

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION
REVISED**

**Meeting Date: 3/24/2015
Agenda Item: 1**

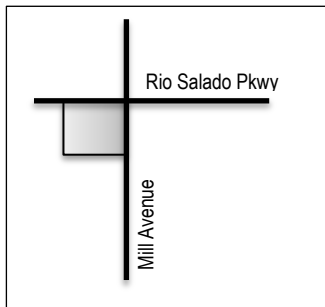
ACTION: Request for a Planned Area Development Overlay Amendment to establish development standards, a Use Permit for tandem parking, and a Development Plan Review for design of a ~~240~~17-room hotel, office, retail and restaurant uses within approximately 900,000 s.f. of new development, including the preservation of the Hayden House for a future phase restaurant use for MILL & RIO SALADO, located at 100 South Mill Avenue. The applicant is Manjula Vaz, Gammage & Burnham 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: MILL & RIO SALADO (PL140182) is located within the Transportation Overlay District Station Area and has a Historic Preservation Overlay for the existing Hayden House (Monti’s Casa Vieja). This request is for Phase 1 of the site development; Phase 2 will be submitted separately for the Development Plan Review and Amendment of the Planned Area Development for restoration of the Hayden House for a future restaurant use. The request includes the following:

- PAD14012 Amended Planned Area Development Overlay for changes to building height, setbacks, lot coverage, landscape area and parking for a new hotel, office, retail and restaurant development.
- DPR14278 Development Plan Review for a Site Plan, Landscape Plan and Building Elevations for a hotel, office building retail and restaurants, and parking structure.
- ZUP14166 Use Permit for 84 Hotel Tandem Valet Parking Spaces



Property Owner	Michael L. Brekka, Senior Managing Director of Hayden House Tempe LLC
Applicant	Manjula Vaz, Gammage & Burnham PLC
Current Zoning District	CC (H) PAD TOD Station Area (City Center, Historic Overlay, Planned Area Development, Transportation Overlay District, Station Area)
Gross/Net site area	2.51 acres (109,293 s.f.)
Total Building area	895,012,888,206 s.f. (1,158,400 sf. allowed by prior PAD)
Lot Coverage	55 % (80% maximum by prior PAD)
# of Hotel Rooms	240 17-rooms
Building Height	190 ft (257ft maximum by prior PAD)
Building Setbacks	0’ front, 0’ side, 0’ rear (same as prior PAD)
Landscape area	26% (10% minimum required)
Vehicle Parking	1,167 3 spaces (1,210 required by code, 1,070 proposed in prior PAD, based on uses) 84 tandem hotel spaces to be valet parked
Bicycle Parking	150 spaces (83 required by code, 341 proposed in prior PAD)

ATTACHMENTS: Ordinance, Development Agreement, 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

Reviewed by: Larry Tom, Principal Planner

COMMENTS:

This site is located on the southwest corner of Mill Avenue and Rio Salado Parkway. The surrounding area includes the U.S. Airways corporate offices to the immediate west and the Union Pacific Railroad and Light Rail Line further west; the Gateway/Opus Center with Allstate offices to the south; the historic Hayden Flour Mill and Hayden Butte to the east; and the historic Tempe Beach Park and Tempe Town Lake to the north. The subject property is six parcels that were originally 15 lots that were lot tied. The property includes the Historic Hayden House in the north east corner of the site. The proposed project is Phase I of the development, including new hotel and office buildings and associated parking, elevations and landscape plans. Phase II of this development is the Historic-designated Hayden House, which will be submitted through future application, and require Historic Preservation Commission approval for modifications of the existing structure to accommodate a proposed future restaurant tenant. The Hayden House, home of Tempe's founder, Charles Trumbull Hayden, was originally built in 1873 and includes several later additions during use of the house as a restaurant. Monti's La Casa Vieja Steakhouse closed November 17, 2014, and an auction of interior items was conducted on site on December 4, 2014.

Prior entitlements for this site include:

- On November 3, 2007, the Development Review Commission approved a Use Permit ZUP07137 for tandem parking for a proposed new development which included residential. This approval did not specify the number of spaces however document research indicated 164 tandem spaces on the plans.
- On December 13, 2007, the City Council continued a request for a Planned Area Development PAD07021 for 265 condominium units, 291 hotel suites, restaurant and office uses, with a density of 106 du/ac, a building height of 325 feet, 0' setbacks, 80% lot coverage and 35% landscape area on the rooftop level. The proposed development included a 25-story building, and a 1,172,530 square foot phased build-out. This approval did not include a Development Plan Review. Revisions were made prior to the next hearing.
- On January 10, 2008, the City Council approved an Amended Planned Area Development PAD070354 for 230 condominium units, 300 hotel suites, restaurant and office uses, with a density of 108 du/ac, a building height of 257 feet ~~295 (270 +25 for mechanical screening)~~ 80% lot coverage, 1,070 parking spaces and 341 bike parking spaces in 1,104,400 s.f. of a two-phase development. This approval did not include the Development Plan Review.
- On December 4, 2014, the City Council approved a Development Agreement (C2014.226) with Hayden House Tempe LLC ("Developer"). The Developer agrees to (a) grant the City a conservation easement for the façade of and airspace above, the historic Hayden House, (b) restore the historic Hayden House, (c) grant the City an easement for a pedestrian pathway allowing access through the project to Tempe Beach Park from the light rail station located south of the project, and (d) allow the City to use the ground level (50 spaces) of its parking garage nights/weekends and to retain all income from such use for a period of 20 years. The City will provide the Developer with an 8-year GPLET abatement pursuant to Resolution 2010.76.

This request includes the following:

1. Planned Area Development Amendment
2. Development Plan Review for building elevations for a 15-story office and a 15-story hotel, with parking in three subterranean levels under the phase 1 portion of the site (excluding 7' to the south and west of the Hayden House Historic-designated portion), one at grade parking level and six above-grade levels of parking on the west side of the site. The request also includes a public plaza and landscape plan. A future phase will include restoration of the Hayden House for a new restaurant, not a part of this request.
3. Use Permit for 84 Tandem Parking spaces for the hotel

The applicant has submitted a shared parking study for administrative review to reduce parking from 1,210 required within the Transportation Overlay District, to 1,167~~3~~ provided; the study indicates a peak demand of 1,090 spaces, including 84 valet spaces for the hotel use. The applicant is requesting the Development Review Commission take action on item two listed above, and provide recommendations to City Council for items one and three listed above. For further processing, the applicant will need approval for an amended Subdivision Plat, ~~to combine the individual lots into one lot.~~

PRELIMINARY SITE PLAN REVIEW

The project was submitted on May 20, 2014 and again on August 25, 2014 for preliminary review prior to the formal submittal on November 24, 2014. Several meetings were held with the applicant's design team. The formal submittal was routed for site plan review but did not include a comprehensive plan set. Additional information such as dimensions, site data, building materials and design and building materials were necessary to complete this review. The proposed project was generally in conformance with the prior Planned Area Development entitlement, with a proposed reduction in building height and increase in public open space. However, the proposed design removed 2/3 of the building and structures built prior to 1925, everything except an L-shaped row of rooms dating to the home's earliest period, replacing the demolished portion a new commercial kitchen, and recreating the fountain in a new courtyard. The proposed three-level subterranean parking garage was proposed to be closer to the original house, underneath a portion of the adobe structure. Changes to the PAD were primarily site plan and use driven, with the removal of condominiums and a combination of a hotel and office uses. A request for tandem parking was granted in 2007, and was being requested again with the new proposal. A proposed parking ratio to reduce required parking was also requested; the number of vehicle parking spaces on site would be similar to the prior entitlement, the bike parking would be reduced by half of the original PAD but still greater than required by code for the proposed uses. Standard preliminary comments included requirements for retention, a parking study, a traffic study, design details of the building elevations with specific attention to pedestrian level design, and preservation requirements for the Hayden House. Conditions from the prior entitlement approval were also reviewed for compliance within the new design.

PUBLIC INPUT

- Neighborhood meeting required for this request
- A Neighborhood meeting was held on October 8, 2014, 6-7:00 pm at the Marriott Courtyard Tempe at 601 S Ash Avenue. Community Development Staff attended the meeting. Three members of the public attended. A brief PowerPoint presentation was made by the developers, Douglas & Nick Wilson:
 - Provided a background on their experience as developer (project types, locations)
 - Communicated their interest in Tempe
 - Provided an overview of their site/use analysis
 - Pointed-out that their proposal represents a downsizing of 30% from what was approved previously
 - Presented their current concept and indicated their understanding of the importance of preserving the historically significant portions of the Hayden House.

Follow-up was provided by the applicant, Manjula Vaz:

- Provided a history of the entitlements for the property, comparing and contrasting them with their current proposal
- Clarified that this is not a rezoning action, but an amendment of an existing PAD
- Provided a timetable of the process
- Discussed parking
- Discussed what parts of the Hayden House were the most historic and what would be demolished
- Discussed what type of hotel
- Talked about the architectural style, materials and color
- Provided proposed building heights

In addition to the required neighborhood meeting, the applicant met with additional groups interested in the project:

- A Hayden Square Homeowners Association meeting was held on October 23, 2014, from 6-7pm in the HOA President's home.
- A Hayden Ferry Lakeside Bridgewater and Edgewater Homeowners Association meeting was held on October 16, 2014 from 6-7pm at the HOA Community Room.
- The Historic Preservation Commission received an introduction to the project on September 11, 2014
- The Development Review Commission had a pre-session introduction to the project on October 28, 2014 and a follow up pre-session meeting on December 9, 2014 to brief the Commission on the upcoming schedule of entitlement processes.
- The Historic Preservation Commission (HPC) held a hearing on December 11, 2014 to review the proposed project. At this meeting, the presentation included renderings of the design. Minutes from this hearing are provided in the attachments. The item was continued to allow further details regarding how the Hayden House was to be preserved during construction. Between the December and January HPC meetings, the project scope changed, eliminating

the hotel, office and retail phase from encroachment within the Historic-designated portion of the site, including removal of the three levels of underground parking under the adobe structure. Phase one would no longer require a public hearing with approval by the HPC, but would provide a public meeting and recommendations from the HPC. Phase two would take more time to address the concerns of the Commission, and require a public hearing and authorization by the HPC prior to any changes within the historic overlay. The staff report for the January 8, 2015 Historic Preservation Commission meeting is included in the attachments.

A summary of public involvement documentation has been provided in the attachments from the applicant. Staff received one call of concern regarding this request, in opposition to the building height and potential impacts on the existing historic adobe building with the proposed intensification of the site.

DEVELOPMENT AGREEMENT

A Development Agreement (C2014.226) was approved on December 4, 2014 by the City Council. A summary of the 76 page document is provided below:

- Prior to building permit issuance, a façade conservation easement shall be granted to the City covering the façade of the C.T. Hayden House.
- Prior to building permit issuance, an airspace conservation easement shall be granted to the City covering the airspace above the C.T. Hayden House.
- Prior to building permit issuance, an archeological survey shall be provided to the City documenting any artifacts found on site and the legal obligations associated with removal, relocation and remediation of findings at no cost to the City, with no impacts on the schedule of performance.
- The City agrees to provide encroachment permits as required for outdoor dining patios within the right of way, subject to developer agreement of conditions of the permit.
- After issuance of the Certificate of Occupancy of the parking garage, 50 public parking spaces will be made available between 6pm and 6am weekdays, and all day weekends, subject to City operation of the garage during those times.
- A public access easement shall be granted to the City for approximately 20 feet on site to allow bike and pedestrian access from Tempe Beach Park to the Light Rail Station, and the developer shall develop the path consistent to City standards.
- The City agrees that if the conditions of the Schedule of Performance are met, the City shall accept an eight year government property lease property tax excise abatement.
- The Developer agrees to make a voluntary contribution to the Tempe Union High School Foundation and the Tempe Impact Education Foundation in the amount of \$25,000.00 (half to each foundation) per year for four (4) years, commencing on the date of execution of the first Lease and continuing on each anniversary thereof until the aggregate of such payments equals \$100,000; provided that Developer may at any time elect to prepay such amounts, so long as the entire \$100,000 is paid.

The Development Agreement did not include a conservation easement for the area underneath the C.T. Hayden House. Nor was there a requirement for the archeologist to remain on site from the initial demolition of the site through full excavation of the site; any preliminary removal of materials from the site could compromise potential findings and result in a site cleared of archeological evidence prior to conducting the required survey. The Development Agreement did not include an insurance bond or accountability to the preservation of the Hayden House, in the event of damage to the structure as a result of construction. Additional conditions of approval have been added to the Planned Area Development to address these items.

SUBSEQUENT SUBMITTAL

After meeting with the Historic Preservation Commission on January 8, 2015, the applicant made further design revisions to the plans and made a new submittal on February 10th for staff review. Plans provided a greater level of detail and required only minor modifications or corrections for a hearing in March. With the additional information, staff provided design feedback on the eastern hotel elevation facing Mill Avenue, which had not substantially changed from the first review. Issues about pedestrian level architectural detail, overall variety of materials and colors, integration with the other elevations, and contextual reference to Hayden House and/or Hayden Flour Mill in some element of the elevation were communicated to the applicant for further refinement.

PROJECT ANALYSIS

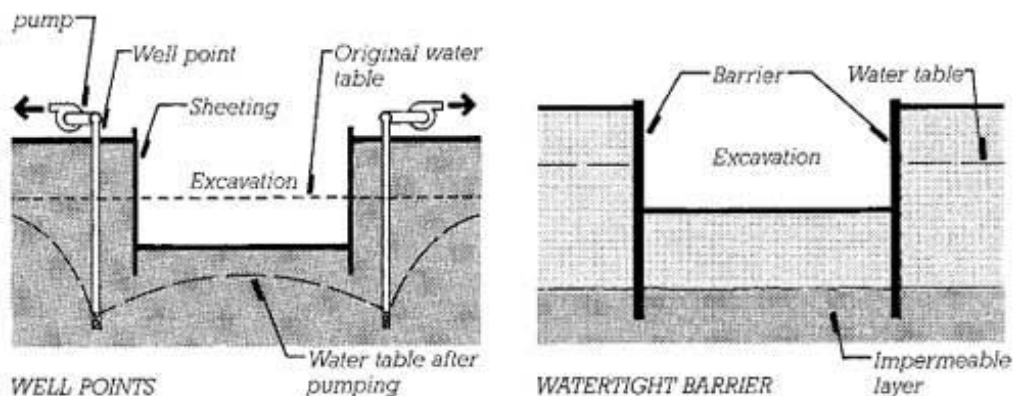
GEOLOGY

The natural substrate of the site, below the existing Hayden House is identified as it pertains to the preservation of the Hayden House, and potential impacts resulting from adjacent construction. The house, constructed in 1873 of adobe block, does not have a foundation. The Arizona Geological Survey map shows the Hayden House project site being comprised of Holocene river alluvium. The Holocene is the most current epoch, the last 11,700 years. During this timeframe, the Salt River flowed and deposited sand, gravel and cobbles in northern portions of Downtown Tempe. This river alluvium is described as, “unconsolidated to weakly consolidated sand and gravel in river channels and sand, silt, and clay on floodplains.” The Geologic Map of Arizona can be accessed online at <http://data.azgs.gov/geologic-map-of-arizona/>. Additional information on Holocene river alluvium can be found on this website: <http://mrddata.usgs.gov/geology/state/sgmc-unit.php?unit=AZQr%3B0>. The proposed project includes a three story subterranean parking structure 7 feet south of the Hayden House’s 1924 adobe courtyard wall. As a result of this information, conditions of approval have been added to require a geologic report and construction plan, pertaining to soil stabilization and subsidence prevention during the construction of the underground parking area to the south of the Hayden House.



HYDROLOGY

The proximity of the property to Salt River and Tempe Town Lake would indicate a relatively shallow underground water aquifer. This has been confirmed by the historic data collected at a nearby municipal water well-site #24, which has averaged 38 feet below grade since 2005 (from 32-43 feet deep). Centerpoint development south of 5th Street and Hayden Ferry Lakeside both reached the water table during the construction of the underground garages and the US Airways (America West) development west of the Hayden House site reached water in the construction of the structural pilings for the above-ground building. When an aquifer is penetrated during construction, de-watering is necessary to continue the work. This involves pumping and removal of the water, which may lead to subsidence of soil, depending on the amount of water removed and the structural composition of the surrounding soil materials. As a result of this information, a condition of approval has been added to require a hydrological report and a construction plan created, pertaining to dewatering practices and subsidence prevention during the construction. This is feasible as several methods are available in standard construction practices, two examples are shown below (provided for illustrative purposes only).



ARCHEOLOGY

The proximity of the property to known archeological sites, such as Hayden Butte and Loma Del Rio, documented artifacts along the light rail corridor, and other documentation of potential pre-historic and historic significance within the area, indicate that the soil layer immediately under and surrounding the Hayden House may contain objects of archeological significance. The site is not classified as an Archeologically Sensitive site; but the potential to yield archeological artifacts exists. These items would potentially date to 1,200-1,450 A.D. Removal of the first 2 feet of surface material would provide opportunity for discovery of any Native American or historic era materials left on site. As a result of this potential, a condition of approval has been added to require an on-site archeologist during the initial phase of site grading, demolition and excavation. At the completion of this preliminary work, an archeological report will be filed with the Historic Preservation Officer of the City of Tempe, and appropriate processes followed with any resulting discoveries of artifacts.

HISTORY

La Casa Vieja ("the old house" in Spanish) was built in 1873. The original structure was a residence for Charles Trumbull Hayden and his family. The original house was a single-story row house constructed of adobe in the Sonoran style by Hayden and his Mexican American workers. Prior to 1883, the house consisted of 13 rooms located in an "L" shaped plan. The house spanned a distance of 80 feet along the Mill Avenue frontage and 120 feet along First Street (Rio Salado Parkway). During the period of 1876-1883, a second story of adobe was built over the room at the north end of the house. In this same period, three rooms were built to create the west wing. The Hayden Family moved from the adobe house in 1889 at which time the house began 35 years of use as a boarding house. In 1893, a frame second story was added to the west wing. Over time, La Casa Vieja started to deteriorate; by 1920, the building was in very bad condition. At this time, Charles Hayden's daughters, Sallie and Mary, planned to renovate the building and take it back to its original Mexican adobe design. In 1924, Sallie and Mary Hayden hired Robert T. Evans, a prominent Phoenix architect, to begin what would be the first restoration of an historic house in Arizona. Evans removed the upper story and restored the plastered adobe walls. The Hayden sisters opened a tea house and restaurant in the refurbished landmark known as La Casa Vieja. La Casa Vieja survives as an important example of architectural materials and methods which document the building's evolution from a traditional Mexican row house (1873-1889), to its subsequent use as a boarding house (1830-1924), through its restoration to a restaurant (1924-present).

Alterations during this period included the removal of the westernmost adobe room (1892), and the addition of a frame second story above the remainder of the west wing (1893). Deterioration of the property was in evidence by 1911 and continued through World War I until 1921 when the house was upgraded. In 1924, formal rehabilitation of the house was initiated for use as a restaurant. This stylistic restoration included removal of all second story rooms, demolition of an additional 15-foot of the west wing, and the construction of a new adobe end wall with a curvilinear parapet. The courtyard was used as a dining patio, a river rock fountain was installed, and an adobe wall with a curvilinear parapet was built to enclose the south end. The interior was restored mostly to earlier room configurations with Mission style elements such as plain board wainscoting, and wrought iron light fixtures. The essence of the 1924 restoration remains intact although a contemporary post and beam structural system was added in most rooms. The courtyard was enclosed and is composed of two rooms with various wall finishes.

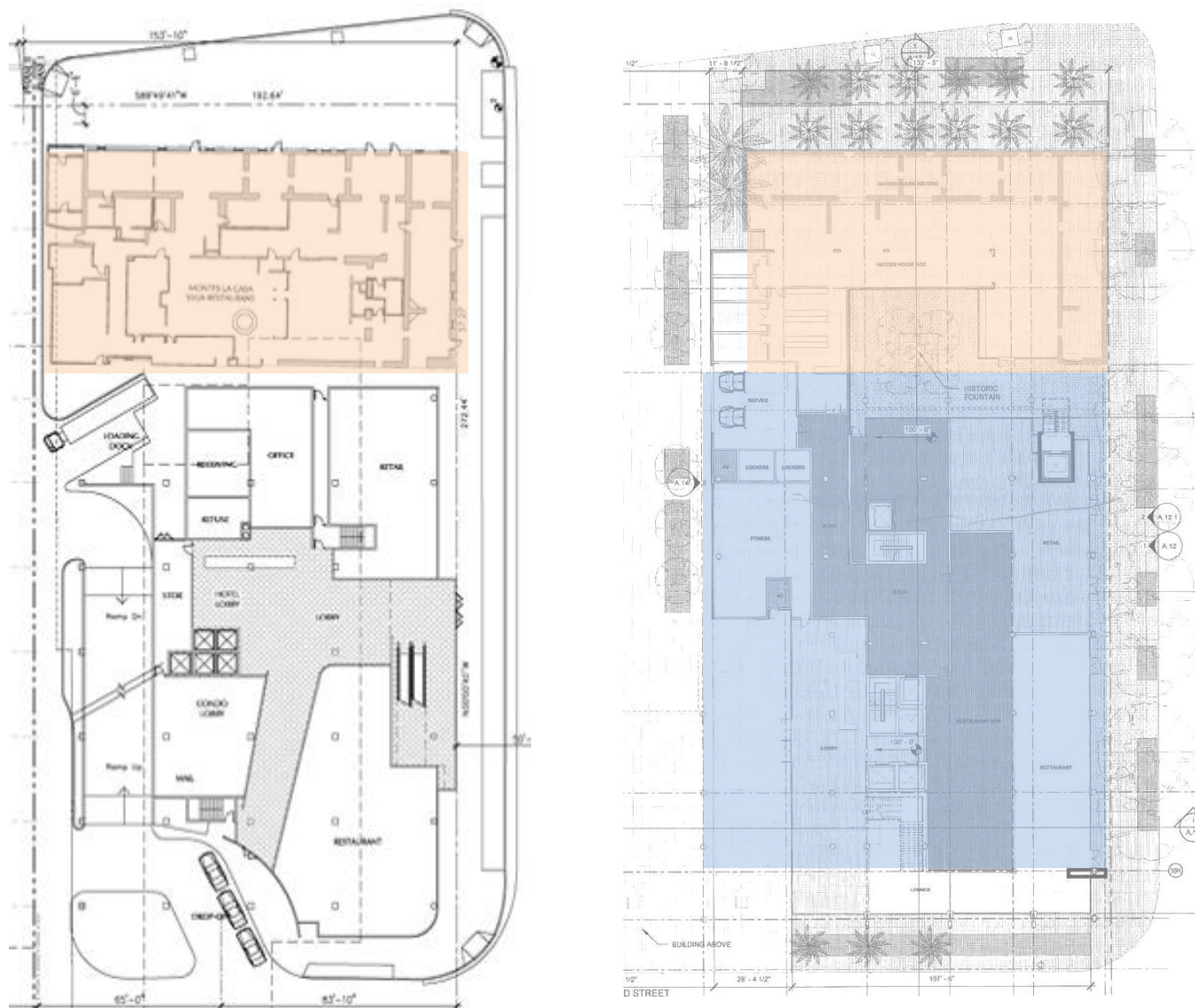
HISTORIC OVERLAY

In 1984, the C.T. Hayden house was placed in the National Register of Historic Places. On January 20, 2000, City Council designated the C.T. Hayden House | Monti's La Casa Vieja 1871-73 /1924 / 2000 as Tempe Historic Property Register property #11. A survey of the property at the time noted several elements within the boundaries of the designated parcel which were considered non-contributing elements. Non-adobe additions to the south of the 1873-1924 portion of the structure, landscaping to the north, the parking lot to the west and south, and the billboard on the north were called out so that future consideration alterations or demolition work limited to a non-contributing elements, would not be subject to review. Constructed at the southwest corner of the intersection of First Street and Mill Avenue, La Casa Vieja marks the 0/0 reference point of the modern street addressing system in Tempe, appropriate as this location is considered to be the birth place of the Community. The house is significant for its continued association over the past 140+ years with the growth of Tempe, and is now the oldest remaining building in the Salt River Valley.

The Tempe Historic Preservation Ordinance provides a review and recommendation process of properties within an Historic Overlay, with approval required for any development that impacts the designated structure. Reasonable and fair regulations

are included to balance rights of property owners and the value to the community for conservation and enhancement of these significant properties. The site has been surveyed to identify that portion subject to the Historic Preservation Commission jurisdiction, to include all construction from 1924 and earlier; non-adobe structures added after 1924 were excluded and are therefore not deemed historically significant. As a result of the proposed scope of work, and the sensitive nature of the architectural form and materials, conditions have been added to protect in place all adobe buildings and structures built on or prior to 1924. A structural analysis and construction plan will be necessary to prevent vibrational damage to the walls during subterranean construction. A full historic overview of the property is provided in the Historic Preservation Office staff report for the Historic Preservation Commission, provided in the attachments of this document for reference.

The previously approved entitlement restricted the new development to south of the 1924 adobe wall, keeping the entire "fountain room" area intact. A copy of the eastern half of the original entitlement, with the extent of Hayden House proposed for conservation is shown in orange on the left. The proposed request on the right identifies the extent of the Hayden House shown in orange the proposed underground garage and hotel in blue, to begin 7' south of the area designated within the Historic Overlay. The extent of demolition and restoration has not been determined; this will be addressed in phase II.



HISTORIC PRESERVATION COMMISSION RECOMMENDATIONS

The Historic Preservation Commission staff report and action summary are provided in the attachments. A summary of recommended conditions are provided below for reference. These specific conditions are listed in the Conditions of Approval for this report, as the Historic Preservation Commission does not have approval authority for phase I, which has potential impacts on the development of phase II.

- The Historic Preservation Commission (HPC) and Office (HPO) has review and decision-making authority pertaining to the development defined by the legal description of the Historic-designated portion of the property.
- No excavation, demolition, new construction, alterations, modifications or other development shall occur on the overall site until an HPC approved protection plan is in place.
- Phase I subsurface excavation shall be held back a minimum of seven feet from the historic property.
- Dewatering shall not begin without a qualified engineering plan is established to prevent damage or structural failure to the historic property.
- Phase II rehabilitation plan will be submitted to the HPC for review and authorization.
- The rehabilitation plan shall include the full description of the building, structure and airspace referenced in the façade and airspace conservation easements.
- Any work involving the historic property, including investigative or exploratory procedures prior to drafting the rehabilitation plan must be reviewed and approved by the HPO prior to commencement of work.
- Applicant shall use a qualified professional consultant for reporting and documenting the entire historic property prior to any excavation, construction, etc.
- Onsite archeological monitoring shall be provided during any demolition or excavation of any part of the overall site.

TRAFFIC

A revised 111 page Final Traffic Study was provided to Traffic Engineering for review on March 9th. Below is the Executive Summary provided by the consultant:

“For analysis purposes, both of the towers are assumed to be open during the 2016 study year. The site will provide an internal north/south drive from the existing north driveway to the east/west drive at the 2nd Street alignment. The hotel will provide an additional driveway to the east/west drive.” The following conclusions and recommendations were documented in the study:

- All existing intersections experience an overall LOS C or better with existing traffic volumes, existing lane configuration and traffic controls.
- The Mill & Rio Redevelopment is anticipated to generate approximately 4,550 daily trips with 440 trips occurring during the AM peak hour and 501 trips during the PM peak hour upon build-out.
- The contractor should ensure that adequate sight distance is provided at the intersections to allow safe left and right turning movements from the development.
- Landscaping should be maintained at a maximum of 2 feet in height. Tree branches lower than 8 feet should be trimmed to meet current acceptable landscape requirements while maintaining sight distance.
- Under the proposed lane geometry and traffic control, all study intersections are expected to experience a passing level of service in 2016 and 2021, except for the intersection of Mill Avenue and 2nd Street.
- The eastbound approach at the intersection of *Mill Avenue & 2nd Street* operates with poor LOS under its current configuration. This is due to the increase in traffic volumes on the approach. CivTech considered two mitigation options. The first mitigation option is to stripe the eastbound approach to separate eastbound left-turning traffic from rightturning traffic. The second mitigation option considered was signalization of the intersection. Both options were analyzed using the methodology previously discussed. The resulting 2016 and 2021 LOS predictions are included in the full report.
- Options mitigate the eastbound approach. Without mitigation, the eastbound shared lane is predicted to experience an average delay per vehicle of 68 seconds during the 2021 PM peak hour. With restriping, the left-turn movement is projected to experience 46 seconds of delay per vehicle. With signalization, the left-turn movement is projected to experience 37 seconds of delay per vehicle. While signalization is projected to mitigate the eastbound left-turn stopped delay better than just restriping, the signal also causes delay to southbound approaching vehicles, creating a 50th percentile projected queue of 225', which reaches the bus stop located 107' south of the curb return line of

Rio Salado Parkway. Should the queue hold more than 4 vehicles over the projected average queue, the queue will extend into the intersection causing blockage. In this scenario, it is CivTech's recommendation that mitigation include striping exclusive eastbound turn lanes without signalization of the intersection.

