6076



HOTEL B PNT 03
San Antonio Sage
SW7731



HOTEL B PNT 04
Analytical Gray
SW7051



HOTEL A STN 01
Monterey Stone | Textured
Trenwyth MS



HOTEL A STN 02
Southwest Gold | Ground Face
Trenwyth MS



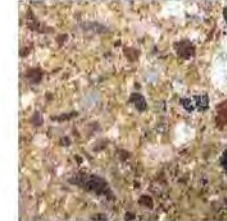
STN 03
Tierra Brown - Smooth and Split Face
Superlite Block



STN 04
Cocoa Brown - Smooth and Split face
Superlite Block



HOTEL B STN 01
Southwest Gold | Textured
Trenwyth MS



HOTEL B STN 02
Desert Yellow | Ground Face
Trenwyth MS



MTL 01
Musket Gray



MTL 02
Rocky Gray



CON 01
Sierra
Davis 61078



CON 02
Standard Gray



LTG 01
Aeris AS2
Lithonia



PTS 01
Dune and Ribbed Series
Kornagay Design



RTW 01
Lock+Load
Modular Retaining Wall

2100 Rio Salado

Proposed Mixed-Use Development

Tempe, Arizona

13143_10.30.14
ARCHITECTURE

designcell
ARCHITECTURE

Bd
group

Butler Design Group, Inc.
architects & planners

Design Team

OWNER: TELLURIAN DEVELOPMENT COMPANY
2201 E. CAMELBACK RD. SUITE 620
PHOENIX, ARIZONA 85016
PHONE: (702) 498-5467
CONTACT: TOM LeCLAIR

ARCHITECT: BUTLER DESIGN GROUP
5017 E. WASHINGTON ST. SUITE 107
PHOENIX, AZ 85034
PHONE: 602-857-1800
CONTACT: CLAY CHAPARRIN
TODD LAWRENCE

CIVIL: HUNTER ENGINEERING
10450 N 74TH ST. SUITE 200
SCOTTSDALE, AZ 85258
PHONE: 480-951-3385
CONTACT: LARRY TALBOTT

LANDSCAPE: LASKIN AND ASSOCIATES
67 E WILDON DR. SUITE 230
PHOENIX, AZ 85012
PHONE: 602-841-7771
CONTACT: HARDY LASKIN

Site Data

Zoning: RRC
General Plan Projected Land-Use: Mixed Use
Total Site Area: 1,909,684 S.F. (43.8 AC.)
Site Area, Phase 1: 648,005 S.F. (14.9 AC.)

Project Description

RIO SALADO PARKWAY & PRIVATE DRIVE is to be developed as a commercial Business Park with Hotels, Retail and Commercial Buildings located at the East side of the Tempe Market Retail project.
This portion of the project is for the Phase One of the development for the Private Drive, Retaining Walls, and Landscaped frontages.

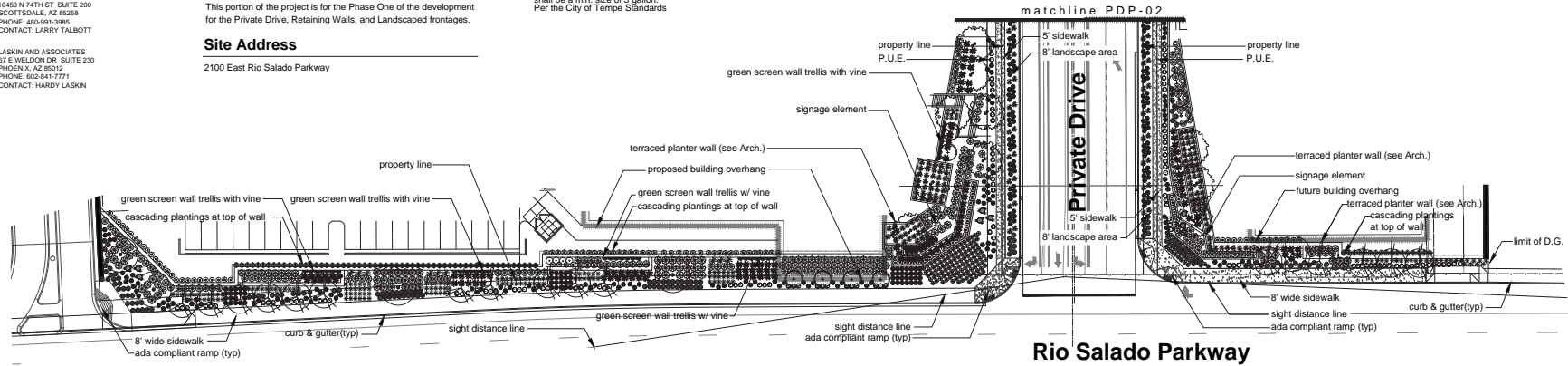
Site Address

2100 East Rio Salado Parkway

*** CPTED Notes**

All shrubs and groundcovers used in the following locations will not exceed 24" in height when mature.

- Parking - Landscape Islands
 - Parking - Borders From 0' to 6'
 - Walks - From 0' to 6'
 - Entry - 15' Radius
 - Sight Triangles
- All shrubs and groundcovers used in parking islands shall be a min. size of 5 gallon.
Per the City of Tempe Standards