- The turn lane lengths are provided for the ultimate study horizon year of 2021. No improvements are recommended to any of the existing turn lanes as part of the development. A few turn lanes that currently provide less storage than projected queues are not affiliated with site traffic except for the northbound right-turn from Ash Avenue to Rio Salado Parkway. Due to the transition geometry with the turn lane, bicycle lane and parking lane, extension of the turn lane is not recommended. If the turn lane is extended, it is recommended to remove all parallel parking spaces on the east side of Mill Avenue north of the light rail tracks. Additional turn lane length calculations should be completed prior to traffic signal installation or a change in intersection stop control.

PARKING

A 12 page parking study was provided for staff review, outlining required parking and recommended reductions based on combination of uses. The parking study is provided in the attachments of this report. A summary of findings are provided below for reference:

- Required Parking Spaces within City of Tempe TOD – 1,240 parking spaces
- The developer proposes to increase the maximum reduction allowable for office/retail land uses from 30,000 square feet to 75,000 square feet. The request is based on the multitude of bus and orbit routes that service the area, the proximity of the Metro Light Rail and future Tempe Streetcar and the increased design for bicyclist parking. For all other land uses, the developer proposes the same standard rates and reductions as documented previously.
- Proposed Minimum Parking Spaces – 1,090 parking spaces
- The site is proposed to provide several land uses. Therefore, parking requirements may be decreased as a portion of vehicle spaces will accommodate parked vehicles for multiple parking attractors. The analysis of internal capture reductions indicates a total of 930 parking spaces.
- Using the Time of Day model for shared parking, the peak period of parking demand is between 10-11am weekdays, with a maximum parking need of 748 parking spaces excluding reserved spaces, such as valet parking.
- The consultant conclusion is that based on the proximity to the Third Street Light Rail Station, future Street Car Station, proposed bike parking at 70% more than required (88 required, 150 provided bike parking stalls), and access to Orbit and other bus transit lines, the provision of 1,167~~3~~ parking spaces, 84 of which are in tandem for valet use, the site is providing more parking than the projected demand for this site.

The proposed project would require 1,210 parking spaces by code, including reductions within the Transportation Overlay District. The Development Agreement requires 50 public parking spaces within the garage. The applicant is proposing 84 tandem spaces and reducing the code required ~~provided~~ parking amount by a total of 43~~7~~ spaces.

AVIATION

In an October 9, 2007 letter from the City of Phoenix Aviation Department, the prior 300 foot tall development was addressed. The letter stated that a safe height of development is 1,375 feet above mean sea level, or approximately 220 feet tall. The proposed project is 190 feet tall, below the height stated in reference to the earlier project on this site. The applicant indicated in the letter of intent that they have had meetings with the Phoenix Aviation Department and American Airlines representatives. The applicant has also contracted with an aviation consultant to perform required Federal Aviation Administration clearances for construction of the development.

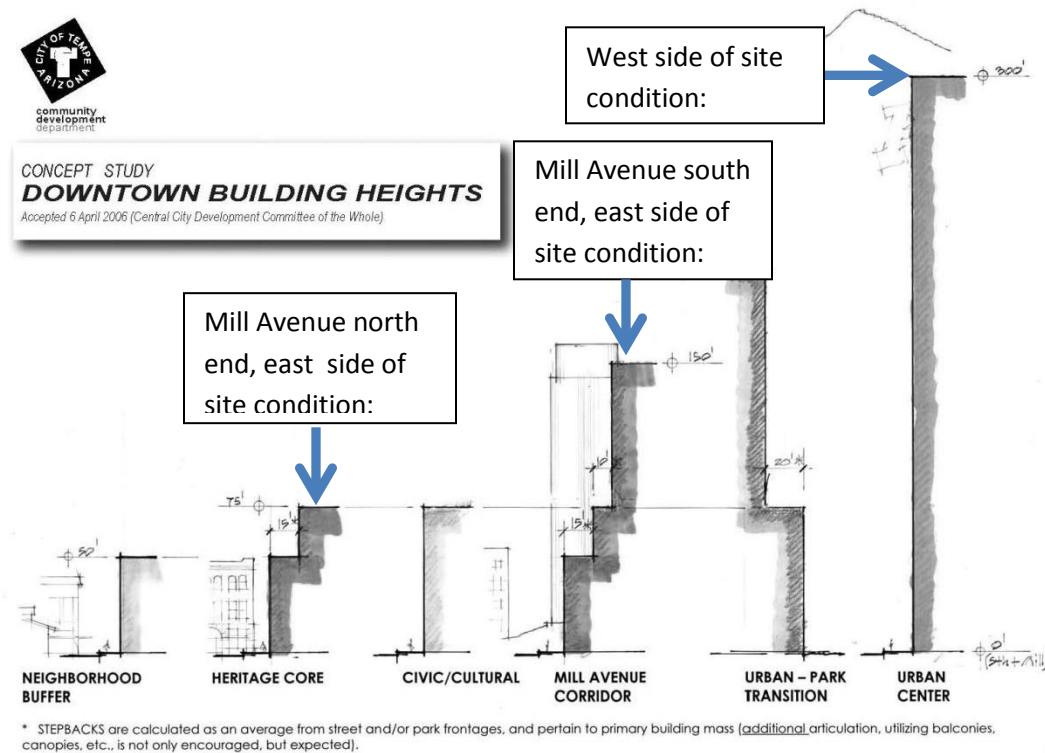
PLANNED AREA DEVELOPMENT

This site is zoned City Center with the Historic Overlay on a portion of the site, and the Transportation Overlay District over the entire site. The prior Planned Area Development did not change the zoning, but functioned as a mixed-use development; approved on January 18, 2008 by the City Council, it included 230 residences and a 300 room hotel. The proposed development conforms to the allowed uses within the City Center, as a commercial development. References in the application to mixed-use are not based on a zoning definition of this term, but more generally in the mix of commercial uses on site. Residential use has been removed from the proposed development. The proposed hotel use reduces the number of rooms by ~~6083~~. The proposed building height is ~~67405~~ feet lower than the prior ~~257295~~-foot high ~~approval design~~. Lot coverage is reduced by 25% to allow more ground level open space on site; a majority of the former PAD landscape area included roof top or terrace level amenity areas not accessible to the public. A comparison of the prior approved and proposed Planned Area Development (PAD) standards is provided below:

MILL & RIO SALADO – PAD Overlay			
Standard	CC – CITY CENTER TOD STATION AREA	PRIOR APPROVED PAD	PROPOSED NEW PAD
Residential Density – dwelling units per acre	NS	106 du/ac	0
Number of Dwelling Units	NS	230 units (2 phases)	0
Number of Hotel Rooms	NS	300 rooms	240 17 rooms
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	50 ft.	331 feet originally requested, 295 feet entitled for buildings on west side of the site, inclusive of all mechanical screening or other structures on buildings. Condition #3. 257 feet maximum (for the eastern building) inclusive of all rooftop appurtenances and structures. <u>Condition #7. 252 feet maximum (for western buildings) inclusive of all rooftop appurtenances and structures</u>	190 feet
Maximum Lot Coverage (% of net site area)	NS	80%	55% (59,958 s.f.)
Building Area		Condition #11 Total Building Area not to exceed 1,158,400 s.f.	895,012 888,206 s.f.
Minimum Landscape Area (% of net site area)	NS	35% (primarily the amenity level for residents, not accessible to public)	26% (28,478 s.f.)
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	0 ft		
Parking	20 ft	0 ft	0 ft
Side	0 ft	0 ft	0 ft
Rear	0 ft	0 ft	0 ft
Street Side Parking	0 ft 20 ft	Condition # 4. Phase I, south of the historic building to remain, with a building height exceeding fifty (50) feet, shall be setback along Mill Avenue, approximately fifteen (15) feet from the property line. Condition #5. Phase I building height exceeding seventy-five (75) feet, shall be setback along Mill Avenue, approximately twenty-five (25) feet from the property line.	Building step back on Mill Avenue occurs at 40 feet, with the remainder of the building vertically set back 25 feet.

Parking	1,210 spaces	1,140 (minimum required) 1,207 (provided)	748 (minimum required by time of day study) 1,167 3 spaces (provided)
Tandem Parking		328	84
Bike Parking	88 spaces	337 provided (phased)	150 spaces

The proposed PAD has been designed to meet the Downtown Tempe architectural building height step back guidelines, maintaining a 25 foot vertical step back for the portion of the building that is taller than 50 feet.



This enables a more open view of downtown, preventing a tunnel effect along the street front, and preserving existing sign visibility of the Gateway building to the south of the site.

The proposed development would be two 15-story buildings. The former entitled project was up to 25 stories in two towers; limited to 257 and 270 feet (plus mechanical screening). For comparison, the US Airways Building is 10 stories, Gateway/Opus is 8 stories, Hayden Ferry Lakeside Edgewater and Bridgeview Condominiums are 8 and 12 stories respectively, West Sixth is 30 stories, the flour mill silos are 161 feet tall, the equivalent of 12 to 16 stories depending on floor to ceiling height.

The proposed setbacks are the same as the prior PAD.

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

1. The proposed land uses, hotel, office, restaurant and retail 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 the provisions in Part 5.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

USE PERMIT

The proposed use requires a use permit, to allow Tandem Parking within the City Center Zoning District. The prior entitlement on this site allowed approximately 328 tandem spaces for the condominium use on site. The proposed Use Permit is for 84 tandem spaces, providing spaces 28 valet reserved spaces per underground parking level (three levels) for the hotel guests. The applicant included a parking study and justification of the requested Use Permit within the letter of intent provided in the attachments.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The tandem spaces within the parking garage are divided between three levels of below-grade parking; each floor has reserved tandem spaces. Separating the spaces between floors reduces the impact of circulation to other garage users, when cars are backed up to access the tandem vehicle in front. The tandem spaces are restricted for hotel guests only, and are operated by a valet service to assure safe management of the parking. Valet service also reduces the pedestrian traffic of guests carrying baggage and looking for their vehicles in the garage. There is no known or anticipated increase in traffic generated by the proposed 28 spaces per floor of the parking garage.
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 garage is below grade, therefore fully contained and will require ventilation for building code purposes. Although there may be an increase in vehicle emissions from tandem parking with required starting and standing of one vehicle, to access the second vehicle, this would not cause a nuisance outside of the garage. The ambient condition includes air traffic, train and vehicle noise and vibration, and the proposed tandem parking spaces will not generate noise or vibration in excess of the existing current conditions. There would be no gas, heat or glare emitted from the subterranean tandem spaces.
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 prior request included 328 tandem spaces for condominium owners; an inconvenient parking arrangement that was not an ideal parking solution for this site. The proposed 84 tandem spaces are exclusively for hotel guests and managed by the valet service, so there would be no impact to office employees, or customers of the restaurant or retail uses. It would remove potential conflicts between pedestrians and vehicles, and provides an enhanced service to the hotel guests. The tandem parking, as proposed, is appropriate to the proposed uses, and mitigates the need for a larger garage.
4. *Compatibility with existing surrounding structures and uses.* Tandem spaces are limited to specific sites, where the uses are compatible for this type of parking model. The spaces are underground and compatible with surrounding structures.
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 valet service provides increased safety and security within the garage, with trained drivers moving the vehicles, and providing increased surveillance to the garage.

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 has provided a description of conformance to the criteria for approval of design elements of this request. The development plans were submitted on March 9th with modifications to the design from the prior submittal that required further staff review; however the colors and materials were not specified in time to analyze changes to the design. The materials listed on the black and white elevations, did not provide sufficient information, the color elevations came after completion of the report. The materials listed in the conditions of approval were based on direct communications with the architect. Below is a summary of staff analysis of the design.

Site Plan

The site consists of six parcels of land, containing fifteen lots that have been lot tied. The proposed project will require a new subdivision plat to create one parcel. Regarding perimeter property boundaries, the north property line curves along the road curvature and has between two feet at the west end and sixteen feet at the east end before the right of way. The east end is enclosed as part of the former restaurant patio, which will remain for reuse with a new restaurant concept in the adobe building (phase II). The existing Hayden House is on the eastern property line, the southern property line is adjacent to the Second Street alignment, and the western property line is the eastern curb line of the existing south Maple Avenue alignment. The northernmost structure would be within two feet of the property line; the east side would have the hotel set back nine feet along the ground level, with upper floors projecting out to the property line. The southern side is approximately 36 feet from the property line. The western side would be about two feet at the narrowest point from the western property line. The site uses existing drive entrances, minimizing conflicts with pedestrians or existing traffic patterns. The development shares vehicular access with the U.S. Airways development to the west off of the private Maple Avenue Myrtle Drive and with Gateway Opus off of the private Second Street alignment to the south; there is one existing on-site drive dedicated to this development. Parking is provided in three subterranean levels and five above grade levels on the west side of the site. Due to water levels in the immediate area, excavation deeper than 3 levels would be very difficult. There is precedence for above ground structures along Ash Avenue to the west, including the US Airways building and Centerpoint Chase building. The elevation design of the above grade parking is a unique contrast to existing structured parking and is screened from view by perforated metal panels. Pedestrian access is enhanced on perimeter sides of the property with landscape and hardscape. A dedicated 20 foot multi-modal corridor through the site will connect employees and customers from the development to the south through this site, allowing access to Rio Salado Parkway, Tempe Beach Park, and the proposed future street car station. This corridor is a multi-use area serving trucks, bikes, cars and pedestrians. Decorative pavers give the appearance of a landscaped courtyard, visually reducing the driveway image. The interior court serves as the primary drive for delivery access to the back of house for hotel and office uses. Service trucks for the office building are on a separate internal drive, reducing traffic conflicts. No information was provided regarding hardscape materials or the details of the proposed fountain. Conditions have been added to address these. Parking for the office is accessed from the Second Street side, and is located in five levels above grade and three levels below grade. Sidewalk areas are separated and shaded by landscape materials, creating an urban allée condition between the trees and building walls. Along Mill Avenue, the additional pedestrian area on site accesses the ground floor restaurant, and is shaded by the second floor of the building above, which extends to the property line. The third floor is set back, complying with step back guidelines in the downtown. The site plan provides 26% ground floor open space, fully accessible to the public, with more vegetation than other existing developments in downtown.

Building Elevations

The design does not include the future restoration of the Hayden House, which is proposed as a future phase. The hotel and office design is reflective of the contemporary architecture within the area, such as Hayden Ferry Lakeside, First Solar and West Sixth. The predominant building materials are glass, concrete panels, masonry units and metal accents. The elevations are relatively box-like in form, and rely on materials to provide detail and variation to the façade. The glazing is a cool blue green, reflective of the Town Lake architectural style. Five different concrete panel finishes and four different masonry units incorporate off-whites, greys and taupe to provide a contrast in material, texture and color. A combination of metals, including painted and brushed aluminum, white steel, perforated painted aluminum and patina and polished copper toned metal elements are incorporated. The warm tones tie in to natural hues within the butte. The windows play an important design feature in addressing the unique context of each side. The north curtain wall is simple in form, reflective of the Town Lake metal and glass elements on Hayden Ferry Lakeside buildings. The hotel and office building use textured concrete panels from adjacent sides to wrap the respective east and west ends of the north façade of the two buildings, with the curtain glazing system flanking the central courtyard, adding to the open airy feel of this central spine between the two fifteen-story

buildings. The simplicity of the north side provides a clean visual backdrop to the existing Hayden House, serving as a canvas or frame to the historic stucco adobe form. The south and west elevations have unique window shading fins that are solar responsive to the sun angles of each respective side, providing views where possible and shade where needed. The applicant submitted revised drawings on March 9th, with further refinements on March 12th. In consultation with the City Architect, conditions were added to address the Mill Avenue frontage, in terms of the contextual relationship to the Flour Mill and the former Monti's site with the treatment of window mullions and recesses and to provide further pedestrian level detail be provided along the building perimeter, with use of different materials, colors or textures, to enhance the pedestrian experience, particularly along the Mill Avenue frontage. There is no brick, natural stone or stucco proposed within the elevations, materials found in surrounding structures along Mill Avenue. However a wide variety of concrete panels and masonry units are provided to provide massing and textural interest to the buildings. The site is a transitional site between the metal, glass and concrete masonry units (cmu) of Tempe Town Lake, the stucco of the historic Hayden Buildings and Tempe Mission Palms, and the more traditional brick used throughout Mill Avenue. A sample of similar hotel products and developments by the applicant has been provided within the attachments of this report for reference. The portfolio is very diverse, and largely contextual to the sites on which they are established. The proposed design conveys a unique character to this site. Each elevation is designed for the unique site conditions of its side of the site. The Mill Avenue (east) side has ground floor restaurant and retail space recessed back to open up the pedestrian walkway for greater foot traffic, protected from an overhead balcony amenity space and outdoor planting area on level two. The upper hotel floors are set back, to open up the street edge. As the first new building approached from southbound traffic on Mill Avenue, this site provides the gateway to Downtown Tempe, providing an opportunity for a monumental icon complementary and contrasting to the silos on the east side of the street.

Landscape Plan

The proposed landscape plan is partially dictated by existing conditions: Mill Avenue has the *Ficus nitida* as the street tree, Rio Salado Parkway has the *Quercus virginiana* 'Heritage' oak established in this location. The palette of plants includes *Phoenix dactylifera* date palm, a combination of dwarf olive, giant liriopse, sage, muhly grass, sanseveria, hesperaloe, agave, privet, pittosporum, and aloe. The combination of plants is very unique, introducing a palette of color and texture in planting beds, raised boxes and pots around the perimeter and in the central court. Plants are used for shade, to soften the building edges, and to create visual and physical barriers between vehicle and pedestrian areas. Suggested changes were made to comply with plant height restrictions within the code for public safety. Those changes have been incorporated to provide a safe and aesthetically attractive palette. Staff recommended changing the tree species either in the central courtyard or along the western side of the site (along Myrtle Drive) to provide more variety in the tree palette. Heritage Oak is required along Rio Salado Parkway, but the courtyard and west side could be a different species to define the site. Heritage Oak has failed to thrive in small container environments, and often has a rangy appearance. Landscape conditions have been added to limit the use of Heritage Oak to the street tree along Rio Salado Parkway and provide more landscape variation in the tree palette on site. The total landscape area, including hardscape, is 26% of the site, greater than most of the developments in downtown.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the proposed phase one maximizes the use of the site, while creating pedestrian space on all sides. The ground floor on Mill Avenue (east side) is recessed, with the upper floor projecting to provide a covered walkway adjacent to the restaurant space. The south side sidewalk leads to the internal court that shares space and leads from the light rail station to the south through to the future street car stop to the north. The buildings vary in relationship to the property line and street edge, creating variety at the ground floor through placement of the forms. Ground floor materials could be modified to provide more variation and articulation in the pedestrian experience.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the site takes environmental conditions into account with unique elevations that address the solar conditions on each side, maximizing views to the north and east, shading glazing on the west and south, providing light colors and open space to reduce heat gain. Landscape provides shade to a large area of the ground surface and lower levels of the building, to create a comfortable pedestrian experience.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the use of concrete panels is new to the downtown area, the application of the panels with offsets to create shadowed lines between panels adds texture and dimension to the elevations. The colors are complementary to those found in the buttes and surrounding buildings, but does not replicate the design of other sites. The materials are appropriate for the location.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the proposed development is smaller in scale and massing than the prior entitlement, it provides shelter at the pedestrian level, but maintains an open feel with the courtyard between the buildings and the step back of the hotel from the Mill street edge. The landscape materials ground the building and create a unifying element between the unique elevations of each façade.
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 use of unique window applications, metal shade fins, and a woven perforated panel system create a rhythm and movement that ties the wavelike elements found in Rio Salado to the more rectilinear forms of other buildings in downtown. The ground floor is separated from upper floors and shaded to encourage a close up pedestrian to building interface, enticing people into and through the site.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* the use of materials is very simple, relying on the details of application, such as shifts between concrete panels to create shadowed texture that changes with the movement of the sun. The interaction of sunlight off of the various surfaces creates a dynamic building of visual interest from all angles and elevations.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site encourages multi-modal access with pedestrian and bicycle access to all sides and through the site, connections to light rail and future street car stations, increased bike parking, and landscaped walkways.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the office building can be accessed from Maple Avenue and Second Street, reducing conflicts from Mill Avenue and Rio Salado. The Hotel provides valet service to minimize conflicts within the garage. The central court serves multi-modes, and is designed to separate pedestrians by landscape material to the outer sides of the court, and to aesthetically minimize the driveway look, with decorative pavers. There are no residential uses within or adjacent to the site.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the proposed design provides lighting and landscaping that encourages a heavy pedestrian and bicycle environment, activating the site. Patios for restaurants on the north, east and south side add visual surveillance of the area. The west side is viewed from the office building to the west of the site.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape materials are unique and predominant around the base of the buildings, along the driveways and separating the pathways. Materials used provide color, texture, shade and visual interest.
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 will be handled by separate application and are not a part of this request, however locations of signs have been shown, to demonstrate a coordinated design effort between architectural disciplines, the signs will not be an afterthought.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* The lighting meets code requirements, and will provide an appropriate ambient light for an urban environment serving overnight hotel guests and evening restaurant patrons.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development, Use Permit for Tandem Parking 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 and Projected Residential Density 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, this project has demonstrated a product not possible with the City Center zoning standards, and sensitive to the unique historic conditions of the site.
4. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

PAD14012 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. All conditions originally approved with the Planned Area Development PAD07021 are null and void, and shall be replaced by the conditions within this amended PAD140182.
2. All requirements of the Development Agreement (Ordinance No. O2014.71) shall be met in accordance with the schedule of performance within the agreement.
3. If a complete application for a building permit has not been submitted within two (2) years after the approval date by City Council (April 23, 2017), a meeting with the city council shall be held to determine the processing of a revocation for the PAD. 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 or failure to submit the building permit application will result in automatic scheduling of a meeting with city council. A revocation shall be processed in accordance with the public hearing procedures with the city council, excluding the need for a neighborhood meeting review. The revocation of a PAD shall result in a termination of the ordinance, thus reverting back to the previous zoning designation prior to the decision.
4. The north elevation of the hotel shall comply with all building code requirements for fire separation distance and percentage of allowable openings, based on proximity to the property lines or assumed property lines, the existing adjacent designated buildings and structures, and an approved design for future phase two. Phase two design shall be approved by the Historic Preservation Commission and City Council.
5. The owner shall not allow the designated property to fall into a state of disrepair, so as to result in the deterioration of any significant exterior feature, which would have a detrimental effect on the distinctive character of the property itself. The condition of the property at the time of its designation shall be the standard of reference for the evaluation of maintenance and future deterioration. The details of this condition shall comply with Tempe City Code, Historic Preservations Ordinance Section 14A-9.
6. Submit proposed Art in Private Development (AIPD) for the site to the Community Services Cultural Services Division prior to submittal of construction documents for building permit review. Coordinate the proposed artwork with construction documents to assure timely completion of the proposed project.
7. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily

waive(s) 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 May 23, 2015, or the PAD approval shall be null and void.

8. The applicant shall provide proof of Federal Aviation Administrative (Form 7160-1) clearance for the building height to the top of the highest structural element prior to issuance of Building Permits.
9. The applicant shall contact the Federal Aviation Administration (Form 7160-1) for clearance on construction equipment incidentals necessary for the construction of tall buildings within the flight path prior to issuance of Building Permits.
10. Phase II historic building to remain, no additional height building structure above the roof of the historic L-shaped Sonoran row-house portion of the building located along Mill Avenue and Rio Salado Parkway (approximately 20' along each frontage).
11. An Encroachment Permit 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.
12. The Planned Area Development Overlay for MILL & RIO SALADO (dated March 9, 2015) 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.
13. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
14. Any ~~phase of development~~ alteration or demolition of the existing building or new construction within the legally described boundaries of the History Overlay of the Hayden House shall require the review of and a decision approval by the Historic Preservation Commission prior to any other decision by staff, Development Review Commission or City Council. Pursuant to City Code Section 14A-8, the Historic Preservation Commission's decision may be appealed to the City Council.
15. The maximum building height shall include all mechanical, screening devices and other structures on the building.
16. The easternmost building adjacent to Mill Avenue, south of the Hayden House, shall maintain a 25 foot step back away from the eastern property line, for the portion of building taller than 40 feet, as indicated on the plans presented (dated March 9, 2015.).
17. Prior to issuance of building permits, a Geotechnical Report shall be submitted documenting soil conditions of the property and construction methodologies for subterranean shoring to prevent erosion or structural damage to the portion of the Hayden House within the within the legally described boundaries of the History Overlay during construction.
18. Prior to issuance of building permits, a Hydrological Report shall be submitted documenting aquifer levels of the property and construction methodologies for dewatering and subsidence prevention for protection of the portion of the Hayden House within the within the legally described boundaries of the History Overlay.

19. Prior to issuance of building permits, a Structural Report by a structural engineer with professional experience in historic adobe construction, and a construction plan shall be submitted documenting construction methods to prevent vibrational damage to the portion of the Hayden House within the within the legally described boundaries of the History Overlay during construction, compliant with Historic Preservation Commission requirements for a protection plan.
20. Prior to issuance of building permits, an outline format Historic American Buildings Survey Report shall be completed on the Hayden House.

Historic Preservation Commission Recommended Conditions for the Planned Area Development:

21. Tempe Historic Preservation Office ("HPO") Historic Preservation Commission ("HPC") review and decision-making authority pertaining to the Mill & Rio Salado development site ("Overall Site") is limited to the historic 1873-1924 building courtyard ("Historic Property"), which is currently defined as a rectangular area measuring 76' 6" by 134' 6", more or less, located at the northeast corner of the overall development site. This 76' 6" by 134' 6" area is described in Historic Preservation Designation Report HPO- 99.76 and, more specifically, in the "Preliminary 1873-1924 C. T. Hayden House Building Courtyard Description" issued by HPO on December 19, 2014. A final legal description will be issued following a survey of the site, the results of which require approval of both applicant and HPO.
22. No excavation, demolition, new construction, alterations, modifications, or other development shall occur on the Overall Site until a protection plan, as detailed below, has been approved by the HPC. The protection plan shall include:
 - a. the results a geotechnical analysis of subsurface conditions for the Overall Site;
 - b. an analysis of said conditions by a structural engineer experienced with historic adobe buildings I structures ("Qualified Engineer"), along with a shoring and protection plan for preventing damage to, or structural failure of, the Historic Property resulting from any and all excavation construction dewatering activities on the Overall Site.
23. Phase one subsurface excavation on the Overall Site shall be held back a minimum of 7 (seven) feet from the Historic Property.
24. Dewatering shall not begin until the Qualified Engineer has reviewed and revised, as necessary, a plan for preventing damage to, or structural failure of, the Historic Property.
25. Applicant's phase two proposal, including a rehabilitation plan for work on the Historic Property, will be submitted to the HPC for review and decision-making. The rehabilitation plan included in the phase two submission may propose:
 - a. appropriate alterations and modifications to the Historic Property, including the construction of new and or additional support functions (i.e. kitchen and restrooms), circulation areas, and dining rooms areas;
 - b. the demolition of historic and or non-historic elements of the Historic Property;
 - c. the introduction of significant new elements, and;
 - d. additional subsurface excavation that may encroach upon the boundaries of the Historic Property.
26. The rehabilitation plan submitted for HPC review and decision-making shall include the full description of the "Structure" and "Airspace" to be added to Exhibit 8 of Exhibits D ("Facade Conservation Easement") and E ("Airspace Conservation Easement"), respectively, of City of Tempe contract number C2014-226 ("226").
27. Any work involving the Historic Property, including investigative removal or other exploratory procedures necessary to gather information relating to the integrity and or significance of any element of the Historic Property prior to drafting a rehabilitation plan, must be reviewed and approved by HPO prior to commencement.
28. Applicant shall contract with a qualified firm for preparation of an outline format Historic American Buildings Survey ("HABS") report documenting the entirety of the Historic Property, which is to be completed prior to commencement of any excavation construction, etc., on the overall development site. A duplicate copy of all HABS material submitted to the National Park Service shall be deposited with HPO.

29. Onsite archaeological monitoring shall be provided during any demolition or excavation activities occurring on the Overall Site. Should said archaeological survey reveal the existence of any extraordinary prehistoric or historic artifacts not funerary in nature, the developer, in consultation with HPO, shall endeavor to salvage, or, at minimum, thoroughly document said artifacts.

DPR14278 CONDITIONS OF APPROVAL

Site Plan

30. The development plan review approval shall expire if a complete application for a building permit has not been submitted within two (2) years of the City Council approval date.
31. The concrete monolith in the right of way at the corner of Mill Avenue and Rio Salado Parkway shall be removed ~~as part of phase I development~~. Salvage native plant species for reuse on site.
32. The site plan is approved as submitted (March 9, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
33. Provide 8'-0" wide public sidewalk clear of obstructions along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
34. 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.
35. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
36. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
37. Provide decorative pavers within the entire hardscape courtyard between the two buildings, and a differentiated pattern and color for pedestrian areas which are compliant with ADA standards for pedestrian travel. Colors and materials to be determined prior to issuance of building permits in consultation with planning staff.
38. Design details and materials of the new fountain shall be submitted to planning staff for review and approval prior to issuance of building permits.
39. Screening of ground mounted equipment visible shall be patina finish copper louvers, as initially presented February 10, 2015, and not perforated painted aluminum panels and submitted March 9, 2015.
40. 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.
41. 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

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

43. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

44. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

45. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

46. The materials and colors are approved as presented (March 9, 2015) with additional information provided by the architect on March 12, 2015:

Masonry 1: horizontal coursing (6"x24") mocha cultured stone
 Masonry 2: horizontal coursing (6"x24") chocolate cultured stone
 Masonry 3: ground face cmu, monumental stacking color to match masonry 1
 Masonry 4: plain cmu color to match masonry 2

Glass 1: tower north - sea-foam green (solexia or sim) spec a
 Glass 2: tower east, west, south sea-foam green (solexia or sim) spec b
 Glass 3: tower daylight, sea-foam green (solexia or sim) spec c
 Glass 4: retail, lobby, hotel level 2 light sea-foam green (solexia or sim) spec d
 Glass 5: 1/2" single lite t light sea-foam green spec e
 Glass 6a: spandrel at office (white)
 Glass 6b: spandrel at hotel (sea-foam green)

Concrete 1a: foundation footings (warm grey)
 Concrete 1b: broom finish (warm grey)
 Concrete 2: architectural smooth (warm grey)
 Concrete 3: office tower precast (deep white)
 Concrete 4: hotel simulated "board formed" textured precast panels (cream)

Metal 1a: white aluminum
 Metal 1b: dark bronze aluminum

- Metal 2: white steel
- Metal 3: clear anodized aluminum
- Metal 4: cassette panel to match concrete 3 (deep white)
- Metal 5: perforated painted steel (cream)
- Metal 6: perforated painted steel (dark brown)
- Metal 7: metal panel accent a dark sage metal panel (ballroom)
- Metal 8: metal panel accent b deep sage metal panel (office)

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.

47. Perforated metal not specified for opacity or transparency shall be approved by planning staff prior to submittal of construction documents for building permits: shape and size of the perforations to be determined at this time.
48. Provide design reference to the contextual relationship to the Flour Mill and the former Monti's site with the treatment of window mullions and recesses along the east elevation of the hotel.
49. Provide further pedestrian level detail along the building perimeters, with use of different materials, colors or textures, to enhance the pedestrian experience. Specifically along the Mill Avenue frontage, utilize the wainscot level for additional material/texture change in portions of the glazing system adjacent to the restaurant suite.
50. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
51. Conceal roof drainage system within the interior of the building.
52. 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.
53. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
54. 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

55. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
56. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

57. The plant palette is approved as proposed and specified on the landscape plan (dated March 9, 2015). With the following exceptions:

Maple Avenue to have a street tree distinct from Rio Salado Parkway and Mill Avenue, replace Heritage Live Oak with one of the following options: Eucalyptus papuana ghost gum, Acacia willardiana palo blanco, Acacia aneura mulga, Acacia salicina willow or Blue palo verde.

Replace the Heritage Live Oak in the interior courtyard to have tree varieties that can grow in a reflective heat condition and withstand growth in a limited root area (bounded by parking structure below and planter box sides): Thevetia peruviana, Cascalote 'Smoothie', Chaste tree, Sophora secundiflora, Bauhinia, Cordia boissieri, Acacia farnesiana 'Sierra Sweet' or Olea europaea 'Swan Hill' olive.

Any additions or modifications may be submitted for review during building plan check process.

58. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
59. ~~Include requirement to have Archeologist to be~~ on site during de-compaction of soil in planting areas on site and in public right of way and when removing construction debris from planting areas prior to landscape installation.
60. 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.
61. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
62. 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

63. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - 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 office building. 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.

ZUP14166 CONDITIONS OF APPROVAL

64. The Use Permit for 84 tandem parking spaces is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.

65. The use permit approval shall be void if a complete application for a building permit has not been submitted within two (2) years of the City Council approval date for the related amended PAD application for the project.
66. The Use Permit is valid for the plans as submitted within this application (dated ~~March 9, 2015~~ February 10, 2015). Any additions or modifications may be submitted for review during building plan check process.
67. 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. The result of which would be a requirement to provide parking without tandem spaces.
68. 84 tandem parking spaces shall be designated for hotel valet parking only. A valet management plan must be submitted to the City and maintained for commercial use.
69. Tandem spaces may not include the 50 public spaces committed by Development Agreement within the garage on site.

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.

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- 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.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human remains or associated funerary objects). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- SECURITY REQUIREMENTS:
 - Design building entrance(s) 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.
 - 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.

- SIDEWALKS: Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.

- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- ENGINEERING:

- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. 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.
 - Develop strategy for recycling collection and pick-up from site with Sanitation.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - 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.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- 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:

1873	Single-story Sonoran row house of adobe was built for Charles Trumbull Hayden and his family. The building was "L" shaped with 13 rooms, 80' of frontage along Mill Avenue and 120' of frontage along First Street (now Rio Salado Parkway).
1876-1883	A second story of adobe was built over the room at the north end of the house, and a west wing was added to make a "U" shaped residence.
1889	Hayden family moved from the adobe house, known at the time as La Casa Vieja (the old house) and was used by the Hayden family as a boarding house.
1893	A framed second story addition was added to the west wing, the property was operated as a boarding house for 35 years.
November 26, 1894	Tempe Township is established.
February 14, 1912	Arizona becomes the 48 th state. La Casa Vieja is beginning to decline.
1924	The boarding house Hayden's daughters commissioned Robert T. Evans to restore the building to its original appearance. Evans removed the upper story and restored the plastered adobe walls. The Hayden sisters opened a tea house and restaurant in the refurbished landmark known as La Casa Vieja, or "the old house." A river rock fountain was installed in the courtyard, which was used for outdoor dining.
1954	Leonard Monti purchased the property to operate the restaurant, establishing the name Monti's La Casa Vieja. Later additions enlarged the facility to a total of 20,769 s.f. when the courtyard was enclosed to become the fountain room for the restaurant and a southern wing of non-adobe structure was added.
October 10, 1984	C.T. Hayden House is listed on the National Register of Historic places, building #84000173.
1990's	Interior renovations for safety and comfort included a fire suppression system.
August 20, 1999	Tempe Historic Preservation Office received a nomination and request from Michael Monti (son of Leonard Monti and owner of the property) for historic property designation and listing in the Tempe Historic Property Register for Monti's La Casa Vieja, located at 1 West Rio Salado Parkway. A survey of the property at this time noted several elements that were considered non-contributing to the historic structure, specifically the non-adobe additions, landscape, parking and the billboard were called out for future consideration of alterations or demolition work, to limit modifications to non-contributing elements.
October 14, 1999	Tempe Historic Preservation Commission recommends to Planning & Zoning Commission and City Council that Monti's La Casa Vieja be designated an historic property and listed in the Tempe Historic Property Register.
December 14, 1999	Tempe Planning & Zoning Commission recommends to City Council that Monti's La Casa Vieja be designated an historic property and listed in the Tempe Historic Property Register.

January 20, 2000	City Council designates the C. T Hayden House Monti's La Casa Vieja 1871-73 /1924 / 2000 as Tempe Historic Property Register property #11.
2000's	New windows were added through an Arizona State Parks Heritage Fund grant.
April 6, 2006	The Central City Development Committee of the Whole accepted the Community Design Principles document which included a concept study for downtown building heights. The project area included the western side of this site, as part of the "Urban Center", suggesting a maximum height of 300 feet and the eastern side of this site as "Heritage Core" with a maximum building height of seventy five feet, with a fifteen foot step-back at fifty feet.
September 18, 2007	Historic Preservation Commission received a presentation from the applicant on the proposed development for One Hundred Mill Avenue (informational only)
September 25, 2007	A Presentation was provided by the applicant for the development of Ole Hundred Mill Avenue at the Development Review Commission Study Session (informational only)
October 18, 2007	A request was made for a Planned Area Development and a hearing was held at the Historic Preservation Commission continued the request for modifications to the C.I Hayden House, Tempe Historic Property Register #11.
October 23, 2007	The Development Review Commission heard the requested Planned Area Development and granted the applicant's request for continuance for One Hundred Mill to the next scheduled public hearing.
November 8, 2007	The Historic Preservation Commission approved the request for modifications to the C.I Hayden House, Tempe Historic Property Register #11, related to the development of the One Hundred Mill project.
November 13, 2007	The Development Review Commission recommended approval I of the Planned Area Development Overlay for One Hundred Mill and continued a Use Permit to allow tandem parking, to be included with the development plan review.
December 6, 2007	City Council introduced and held the first public hearing for a Planned Area Development Overlay for One Hundred Mill
December 13, 2007	City Council held the second public hearing and continued the request of a Planned Area Development Overlay for ONE HUNDRED MILL (6-0 vote, Councilmember Ellis absent)
January 10, 2008	City Council approved a Planned Area Development PAD070354.
November 17, 2014	Monti's Casa La Vieja closed. Up to this date, the Hayden House remained the oldest continuously occupied structure in Maricopa County, and the oldest adobe structure to remain in use in the Salt River Valley.
December 4, 2014	Auction of all interior furnishings and fixtures of Monti's took place on site.
December 4, 2014	City Council approved a Development Agreement (C2014.226) for the development proposed on this site.
December 11, 2014	The Historic Preservation Commission heard the request for an amended Planned Area Development, reviewing the proposed development plans, and continued the hearing until further information could be provided.

January 8, 2015

The Historic Preservation Commission held a public meeting for a modified proposal for phase one, which removed the project from the Historic Preservation Overlay area; phase two would require HPC review and decision-making approval ~~approval~~ for ~~of~~ modifications to the Hayden House.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 4-602C.1. Tandem Parking

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

Section 6-306, Development Plan Review

Section 6-308, Use Permits

DEVELOPMENT PROJECT FILE

for

MILL & RIO SALADO

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-19. Letter of Explanation
- 20-21. Planned Area Development Cover & Data Sheet (Sheets A.01-A.02) 3/9/15
22. Vicinity Map & Context Photos (Sheet A.02.3) 3/12/15
23. PAD Site Plan (Sheet A.02.4) 3/9/15
- 24-26. Levels B3-B1 Underground Parking Floor Plans (Sheets A.03-A.05) 3/9/15
27. Level 1 Ground Floor Plan (Sheet A.06) 3/9/15
28. Level 2 Parking Structure & Hotel Floor Plan (Sheet A.07) 3/9/15
29. Levels P3-6 Parking Structure and Hotel Level 3 Floor Plan (Sheet A.08) 3/9/15
30. Level P7 Parking Structure and Hotel Level 4+ Typical Floor Plan (Sheet A.09)
3/9/15
31. Office Levels 8-14 and Hotel Deck Amenity (Sheet A.10) 3/9/15
- 32-33. North Elevations (Blackline & Color) (Sheet A.11.1) (Tempe Beach Park side)
3/12/15 (color)
- 34-35. East Hotel Elevations (Blackline & Color) (Sheet A.12.1) (Mill Avenue side)
3/12/15 (color)

MILL & RIO SALADO ATTACHMENTS

- 36-37. South Elevations (Blackline & Color) (Sheet A.13.1) (Gateway/Opus side)
3/12/15 (color)
- 38-39. West Office Elevation (Blackline & Color) (Sheet A.14.1) (American Airlines side)
3/12/15 (color)
- 40-41. East Office Elevation (Blackline & Color) (Sheet A.15.1) (from interior court)
3/12/15 (color)
- 42-43. West Hotel Elevation (Blackline & Color) (Sheet A.16.1) (from interior court)
3/12/15 (color)
- 44. Building Section from south side facing north (Sheet A.17) 3/9/15
- 45. Building Section of Office Building facing west (Sheet A.18) 3/9/15
- 46. Building Section of Hotel Building facing east (Sheet A.19) 3/9/15
- 47. 3-D Building Sections Rendered (Sheet A.22) 3/9/14
- 48. Design Progress Perspectives (Sheet A.23) 3/9/14
- 49-50. Landscape Plan (Blackline & Color) (Sheet L2.0) 3/9/15
- 51-53. Color Design Renderings (Sheets 2.0, 2.1 & 2.1) 3/12/15
- 54-55. Similar Products in Other Locations (*design reference*)
- 56-67. Parking Study
- 68-76. Summary of Public Participation provided by the Applicant
- 77-85. Rehabilitation Strategy for the Hayden House
- 86. Letter of Proposed Construction Procedures by Contractor

MILL & RIO SALADO ATTACHMENTS

- 87-104. Historic Preservation Commission Report with excerpted attachments
(original document 105 pages)
- 105-107. Historic Preservation Commission Minutes
- 108-109. Monti's La Casa Vieja Legal Description
- 110-111. Action Summary Recommended Conditions of Approval from Historic
Preservation Commission
- 112-115. Waiver of Rights and Remedies
- 116-120. Original PAD Document Excerpts (*for reference*)
- 121. Material Sample Board (*photo reference, actual to be provided at hearing*)

Other documents referenced in report but not attached due to size:

- 60 page Hayden House Rehabilitation Plan
- 111 page Traffic Study
- 76 page Development Agreement

Material Sample Board will be provided at the hearing



Location Map

MILL & RIO SALADO

PL140182



Aerial Map

Mill & Rio Salado

Applicant's Letter of Explanation Amended PAD Overlay, Dev. Plan Review & Use Permit (Tandem Parking)

Hayden House Tempe LLC (the "Applicant") is proposing to redevelop the approximate 2.51 net acres La Casa Vieja property located at the southwest corner of Mill Avenue and Rio Salado Parkway in downtown Tempe (the "Site"). The redevelopment proposal is a commercial project comprised of a hotel tower, an office tower, ground floor restaurant and retail uses. The Site, which is bounded by Rio Salado Parkway to the north, Mill Avenue to the east, Maple Avenue to the west and Second Street to the south, is depicted on the aerial photograph provided in **Exhibit A**. At the northeast corner of the Site is the original homestead of Charles Trumbull Hayden (the "Hayden House"), which was built in 1871 and is the oldest continuously occupied structure in the Phoenix metropolitan area. The original Hayden House structure will be preserved and rehabilitated as a future phase of the proposed redevelopment of the Site.

Founded in 1989, the Douglas Wilson Companies ("DWC") have been successful in bringing innovative architecture, creative financing and substantial long-term value to its projects for itself, its partners, its clients and various public agencies nationwide. DWC is based in San Diego, California and has corporate offices in Las Vegas, San Francisco and Washington, D.C. DWC is a nationally recognized leader in problem resolution, development, entitlement, and real estate and construction management services.

DWC has been providing real estate development and distressed real estate management services during its entire 25-year history and during all economic cycles. DWC has a wealth of experience and proven systems in place, which allow the company to navigate the operational and legal complexities unique to development properties. DWC has provided real estate development and real estate management services for more than 1,000 projects involving assets valued in excess of \$15 billion throughout the United States.

As principal developer, DWC brings extensive experience in working with all real estate product types through development services, asset management, and brokerage assignments as a third party consultant, court-appointed fiduciary, or principal developer in 35 states for properties totaling:

- Commercial office, retail, and industrial – over 26 million square feet;
- Multi-family, condominium, and residential – over 12,000 units/homes/lots;
- Resort/hospitality – over 8,000 hotel rooms;
- Land and master planned developments – over 69,000 acres; and,
- Specialty properties (golf courses, marinas, hospitals etc.) – over 30 properties

The Mill & Rio Salado development team brings intimate knowledge with experience in world-class projects of comparable scope. Their experience and inspired creativity ranges from economic development and city planning projects to mixed-use architecture, sustainable building, and urban development. Most importantly, the team's professionals have successfully handled numerous development assignments and possess years of experience with complex issues unique to these projects.

Collectively, the team has:

- Experience in master planning and design/development of large public/private projects, mixed-use high-rise neighborhoods, entertainment and tourism zones, and high-density public/civic works.
- Success in multiple-phase and collaborative design-build delivery.
- Experience in sustainable urban developments.
- Decades of involvement with key municipal groups, agencies, and local development projects.
- Proven collaborations with leading artists and nonprofit art groups.
- Excellence in high-rise and mixed-use architecture.
- Expertise in high-profile public/private projects requiring direct agency and citizen input and public outreach.
- Qualifications and credibility in executing major, complex projects with economic prudence, creative financing, savvy realism and acclaimed vision.

DWC has a wealth of development experience having completed the entitlement and development of some of San Diego's most significant development projects. Representative projects include:

- The Mark in downtown San Diego - The Mark is a \$155 million mixed-use development comprised of 233 condominium units, 11 townhomes, ground floor retail space and structured parking within a 33-story tower located one (1) block from the San Diego Padres Petco Park in downtown San Diego that is representative of both DWC's significant development accomplishments and capabilities. DWC managed all aspects of the development process for The Mark, including land acquisition, entitlements, design coordination, project financing, construction management, sales, and marketing.
- Symphony Towers - Built in 1989, Symphony Towers is a \$165 million, 1.2-million-square-foot, two (2) tower, hotel and office complex that includes a 34-story office building with 530,000 square feet of rentable space, a 264-room Marriott Hotel, a five (5) level parking structure and the 2,255-seat Copley Symphony Hall. The project is the largest private mixed-used project in downtown San Diego, California. DWC coordinated entitlements, projected necessary financing, conducted lease negotiations, coordinated design and supervised site construction. Symphony Towers continues to be a premier hotel and office complex in downtown San Diego.
- Parkloft - Located in downtown San Diego's East Village district, one (1) block north of the Padres Petco Park is a \$60 million poured-in-place concrete and brick building with 120 one (1) and two (2) story residential lofts, ranging from 930 to over 3,000 square feet in size. The units have many upscale features, such as 10'6" ceilings, sub-zero refrigerators and slab granite countertops. Three (3) levels of subterranean and surface parking accommodate approximately 200 cars. DWC negotiated the purchase of several parcels for the project site, developed the project concept and plans, coordinated land use and project approvals, secured equity and construction financing, supervised construction, marketed and sold out the entire project.

Applications

To accommodate the redevelopment of the Site with a high-quality commercial project comprised of hotel, office, restaurant, parking and retail uses within an urban, mixed-use and downtown environment, the Applicant is submitting three applications (collectively, the “Applications”):

- a request to amend the Planned Area Development (the “PAD”) Overlay approved for the Site in 2008 (the “ PAD Application”);
- a development plan review application for the Project’s design, including site and landscape plans and building elevations and materials.; and,
- a use permit application to allow tandem parking for a hotel (the “ Use Permit Application”)

The 2008 entitlement for the Site allowed for two (2) high-rise towers with building heights up to 257 feet, a total of 270 multi-family residential units, 300 hotel rooms, approx. 19,900 sq. ft. of restaurant use space, and approx. 15,700 sq. ft. of retail use space. The Applications provided as part of this request, are within the entitlement approved in 2008 and include the preservation of the Hayden House.

The Site is zoned City Center and is located within the Station Area of the Transportation Overlay District. The Site is located approximately 375 feet north of the light rail station at 3rd Street and Mill Avenue. The goal of the Applications is to create a commercial development within a mixed-use area that will increase the hotel, office, restaurant, and retail mix within the Downtown Tempe District and to enhance pedestrian street activity within downtown Tempe.

The Site is a prime opportunity for redevelopment given its location within the Downtown Tempe District and its proximity to Tempe Beach Park and Town Lake, the light rail station at 3rd Street and Mill Avenue, and the Arizona State University (“ASU”) Campus. The Site’s location also provides an opportunity to make a significant statement at the corner of Mill Avenue and Rio Salado Parkway, the main northern gateway into the Downtown Tempe District, with the introduction of a high-quality mixed-use project representative of the ongoing private and public investment occurring in downtown Tempe.

Considering its downtown location, the Site is underutilized. Until recently, the Monti’s La Casa Vieja restaurant operated within the Hayden House at the northeast corner of the Site. A surface parking lot providing 198 parking spaces occupies the rest of the Site. The Applicant proposes to redevelop the Site with a commercial project (the “Project”) consisting of:

- The preservation and future redevelopment of the Hayden House at the northeast corner of the Site to accommodate future indoor and outdoor restaurant dining spaces within historic and new building areas. A specific development plan for the Hayden House will be processed as part of a future entitlement application for the historic portion of the Site for review and approval. See the preservation and rehabilitation strategy report prepared by Winter & Company which is included as part of the Applications for information pertaining to the planned preservation and rehabilitation of the historic Hayden House structure.

- The construction of a 15-story (approx. 181 feet) hotel tower, including up to 1) 240 guest rooms, 2) approx. 2,800 sq. ft. of indoor restaurant space and approx. 500 sq. ft. of patio dining space located on the street level along Mill Avenue and Second Street, 3) approx. 2,200 sq. ft. of retail space located on the street level along Mill Avenue, 4) approx. 2,800 sq. ft. of ground level lobby space, 5) approx. 12,100 sq. ft. of hotel conference space, and 6) guest amenity areas (pool, amenity deck, fitness center, lounge etc.) totaling approx. 9,200 sq. ft. in size.
- The construction of a 15-story (approx. 190 feet) office tower generally located on the west half of the Site and including up to 1) approx. 240,000 sq. ft. of office space, 2) approx. 3,500 sq. ft. of office / retail flex space located on the street level along Rio Salado Parkway, 3) approx. 600 sq. ft. of ground level office café space, and 3) approx. 4,000 sq. ft. of ground level lobby space.
- The construction of a parking garage providing a total of 1,167 parking spaces, including 84 tandem spaces for hotel use, within three (3) levels of below grade-parking, one (1) level of at-grade parking and six (6) levels of above-grade parking.

The goal of the Project is to further promote a sustainable concept of staying, working, eating, shopping and playing in downtown Tempe. Based on prior experience, the Applicant anticipates strong and sustainable demand for high-quality hotel, office, restaurant and retail uses at this location.

The Applications are representative of the emerging development patterns in downtown Tempe and the private and public investment continuing to occur within the Downtown Tempe District and along the Town Lake.

PAD Development Standards

The approval of the PAD in 2008 established development standards for a mixed-use development, known as One Hundred Mill Avenue. The 2008 development proposal included a hotel, multi-family residential, restaurant and retail uses within two (2) high rise towers and the preservation of a portion of the historic Hayden House. Development standards established by the PAD approval included maximum building height (257 feet), residential density (270 units / 108 units per acre), hotel guest rooms (300 rooms), lot coverage (80 percent), restaurant use space (19,864 sq. ft.), retail use space (15,707 sq. ft.) and hotel meeting space (30,262 sq. ft.), as well as minimum standards pertaining to landscaped area (10 percent), building setbacks (0 feet for front, side and rear yards), and vehicle (1,070 spaces) and bike (305 spaces) parking spaces based on the planned mix of hotel, multi-family residential and commercial uses.

Based on the plan of development associated with the current PAD approval for the Site, the Project's design represents a significant reduction (approx. 67 feet) in building height, a significant reduction (approx. 25 percent) in lot coverage, the elimination of 270 multi-family residences, the addition of up to an approx. 242,000 square foot office use component, a reduction in the number of hotel rooms (60 rooms), a reduction (approx. 18,200 sq. ft.) in hotel conference space, a minimum reduction of approx. 10,000 sq. ft. in the retail use component, a reduction of approx. 7,200 sq. ft. in the restaurant use component, an approx. 16 percent increase in minimum landscaped area, an increase of 97 spaces in the total number of vehicle parking spaces provided, and a decrease (155

spaces) in the total number of bike parking spaces provided. The proposed standards and mix of uses are both appropriate for and consistent with development patterns typically found in a mixed-use and vibrant downtown environment.

The Site is located approx. 375 feet north of the light rail station at 3rd Street and Mill Avenue. Considering the City's investment in developing a multi-modal transportation system within the downtown area and the multiple transportation options available in downtown Tempe, we strongly believe that the proposed parking is both reasonable and appropriate for the downtown urban environment.

Site Area

The Site is comprised of six (6) parcels (Maricopa County parcel nos. 133-29-171A, -172, -173, 174A, -176 and 177), abandoned portions of Second Street and Maple Avenue, and an abandoned north-south alley located at the southwest corner of Mill Avenue and Rio Salado Parkway in downtown Tempe, Arizona. The Site is approximately 2.51 net acres in size. The formal address is 100 South Mill Avenue, Tempe. A legal description of the Site is included in this Application submittal.

Area Context

As indicated above, the Site is located at the southwest corner of Mill Avenue and Rio Salado Parkway. As expected for an urban downtown environment, the area surrounding the Site consists of a mix of existing and planned uses. Immediate surrounding uses and land features include:

- Tempe Beach Park to the north across Rio Salado Parkway;
- the Hayden Ferry Lakeside commercial complex, including eight (8), 10 and 12-story mixed-use towers and nine (9) levels of above-grade structured parking, to the northeast across the intersection of Mill Avenue and Rio Salado Parkway;
- the 161-foot tall Hayden Flour Mill to the east across Rio Salado Parkway;
- Tempe Hayden Butte to the east and southeast beyond the Hayden Flour Mill;
- the eight (8) story Gateway Opus mixed-use building to the south across Second Street;
- a structured parking garage providing five (5) levels of above-grade parking to the south across Second Street and to the southeast across the intersection of Second Street and Maple Avenue; and,
- the 10-story U.S. Airways office tower to the west across Maple Avenue

Other existing uses and features in the surrounding downtown and lakefront areas include:

- Tempe Town Lake located just beyond Tempe Beach Park to the north of the Site;
- the 83-foot tall Hayden Square office tower near the southwest corner of 3rd Street and Mill Avenue;
- the eight (8) story Edgewater and 12-story Bridgeview residential towers within Hayden Ferry Lakeside located between Rio Salado Parkway and Town Lake to the north of Hayden Butte;

- the State Farm at Marina Heights mixed-use development with building heights up to 253 feet located between Rio Salado Parkway and Town Lake to the northeast of Hayden Butte;
- the 258 and 348-foot tall West Sixth apartment towers at the southwest corner of 6th Street and Maple Avenue within the Centerpoint mixed-use development;
- the 85-foot tall multi-family residential development known as The Hanover Project under construction at the southwest corner 5th Street and Maple Avenue within Centerpoint;
- the two (2) and three (3) story Hayden Square condominiums located above a podium garage at the southwest corner of 3rd Street and the Maple Avenue alignment;
- the 81 and 109-foot tall Centerpoint Chase office towers at the northeast corner of Ash Avenue and University Drive within Centerpoint;
- the 75 to 96-foot tall Brickyard mixed-use project at the northeast corner of 7th Street and Mill Avenue;
- the 146-foot tall Residence Inn by Marriott hotel at the southwest corner of 5th Street and Forest Avenue; and,
- the 195-foot tall University House mixed-use development located at the southeast corner of College Avenue and Veterans Way

See **Exhibit B** for an aerial photograph depicting the location of existing and proposed uses in the surrounding area. The Applicant envisions that the Project will enhance the area's urban and mixed-use environment and serve as a catalyst for future redevelopment opportunities in the downtown and lakefront areas.

Planning Context

General Plan 2040

As shown by the maps provided in **Exhibit C**, the land use projected for the Site by General Plan 2040 is mixed-use. The residential density projected for the Site by General Plan 2040 is high density-urban core (greater than 65 units per acre). According to General Plan 2040, the mixed-use land use category is designed to accommodate land use mixes with a mixture of residential and commercial uses. The mixed-use category encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and play within one development or area. The Project, which will provide opportunities to stay, work, eat, shop and play within one (1) development, in combination with the existing and planned residential, commercial, entertainment and recreational uses located throughout the downtown and lakefront areas will provide opportunities to live, stay, work, eat, shop, and play in the Downtown Tempe District. The Project will add to the mix of uses envisioned for the area by General Plan 2040. The Applicant is proposing a high-quality and modern hotel and office development with accompanying restaurant and retail uses located along the street frontages that will further energize both Mill Avenue and Rio Salado Parkway.