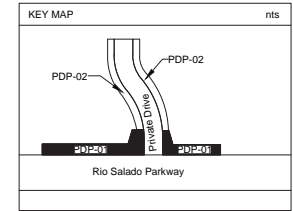
SITE PLAN



LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	QTY.	SHRUBS / ACCENTS / VINES	SIZE	QTY.	GROUNDCOVERS	SIZE	QTY.
Prosopis hybrid 'phoenix' Hybrid Thornless Mesquite	24" box * standard low breaking	51	Yucca rupicola Twistleaf yucca	5 gallon	200	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1gallon 50/50mix	207
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" box * standard	16	Rosmarinus officinalis 'Prostratus' Creeping rosemary	5 gallon	232 cascade over wall	Euphorbia biglandulosa Gopher Plant	1 gallon	284
Carnegiea gigantea Saguaro	8' spear no holes, no scars	9	Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 gallon	565	Decomposed Granite-1/2" select Express Gold 2" min thickness in all landscape areas Submit samples to Landscape Architect		
Caesalpinia mexicana Mexican Bird of Paradise	24" box	9	Hesperaloe funifera Giant Hesperaloe	5 gallon	96			
Parkinsonia praecox Palo Brea	24" box*	10	Dasyliroton wheeleri Desert Spoon	5 gallon	158			
Fouquieria splendens Ocotillo	8' tall 10 cane min.	12	Agave Americana variegata Variegated Century Plant	5 gallon	111			
			Pyracantha crenulata Pyracantha	5 gallon	35			
			Bougainvillea var. 'Torch Glow' Bougainvillea 'Torch Glow'	5 gallon	8			
			Dasyliroton quadrangulatum Toothless Desert Spoon	5 gallon	147			
			Nerium oleander 'Pette Pink' Pette Pink Oleander	5 gallon	29			
			Echinocactus grusonii Golden Barrel Cactus	8" dia. matching	152			
			Antigonon leptopus Queens Wreath vine	5 gallon	74 cascade over wall			

n o t e : * Trees must be 1 1/2" caliper at time of planting regardless of box size shown.



PDP-01

10-29-14
13143-01-ST06

2100 Rio Salado
Proposed Commercial Development
Tempe, Arizona

ATTACHMENT 42

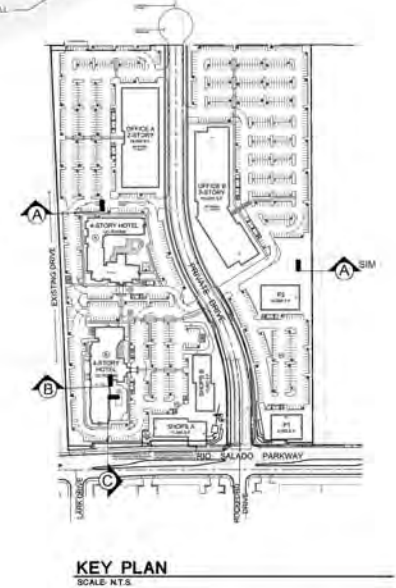
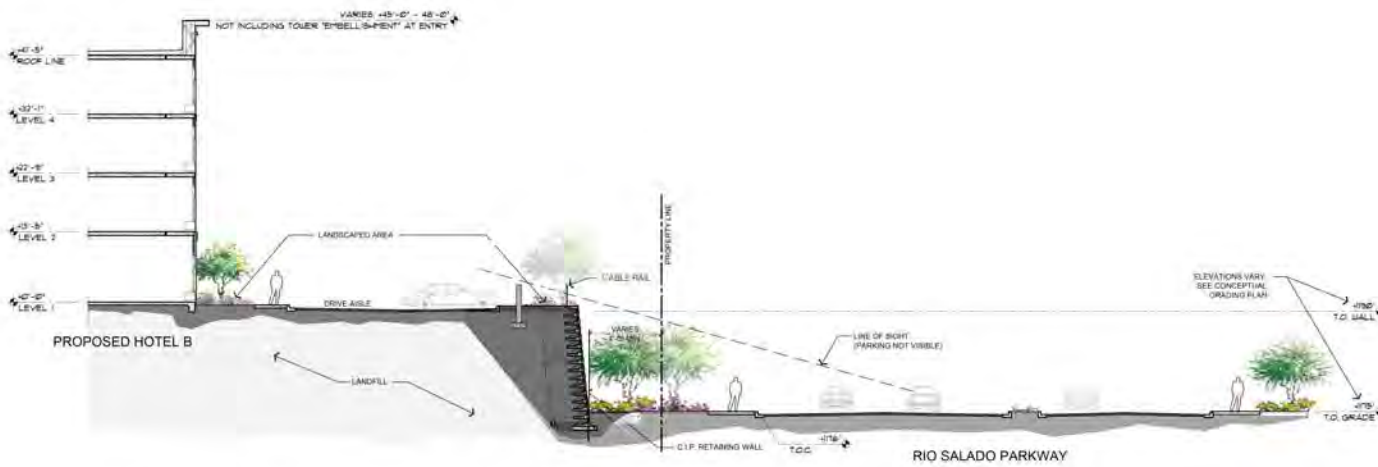
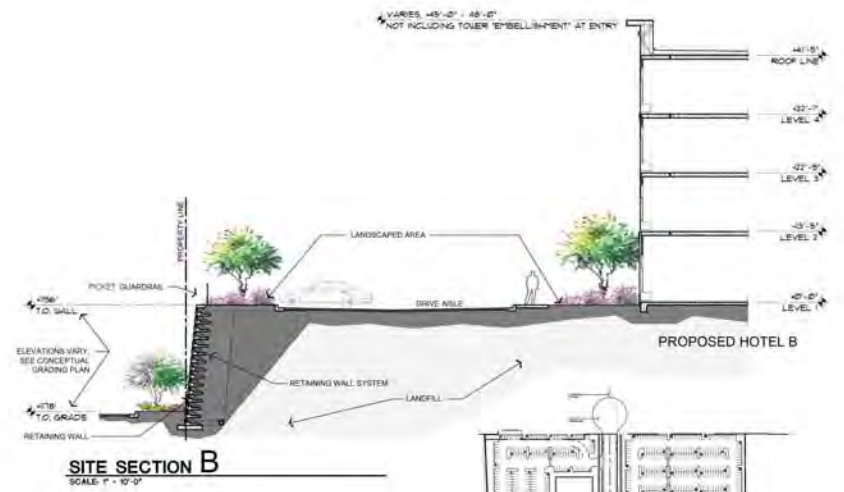
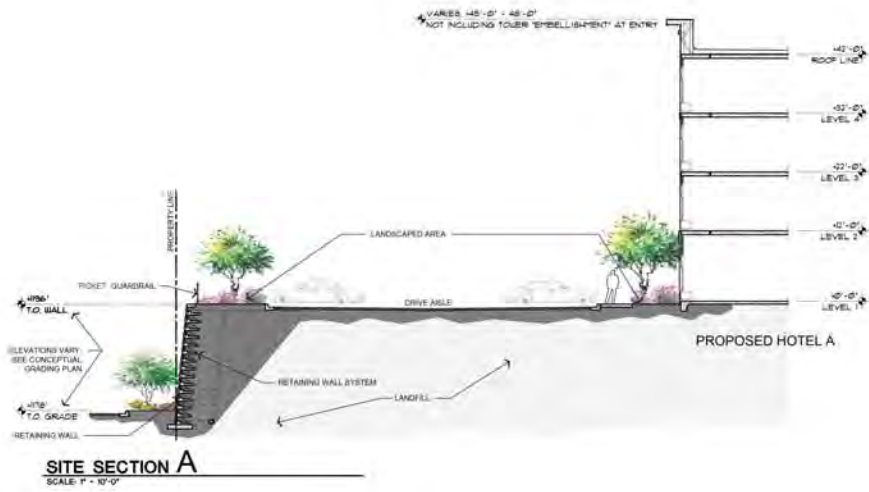
ATTACHMENT 44