Downtown / Mill Avenue District and Vicinity Community Design Principles

The Site is located in the Downtown / Mill Avenue District (the "District") planning area. In April 2006, design principles were accepted for the District with the intent of encouraging the ongoing redevelopment of this portion of the community toward the achievement of a high-quality

built environment with a special sense of place. The foundation of the design principles include encouraging mixed-use designs, pedestrian movement, architecture that will withstand changes in style and economy, responding to climatic factors and human comfort, and the provision of opportunities for interaction and observation. The Project represents a substantial reinvestment in the District with a viable commercial project consisting of hotel, office, restaurant and retail uses that will further foster an enjoyable and vibrant environment within the District. The Project is designed to fit well into the physical environment, create visual interest and provide a secure environment that will stand the test of time. The Project's design also encourages pedestrian movement and interaction through a plaza and service drive with decorative pavement, pedestrian walkways, trees and enhanced landscaping and appropriate streetscape landscaping that will establish a comfortable year round environment. The Project is exactly the type of product and design envisioned for the District.

Current Zoning

The Site is zoned for City Center District (the "CC District") uses and is located within the Station Area of the Transportation Overlay District. As discussed above, a PAD Overlay to accommodate the development of mixed-use development consisting of two (2), mixed-use towers containing 300 hotel rooms, 270 residential units and accompanying restaurant and retail uses was approved for the Site in 2008. In addition, the Hayden House located at the northeast corner of the Site was designated by the City Council as historic (Tempe Historic Property Register Property Mo. 11) in 2000. See **Exhibit D** for a zoning map illustrating the respective locations of zoning classifications for the area.

The Applicant is not rezoning the Site. Rather, the Applicant is proposing an amendment to the Site's PAD Overlay to establish site specific development standards to accommodate a design appropriate commercial development which will provide hotel, office, retail and restaurant uses in downtown Tempe. As a future phase of development, the Applicant will also preserve and rehabilitate the original Hayden House subsequent to the review and approval of an application to be processed after the completion of evaluations and studies necessary for finalizing a preservation and rehabilitation strategy for the historic structure. The CC District permits a wide variety of uses, including hotels, offices, restaurants, retail shops and parking structures. The Applicant is proposing an amendment to the PAD Overlay which allows the Project to establish its own unique standards based on the development proposal.

According to the Zoning and Development Code, the CC District "fosters employment and livability in Tempe's city center by providing retail, office, moderate- and high-density residential uses, entertainment, civic uses, and cultural exchange in a mixed-use environment that supports the public investment in public transit and other public facilities and services". The Applications' proposal of a high-quality hotel, office, restaurant and retail development on the Site and within the context of the mixed-use downtown Tempe area is consistent with the CC District.

Project Description

The Site's location at the northern gateway to the Mill Avenue corridor will allow the Project to make a significant statement in downtown Tempe. The purpose of the Applications is to further energize downtown Tempe, to provide needed additional high-quality and modern hotel and office opportunities in immediate proximity to restaurant and retail uses. The Project is designed to

primarily appeal to professionals seeking to work, stay, eat, shop and/or play within a vibrant downtown environment. The Site's location at the intersection of Mill Avenue and Rio Salado Parkway provides a unique opportunity to further activate the street frontages along both Mill and Rio Salado, to enhance pedestrian connections between the Site, the Mill Avenue corridor and Town Lake, including Tempe Beach Park, and to add to the hotel, office and commercial mix within downtown Tempe. To provide the desired active and urban presence and to enhance pedestrian activity at the street level, the Project's design orients restaurant and retail uses at the street level towards the Site's Mill Avenue frontage. The Project design also orients both street level restaurant and retail/office flex space towards the Site's Rio Salado Parkway frontage.

Specifically, the Applicant is proposing a commercial development consisting of: 1) a 15-story (approx. 189 feet) office tower generally located on the west half of the Site; 2) a 15-story (approx. 181 feet) hotel tower generally located within the southeast quadrant of the Site; 3) a shared parking structure providing three (3) levels of below-grade parking, one (1) level of at-grade parking and six (5) levels of above-grade parking; and, 4) the preservation and future rehabilitation of the historic one (1) story Hayden House located at the northeast corner of the Site. At build-out, the Project will have a total floor area of approximately 895,000 square feet, of which approx. 241,500 sq. ft. is office space, approx. 103,900 sq. ft. is hotel guest room space, approx. 12,100 sq. ft. is hotel conference space, approx. 9,150 sq. ft. is hotel amenity space (pool, amenity deck, fitness center, lounge etc.), approx. 10,100 sq. ft. is indoor restaurant space, approx. 3,500 sq. ft. is flex space to accommodate retail and/or office uses, approx. 17,400 sq. ft. is hotel service space (includes stairs, hallways, elevators and mechanical/storage), approx. 11,100 sq. ft. is office service space, approx. 2,800 sq. ft. is hotel lobby space, approx. 4,000 sq. ft. is office lobby space, approx. 2,200 sq. ft. is hotel retail space, and approx. 411,000 sq. ft. is structured parking garage space. The Project will also provide approx. 2,500 sq. ft. of outdoor restaurant space. The parking garage will provide a total of 1,167 parking spaces, which will be shared by the Project's hotel, office, restaurant and retail use components. In addition, the proposed building form will provide a significant urban presence along the Mill Avenue and Rio Salado Parkway street frontages.

The Project's street level consists of indoor and outdoor restaurant, retail, lobby (hotel and office), office / retail flex, office café and lounge spaces and structured parking. The second level of the hotel tower is comprised of conference / meeting space, and a fitness center. Levels three (3) through 14 of the hotel tower are comprised of hotel guest rooms. Level 15 of the hotel tower is comprised of an amenity deck for hotel guests' use. Levels two (2) through seven (7) of the office tower are comprised of structured parking. Levels eight (8) through 15 of the office tower are comprised of office space.

The parking garage will be hidden from the Mill Avenue and Rio Salado Parkway street frontages by the Hayden House located at the northeast corner of the Site, the hotel tower located at the southeast corner of the Site, and the provision of office / retail flex space within the ground level of the office tower engaging the Rio Salado Parkway street frontage. The garage's 1,167 vehicle parking spaces will be accessible from both Mill Avenue (via a garage entrance from Second Street) and Rio Salado Parkway (via a garage entrance provided from Maple Avenue). In addition, a total of 150 bike spaces will be distributed throughout the parking garage for use by hotel guests, office tenants and patrons of the restaurants and/or retail shops. Of the 1,167 parking spaces to be provided within the garage, 84 are tandem spaces. As part of the Applications to redevelop the property, the Applicant is requesting a use permit to allow tandem parking to serve the Project's hotel. The use permit request is discussed in detail below.

Considering the Site's location along the Mill Avenue corridor within the Downtown Tempe District, the proximity of the light rail station at 3rd Street and Mill Avenue, and the proximity of Tempe Beach Park and Town Lake to the north across Rio Salado Parkway, both Mill Avenue and Rio Salado Parkway will continue to see significant increases in pedestrian traffic in the near future. Therefore, the Applicant strongly believes that it is imperative that the ground level of the Site further energize and enhance the pedestrian environment. The Project accomplishes this by providing a continuous frontage along Mill Avenue comprised of street level restaurant and hotel retail spaces which are oriented toward the street frontage, and by providing a continuous frontage along Rio Salado Parkway comprised of street level restaurant, plaza, and flex retail / office spaces designed to engage the street frontage. These street level uses, combined with the Project's dynamic architecture and the provision of ample landscaping, will successfully activate the Site's Mill Avenue and Rio Salado Parkway street frontages.

As mentioned above, the Project includes a plaza and service drive with decorative pavement, pedestrian walkways, trees and enhanced landscaping extending into the Site from the Rio Salado Parkway frontage. The plaza will serve as an amenity for the Project's hotel guests, office tenants and restaurant and retail shop patrons, as well as pedestrians passing by the Site, and further connect the Project to the Tempe Beach Park located immediately to the north across Rio Salado Parkway. A multitude of amenities (pool, deck, fitness center, lounge etc.) will also be provided within the hotel tower for guests use.

Project Design

The Project's design will respect the historic Hayden House, activate Mill Avenue pedestrian usage, and provide an active use along Rio Salado Parkway. Other influences from the surrounding context include the historic Flour Mill, the adjacent new construction to the south and west, and the newer contemporary aesthetic seen within Hayden Lakeside Ferry and Marina Heights to the north of Hayden Butte. The design intent of the Project is to be contemporary and timeless, climactically sensitive, and mindful of the Site's role as a gateway into downtown Tempe. The fact that some of these objectives are seemingly contradictory often creates tension that fosters great design.

The east and west facing façades of both towers will be tailored to effectively mitigate the intense solar gain of the climate, with deep recessed windows on the hotel and high performance glazing or shading on the office. Likewise the south facade will be appropriately shaded, and the north side will be allowed to be substantially open, taking advantage of the views of Tempe Beach Park, Town Lake, and the mountains beyond. The hotel and office towers will have distinctively different approaches to fenestration while maintaining threads of a common language, with the office being more open and the hotel being more restrained in the use of glass.

The building materials to be utilized include a palette of textured pre-cast concrete, metal panels, glass, curtain walls, and select use of horizontal and vertical fins. The primary cladding for the above-grade garage is composed of an articulated pattern of perforated metal panels. The elements above the hotel entry on Second Street and the flex retail /office space along Rio Salado Parkway are a cultured stone masonry veneer laid in a pattern reminiscent of the adobe coursing to provide a transition from the historic Hayden house to the taller towers above.

Landscape Design

The overall landscape coverage percentage for the Site is approximately 26 percent, a significant amount for an urban development. The proposed landscape palette along Mill Avenue, Rio Salado Parkway, Maple Avenue and Second Street will establish a pedestrian friendly environment along the street frontages. The selected tree species for the street frontage will provide ample shade for pedestrians. Appropriate landscape and hardscape materials for creating an aesthetically pleasing and comfortable environment will also be provided at the valet drop off driveway, near the plaza and service drive and along the pedestrian walkways. Trees and enhanced landscaping will be placed near the center of the Site's Rio Salado Parkway frontage, as well as the service drive extending through the center of the Site. A landscape plan is included as part of the Application.

Site Circulation and Parking

The Project's 1,167 structured parking spaces will be accessible from both Mill Avenue (via a garage entrance from Second Street) and Rio Salado Parkway (via a garage entrance provided from Maple Avenue). In addition, a total of 150 bike spaces will be distributed throughout the parking garage for use by hotel guests, office tenants and patrons of the restaurants and/or retail shops. As mentioned above, the Project includes 84 tandem parking spaces to serve the hotel use component. The use permit request to allow tandem parking for the hotel is discussed in detail below.

The parking garage will entirely serve the parking needs of the Project's hotel guests and office tenants, as well as patrons of the Project's restaurants and retail shops. In addition, to further serve the parking needs of patrons, a total of eight (8) on-street parking spaces will remain available along the Site's Mill Avenue frontage.

In consideration of the multitude of public transit options available in vicinity of the Site, the provided parking will be more than sufficient for the Project's parking needs. The Site is located within the Station Area of the Transportation Overlay District (TOD). The Orbit Earth route travels along Mill Avenue adjacent to the Site. The future Tempe Streetcar route, as currently planned, will travel on Mill Avenue and Rio Salado Parkway adjacent to the Site. The Site is located within approx. 375 feet of the 3rd Street / Mill Avenue light rail station and is approximately within 550 feet of bus stops for routes 48 and 62. The Site is also located within approx. 1,600 feet of the Tempe Transportation Center, which circulates the Metro Light Rail, bus routes 30, 48, 62, 65, 66, 72 and 511 and Orbit routes.

A parking study and traffic impact analysis prepared by CivTech, Inc. for the Project are included as part of the Applications.

Preservation and Rehabilitation of the Historic Hayden House

The Hayden House located at the northeast corner of the Site will be preserved / rehabilitated as part of a future phase of the redevelopment of the Site. The Hayden House is listed on both the National Register of Historic Places (Bldg. No. 84000173) and the Tempe Historic Property Register (Property No. 11). It is of historic significance for the following reasons:

Oldest Residence in Tempe (built in 1871)

The Hayden House represents early building technology and settlement patterns in Tempe and is an important part of the City's heritage.

Association with the Hayden Family (1871-1930s)

Charles Trumbull (C.T.) Hayden, who constructed the Hayden House, made significant contributions to the early settlement and economy of Tempe. C.T.'s son, Carl Hayden, who was born in the Hayden House, was one (1) of the most preeminent politicians in Arizona history. C.T.'s wife, Sallie Davis Hayden, also played a prominent role in family affairs and the community and was inducted into the Arizona Women's Hall of Fame in 1984. The period in which C.T. and Sallie Hayden's daughters operated the building as a tea room and restaurant into the early 1930s is also a part of the family's association. The Hayden House's relationship to the Hayden Mill located across Mill Avenue is also of significance and is well documented.

Association with Architect Robert T. Evans (1924)

Robert T. Evans is widely recognized as establishing the adobe revival style in the area, including the Eisendrath House in Tempe, the Jokake Inn in Scottsdale and his own home, Villa II Segreto in Phoenix. His first commission in Arizona was the rehabilitation of the Hayden House as a restaurant in 1924.

The term "period of significance" is a formal concept in the historic preservation field. In the case of the Hayden House, the period of significance is from 1873 through the 1930s and until 1943 when it was sold to Eugene and Lucille Paine. A particular "period of focus" is around the time of the renovation by Robert T. Evans in 1924. This captures a point in which a consistent design existed, and that represents both the earliest years of the house, its predominant years of use by the Hayden family, and the work of Evans. A report prepared by Winter & Company included as part of the Applications submittal packet further describes the preservation and rehabilitation strategy for the Hayden House.

In regard to the Hayden House's adobe construction, special consideration will be given to the protection and preservation of the adobe walls, as well as the original roof materials, during construction of the Project. This will include potential effects of construction machinery operating in the area, foundation stabilization and structural reinforcement.

Subsequent to the completion of evaluations and studies necessary for finalizing a preservation and rehabilitation strategy for the Hayden House, a development plan application reflecting the preservation and/or rehabilitation of the key historic features noted above will be submitted to the City for review, processing and approval.

DTA, Hayden Square, Bridgeview and Edgewater HOAs, and Tempe Historic Preservation Foundation

The Project has been presented to area stakeholders, including Downtown Tempe Authority staff, the Hayden Square, Bridgeview and Edgewater homeowner associations and Tempe Historic Preservation Foundation members for review and comment. Comments received from stakeholders and neighbors to date in regard to the Project have been supportive. A summary of public outreach is included as part of the Applications submittal packet.

Building Height in Relation to Sky Harbor International Airport Operations

The Site is located within close proximity of the flight path for Sky Harbor International Airport. The Applicant and the Applicant's representative have met with City of Phoenix Aviation Department staff and representatives from American Airlines to discuss the Project. According to Phoenix Aviation Department staff, the Project's proposed maximum building height is well below the 220 feet maximum height level which could cause an issue for flight operations. The Project's proposed building height is approximately 67 feet lower than the maximum building height allowed by the Site's 2008 entitlement. We strongly believe that the Project's proposed building height is well below an elevation level that could disturb operations at Sky Harbor International. The Applicant has engaged the services of Williams Aviation Consultants to confirm that the Project's proposed height is appropriate for the area.

Development Plan Review Approval Criteria

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval for the Project's architectural drawings, including site and landscape plans, building elevations and building materials. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will encourage, protect, and enhance the functional and attractive appearance of the Site and the surrounding area.

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*

The primary frontage along Mill Avenue is set back from the property line to allow for more room and activation than currently exists. The plan is arranged to allow for the hotel restaurant or retail spaces to engage the street between the south property line and the Hayden House. The existing mature street trees will remain along Mill, and the ground surface paving will be continued into the new spaces. Additionally, there will be an opening in the Mill Avenue street wall that may provide access to the courtyard of the Hayden property. Along Rio Salado, there will be variety in the future reuse of the Hayden House on the east side of the Site, and retail space is planned on the west side of the Site, with opportunity for exterior use if appropriate to the eventual tenant.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*

The building orientation is composed to strengthen the visual and physical connection from the light rail station to the south to the park and view to the north, and provide some extent of shading from one tower to the other. Where not affected by that condition, the facades are composed relative to the solar gain of their orientation, minimizing and shading or recessing windows on the east and west facades, recessing the ground floor of the south elevation, and providing additional protection with entry canopies. The north façade is relatively open, and the south façade is protected by an articulation of louvers or punched openings.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The material selection is intended to be functionally and aesthetically enduring, allowing for an open and engaging ground level and with varying articulations of the buildings above, reflective of their function.

4. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level

The building masses are composed to reflect the parti of the plan, with mass and articulation expressed on the north and south facades and a quieter massing approach on the east and west. There is a clear change in articulation from the active retail base of the hotel to the more private aspect of the rooms above, and the common areas of the hotel expressed on the second level with glazing and a change in material. Similarly, the base of the office is expressed by lobby on the south and retail on the north, with a change in articulation for the parking garage and the office above.

5. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings

As discussed in detail in the area context section provided above, the Site is located within an urban downtown environment that consists of a mix of existing and planned uses of varying building heights and intensities, including buildings up to 12-stories in height in the immediate area surrounding the Site and buildings up to 348 feet in the greater downtown area. The Project's buildings and landscape elements have been designed with the context of the area in mind. In the context of the 161-foot tall Hayden Flour Mill to the east, the 10-story U.S. Airways office tower to the west, the eight (8), 10 and 12-story mixed-use towers to the northeast within Hayden Ferry Lakeside, and the eight (8) story Gateway Opus mixed use building to the south, the Project's proposed 15-story towers are of an appropriate scale for the area.

The provision of approximately 26 percent landscape coverage within the Site is more than appropriate for an urban down environment. The proposed landscape palette along the Mill Avenue, Rio Salado Parkway, Maple Avenue and Second Street will also further establish and contribute to a pedestrian friendly environment along street frontages within downtown Tempe.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions

The street level detail and interest on Mill Avenue is accomplished by recessing the exterior wall to allow for a more generous pedestrian environment, while also providing a shaded recess in response to the climate. Entry locations and visual and physical connections to the interior are being developed and the access to the south side of the Hayden House is seen as a potential for great interest and detail. A 2 story element has been introduced to the south side of the hotel to create some interest and ascendance in massing from the low form of the Hayden to the larger context to the south.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The goals of the Applications are to create a commercial development that will increase the hotel, office, restaurant, and retail mix within the Downtown Tempe District and to enhance pedestrian street activity within downtown Tempe. As noted above, the Site is located approximately 375 feet north of the light rail station at 3rd Street and Mill Avenue and Tempe Beach Park is located immediately to the north across Rio Salado Parkway.

Considering the Site's location along the Mill Avenue corridor within the Downtown Tempe District, the proximity of the light rail station and Tempe Beach Park, as well as Town Lake, both Mill Avenue and Rio Salado Parkway will continue to see significant increases in pedestrian traffic in the near future. To enhance the pedestrian environment and multi-modal transportation usage, the Project will energize the ground level of the Site by providing:

- 1) a continuous frontage along Mill Avenue comprised of street level restaurant and hotel retail spaces oriented toward an oversized walkway along the street frontage;
- 2) a continuous frontage along Rio Salado Parkway comprised of street level restaurant, plaza, and flex retail / office spaces designed to engage the oversized walkway along the street frontage; and,
- 3) a plaza service drive extending through the center of the Site that will serve as an amenity for pedestrians and enhance the pedestrian connection between the light rail station at 3rd and Mill and the Tempe Beach Park

To further encourage the use of the vast array of transportation options available within downtown Tempe, the Project will also provide 150 bike spaces for guests, tenants and patrons use.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses

The Project's vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation. The movement of pedestrians is a major element of the Project. The Project includes a plaza and service drive with decorative pavement, pedestrian walkways, trees and enhanced landscaping extending into the Site from the Rio Salado Parkway frontage. As reflected by the site and landscape plans, the

plaza and service drive has been designed to segregate pedestrian and vehicular movements to the extent possible. The Project will also provide oversized walkways separated from vehicle maneuvering areas along the Mill Avenue, Rio Salado Parkway and Second Street frontages. To further ensure that conflicts between vehicles and pedestrians do not occur, entrances and exits to the parking garage have been strategically placed away from active use areas on the Project's ground level.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance

The development plan is organized to have strong visibility and natural surveillance from the uses above, and clear visual connections to open space to the north and south. Furthermore, the activated functions of the hotel and office lobby create transparency from within to the central outdoor spaces.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways

The proposed landscape and hardscape improvements along Mill Avenue, Rio Salado Parkway, Maple Avenue and Second Street will delineate walkways and driveways from the public right-of-way, as well as the Project's buildings. Appropriate trees and enhanced landscaping and hardscape materials will also be placed near the center of the Site's Rio Salado Parkway frontage, throughout the service drive extending through the center of the Site and at the valet drop off driveway to further distinguish pedestrian areas from vehicular maneuvering areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians around and throughout the Site

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

The Project's signage plan is not included as part of the Applications submittal. A comprehensive signage plan ("CSP") will be prepared and processed for the Project at later date. The CSP will ensure that the design, scale, proportions, location and color of signage to be provided on the Site is compatible with the Project's design and uses, as well as adjoining and nearby uses.

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

As detailed by the photometric plan included as part of the Applications submittal, the Project's lighting will be compatible with the proposed office and hotel towers, as well as adjoining and nearby buildings and uses. The lighting will not adversely impact uses within the Project or adjoining and nearby uses.

Analysis of Use Permit Request to Allow Tandem Parking

Pursuant to Section 4-602.D.1 of the Zoning and Development Code, the Applicant is requesting a use permit to allow 84 tandem parking spaces to serve the Project's hotel use component. As discussed below, the provision of tandem parking on the Site will not cause a significant increase in vehicular or pedestrian traffic in adjoining areas, will not cause a nuisance exceeding ambient conditions and will not deteriorate the neighborhood. In contrast, the Project, including the provision of limited tandem parking, will be compatible with surrounding structures and uses.

Use Permit Approval Criteria

1. Not cause any significant vehicular or pedestrian traffic in adjacent areas

The 84 tandem parking spaces within the Project's structured parking garage will not cause a significant amount of vehicular or pedestrian traffic in adjoining areas. All tandem spaces provided on the Site will require valet service and the Project has been designed to ensure that valet/attendant staff parking and retrieving automobiles from the on-site parking garage will not need to access either Mill Avenue or Rio Salado Parkway. CivTech Inc. has prepared a parking study and traffic impact analyses for the Project that are included as part of the Applications submittal packet. The study and analysis determined that nearby intersections will continue to operate at acceptable levels.

2. Not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare etc.) exceeding that of ambient conditions

As mentioned above, all tandem parking spaces will be valeted and the Project's on-site circulation system will ensure that valet/attendant staff parking and retrieving automobiles within the on-site parking garage do not need to access either Mill Avenue or Rio Salado Parkway. In addition, all tandem parking spaces will be located on below-grade levels of the on-site parking garage. The parking garage will be screened from the Mill Avenue and Rio Salado Parkway street frontages by the Hayden House located at the northeast corner of the Site, the hotel tower located at the southeast corner of the Site, and the flex retail / office space to be provided on the ground level of the office tower facing Rio Salado Parkway at the northwest corner of the Site. As a result, allowing tandem parking within the parking garage will not cause any nuisance exceeding ambient conditions. From a noise, vibration and glare perspective, the 84 below-grade tandem spaces within a parking structure is less than the existing 198 space surface parking lot currently occupying the majority of the Site.

3. Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City

The limited amount of tandem parking spaces represents a significant investment in the Site, neighborhood and City that will continue to improve and encourage additional investment in downtown Tempe. The investment is fully expected to further energize downtown Tempe, as well as the Site's Mill Avenue and Rio Salado Parkway street frontages and to positively affect property values in the area. As reflected by the 2008 PAD overlay zoning approval for the Site, the development of a mixed-use project

including two (2) high-rise towers and structured parking on the Site has already been determined to be consistent with the City's goals, objectives and policies.

4. *Be compatible with existing surrounding structures*

As discussed in detail in the area context section provided above, the Site is located within an urban downtown environment that consists of a mix of existing and planned uses of varying building heights and intensities. The Project, including the provision of a limited amount of tandem parking for hotel valet service within a structured parking garage, is compatible with the surrounding area. The Project will also enhance the urban and mixed-use environment envisioned by the City for the downtown and lakefront areas. Again, the Project's on-site circulation system has been designed so that valet/attendant staff will not need to access either Mill Avenue or Rio Salado Parkway to park and retrieve vehicles from tandem parking spaces.

5. *Not result in any disruptive behavior which may create a nuisance to the surrounding area or general public*

The planned mixed-use development and the associated parking improvements will not result in any disruptive behavior. The Applicant strongly believes in being a good neighbor and it is not in the interest of the Applicant or the Project to allow behavior that discourages tenants, guests or patrons from frequenting the Project's businesses, hotel, restaurants and shops or to allow behavior that disrupts neighbors.

Conclusion

The Applicant is proposing to build a high-quality and modern commercial development that will: 1) provide additional and needed high-quality hotel and office options in downtown Tempe; 2) provide restaurant and retail uses along street frontages to activate both Mill Avenue and Rio Salado Parkway; 3) appropriately preserve the historic Hayden House as a future phase of redevelopment to be reviewed and approved by the City; and, 4) establish appropriate relationships with both the urban street environment and adjoining and nearby properties. The Project within the context of the mix of uses envisioned for the downtown and lakefront areas is consistent with General Plan 2040. The Project will contribute to and/or further establish the mix of hospitality, employment, commercial and residential uses envisioned for downtown Tempe, as well serve as a catalyst for future development opportunities that will continue to enhance the urban development environment and experience envisioned by the City for both the Downtown Tempe District and the lakefront area. We look forward to discussing the requests with you in the near future and respectfully request your approval.

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
1550 WYNDHOOP ST. #100 DENVER, CO 80202
PHONE: 303 436 9351 FAX: 303 296 0946

ACKNOWLEDGEMENT

ON THIS _____ OF _____, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER'S COMPANY:

BY: _____ OWNER DATE _____

LEGAL DESCRIPTION

MONTI'S LA CASA VIEJA
3 WEST FIRST STREET, TEMPE, ARIZONA 85281
PARCEL NO. 1 - 6
COUNTY OF MARICOPA, CITY OF TEMPE, STATE OF ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2015

OWNER/DEVELOPER

HAYDEN HOUSE TEMPE LLC
MICHAEL L. BREKKA
1620 FIFTH AVENUE SUITE 400
SAN DIEGO, CA 92101
PHONE: 619 906 4302
FAX: 619 906 4303

PROJECT DATA

ZONING: CC(H) PAD TOD STATION AREA
USES: HOTEL, OFFICE, MULTIFAMILY RESIDENTIAL, AND STRUCTURED PARKING
BUILDING HEIGHT: OFFICE- 189'-2" (15 STORIES)
HOTEL- 180'-2" (15 STORIES)
BUILDING SETBACKS: 0'(FRONT, SIDE, REAR, STREET SIDE)
BUILDING LOT COVERAGE: 55%
SITE LANDSCAPE COVERAGE: 26%

PARKING SUMMARY:

VEHICLE PARKING SUMMARY				
AREA SF	PARKING REQUIREMENT PER TOD	REQUIRED PER SHARED PARKING MODEL	PROPOSED	
	240	240	240*	
HOTEL	11,965 SF	0	0	
HOTEL AMENITY/LOBBY/FITNESS	7,358 SF	58.94	58.9	
HOTEL CONFERENCE	1,304 SF	4.35	4.6	
HOTEL OFFICE SPACE	19,116 SF	63.72	75.3	
HOTEL SERVICE	10,137 SF	101.83	118.3	
INDOOR RESTAURANT	11,140 SF	37.13	33.3	
OFFICE SERVICE	246,115 SF	720.38	565.5	
OFFICE/FRCE LOBBY/CAFE	2,494 SF	0	0	
OUTDOOR RESTAURANT	6,104 SF	20.35	20.1	
RETAIL				927
SHARED				
TOTAL	1,247	1,116	1,167	

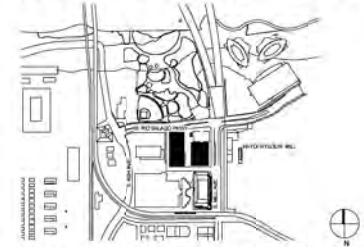
SEE: 03-06-2015 SHARED PARKING STUDY

* 84 STALLS DESIGNATED AS TANDEM HOTEL VALET PARKING

BIKE PARKING SUMMARY:

AREA SF	PARKING REQUIREMENT PER TOD	PROPOSED COUNT
	11.00	20
HOTEL	11,965 SF	0.00
HOTEL AMENITY/LOBBY/FITNESS	7,358 SF	3.68
HOTEL CONFERENCE	1,304 SF	0.00
HOTEL CONFERENCE LOBBY	1,304 SF	4.00
HOTEL INTERNAL OFFICE	19,116 SF	4.00
HOTEL SERVICE SPACE	10,137 SF	23.27
INDOOR RESTAURANT	241,505 SF	33.19
OFFICE	11,140 SF	4.00
OFFICE SERVICE	2,494 SF	1.25
OUTDOOR RESTAURANT	6,104 SF	4.00
RETAIL	4,805 SF	4.00
OFFICE LOBBY AND CAFE		5
TOTAL		68

SITE VICINITY MAP (NOT TO SCALE)



CONDITIONS OF APPROVAL: PAD14012

GENERAL NOTES

- CURRENT ZONING IS "CITY CENTER (CC)-HISTORIC (H) DESIGNATED PROPERTY, PLANNED AREA DEVELOPMENT (PAD), OVERLAY AND TRANSPORTATION OVERLAY DISTRICT (TOD)"
- PROPOSED USE: HOTEL, OFFICE, RESTAURANT AND RETAIL
- BUILDING FORM TYPE IS GENERAL.
- FENCES, WALLS, SIGNS, AND STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT INDICATED OTHERWISE ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE DESCRIBED.
- BICYCLE PARKING RACKS WITHIN THE RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS.
- PRIVATE ROADWAYS AND DRIVES SHALL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE TEMPE FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL COMPLY WITH SPECIFIED AMERICANS WITH DISABILITIES ACT STANDARDS AND DETAILS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT.

REC14037

PAD14012

DS140462

Submission Date: 2015.03.09

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Drawn: -
Revisions:
Date No. Remarks

Sheet Name:
COVER SHEET

Sheet Number:

A.01

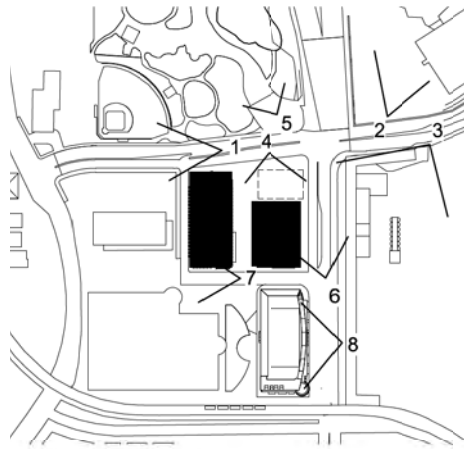
DS140462

PAD14012

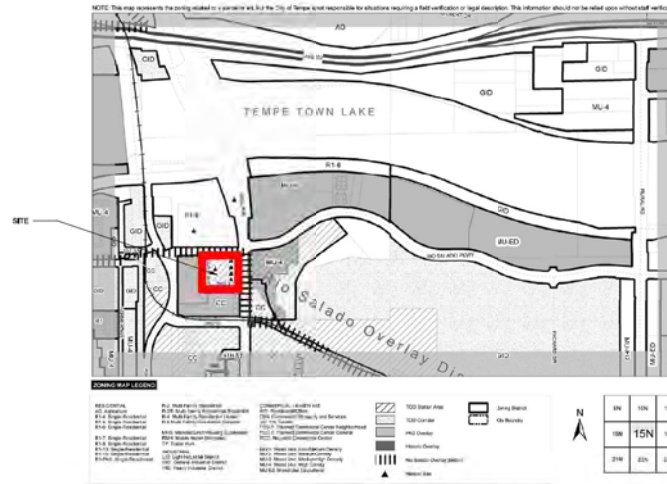
REC14037

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



SITE VICINITY MAP (NOT TO SCALE)



CITY OF TEMPE ZONING MAP 2-18 (NOT TO SCALE) AMENDED MARCH 24, 2011

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



Submission Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

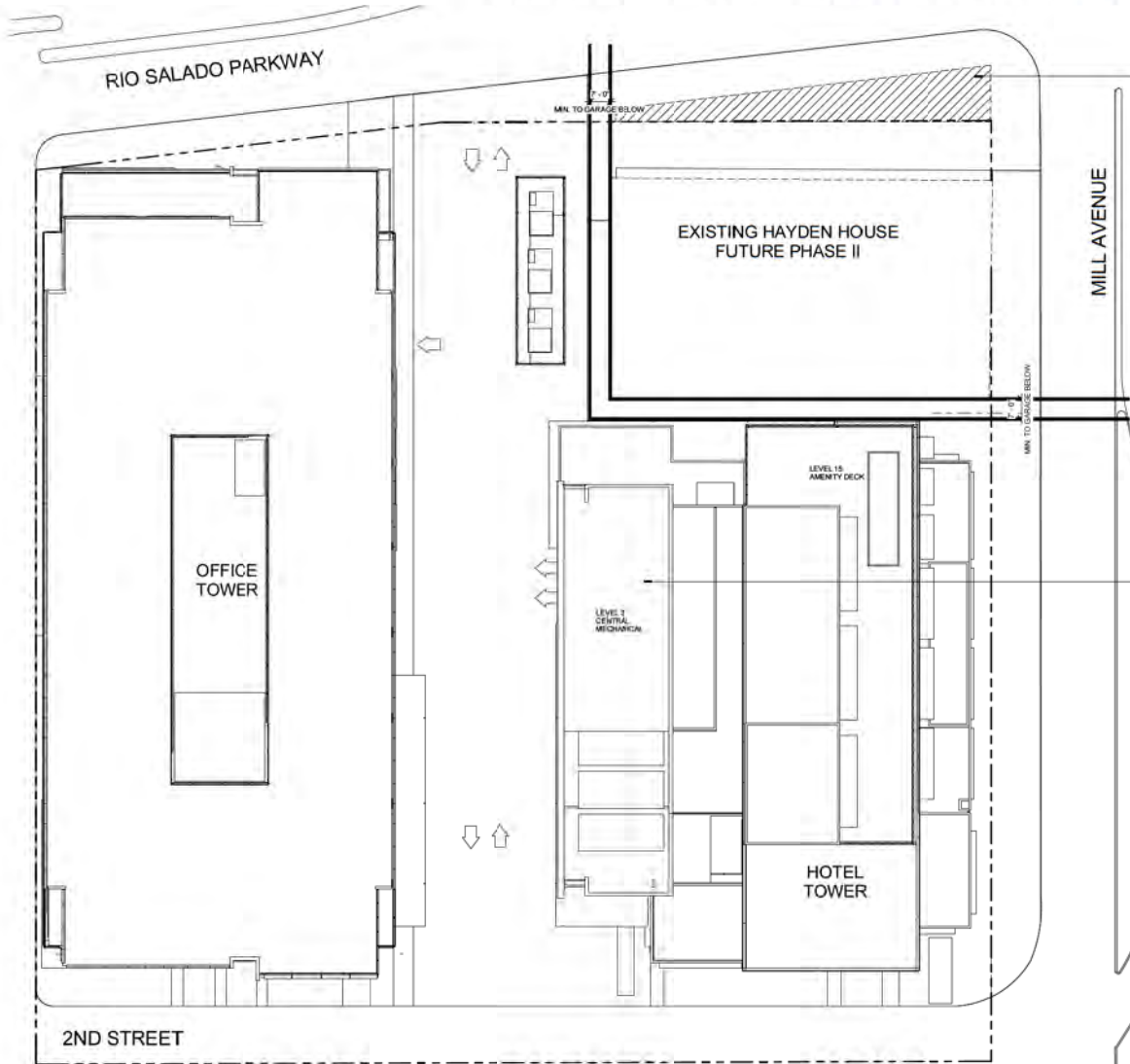
Sheet Name:
AREA MAP AND
CONTEXT

Sheet Number:
A.02.3

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
150 WYNKOOP ST #100 DENVER, CO 80202
PHONE: 303 435 1655 FAX: 303 295 0946



2 ROOF PLAN
A.02.4 1" = 20"

ENCROACHMENT
FOR PATIO



CENTRAL
PLANT

1 SITE PLAN DIAGRAM
A.02.4 1" = 30"

INTERNAL DRIVE TO BE CURB BARRIER
FREE WITH DECORATIVE PAVING END TO
END. NO CURBS OR SIDEWALKS ONLY.
SOLARIS AND PLANTERS WILL BE USED
TO SEPERATE MOTOR VEHICLES FROM
PEDESTRIANS. SEE CIVIL FOR GRADING.

BUILDING SUMMARY:

USES	CCH TOD STATION AREA PERMITTED USES INCLUDE: OFFICE, HOTEL, MULTIFAMILY RESIDENTIAL, RETAIL, AND RESTAURANT	2008 PAD APPROVAL HOTEL W/ CONFERENCE SPACE, CONDOMINIUMS, RESTAURANTS, RETAIL AND STRUCTURED PARKING	PROPOSED AMENDED PAD HOTEL W/ CONFERENCE SPACE, OFFICE RESTAURANTS, RETAIL AND STRUCTURED PARKING
TOTAL GROSS BUILDING AREA	N/A	1,158,400 SF	895,012 SF
MAXIMUM BUILDING HEIGHT	100' WITH RESIDENTIAL ABOVE COMMERCIAL, 75' WITHOUT RESIDENTIAL	257'-0"	189'-2"
MAXIMUM LOT COVERAGE	NO STANDARD	80 PERCENT	55 PERCENT
MINIMUM LANDSCAPE AREA	NO STANDARD	10 PERCENT	28 PERCENT
MAX. RESIDENTIAL DENSITY	NO STANDARD	108 UNITS PER ACRE	N/A
MINIMUM SETBACKS		FRONT-0' REAR-0' SIDE-0' STREET SIDE-0'	FRONT-0' REAR-0' SIDE-0' STREET SIDE-0'
HOTEL ROOMS	N/A	300	240
HOTEL CONFERENCE SPACE	N/A	30,262 SF	7,268 SF
HOTEL RESTAURANT	N/A	19,964 SF	2,777 SF, 535 SF (PATIO)
HOTEL AMENITY AREA	N/A	4,654 SF	6,416 SF
HOTEL LOBBY, INTERNAL OFFICES, SERVICE AREAS	N/A	9,817 SF	21,540 SF
RESIDENTIAL CONDOMINIUMS	N/A	270 UNITS	N/A
RESIDENTIAL AMENITY AREA	N/A	3,000 SF	N/A
OFFICE SPACE	N/A	N/A	241,536 SF
HAYDEN HOUSE RESTAURANT	N/A	NOT SPECIFIED	7,361 SF, 1959 SF (PATIO)
RETAIL SPACE	N/A	15,707 SF	6,104 SF
VEHICLE PARKING	1,247 SPACES REQUIRED	1,070 SPACES	1,167 SPACES PROPOSED
BICYCLE PARKING	86 SPACES REQUIRED	341 SPACES	150 SPACES PROPOSED

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

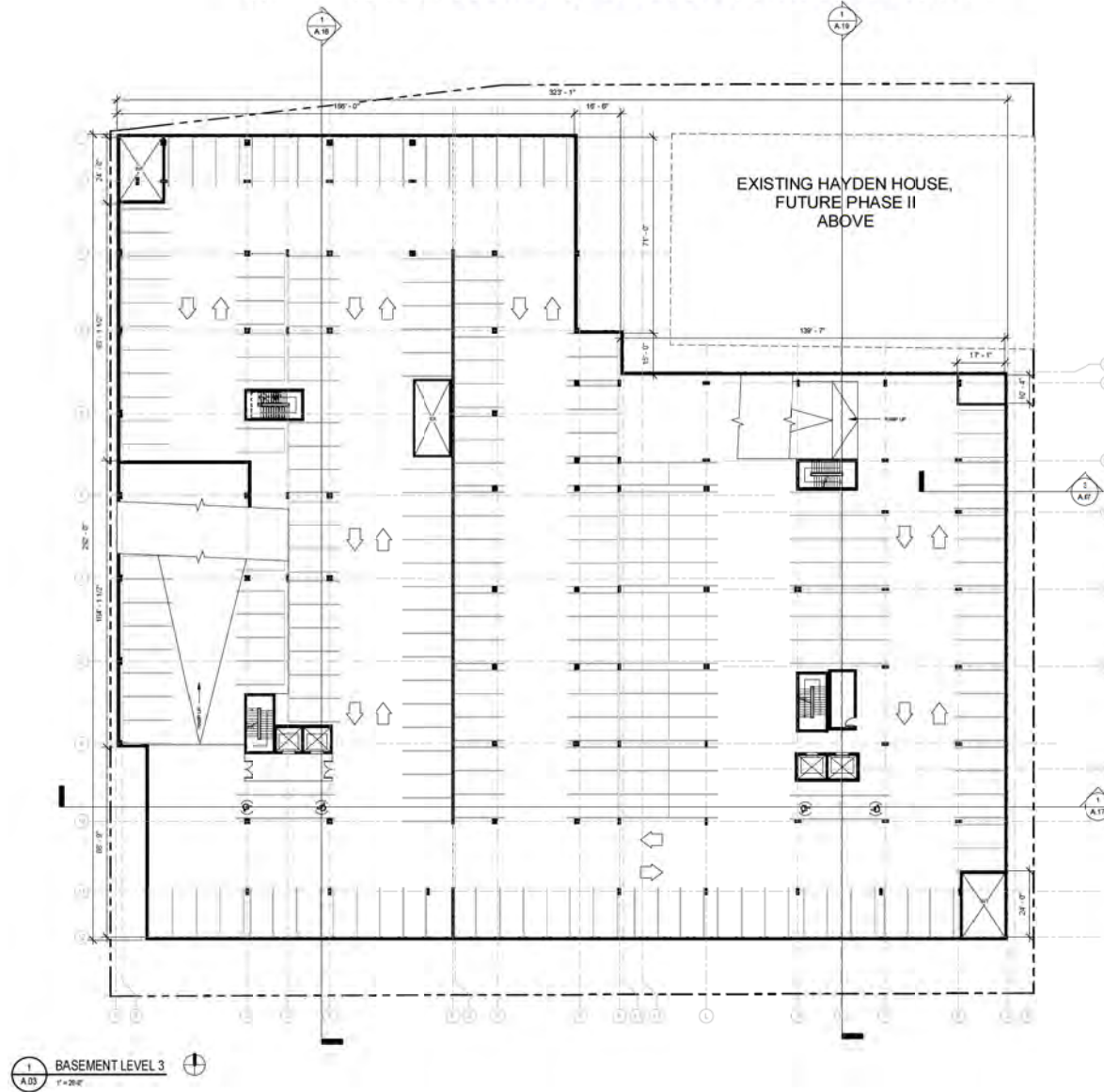
Revisions:
Date No. Remarks

Sheet Name:
SITE PLAN
DIAGRAM

Sheet Number:
A.02.4

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



SA+R
SHEARS ADKINS ROCKMORE
1550 WYMKOP ST #100 DENVER, CO 80202
PHONE: 303 435 1655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

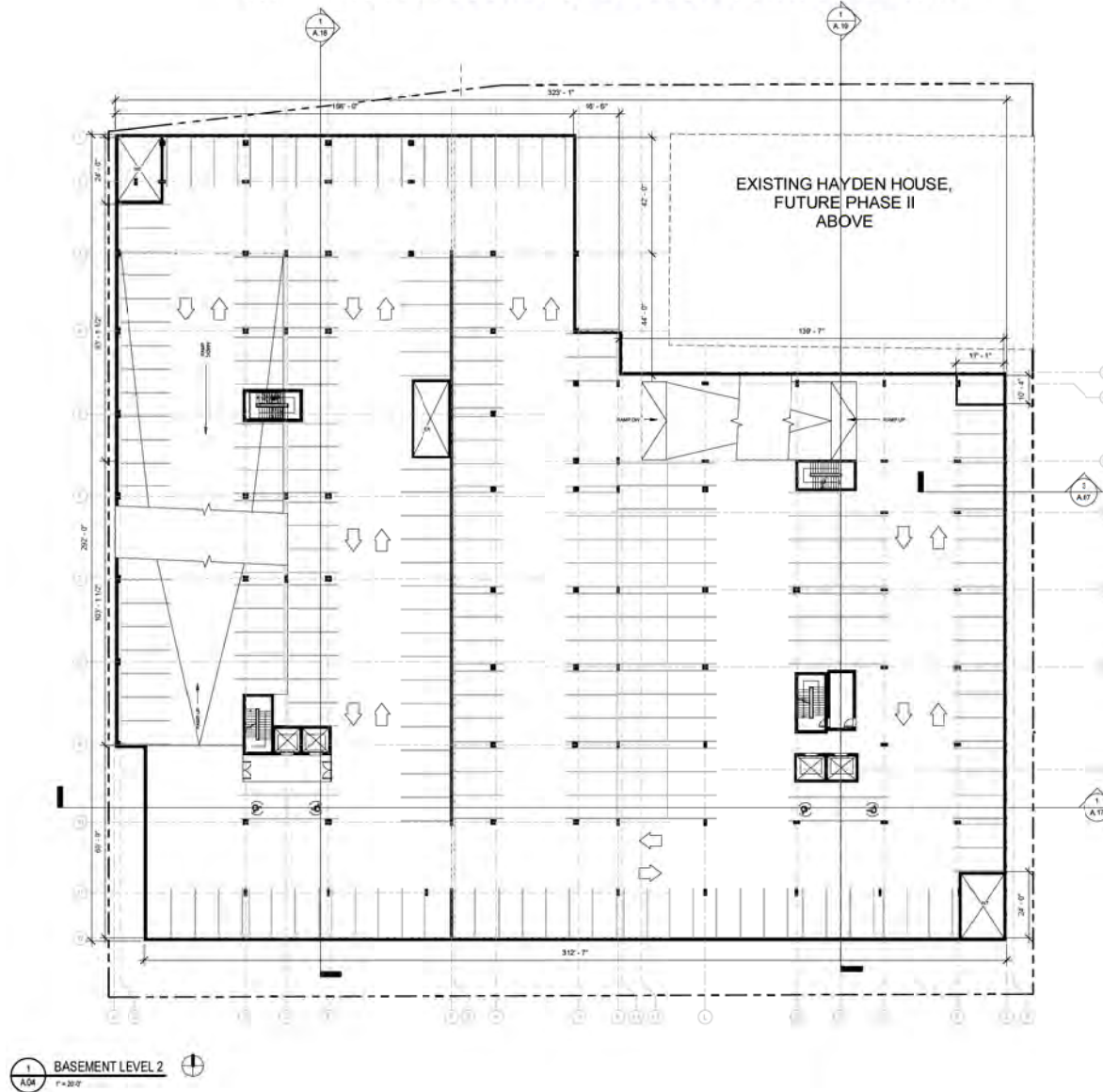
Revisions:
Date No. Remarks

Sheet Name:
LEVEL B3

Sheet Number:
A.03

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



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PHONE: 303 435 1655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

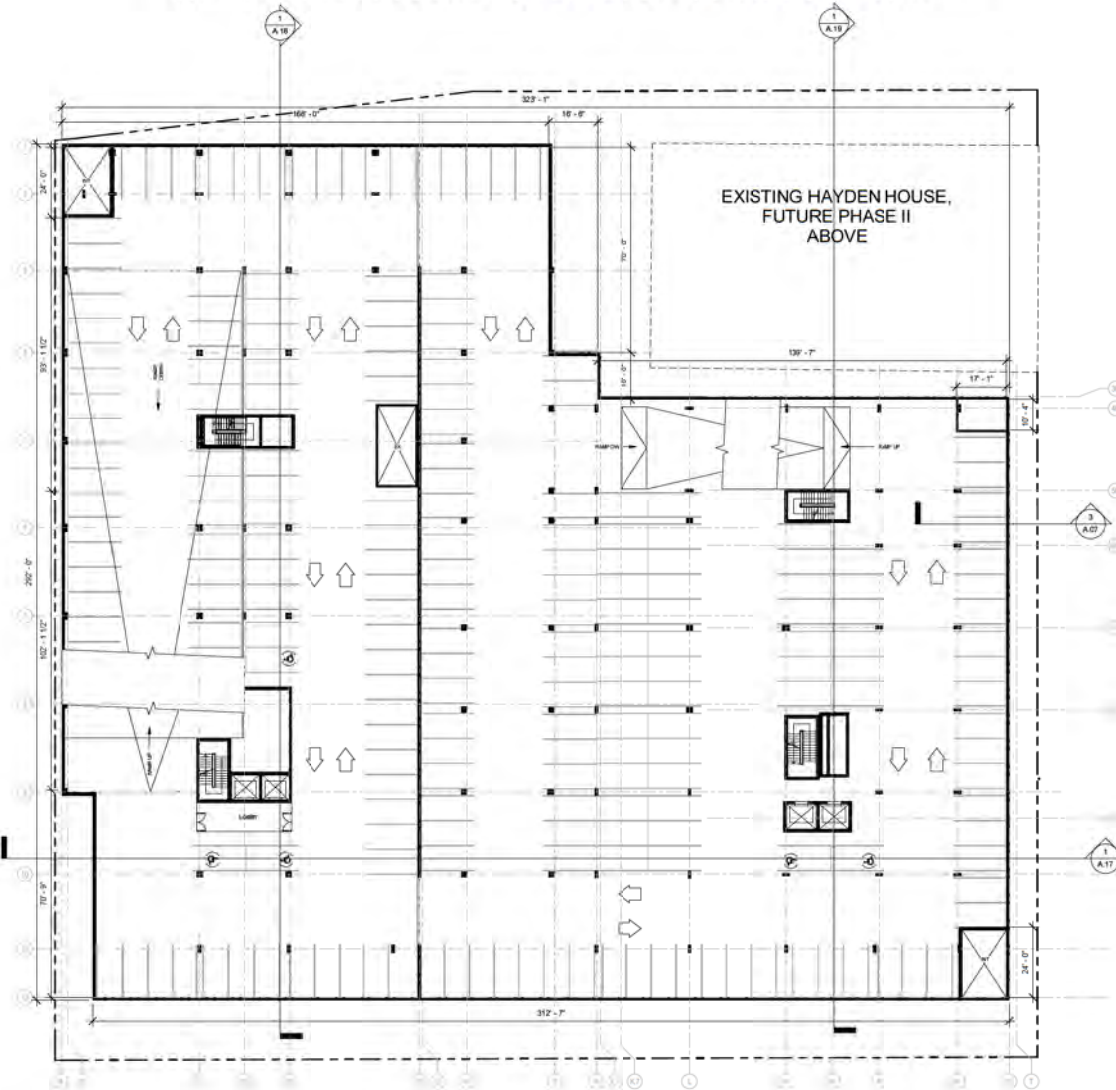
Date	No.	Remarks

Sheet Name:
LEVEL B2

Sheet Number:
A.04

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 BASEMENT LEVEL 1
A.05 1" = 20'-0"

SA+R
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PHONE: 303 435 9655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

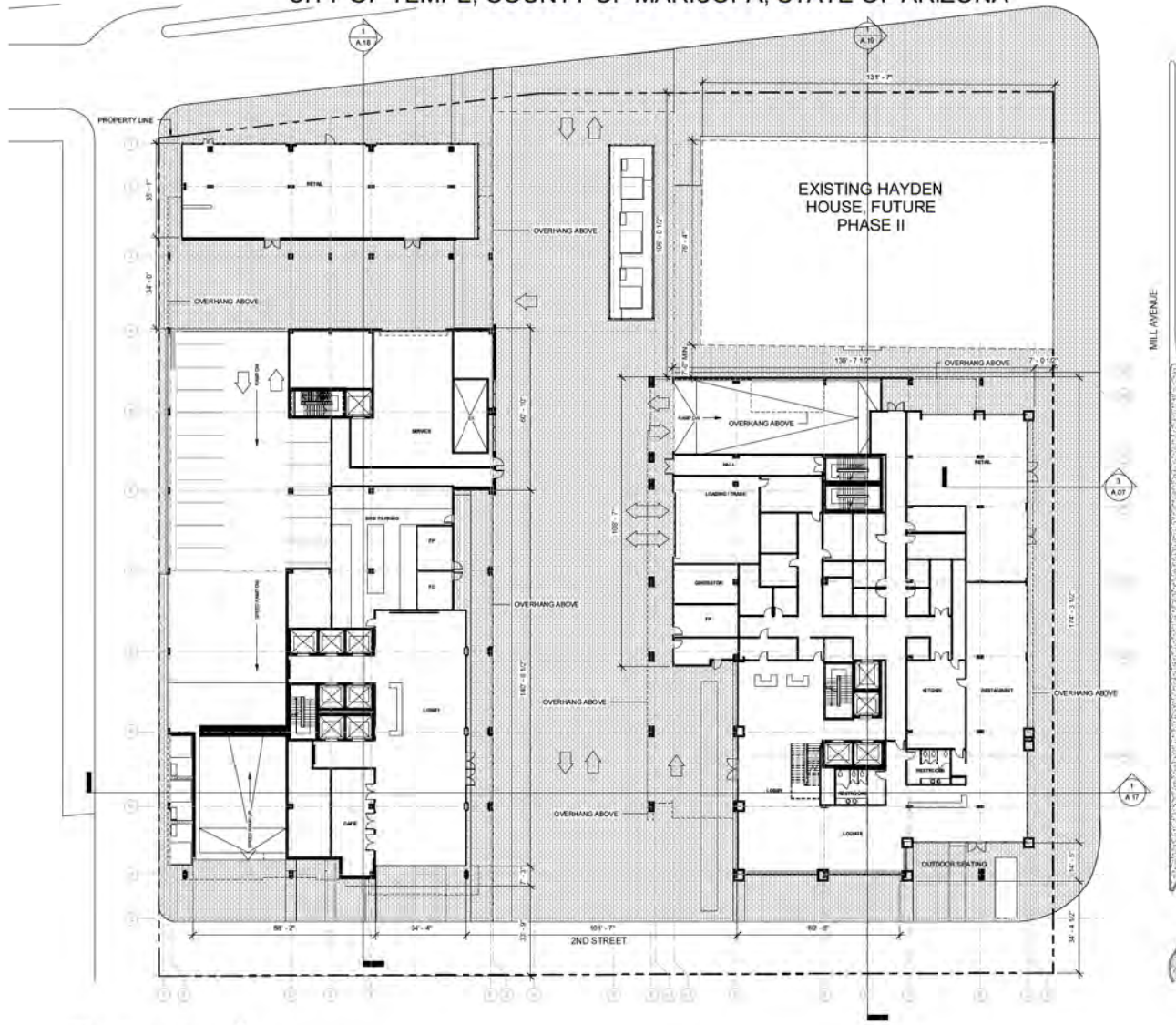
Revisions:
Date No. Remarks

Sheet Name:
LEVEL B1

Sheet Number:
A.05

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1
A.06 GROUND LEVEL PLAN
1"=32'

SA+R
SHEARS ADKINS ROCKMORE
150 WYNKOOP ST #100 DENVER, CO 80202
PHONE: 303 435 9655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