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Wildon Ave.
Suite 230
Phoenix, Arizona 85012
(602) 848-7771
(602) 848-8621
www.laskinlandscape.com



Preliminary Landscape Plan - Phase 1



2100 Rio Salado

Proposed Commercial Development

Tempe, Arizona

ATTACHMENT 43









2100 Rio Salado
 Proposed Commercial Development
 Tempe, Arizona
 13,142 sq. ft. 2014















LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE
 Prosopis chilensis Thornless Chilean Mesquite	24" box standard low breaking
 Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" box standard
 Carnegiea gigantea Saguaro	8' spear no holes, no scars
 Caesalpinia mexicana Mexican Bird of Paradise	24" box
 Parkinsonia praecox Palo Brea	24" box
 Fouquieria splendens Ocotillo	8' tall 10 cane min.

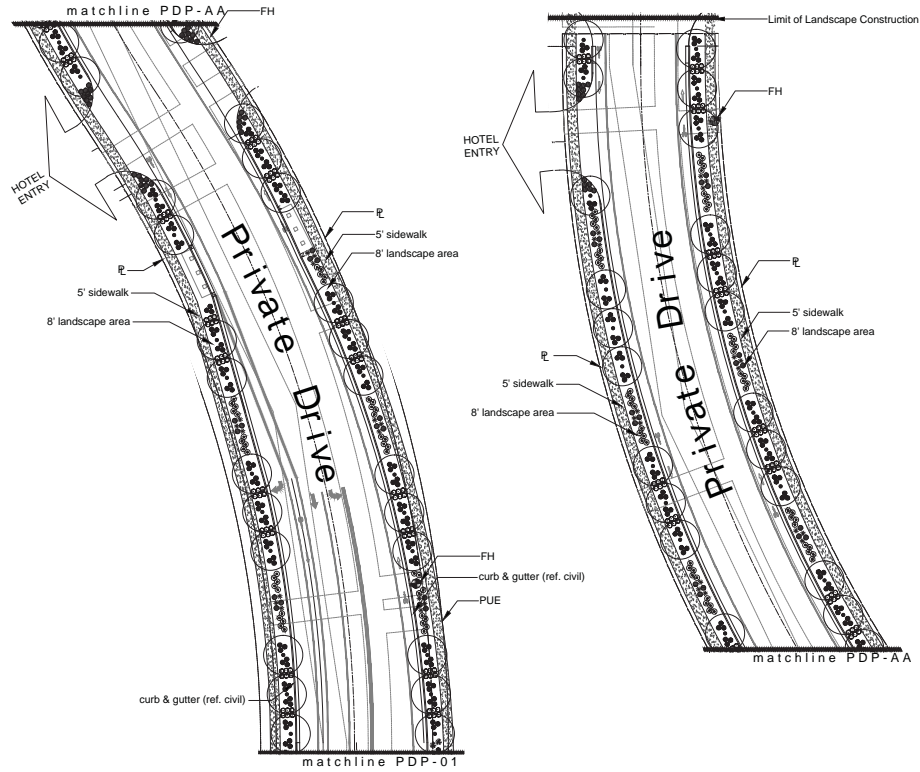
Note: Trees must be 1 1/2" caliper at time of planting regardless of box size shown.

SHRUBS / ACCENTS / VINES

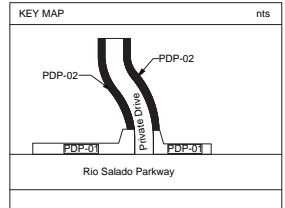
SHRUBS / ACCENTS / VINES	SIZE
 Yucca rupicola Twistleaf yucca	5 gallon
 Rosmarinus officinalis 'Prostratus' Creeping rosemary	5 gallon cascade over wall
 Hesperaloe parviflora 'Brakelight' 'Brakelight' Yucca	5 gallon
 Hesperaloe funifera Giant Hesperaloe	5 gallon
 Dasylirion wheeleri Desert Spoon	5 gallon
 Agave Americana variegata Variegated Century Plant	5 gallon
 Pyracantha crenulata Pyracantha	5 gallon
 Bougainvillea var. 'Torch Glow' Bougainvillea 'Torch Glow'	5 gallon
 Dasylirion quadrangulatum Toothless Desert Spoon	5 gallon
 Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gallon
 Echinocactus grusonii Golden Barrel Cactus	8" dia. matching
 Antigonon leptopus Queens Wreath vine	5 gallon cascade over wall