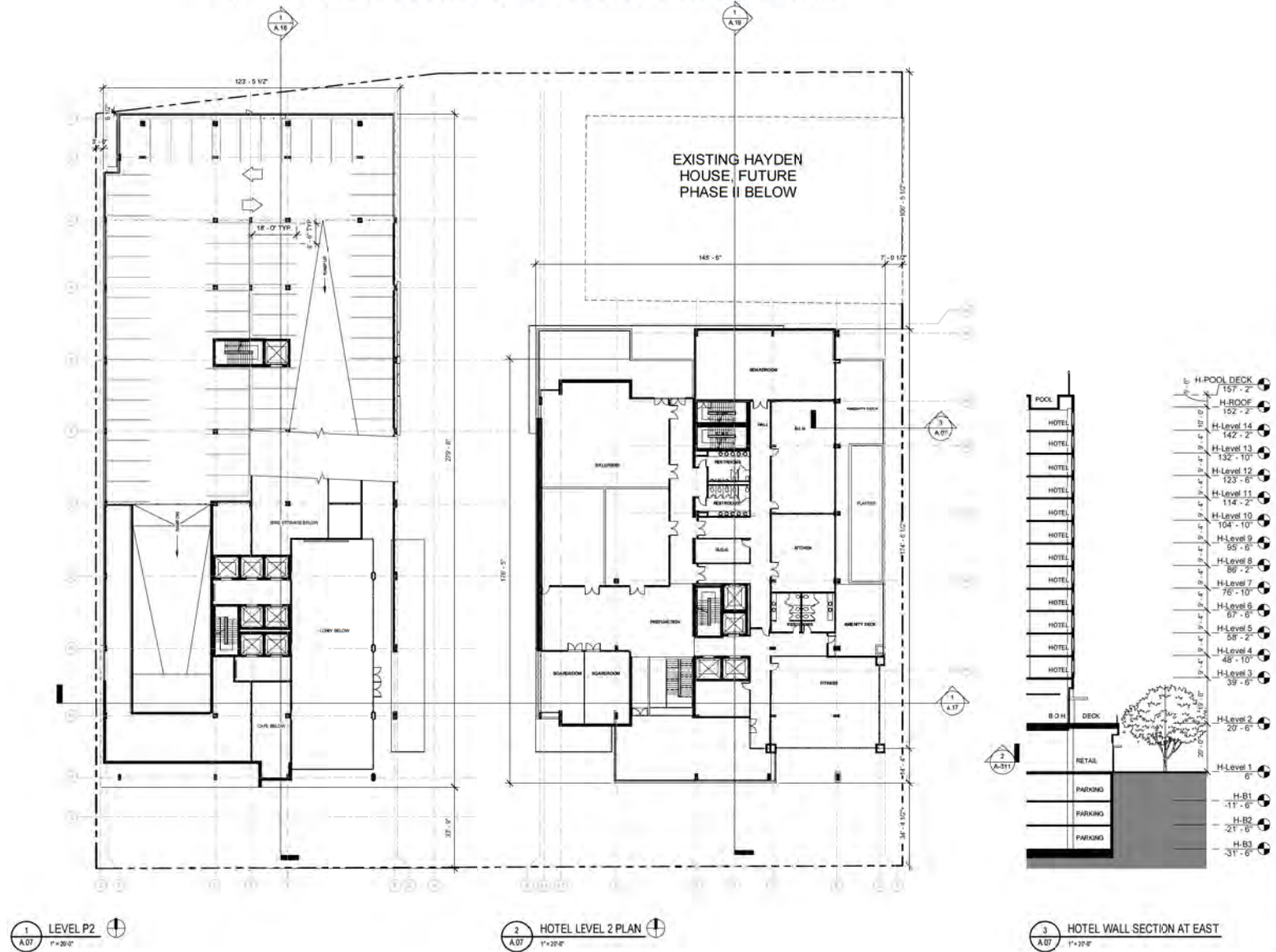
Revisions:
Date No. Remarks

Sheet Name:
LEVEL 1

Sheet Number:
A.06

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name: 100 S. MILL AVE.
Issued For / Phase:

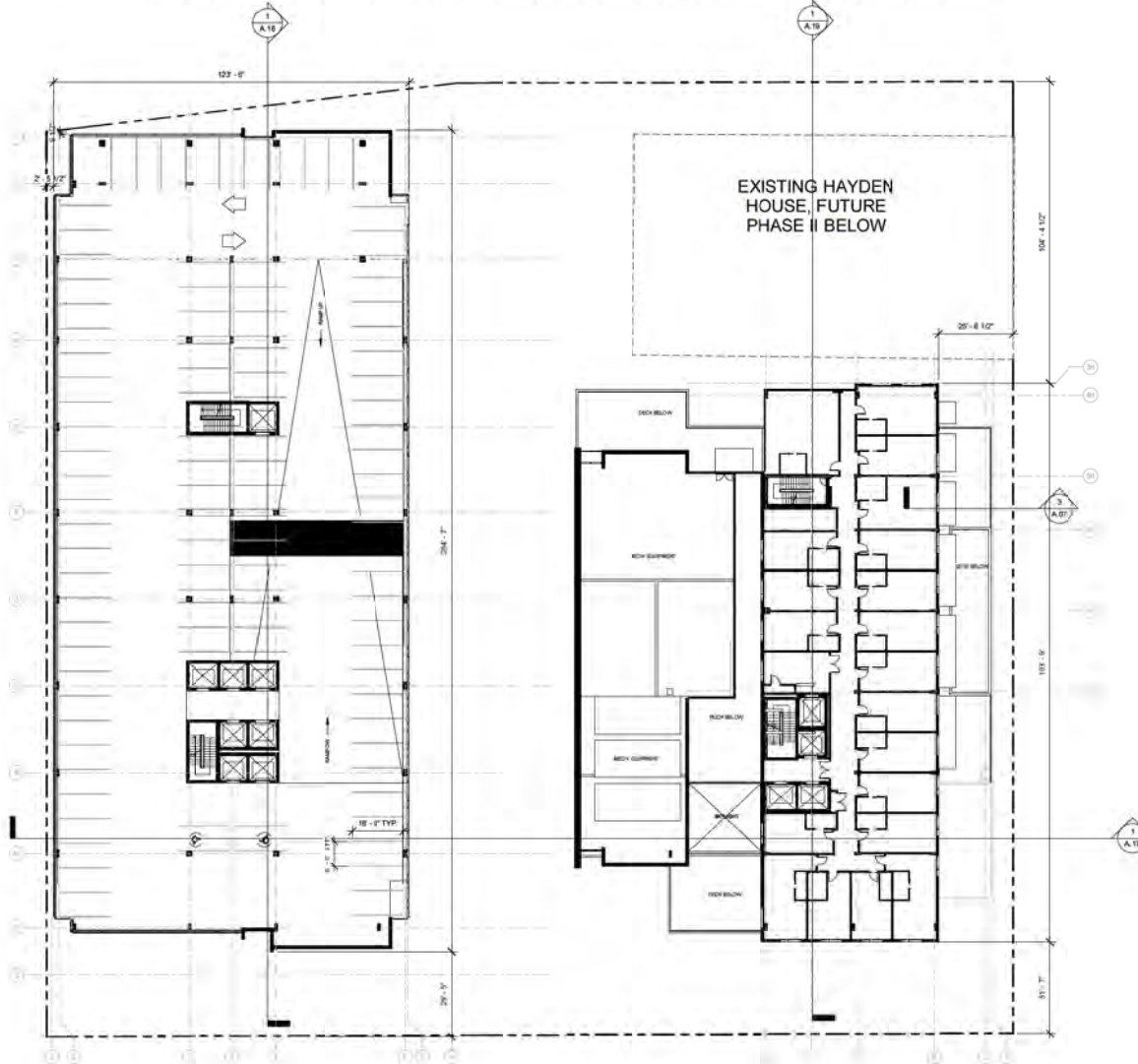
Revisions:
Date No. Remarks

Sheet Name: LEVEL 2

Sheet Number: A.07

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 LEVEL P3-P6
A.08 1"=20'

2 LEVEL 3 HOTEL
A.08 1"=20'

SA+R
SHEARS ADKINS ROCKMORE
150 WYNKOOP ST #100 DENVER, CO 80202
PHONE: 303 435 9655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09

Project Name:
100 S. MILL AVE.
Issued For / Phase:

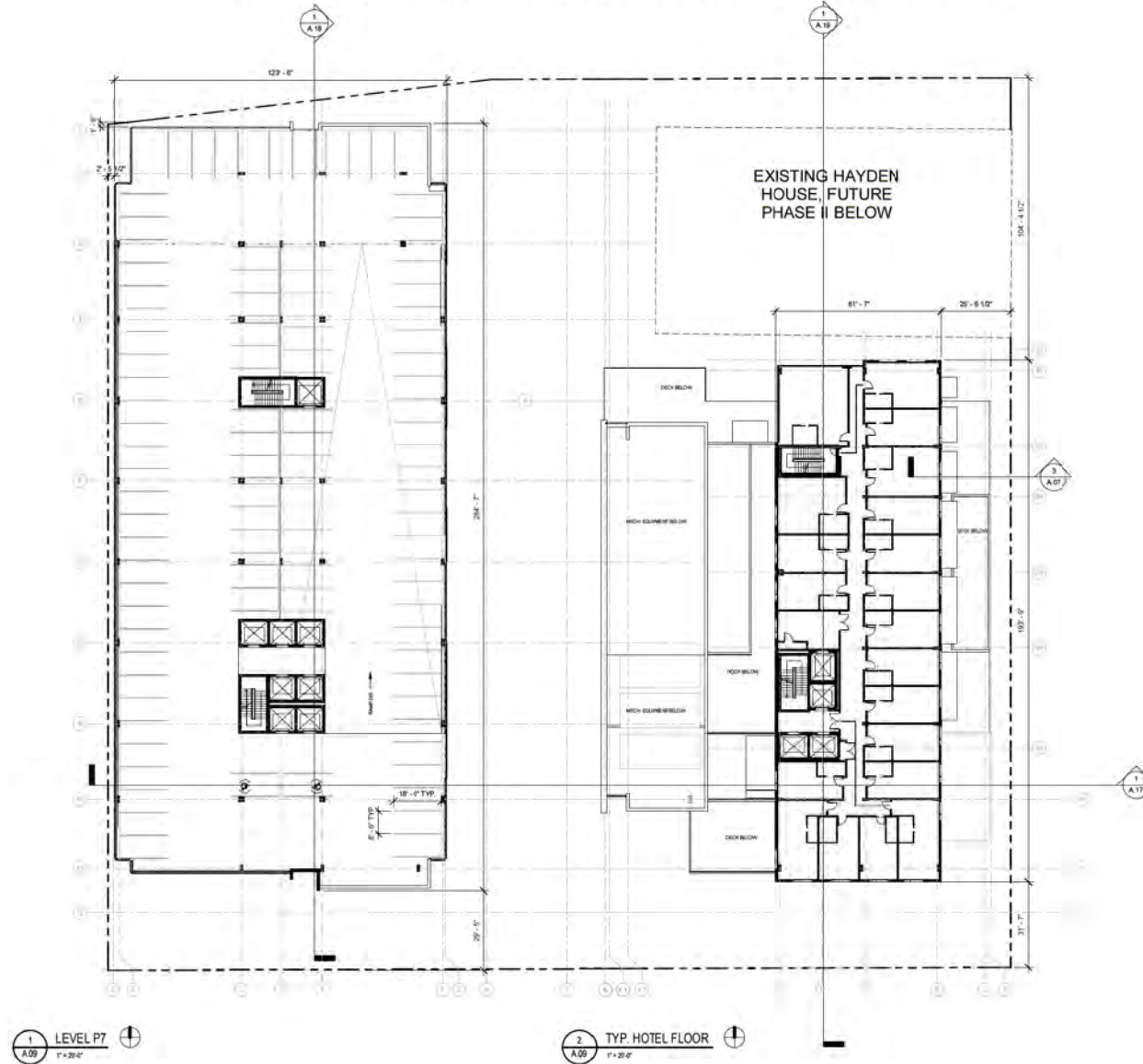
Revisions:
Date No. Remarks

Sheet Name:
LEVEL P3-P6 AND
HOTEL LEVEL 3

Sheet Number:
A.08

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 LEVEL P7
A.09 1" = 32' 0"

2 TYP. HOTEL FLOOR
A.09 1" = 32' 0"

SA+R
SHEARS ADKINS ROCKMORE
1500 WYNNCOOP ST #100 DENVER, CO 80202
PHONE: 303 435 1655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

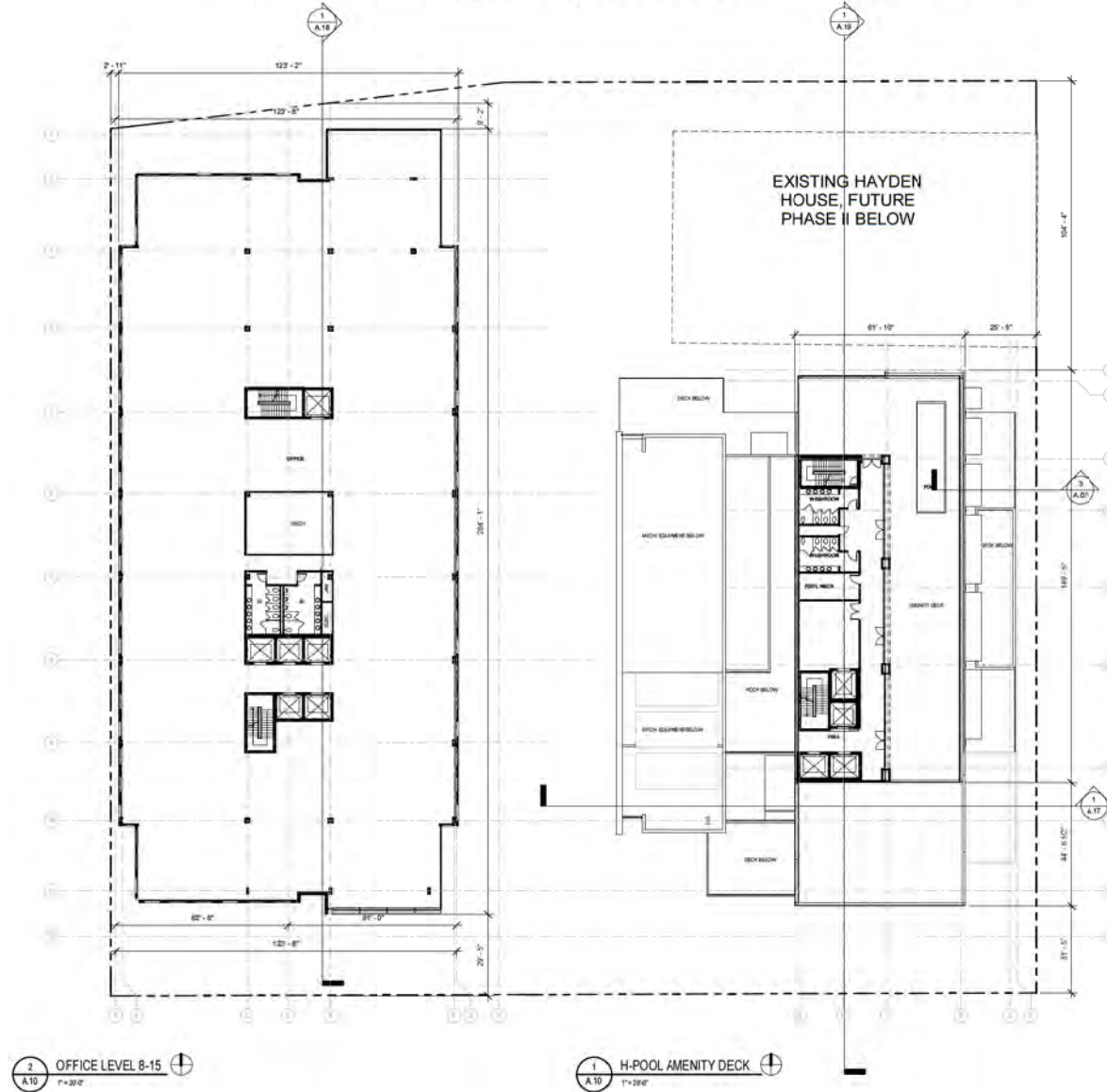
Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
LEVEL P7 AND
TYP. HOTEL
FLOOR
Sheet Number:
A.09

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks
	1	A.17

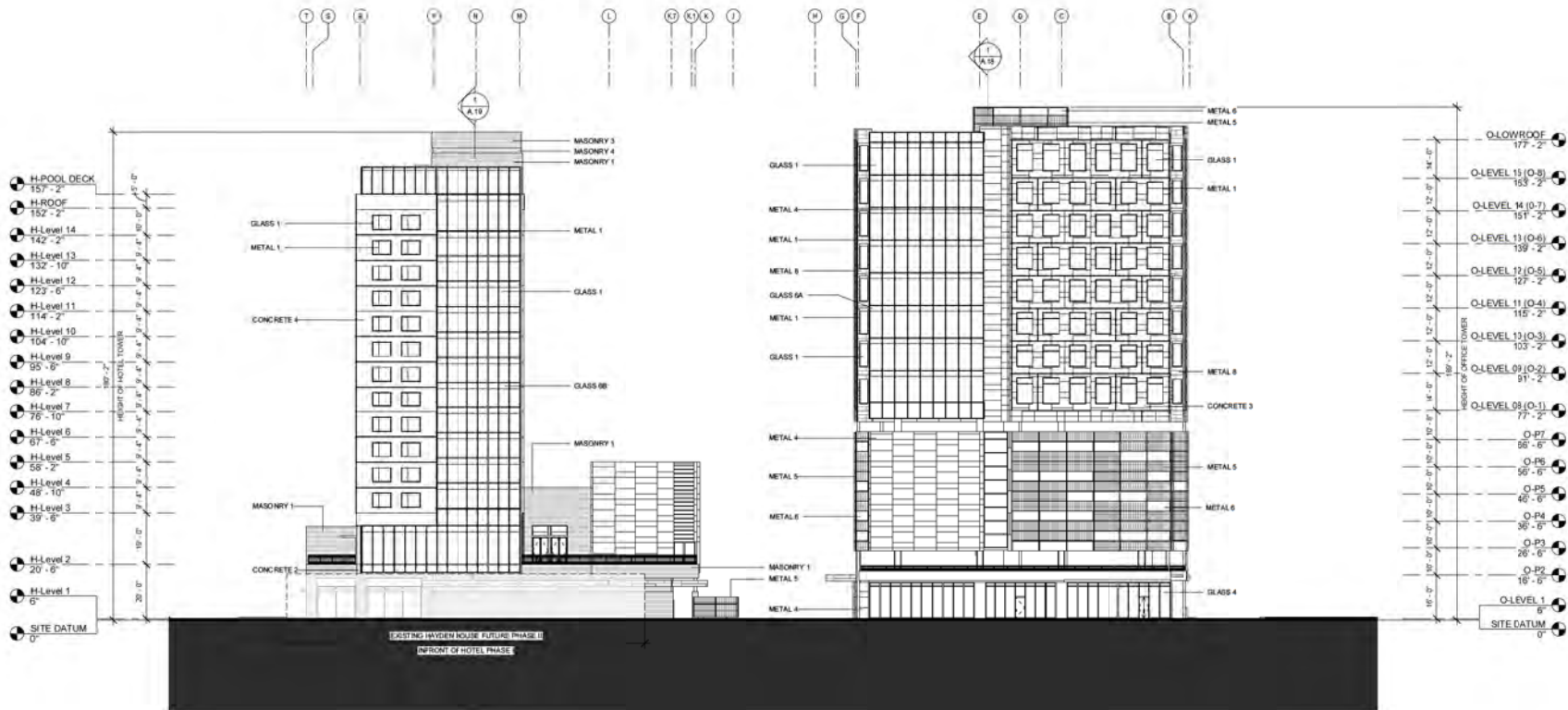
Sheet Name:
OFFICE LEVEL 8-15
HOTEL AMENITY DECK
Sheet Number:
A.10

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
150 WYNKOOP ST #100 DENVER, CO 80202
PHONE: 303 435 1655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1
A.11.1 HOTEL AND OFFICE NORTH ELEVATION BW
1"=20'

MATERIALS

- MASONRY 1: HORIZONTAL COURSING (F204) WARM WHITE ARRISCRRAFT
- MASONRY 2: HORIZONTAL COURSING (F204) WARM WHITE ARRISCRRAFT (DARK)
- MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH ARRISCRRAFT
- MASONRY 4: FLANK CMU COLOR TO MATCH ARRISCRRAFT
- GLASS 1: TOWER NORTH
- GLASS 2: TOWER EAST, WEST, SOUTH
- GLASS 3: TOWER DAYLIGHT
- GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2
- GLASS 5: 1/4" SINGLE LITE WINDOWSCREEN TO MATCH TOWER GLASS 2
- GLASS 6A: SPANDREL AT OFFICE (WHITE)
- GLASS 6B: SPANDREL AT HOTEL (GREEN/ER)
- CONCRETE 1A: FOUNDATION FOOTINGS
- CONCRETE 1B: BROOK FINISH
- CONCRETE 2: ARCHITECTURAL SMOOTH
- CONCRETE 3: OFFICE TOWER PRECAST
- CONCRETE 4: SIMULATED 'BOARD FORMED' CONCRETE TEXTURED PRECAST PANELS
- METAL 1: WHITE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: BRUSHED ALUMINUM
- METAL 4: CASSETTE PANEL TO MATCH STONE (WARM WHITE/CREAM)
- METAL 5: PERFORATED ALUMINUM (COLOR TO MATCH METAL 4)
- METAL 6: PERFORATED ALUMINUM (DARK BROWN)
- METAL 7: ACCENT A COPPER SCREEN
- METAL 8: ACCENT B PAINTED SCREEN

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
HOTEL AND
OFFICE NORTH
ELEVATION
Sheet Number:
A.11.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
STEELHEADS ADVISORS GROUP INC
100 WYNACOP ST WASHINGTON, CO 80001
PHONE: 303 438 8861 FAX: 303 258 0284

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



A.11 HOTEL AND OFFICE NORTH ELEVATION COLOR
T-202



MATERIALS

- MASONRY 1: HORIZONTAL COURSEING #1051 MOCHA CULTURED STONE
- MASONRY 2: HORIZONTAL COURSEING #1051 MOCHA CULTURED STONE
- MASONRY 3: GROUND FACE (M) BRUMMIFAL STACONGI COLOR TO MATCH MASONRY 1
- MASONRY 4: PLAIN CSS COLOR TO MATCH MASONRY 2
- GLASS 1: TOWER NORTH - SEA-FORM GREEN (SOLENA OR SM) SPEC A
- GLASS 2: TOWER EAST - WEST - SOUTH SEA-FORM GREEN (SOLENA OR SM) SPEC B
- GLASS 3: TOWER DASH - SEA-FORM GREEN (SOLENA OR SM) SPEC C
- GLASS 4: METAL - LOBBY - HOTEL - LEVEL 2 LIGHT SEA-FORM GREEN (SOLENA OR SM) SPEC D
- GLASS 5: 10" BRUSH LIFE LIGHT SEA-FORM GREEN SPEC E
- GLASS 6A: SPANDREL AT OFFICE (WHITE)
- GLASS 6B: SPANDREL AT HOTEL (SEA-FORM GREEN)
- CONCRETE 1A: POLISHED FURNISH (WARM GREY)
- CONCRETE 1B: BROOK FRESH (WARM GREY)
- CONCRETE 2: ARCHITECTURAL, SMOOTH (WARM GREY)
- CONCRETE 3: OFFICE TOWER PRECAST (DASH WHITE)
- CONCRETE 4: HOTEL (SIMULATED) BOARD FORMTEXT (DASH PRECAST PANELS (CREAM))
- METAL 1A: WHITE ALUMINUM
- METAL 1B: DARK BRONZE ALUMINUM
- METAL 2: CLEAR ANODIZED ALUMINUM
- METAL 3: CLEAR ANODIZED ALUMINUM
- METAL 4: GLASS-FIT: PANEL TO MATCH CONCRETE 3 (DASH WHITE)
- METAL 5: PERFORATED PAINTED STEEL (CREAM)
- METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
- METAL 7: METAL PANEL - ACCENT A (DASH SAGE METAL PANEL (BALLROOM))
- METAL 8: METAL PANEL - ACCENT B (DASH SAGE METAL PANEL (OFFICE))

Submission Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
HOTEL AND
OFFICE NORTH
ELEVATION COLOR

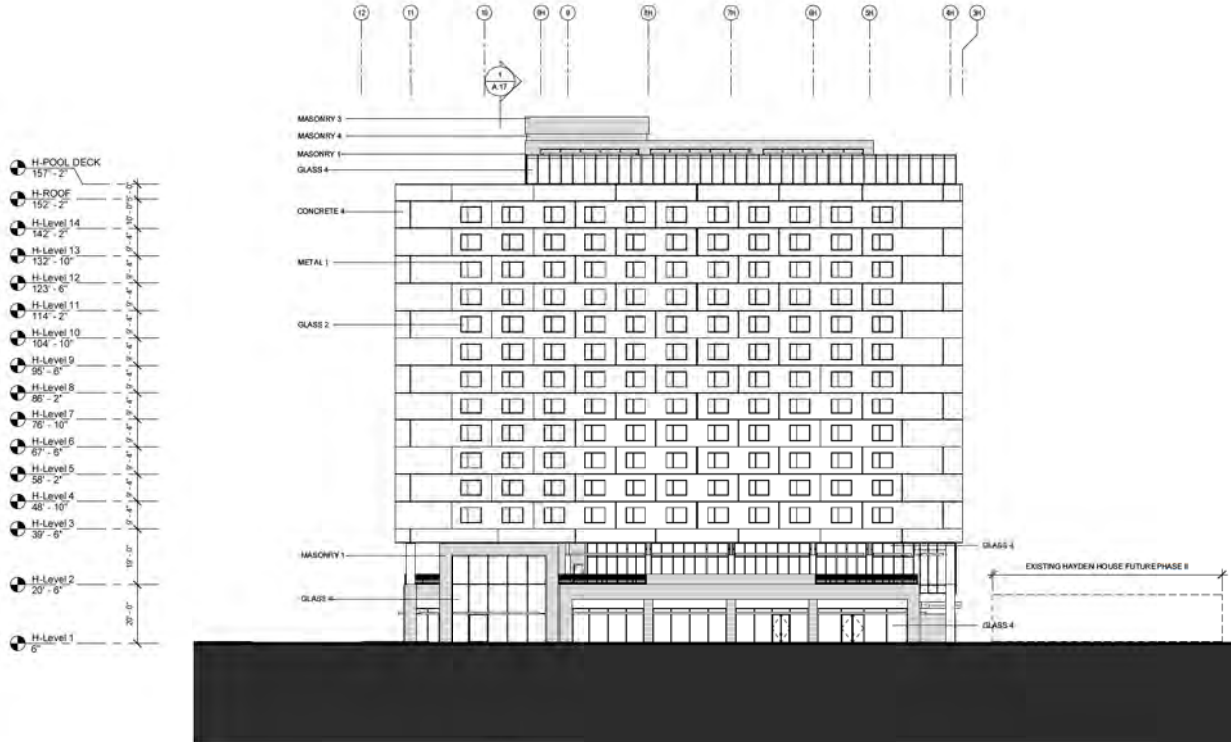
Sheet Number:
A.11

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



2 HOTEL EAST ELEVATION BW
A.12.1 1" = 20' 0"

MATERIALS

- MASONRY 1: HORIZONTAL COURSING (6"X4") WARM WHITE ARRISCRRAFT
- MASONRY 2: HORIZONTAL COURSING (6"X4") WARM WHITE ARRISCRRAFT (DARK)
- MASONRY 3: GROUND FACE CMU MONUMENTAL STACKING COLOR TO MATCH ARRISCRRAFT
- MASONRY 4: FLAIN CMU COLOR TO MATCH ARRISCRRAFT
- GLASS 1: TOWER NORTH
- GLASS 2: TOWER EAST WEST SOUTH
- GLASS 3: TOWER DAYLIGHT
- GLASS 4: RETAIL LOBBY HOTEL LEVEL 2
- GLASS 5: 1/4" SINGLE LITE WINDSCREEN TO MATCH TOWER GLASS 2
- GLASS 6A: SPANDREL AT OFFICE (WHITER)
- GLASS 6B: SPANDREL AT HOTEL (GREENER)
- CONCRETE 1A: FOUNDATION FOOTINGS
- CONCRETE 1B: BROOM FINISH
- CONCRETE 2: ARCHITECTURAL SMOOTH
- CONCRETE 3: OFFICE TOWER PRECAST
- CONCRETE 4: SIMULATED 'BOARD FORMED' CONCRETE TEXTURED PRECAST PANELS
- METAL 1: WHITE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: BRUSHED ALUMINUM
- METAL 4: CASSETTE PANELS TO MATCH STONE (WARM WHITE/CREAM)
- METAL 5: PERFORATED ALUMINUM (COLOR TO MATCH METAL 4)
- METAL 6: PERFORATED ALUMINUM (DARK BROWN)
- METAL 7: ACCENT A COPPER SCREEN
- METAL 8: ACCENT B PAINTED SCREEN