GROUNDCOVERS

GROUNDCOVERS	SIZE
 Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1gallon 50/50mix
 Euphorbia biglandulosa Copper Plant	1 gallon
 Decomposed Granite-1/2" select Express Gold 2" min thickness in all landscape areas Submit samples to Landscape Architect	



SITE PLAN



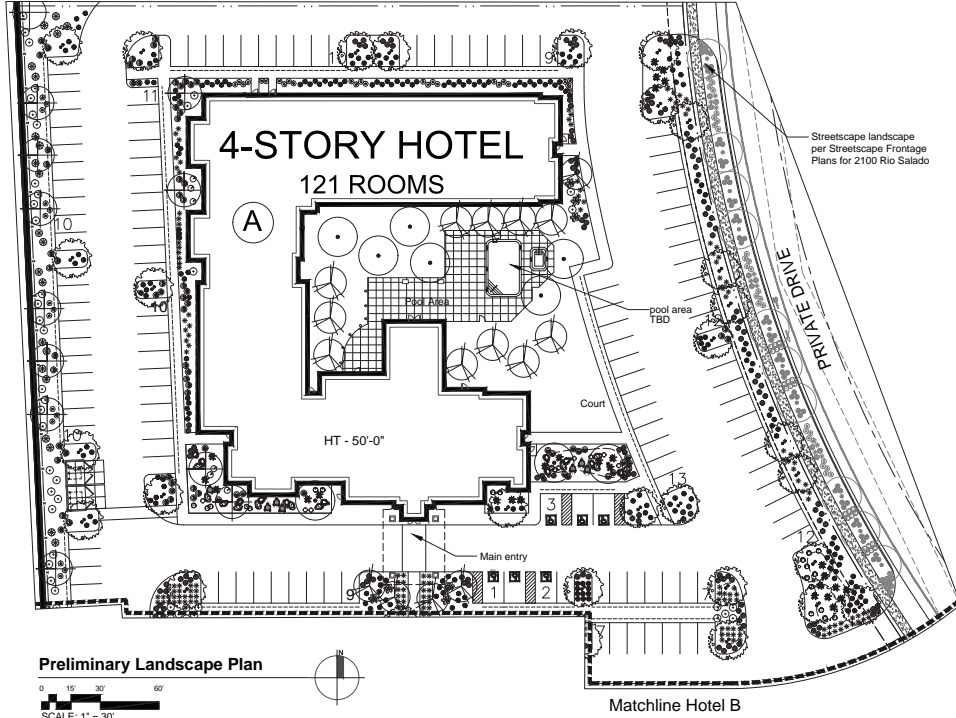
2100 Rio Salado
Proposed Commercial Development
Tempe, Arizona

ATTACHMENT 56

ATTACHMENT 47

10-29-14
13143-01-ST06





Preliminary Landscape Plan
 0 15' 30' 60'
 SCALE: 1" = 30'

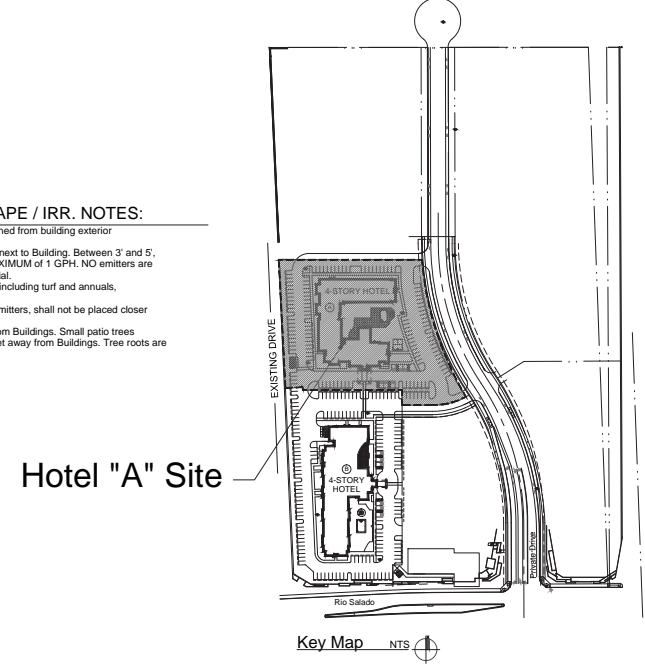
LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE / CLPR / HT.	SHRUBS / ACCENTS / VINES	SIZE	GROUNDCOVERS	SIZE
Parkinsonia praecox Palo Brea	36" box stand.	Yucca rupicola Twisted yucca	5 gallon	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1gallon 50/50mix
Quercus virginiana 'Heritage' Southern Live Oak	48" box	Rosmarinus officinalis 'Prostratus' Creeping rosemary	5 gallon	Euphorbia biglandulosa Gopher Plant	1 gallon
Cameglia gigantea Saguaro	8' spear no holes, no scars	Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 gallon	Convolvulus creorum Bush Morning Glory	
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" box	Hesperaloe funifera Giant Hesperaloe	5 gallon	Surface select granite boulders 4'x4' bury a minimum 1/3 (3 ton minimum)	
Fouquieria splendens Ocotillo	10' - 8 cane minimum	Dasyliion wheeleri Desert Spoon	5 gallon	Decomposed Granite-1/2" select Express Gold 2" min thickness in all landscape areas. Submit samples to Landscape Architect.	
Dalbergia sissoo Sissoo Tree	24" box	Agave Americana variegata Variegated Century Plant	5 gallon		
Chamaerops humilis Mediterranean Fan palm	36" box	Pyrcantha crenulata Pyrcantha	5 gallon		
		Tecoma stans 'Orange Jubilee' Orange Jubilee	5 gallon		
		Dasyliion quadrangulatum Toothless Desert Spoon	5 gallon		
		Nerium oleander 'Pette Pink' Pette Pink Oleander	5 gallon		
		Echinocactus grusonii Golden Barrel Cactus	5 gallon		
		Ruellia peninsularis Desert Ruellia	5 gallon		
		Eriosephala maculata 'Valentine' Valentine Bush	5 gallon		
		Pedilanthus macrocarpus Lady's Slipper	5 gallon		