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

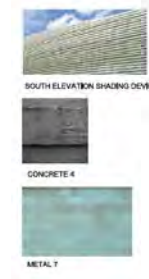
Revisions:
Date No. Remarks

Sheet Name:
HOTEL EAST
ELEVATION

Sheet Number:
A.12.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



MATERIALS

- MASONRY 1 HORIZONTAL COURSE/BAND (KOP) MOCHA CULTURED STONE
- MASONRY 2 HORIZONTAL COURSE/BAND (KOP) MOCHA CULTURED STONE
- MASONRY 3 GROUND FLOOR MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
- MASONRY 4 PLAIN SAND COLOR TO MATCH MASONRY 2
- GLASS 1 TOWER NORTH, SEAFOAM GREEN (SOLIX OR SMO) SPEC A
- GLASS 2 TOWER EAST, WEST, SOUTH SEAFOAM GREEN (SOLIX OR SMO) SPEC B
- GLASS 3 TOWER DANLIGHT, SEAFOAM GREEN (SOLIX OR SMO) SPEC C
- GLASS 4 METAL LOBBY, HOTEL LEVEL 2 LIGHT SEAFOAM GREEN (SOLIX OR SMO) SPEC D
- GLASS 5 TOP BRIDGE LIFE LIGHT SEAFOAM GREEN SPEC E
- GLASS 6A SPANDREL AT OFFICE (WHITE)
- GLASS 6B SPANDREL AT OFFICE (SEAFOAM GREEN)
- CONCRETE 1A FOUNDATION FOOTING (WARM GREY)
- CONCRETE 1B SHOOM (WARM GREY)
- CONCRETE 2 ARCHITECTURAL FINISH (WARM GREY)
- CONCRETE 3 OFFICE TOWER PRECAST (COOL WHITE)
- CONCRETE 4 HOTEL BRICKLINED TOWER PRECAST (CREAM)
- METAL 1A WHITE ALUMINUM
- METAL 1B DARK BRONZE ALUMINUM
- METAL 2 WHITE STEEL
- METAL 3 CLEAR ANODIZED ALUMINUM
- METAL 4 GASKET PANEL TO MATCH COURSE/FE 3 (DEEP WHITE)
- METAL 5 PERFORATED PAINTED STEEL (CREAM)
- METAL 6 PERFORATED PAINTED STEEL (DARK BROWN)
- METAL 7 METAL PANEL ACCENT A (DARK SAND METAL PANEL (BALLROOM))
- METAL 8 METAL PANEL ACCENT B (DEEP BASE METAL PANEL (OFFICE))

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submission Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

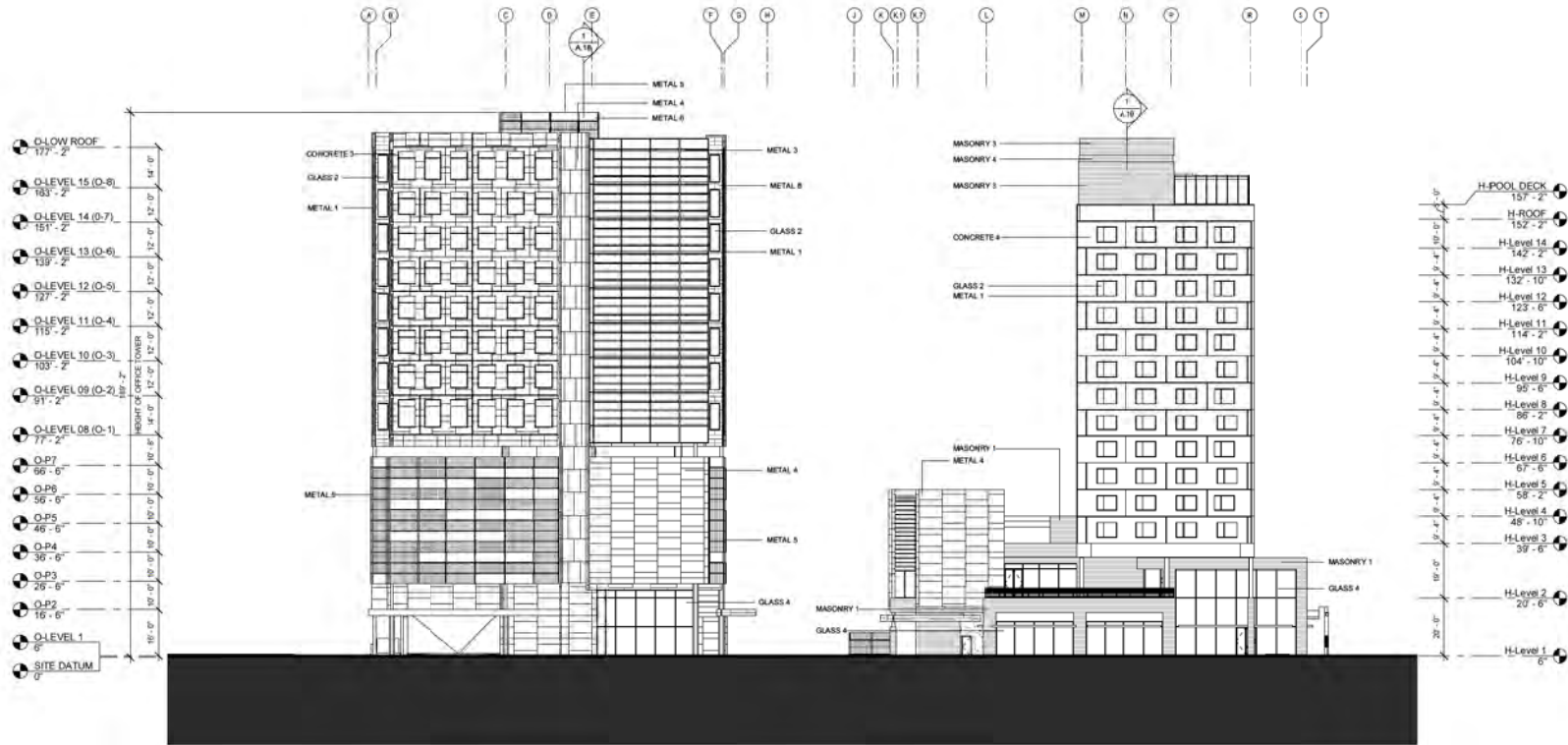
Revisions:
Date No. Remarks

Sheet Name:
HOTEL EAST
ELEVATION COLOR

Sheet Number:
A.12

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 HOTEL AND OFFICE SOUTH ELEVATION BW
A.13.1 1"=20'0"

MATERIALS

- MASONRY 1: HORIZONTAL COURSING (F204) WARM WHITE ARRISCAFT
- MASONRY 2: HORIZONTAL COURSING (F204) WARM WHITE ARRISCAFT (DARK)
- MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH ARRISCAFT
- MASONRY 4: FLANK CMU COLOR TO MATCH ARRISCAFT
- GLASS 1: TOWER NORTH
- GLASS 2: TOWER EAST, WEST, SOUTH
- GLASS 3: TOWER DAYLIGHT
- GLASS 4: RETAIL LOBBY, HOTEL LEVEL 2
- GLASS 5: 1/4" SINGLE LITE WINGSCREEN TO MATCH TOWER GLASS 2
- GLASS 6A: SPANDREL AT OFFICE (WHITER)
- GLASS 6B: SPANDREL AT HOTEL (GREENER)
- CONCRETE 1A: FOUNDATION FOOTINGS
- CONCRETE 1B: BROOM FINISH
- CONCRETE 2: ARCHITECTURAL SMOOTH
- CONCRETE 3: OFFICE TOWER PRECAST
- CONCRETE 4: SIMULATED 'BOARD FORMED' CONCRETE TEXTURED PRECAST PANELS
- METAL 1: WHITE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: BRUSHED ALUMINUM
- METAL 4: CASSETTE PANELS TO MATCH STONE (WARM WHITE/CREAM)
- METAL 5: PERFORATED ALUMINUM (COLOR TO MATCH METAL 4)
- METAL 6: PERFORATED ALUMINUM (DARK BROWN)
- METAL 7: ACCENT A COPPER SCREEN
- METAL 8: ACCENT B PAINTED SCREEN

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MARICOPA, STATE OF ARIZONA

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100 S. MILL AVE.
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Date No. Remarks

Sheet Name:
HOTEL AND
OFFICE SOUTH
ELEVATION
Sheet Number:
A.13.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1
A.13 HOTEL AND OFFICE SOUTH ELEVATION COLOR
T1-292



MATERIALS

- MASONRY 1 HORIZONTAL COURSING (PQ2P) MOCHA CULTURED STONE
- MASONRY 2 HORIZONTAL COURSING (PQ2P) CHOCOLATE CULTURED STONE
- MASONRY 3 CURVED FACE CMU MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
- MASONRY 4 FLANK CMU COLOR TO MATCH MASONRY 2
- GLASS 1 TOWER NORTH SEA-FOAM GREEN (SOLENA OR SM) SPEC A
- GLASS 2 TOWER EAST WEST SOUTH SEA-FOAM GREEN (SOLENA OR SM) SPEC B
- GLASS 3 TOWER DWIGHT SEA-FOAM GREEN (SOLENA OR SM) SPEC C
- GLASS 4 RETAIL LOBBY HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLENA OR SM) SPEC D
- GLASS 5 10" SINGLE LIFE 1 LIGHT SEA-FOAM GREEN (SOLENA OR SM) SPEC E
- GLASS 6A SPANZIGILL AT OFFICE (WHITE)
- GLASS 6B SPANZIGILL AT HOTEL (SEA-FOAM GREEN)
- CONCRETE 1A FOUNDATION FOOTINGS (WARM GREY)
- CONCRETE 1B BROOM FINISH (WARM GREY)
- CONCRETE 2 ARCHITECTURAL SMOOTH (WARM GREY)
- CONCRETE 3 OFFICE TOWER PRECAST (DEEP WHITE)
- CONCRETE 4 HOTEL SMALLATED BOARD FORMED TEXTURED PRECAST PANELS (CREAM)
- METAL 1A WHITE ALUMINUM
- METAL 1B DARK BRICKS ALUMINUM
- METAL 2 WHITE STEEL
- METAL 3 CLEAR ANODIZED ALUMINUM
- METAL 4 CASSETTE PANELS TO MATCH CONCRETE 3 (DEEP WHITE)
- METAL 5 PERFORATED PAINTED STEEL (CREAM)
- METAL 6 PERFORATED PAINTED STEEL (DARK BROWN)
- METAL 7 METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
- METAL 8 METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

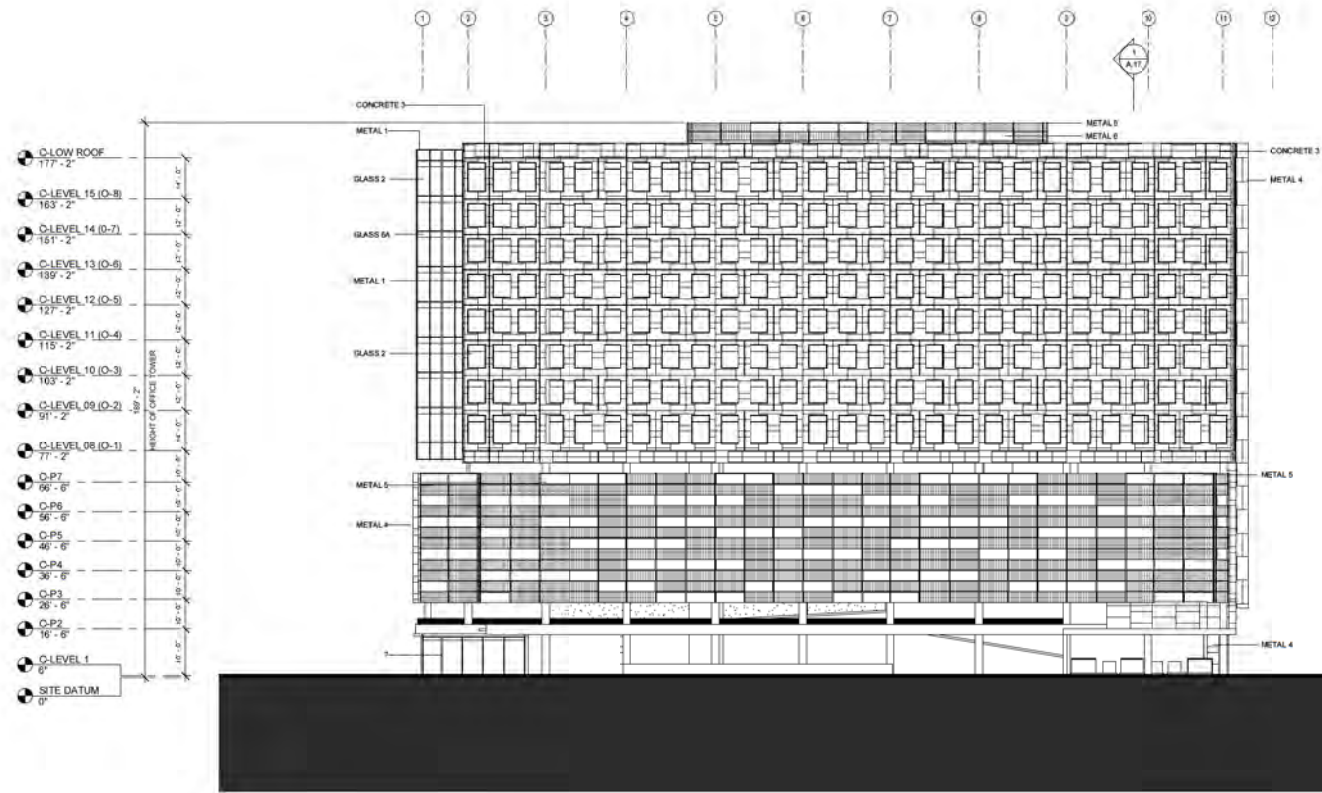
Sheet Name:
HOTEL AND
OFFICE SOUTH
ELEVATION COLOR
Sheet Number:
A.13

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1 OFFICE WEST ELEVATION BW
A.M.T. 1" = 20"

MATERIALS

- MASONRY 1: HORIZONTAL COURSING @ 704" WARM WHITE ARRISCRRAFT
- MASONRY 2: HORIZONTAL COURSING @ 702" WARM WHITE ARRISCRRAFT (DARK)
- MASONRY 3: GROUND FACE CMU MONUMENTAL STACKING COLOR TO MATCH ARRISCRRAFT
- MASONRY 4: FLAM CMU COLOR TO MATCH ARRISCRRAFT
- GLASS 1: TOWER NORTH
- GLASS 2: TOWER EAST, WEST, SOUTH
- GLASS 3: TOWER DAYLIGHT
- GLASS 4: RETAIL LOBBY, HOTEL LEVEL 2
- GLASS 5: 1/4" SINGLE LITE WINDSCREENS TO MATCH TOWER GLASS 2
- GLASS 5A: SPANDREL AT OFFICE (WHITER)
- GLASS 5B: SPANDREL AT HOTEL (GREENER)
- CONCRETE 1A: FOUNDATION FOOTINGS
- CONCRETE 1B: BROOM FINISH
- CONCRETE 2: ARCHITECTURAL SMOOTH
- CONCRETE 3: OFFICE TOWER PRECAST
- CONCRETE 4: SIMULATED "BOARD FORMED" CONCRETE TEXTURED PRECAST PANELS
- METAL 1: WHITE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: BRUSHED ALUMINUM
- METAL 4: CASSETTE PANELS TO MATCH STONE (WARM WHITE/CREAM)
- METAL 5: PERFORATED ALUMINUM (COLOR TO MATCH METAL 4)
- METAL 6: PERFORATED ALUMINUM (DARK BROWN)
- METAL 7: ACCENT A COPPER SCREEN
- METAL 8: ACCENT B PAINTED SCREEN

Submittal Date: 2015.03.09
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100 S. MILL AVE.
Issued For / Phase:

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Date No. Remarks

Sheet Name:
OFFICE WEST
ELEVATION

Sheet Number:
A.14.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submission Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks
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Sheet Name:
OFFICE WEST
ELEVATION COLOR

Sheet Number:
A.14



1 OFFICE WEST ELEVATION COLOR
A.14 17-2207



SOUTH ELEVATION SHADING DEVICES



CONCRETE 4



METAL 7

MATERIALS

- MASONRY 1: HORIZONTAL COURSING (PQ2P) MOCHA CULTURED STONE
- MASONRY 2: HORIZONTAL COURSING (PQ2P) CHOCOLATE CULTURED STONE
- MASONRY 3: GROUND FACE CMU, MONUMENTAL, STACKING COLOR TO MATCH MASONRY 1
- MASONRY 8: FLUSH GAB COLOR TO MATCH MASONRY 2
- GLASS 1: TOWER NORTH: SEA-FOAM GREEN (SOLENA OR 8M) SPEC A
- GLASS 2: TOWER EAST WEST, SOUTH SEA-FOAM GREEN (SOLENA OR 8M) SPEC B
- GLASS 3: TOWER DAY-LIGHT: SEA-FOAM GREEN (SOLENA OR 8M) SPEC C
- GLASS 4: RETAIL, LOBBY: HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLENA OR 8M) SPEC D
- GLASS 5: 12" SINGLE LITE 1 LIGHT SEA-FOAM GREEN (SOLENA OR 8M) SPEC E
- GLASS 6A: SPANDREL AT OFFICE (WHITE)
- GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)
- CONCRETE 1A: ROUND-TOP FOOTINGS (WARM GREY)
- CONCRETE 1B: BRICK FRESH (WARM GREY)
- CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
- CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
- CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)
- METAL 1A: WHITE ALUMINUM
- METAL 1B: DARK BRONZE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: CLEAR ANODIZED ALUMINUM
- METAL 4: CARBONIC PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
- METAL 5: PINK-COATED PAINTED STEEL (CREAM)
- METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
- METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALL ROOM)
- METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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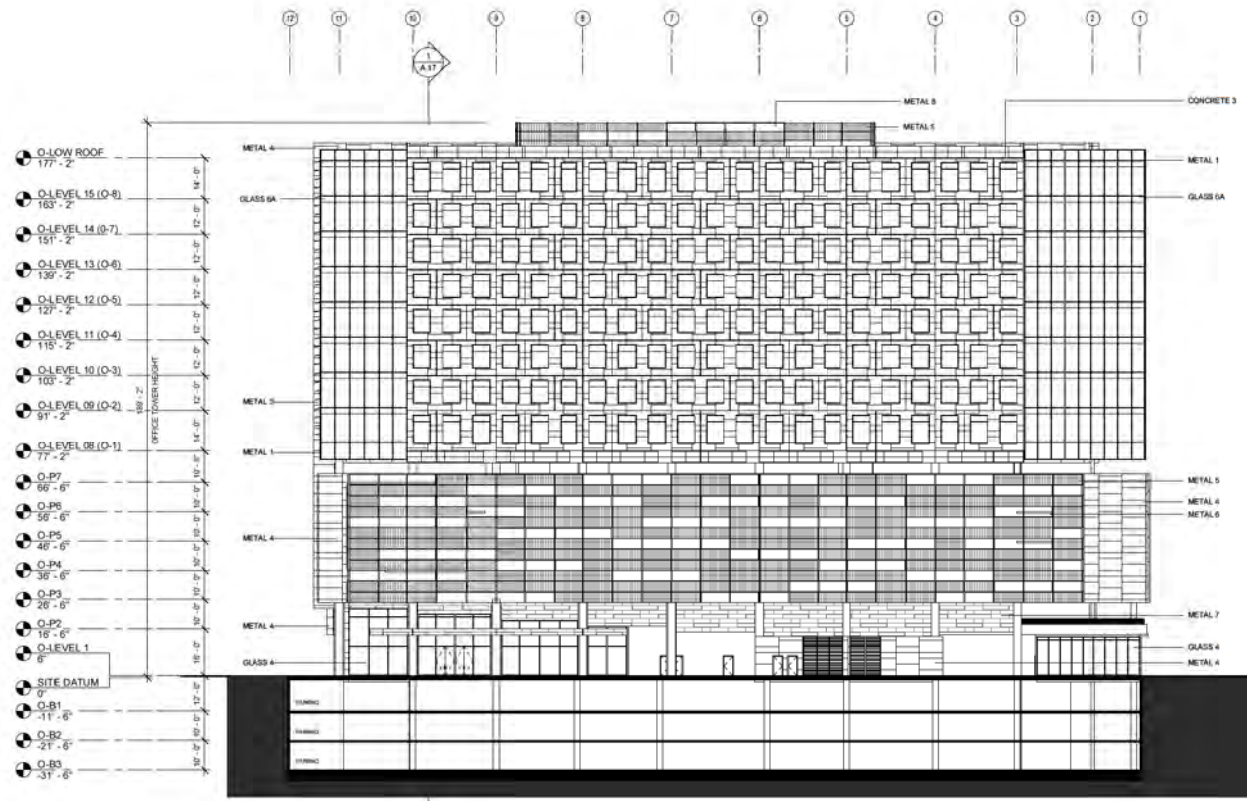
100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
OFFICE EAST
ELEVATION

Sheet Number:
A.15.1



1 OFFICE EAST ELEVATION BW
A.15.1 1/4"=20'-0"

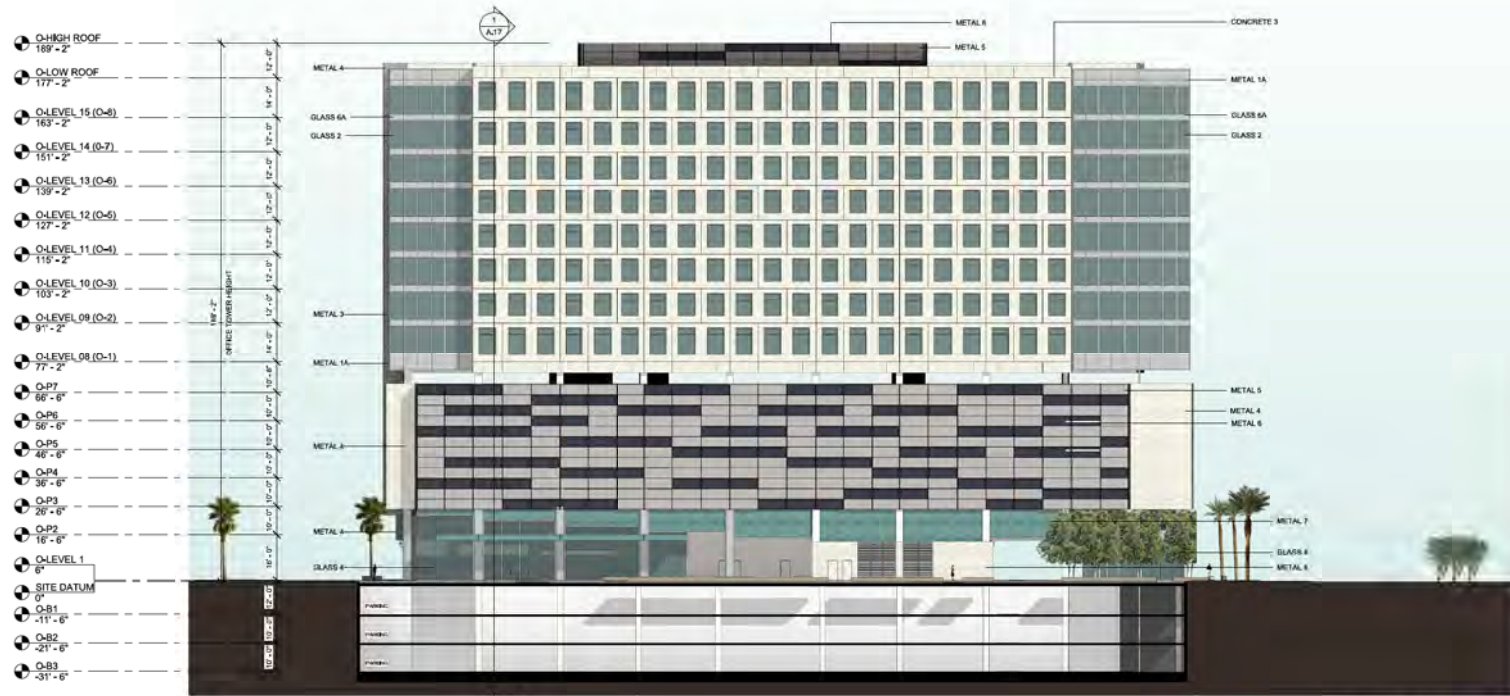
MATERIALS

- MASONRY 1: HORIZONTAL COURSING @ 724' WARM WHITE ARRISCRRAFT
- MASONRY 2: HORIZONTAL COURSING @ 724' WARM WHITE ARRISCRRAFT (DARK)
- MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH ARRISCRRAFT
- MASONRY 4: FLAM OMS COLOR TO MATCH ARRISCRRAFT
- GLASS 1: TOWER NORTH
- GLASS 2: TOWER EAST, WEST, SOUTH
- GLASS 3: TOWER DAYLIGHT
- GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2
- GLASS 5: 1/4" SINGLE LITE WINGSCREEN TO MATCH TOWER GLASS 2
- GLASS 6A: SPANDREL AT OFFICE (WHITER)
- GLASS 6B: SPANDREL AT HOTEL (GREENER)
- CONCRETE 1A: FOUNDATION FOOTINGS
- CONCRETE 1B: BROOM FINISH
- CONCRETE 2: ARCHITECTURAL SMOOTH
- CONCRETE 3: OFFICE TOWER PRECAST
- CONCRETE 4: SIMULATED 'BOARD FORMED' CONCRETE TEXTURED PRECAST PANELS
- METAL 1: WHITE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: BRUSHED ALUMINUM
- METAL 4: CASSETTE PANEL TO MATCH STONE (WARM WHITE/CREAM)
- METAL 5: PERFORATED ALUMINUM (COLOR TO MATCH METAL 4)
- METAL 6: PERFORATED ALUMINUM (DARK BROWN)
- METAL 7: ACCENT A COPPER SCREEN
- METAL 8: ACCENT B PAINTED SCREEN
- METAL 9: ACCENT C COPPER SCREEN

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1 OFFICE EAST ELEVATION COLOR
A.15 1"=20"



SOUTH ELEVATION SHADING DEVICE



CONCRETE 4



METAL 7

MATERIALS

- MASONRY 1: HORIZONTAL COURSEING (7524) MOSAIC CLAY BRICK STONE
- MASONRY 2: HORIZONTAL COURSEING (7524) COLORED CULTURED STONE
- MASONRY 3: (GROUND FLOOR) MONUMENTAL STAIRING COLOR TO MATCH MASONRY 1
- MASONRY 4: FLUSH CURB COLOR TO MATCH MASONRY 3
- GLASS 1: TOWER NORTH - SEAFOAM GREEN (SOLEDA OR SM) SPEC A
- GLASS 2: TOWER EAST, WEST - SOUTH SEAFOAM GREEN (SOLEDA OR SM) SPEC B
- GLASS 3: TOWER DAYLIGHT - SEAFOAM GREEN (SOLEDA OR SM) SPEC C
- GLASS 4: METAL LOBBY, HOTEL LEVEL 2 (SPIT) SEAFOAM GREEN (SOLEDA OR SM) SPEC D
- GLASS 5: (OFF BUILDING) LIGHT SEAFOAM GREEN SPEC E
- GLASS 6A: SPANDREL AT OFFICE (WHITE)
- GLASS 8: SPANDREL AT HOTEL (SEAFOAM GREEN)
- CONCRETE 1A: FOUNDATION FOOTINGS (IVAM GREY)
- CONCRETE 1B: BRICKM BRUSH (IVAM GREY)
- CONCRETE 2: ARCHITECTURAL (SMOOTH FINISH GREY)
- CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
- CONCRETE 4: HOTEL SIMULATED BOARD FORMED PRECAST PANELS (CREAM)
- METAL 1A: WHITE ALUMINUM
- METAL 1B: DARK BRONZE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: CLEAR ANODIZED ALUMINUM
- METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
- METAL 5: PERFORATED PINKED STEEL (CREAM)
- METAL 6: PERFORATED PINKED STEEL (DARK BROWN)
- METAL 7: METAL PANEL ACCENT A (DARK SAGE METAL PANEL BALLROOM)
- METAL 8: METAL PANEL ACCENT B (DEEP SAGE METAL PANEL OFFICE)

Submital Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks
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Sheet Name:
OFFICE EAST
ELEVATION COLOR