- * CPTED Notes:**
- All shrubs and groundcovers used in the following locations will not exceed 24" in height when mature.
 - Parking - Landscape Islands
 - Parking - Borders From 0' to 6'
 - Walks - From 0' to 6'
 - Entry - 15' Radius
 - Sight Triangles
 - All shrubs and groundcovers used in parking islands shall be a min. size of 5 gallon.
 - Per the City of Tempe Standards

BUILDING FOUNDATION LANDSCAPE / IRR. NOTES:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'
- NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
- Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
- ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
- NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.



Hotel "A" - 4 Story
2100 Rio Salado
 Proposed Commercial Development
 Tempe, Arizona

PDP-01



LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 67 E. Widgee Ave.
 Suite 200
 Phoenix, Arizona 85012
 P (602) 448-7773
 F (602) 448-8621
 www.laskinlsc.com

Butler Design Group, Inc.
 architects & planners

10.30.14
 13143-01-ST06

LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

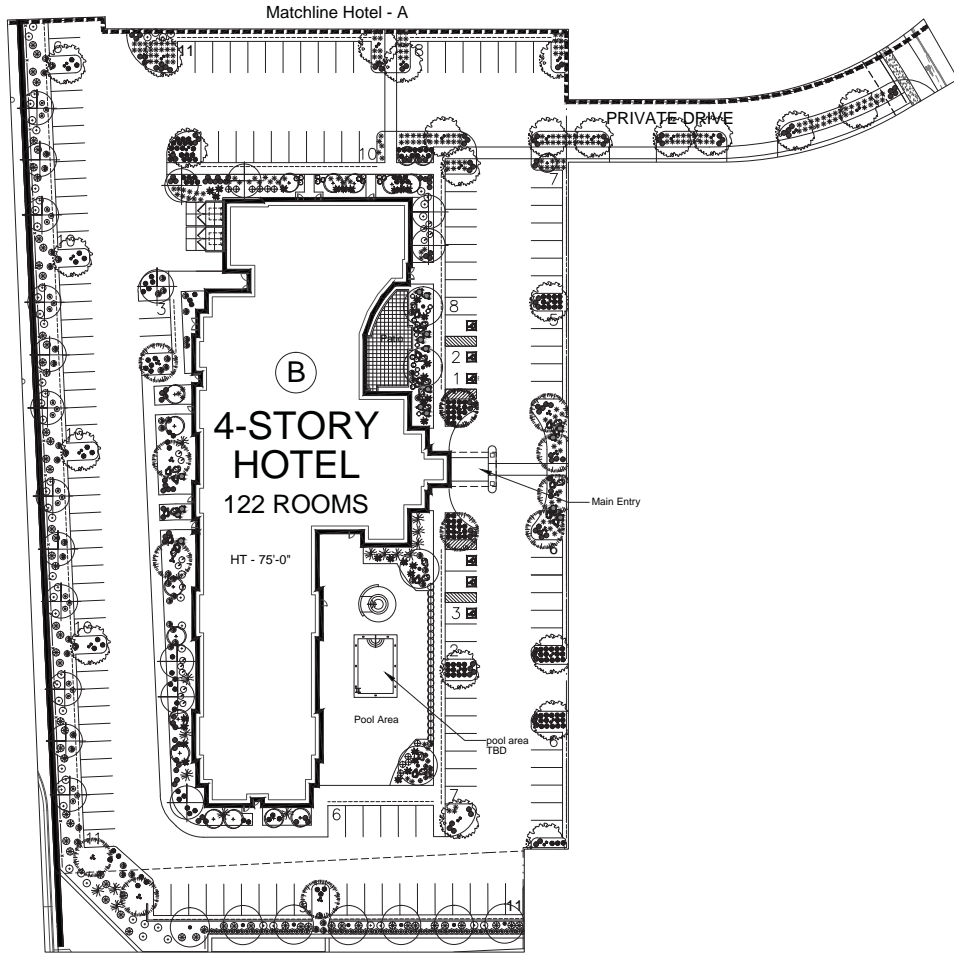
TREES	SIZE / CLPR / HT.	SHRUBS / ACCENTS / VINES	SIZE	GROUNDCOVERS	SIZE
Parkinsonia praecox Palo Verde	36" box stand, low breaking	Yucca rugicola Twisted yucca	5 gallon	Lantana montevidensis Trailing Lantana Purple & Gold mound	1 gallon 50/50mix
Quercus virginiana 'Heritage' Southern Live Oak	48" box	Rosemarinus officinalis 'Prostratus' Creeping rosemary	5 gallon	Euphorbia biglandulosa Gopher Plant	1 gallon
Cameglia gigantea Saguaro	8' spear no holes, no scars	Hesperaloe parviflora 'BrakeLight' BrakeLight Yucca	5 gallon	Convolvulus creorum Bush Morning Glory	
Casahuate mexicana Mexican Bird of Paradise	24" box	Hesperaloe fendleri Giant Hesperaloe	5 gallon	Surface select granite boulders 4'x4'x4' bury a minimum 1/3 (3 ton minimum)	
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" box	Dasylirocin wheeleri Desert Spoon	5 gallon	Decomposed Granite-1/2" select Express Gold 2" min thickness in all landscape areas Submit samples to Landscape Architect	
Prosopis Hybrid 'Phoenix' Hybrid 'homeless' Mesquite	24" box	Agave Americana variegata Variegated Century Plant	5 gallon		
Fouquieria splendens Ocotillo	10' - 8 cane minimum	Pyracantha crenulata Pyracantha	5 gallon		
Dalbergia sissoo Sissoo Tree	24" box	Tecoma stans "Orange Jubilee" Orange Jubilee	5 gallon		
Chamaerops humilis Mediterranean Fan palm	36" box	Dasylirocin quadrangulatum Toothless Desert Spoon	5 gallon		
		Nerium oleander 'Pette Pink' Pette Pink Oleander	5 gallon		
		Echinocactus grusonii Golden Barrel Cactus	5 gallon		
		Ruellia peninsularis Desert Ruellia			
		Eremophila maculata 'Valentine' Valentine Bush			
		Pedilanthus macrocarpus Lady's Slipper			
		Dodonaea viscosa Hopseed Bush			

* CPTED Notes:

- All shrubs and groundcovers used in the following locations will not exceed 24" in height when mature.
- Parking - Landscape Islands
- Parking - Borders From 0' to 6'
- Walks - From 0' to 6'
- Entry - 15' Radius
- Sight Triangles
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Per the City of Tempe Standards

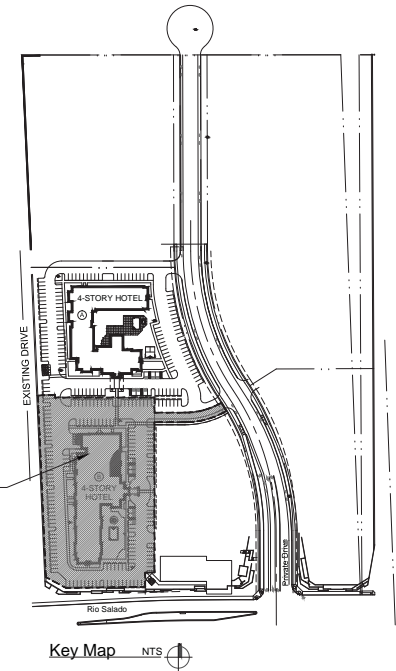
BUILDING FOUNDATION LANDSCAPE / IRR. NOTES:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
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Preliminary Landscape Plan

SCALE: 1" = 30'



Hotel "B" Site

Hotel "B" - 4 Story
2100 Rio Salado
Proposed Commercial Development
Tempe, Arizona

PDP-02





1 NEC LOOKING NORTH
SCALE: NTS



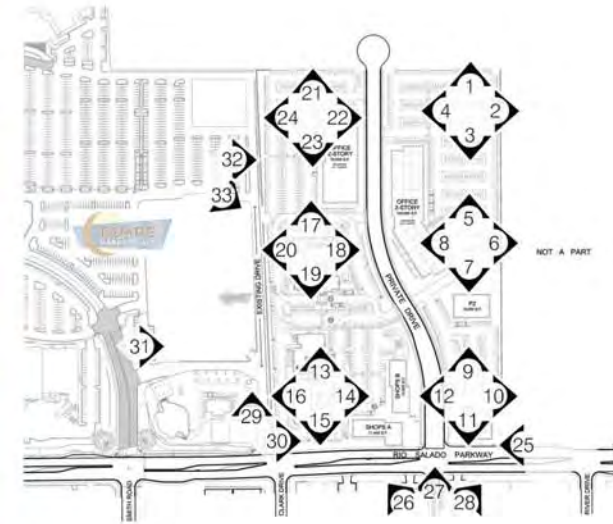
2 NEC LOOKING EAST
SCALE: NTS



3 NEC LOOKING SOUTH
SCALE: NTS



4 NEC LOOKING WEST
SCALE: NTS



SITE CONTEXT PHOTOS

2100 Rio Salado

Proposed Commercial Development

Tempe, Arizona
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5 EAST SIDE LOOKING NORTH
SCALE: NTS



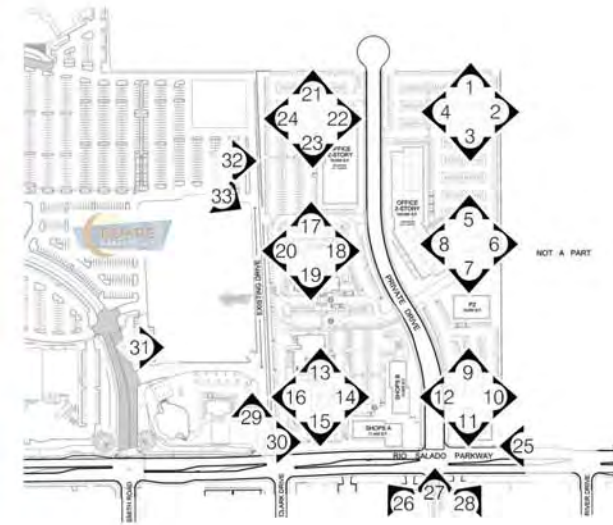
6 EAST SIDE LOOKING EAST
SCALE: NTS



7 EAST SIDE LOOKING SOUTH
SCALE: NTS



8 EAST SIDE LOOKING WEST
SCALE: NTS



SITE CONTEXT PHOTOS

2100 Rio Salado

Proposed Commercial Development

Tempe, Arizona
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9 SEC LOOKING NORTH
SCALE: NTS



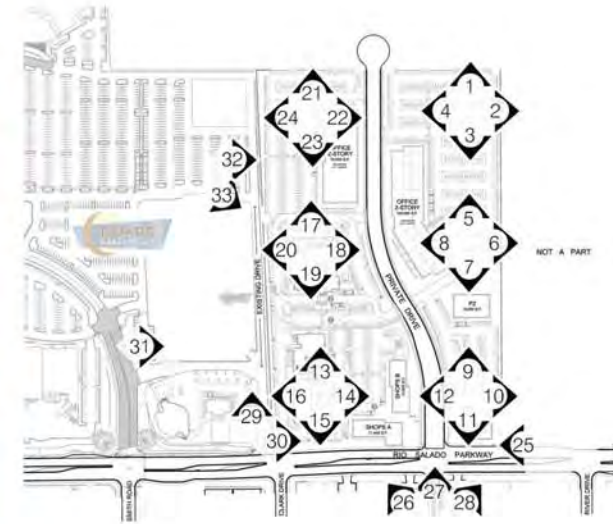
10 SEC LOOKING EAST
SCALE: NTS



11 SEC LOOKING SOUTH
SCALE: NTS



12 SEC LOOKING WEST
SCALE: NTS



SITE CONTEXT PHOTOS

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13 SWC LOOKING NORTH
SCALE: NTS



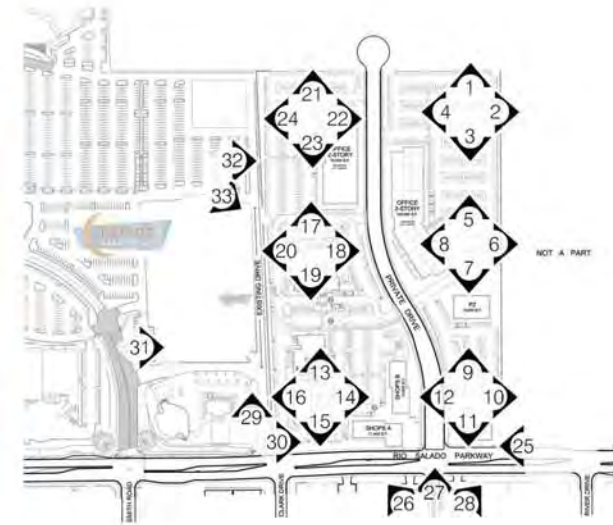
14 SWC LOOKING EAST
SCALE: NTS



15 SWC LOOKING SOUTH
SCALE: NTS



16 SWC LOOKING WEST
SCALE: NTS



SITE CONTEXT PHOTOS

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17 WEST SIDE LOOKING NORTH
SCALE: NTS



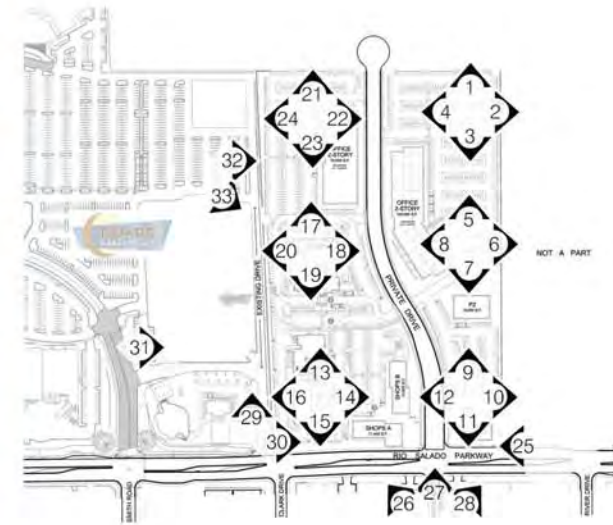
18 WEST SIDE LOOKING EAST
SCALE: NTS



19 WEST SIDE LOOKING SOUTH
SCALE: NTS



20 WEST SIDE LOOKING WEST
SCALE: NTS



SITE CONTEXT PHOTOS

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21 NWC LOOKING NORTH
SCALE: NTS



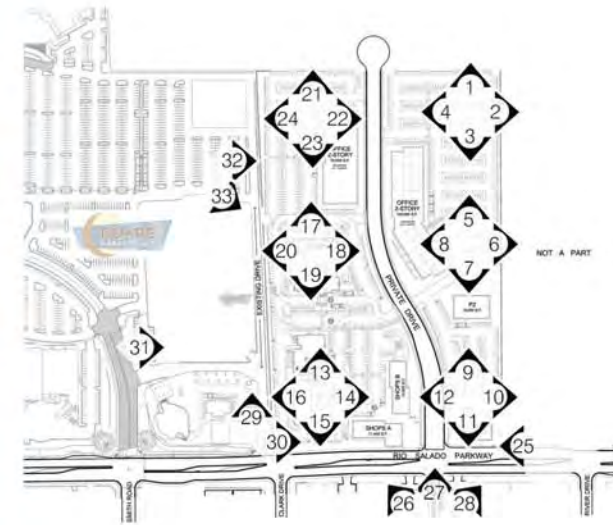
22 NWC LOOKING EAST
SCALE: NTS



23 NWC LOOKING SOUTH
SCALE: NTS



24 NWC LOOKING WEST
SCALE: NTS



SITE CONTEXT PHOTOS

2100 Rio Salado

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Butler Design Group, Inc.
architects & planners



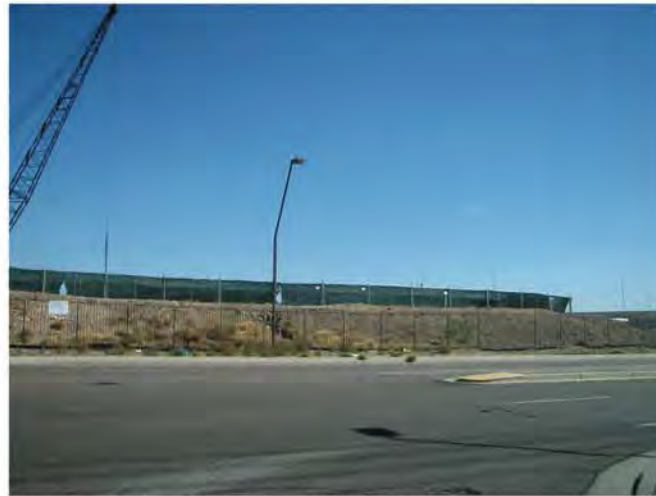
25 SEC LOOKING WEST
SCALE: NTS



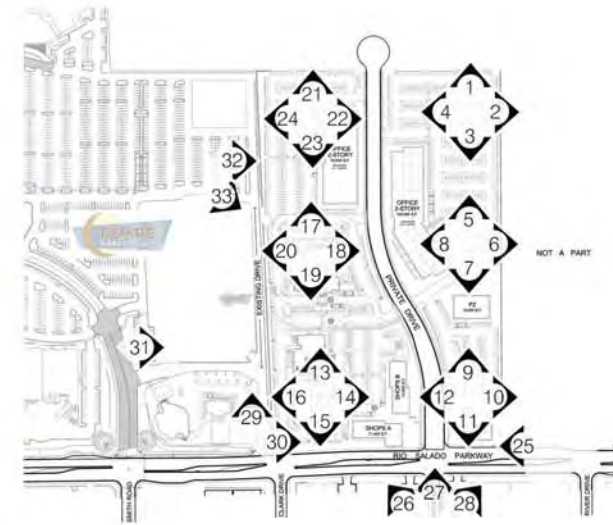
26 ROCKFORD DRIVE LOOKING NORTHWEST
SCALE: NTS



27 ROCKFORD DRIVE LOOKING NORTH
SCALE: NTS



28 ROCKFORD DRIVE LOOKING NORTHEAST
SCALE: NTS



SITE CONTEXT PHOTOS

2100 Rio Salado

Proposed Commercial Development

Tempe, Arizona
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29 SEC TEMPE MARKETPLACE LOOKING NORTH
SCALE: NTS

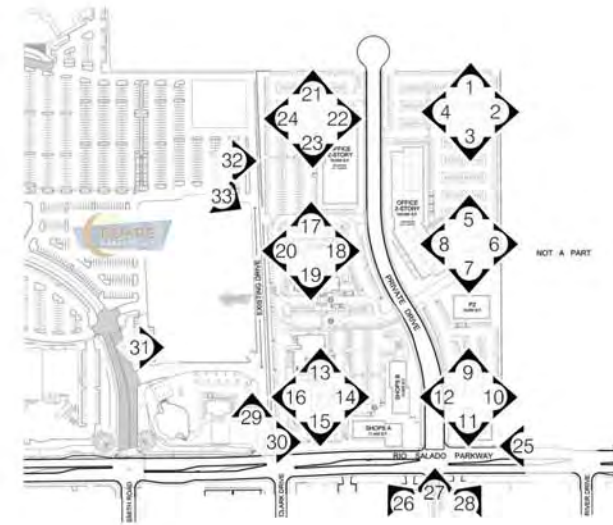


30 SEC TEMPE MARKETPLACE LOOKING EAST
SCALE: NTS



31 TEMPE MARKETPLACE LOOKING EAST
SCALE: NTS

SITE CONTEXT PHOTOS



2100 Rio Salado

Proposed Commercial Development

Tempe, Arizona
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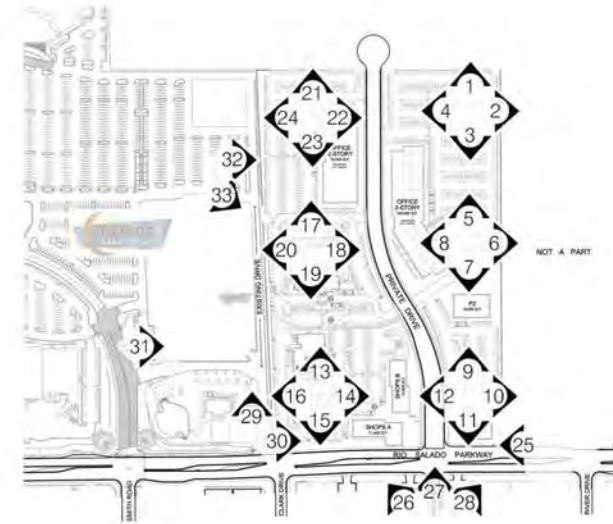




32 TEMPE MARKETPLACE LOOKING EAST
SCALE: NTS



33 TEMPE MARKETPLACE LOOKING SOUTHEAST
SCALE: NTS



SITE CONTEXT PHOTOS

2100 Rio Salado
Proposed Commercial Development

Tempe, Arizona
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EXISTING HOTEL PRODUCTS

Hilton Garden Inn, Downtown Scottsdale Location:



Hilton Garden Inn, North Happy Valley, Phoenix:



Hilton Garden Inn, Phoenix Airport:



Hilton Garden Inn, Avondale:



Homewood Suites, Avondale:



Homewood Suites, Scottsdale



Homewood Suites, Chandler:



Homewood Suites, Phoenix Airport



WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Tellurian Development Company (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL140212 – **2100 RIO SALADO**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____

(Identify Action Requested))

for development of the following real property (Property):

2100 E Rio Salado Parkway, Tempe AZ

Parcel No. or legal description:

132-36-002T, 132-36-002V, 32-36-002Z, 132-36-011, 132-36-012 & 132-36-013



David Larcher
President

November 3, 2014

Ms. Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85281

RE: Letter of Support for the 2100 Rio Salado Project (Case No. PL140212)

Dear Ms. Kaminski,

I have taken the time to review the proposed 2100 Rio Salado Project with the Applicant, Tellurian Development Company, including their request for a Planned Area Development on approximately 24 acres, Development Plan Review, and Use Permits. I believe the proposed mix of hotel, office, restaurant, and retail uses will provide significant benefits to the surrounding area. Please accept this letter as my support of this application and Case No. PL140212.

Sincerely yours,

DJL:sko

2425 East Camelback Road
Suite 750
Phoenix, Arizona 85016
phone: 602.866.0900
fax: 602.956.8721