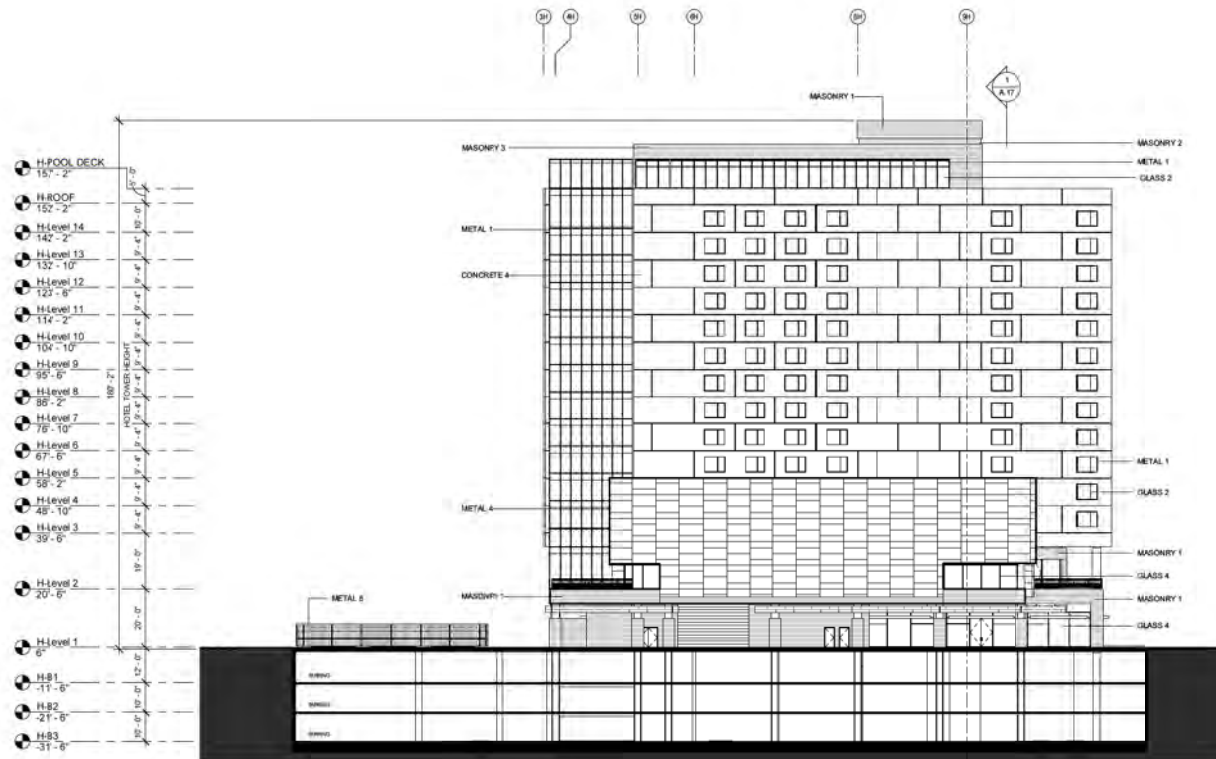
Sheet Number:
A.15

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1 HOTEL WEST ELEVATION BW
A 16.1 1" = 20'-0"

MATERIALS

- MASONRY 1: HORIZONTAL COURSING (12X24) WARM WHITE ARRISCAFT
- MASONRY 2: HORIZONTAL COURSING (12X24) WARM WHITE ARRISCAFT (DARK)
- MASONRY 3: GROUND FACE CMU MONUMENTAL STACKING COLOR TO MATCH ARRISCAFT
- MASONRY 4: FLUSH CMU COLOR TO MATCH ARRISCAFT
- GLASS 1: TOWER NORTH
- GLASS 2: TOWER EAST WEST SOUTH
- GLASS 3: TOWER DAYLIGHT
- GLASS 4: RETAIL LOBBY HOTEL LEVEL 2
- GLASS 5: 14" SINGLE SITE WINDOWSCREEN TO MATCH TOWER GLASS 2
- GLASS 6A: SPANDREL AT OFFICE (WHITER)
- GLASS 6B: SPANDREL AT HOTEL (GREENER)
- CONCRETE 1A: FOUNDATION FOOTINGS
- CONCRETE 1B: BROOMFINISH
- CONCRETE 2: ARCHITECTURAL SMOOTH
- CONCRETE 3: OFFICE TOWER PRECAST
- CONCRETE 4: SIMULATED "BOARD FORMED" CONCRETE TEXTURED PRECAST PANELS
- METAL 1: WHITE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: BRUSHED ALUMINUM
- METAL 4: CASSETTE PANELS TO MATCH STONE (WARM WHITE/CREAM)
- METAL 5: PERFORATED ALUMINUM (COLOR TO MATCH METAL 4)
- METAL 6: PERFORATED ALUMINUM (DARK BROWN)
- METAL 7: ACCENT A COPPER SCREEN
- METAL 8: ACCENT B PAINTED SCREEN

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100 S. MILL AVE.
Issued For / Phase:

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Date No. Remarks

Sheet Name:
HOTEL WEST
ELEVATION

Sheet Number:
A.16.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1 HOTEL WEST ELEVATION COLOR
A.16 TYP



SOUTH ELEVATION SHADING DEVICES



CONCRETE 4



METAL 7

MATERIALS

- MASONRY 1 HORIZONTAL COURSING (PQCF) MOCHA CULTURED STONE
- MASONRY 2 HORIZONTAL COURSING (PQCF) CHOCOLATE CULTURED STONE
- MASONRY 3 GROUND FACE CMU MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
- MASONRY 4 PLAIN CMU COLOR TO MATCH MASONRY 2
- GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLIDA OR SMI) SPEC A
- GLASS 2: TOWER EAST / WEST, SOUTH SEA-FOAM GREEN (SOLIDA OR SMI) SPEC B
- GLASS 3: TOWER SOUTH - SEA-FOAM GREEN (SOLIDA OR SMI) SPEC C
- GLASS 4: METAL LOWRY HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLIDA OR SMI) SPEC D
- GLASS 5: 17' SIGN & LIFE LIGHT SEA-FOAM GREEN SPEC E
- GLASS 6A: SPANDREL AT OFFICE (WHITE)
- GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)
- CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
- CONCRETE 1B: FLOOR / RISER (WARM GREY)
- CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
- CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
- CONCRETE 4: HOTEL BRULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)
- METAL 1A: WHITE ALUMINUM
- METAL 1B: DARK BRONZE ALUMINUM
- METAL 2: WHITE STEEL
- METAL 3: CLEAR ANODIZED ALUMINUM
- METAL 4: GABRIELLE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
- METAL 5: PERFORATED PAINTED STEEL (CREAM)
- METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
- METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
- METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

Submital Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

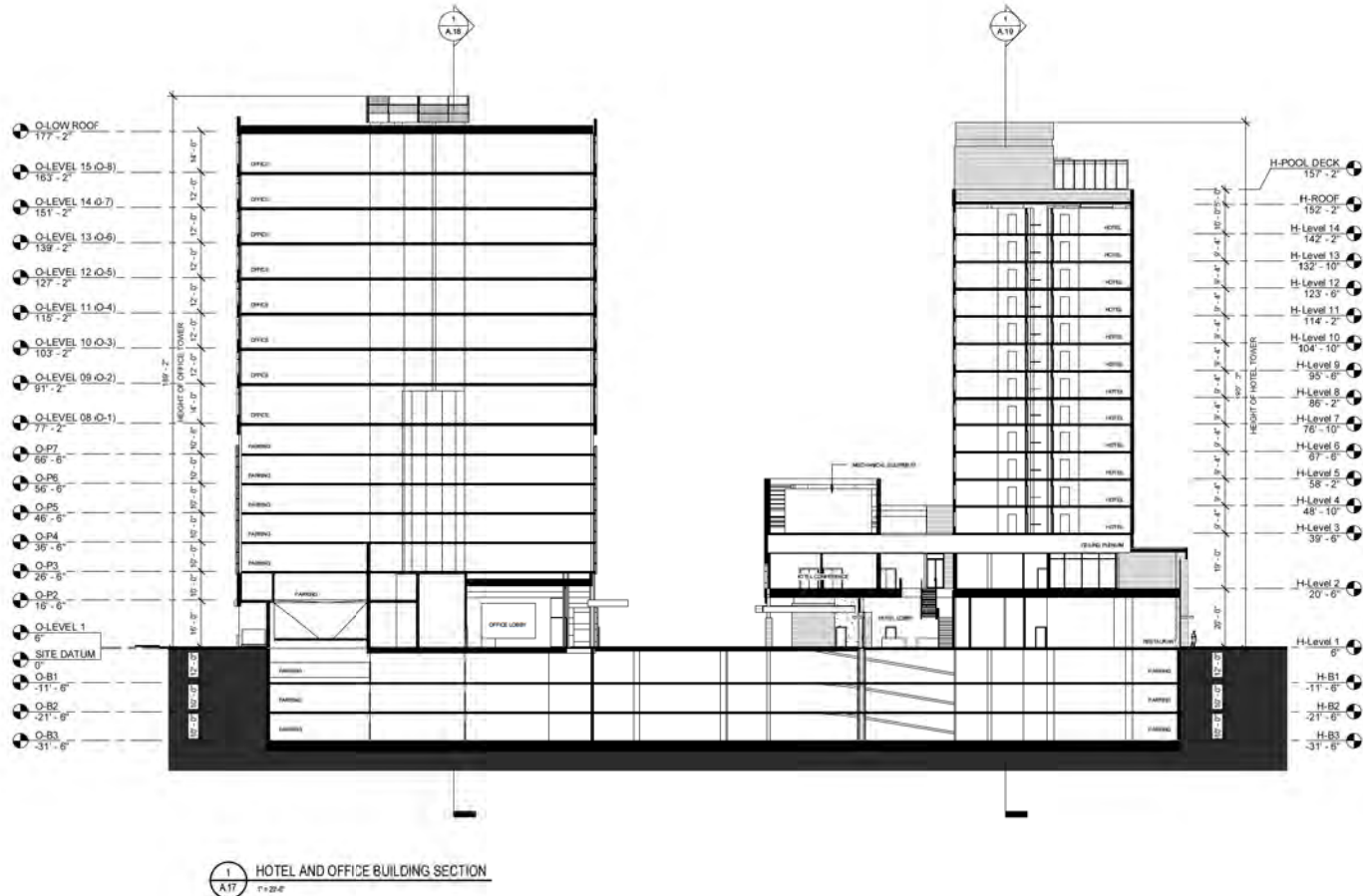
Date	No.	Remarks
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Sheet Name:
HOTEL WEST
ELEVATION COLOR

Sheet Number:
A.16

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

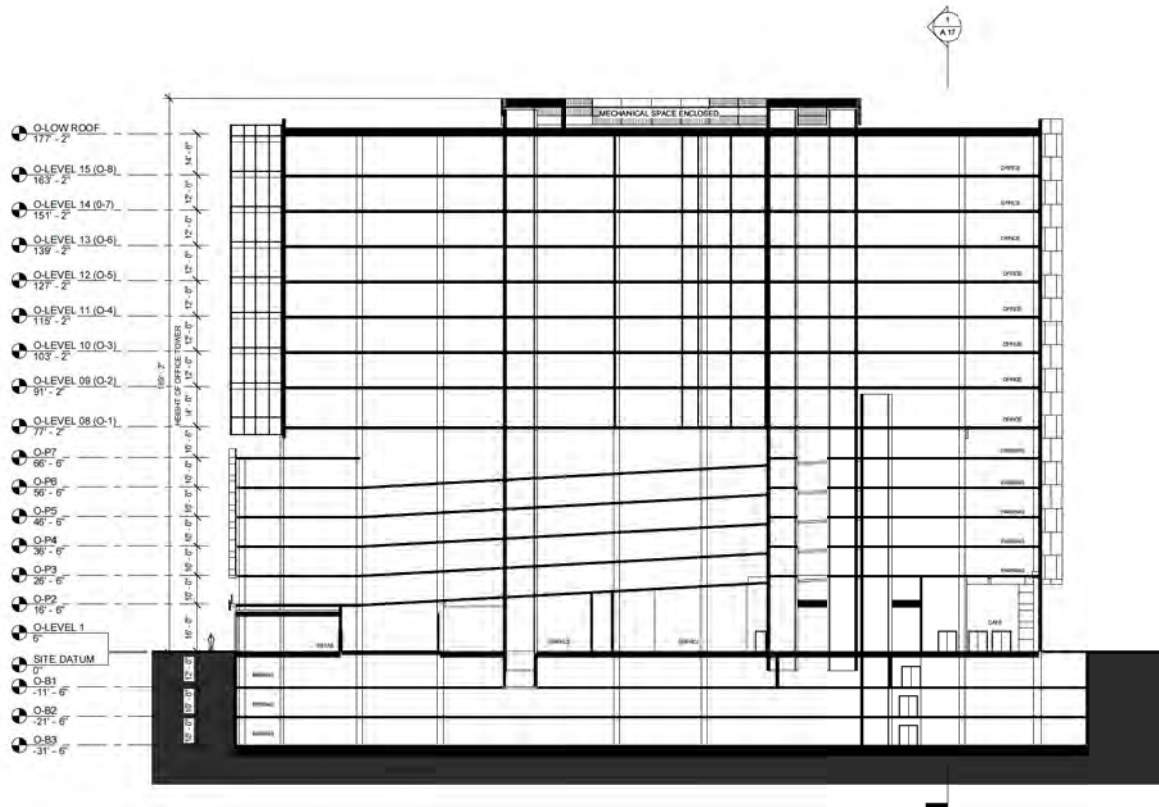
Sheet Name:
HOTEL AND
OFFICE BUILDING
SECTION
Sheet Number:
A.17

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
1550 WYNNCOOP ST #100 DENVER, CO 80202
PHONE: 303 435 1655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1 OFFICE BUILDING SECTION- LOOKING EAST
A.18 11x26'-0"

Submittal Date: 2015.03.09
Project Name: 100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks

Sheet Name:
OFFICE BUILDING SECTION

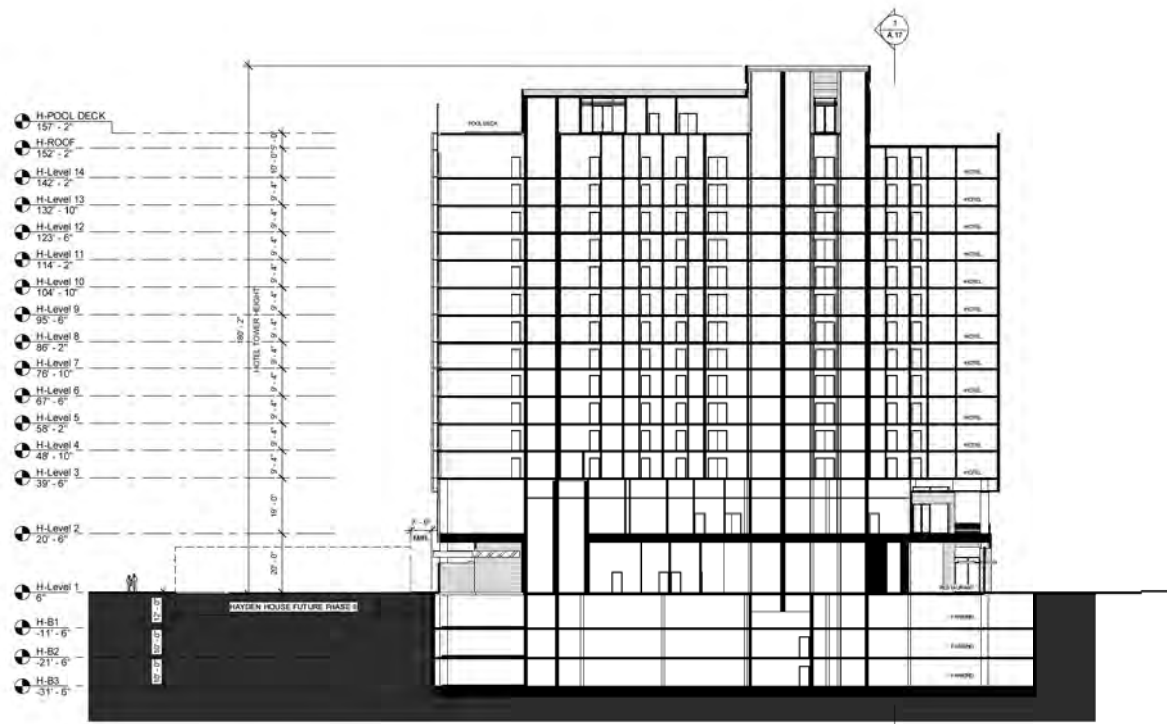
Sheet Number:
A.18

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
150 WYNKOOP ST #100 DENVER, CO 80202
PHONE: 303 435 1655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA



1 HOTEL BUILDING SECTION- LOOKING EAST
A.19 1"=20'-0"

Submittal Date: 2015.03.09
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
HOTEL BUILDING
SECTION

Sheet Number:
A.19

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
1500 WYNNCOOP ST #100 DENVER, CO 80202
PHONE: 303 435 9655 FAX: 303 295 0946



4 AERIAL PERSPECTIVE LOOKING SOUTH EAST
A.22



3 AERIAL PERSPECTIVE LOOKING NORTH EAST
A.22



2 AERIAL PERSPECTIVE LOOKING NORTH WEST
A.22



1 AERIAL PERSPECTIVE LOOKING SOUTH WEST
A.22

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
3D - PERSPECTIVE

Sheet Number:
A.22

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 OFFICE TOWER ENTRY SIDE VIEW
A.21



4 COURTYARD RIO SALADO ENTRY
A.21



2 STREET LEVEL NORTH EAST CORNER LINEWORK
A.22



3 STREET LEVEL SOUTH EAST CORNER LINEWORK
A.22

SA+R
SHEARS ADKINS ROCKMORE
150 WYNKOOP ST #100 DENVER, CO 80202
PHONE: 303 435 9655 FAX: 303 295 0946

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.09

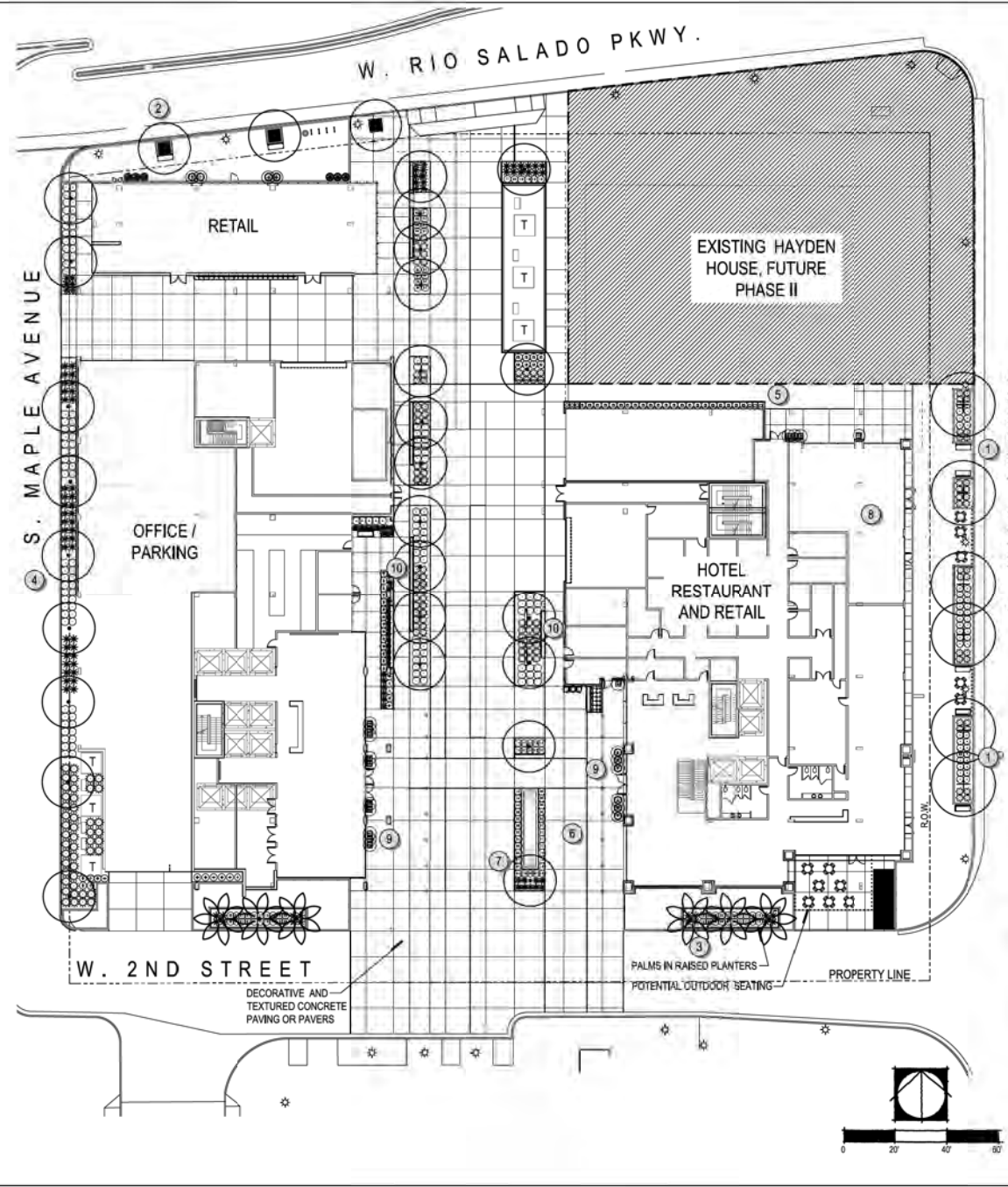
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks

Sheet Name:
DESIGN
PROGRESS
PERSPECTIVES
Sheet Number:

A.23



PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY
+	DATE PALM / PHOENIX DACTYLIFERA	22'	6
+	HERITAGE LIVE OAK / QUERCUS VIRGINIANA 'HERITAGE'	48"OK	29
+	INDIAN LAUREL / FICUS MITDA	EXISTING	6
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
+	BARBADOS ALOE / ALOE BARBADENSIS	5 GAL	47
+	DWARF MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	5 GAL	136
+	DWARF OULIE / OLEA EUROPEA	7 GAL	102
+	GIANT BROUPE / BROUPE GIGANTEA	5 GAL	22
+	JAPANESE PRIVET / LIGUSTRUM JAPONICUM	15 GAL	25
+	INDHEMER'S MURLEY / MAH-ENBERGIA (INDHEMER) 'AUTUMN GLOW' TM	1 GAL	46
+	MOCK ORANGE / PITTOSPORUM TOBIRA	5 GAL	5
+	MOTHER-IN-LAW'S TONGUE / SANSEVERIA TRIFASCIATA	7 GAL	38
+	NATAL PLUM / CAESIA MACROCARPA 'TUTTLE'	5 GAL	44
+	PINK PARADE / HESPERALOE	7 GAL	84
+	TROPICAL AGAVE / AGAVE DESMETIANA	5 GAL	115
+	WAX LEAF PRIVET / LIGUSTRUM JAPONICUM 'TEXANUM'	15 GAL	30
+	WHEELER'S DWARF MOCK ORANGE / PITTOSPORUM TOBIRA 'WHEELERS DWARF'	5 GAL	31

LANDSCAPE NARRATIVE

THE LANDSCAPE CHARACTER OF THE MILL AND RIO SALADO SITE WILL BE CONSISTENT WITH THE SURROUNDING MILL AVENUE DISTRICT. A MAJORITY OF THE LANDSCAPE ON THIS SITE WILL BE LOCATED ON TOP OF A PARKING GARAGE. IN ORDER TO ACCOMMODATE THE RESTRICTIVE PLANTING DEPTH, RAISED PLANTERS OF VARYING HEIGHT WILL LIKELY BE USED WHERE TREES AND SHRUBS ARE ON TOP OF THE GARAGE. SELECTED PLANT MATERIALS WILL TOLERATE EXTREME SOLAR EXPOSURES AND WIDE TEMPERATURE VARIATIONS. FICUS TREES ALONG MILL AVENUE (IN THE ROW) WILL BE PRESERVED AND THE OAK STREET TREES ALONG RIO SALADO WILL BE CONTINUED AS AN INTEGRAL COMPONENT OF THIS DEVELOPMENT AND OVERALL TEMPE THEME. 22 DATE PALMS IN RAISED PLANTERS WILL BE LOCATED ON THE SOUTH SIDE TO DEFINE THE PRIMARY ENTRY. SHRUBS AND ACCENT MATERIAL WILL RESPOND TO THE ARCHITECTURE, SOLAR EXPOSURE AND PEDESTRIAN ENVIRONMENTS. LANDSCAPE DESIGN WILL UTILIZE STRONG PLANT MASSINGS TO CREATE A UNIQUE SENSE OF PLACE. POTS OF VARYING SIZES WILL BE USED TO COMPLEMENT THE ARCHITECTURE. ALL LANDSCAPE AREAS WILL BE TOPDRESSED WITH DECOMPOSED GRANITE AND/OR MULCH. THE ENTIRE SITE WILL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED SYSTEM.

LANDSCAPE KEYNOTES

- MILL AVENUE - ALL EXISTING FICUS NITIDA TO REMAIN. EXPANDED BRICK PAVING FOR INCREASED TRAFFIC WITH PEDESTRIAN SEATING, BIKE RACKS AND OUTDOOR DINING. PLANTERS UNDER FICUS TO RECEIVE FORMAL PLANTING OF TROPICAL AGAVE AND DWARF NATAL PLUM.
- RIO SALADO PARKWAY - UNIFORMLY SPACED LIVE OAK STREET TREES WITH GRATES PER CITY OF TEMPE STANDARDS. THEMATIC BRICK WALKS RUN CONTINUOUS ALONG NORTH FACING BUILDINGS.
- 2ND STREET - MATURE HEIGHT DATE PALMS (22) TO FRAME HOTEL OFFICE TOWER ENTRY AND DROPP-OFF. THEMATIC BRICK WALKS AND RAISED PALM PLANTERS TO DEFINE PEDESTRIAN EDGE. SMALL PLANTERS DECORATIVE POTS AND BENCHES LOCATED OUTSIDE OFFICE BUILDING LOBBY.
- MAPLE AVENUE - LIVE OAK STREET TREES FOR TALL UPRIGHT SCREENING ALONG PARKING GARAGE. FORMAL TEXAS SAGE AND HESPERALOE PLANTING WITH DEER GRASS FOR "CRUSHABLE" LANDSCAPE ADJACENT TO TRANSFORMER AND UTILITY CABINETS.
- MILL AVENUE PEDESTRIAN PASEO CONNECTION - BRICK WALKWAY CONNECTING INTERIOR DRIVE WITH MILL AVENUE. ENHANCED PAVING AT KEY LOCATIONS AND LOW HEDGE TO DEFINE IMPROVEMENTS AND SCREEN WHERE REQUIRED.
- INTERIOR DRIVE AND DROP-OFF - ALL LANDSCAPE AND HARDSCAPE ARE OVER STRUCTURE (UNDERGROUND PARKING). STRONG PATTERNS RELATES TO ARCHITECTURE THAT IMPLIES CONNECTION TO PLAZA ON NORTH SIDE OF 2ND AVENUE. 8'-0" WIDE PLANTERS TO SEPARATE DRIVES AND PEDESTRIAN WALKS. LIVE OAK TREES AND LARGE FORMAL MASSES OF TROPICAL AGAVE AND DWARF OULIE FORM SOLID HEDGE AND DEFINED PLANTING. JAPANESE PRIVET PROVIDE TALL SCREEN ALONG BLANK WALLS. POTS AND SEATING HIGHLIGHT ENTRIES AND DROP-OFF AREAS.
- WATER FEATURE - RAISED SEAT WALL HEIGHT LINEAR POOL SURROUNDED BY LOW CLIPPED HEDGE. POOL ANIMATED WITH LOW JETS/BUBBLERS CENTERED FOR VISUAL INTEREST AND BACKGROUND NOISE.
- AMENITY DECK AND POOL - PRIVATE UPSTAIRS ENTERTAINMENT AREA WITH SWIMMING POOL, OUTDOOR DINING, EVENT SPACE AND MOVABLE FURNITURE. LANDSCAPE PLANTERS (OVER STRUCTURE) CONTAIN SHADE TREES, COLUMNAR PRIVET, MEDITERRANEAN FAN PALMS, YUCCA SPECIES AND DWARF OULIE. (SEE ARCHITECTURAL).
- 15 GALLON PRIVET OR SIMILAR IN DECORATIVE POTS TO HELP DEFINE AND REINFORCE ENTRY POINTS.
- LINEAR SEAT WALLS TO REINFORCES PEDESTRIAN SPACES AND ARCHITECTURAL TREATMENTS.

LANDSCAPE CALCULATIONS

TOTAL GROSS SITE = 114,800 S.F.
 NET SITE AREA = 109,300 S.F.
 PLANTING ON PODIUM = 4,900 S.F.
 PLANTING OFF PODIUM = 1,000 S.F.
 TOTAL PLANTING = 6,000 S.F.
 TOTAL SOFTSCAPE (PLANTING, WALKS AND ACCENT PAVING) = 47,000 S.F.
 SOFTSCAPE REQUIREMENT = 15% OF NET SITE AREA
 SOFTSCAPE CALCULATION = 15 x 109,300 = 16,395 S.F. REQUIRED
 TOTAL PLANTING AND SOFTSCAPE PROVIDED = 47,000 S.F. REQUIREMENT MET
 NO TURF OR WATER INTENSIVE LANDSCAPE



VOLLMER

Mill & Rio Salado
 CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



Submitted Date: 2015.03.09
 Project Name: Mill & Rio Salado
 Issued For / Phase:

Drawn: Team
 Revisions:
 Date No. Remarks

Sheet Name:
 Planting Plan
 Sheet Number:
L2.0



KEYNOTES

- ① MILL AVENUE: ALL EXISTING FIGUS TREES TO REMAIN, EXPANDED BRICK PAVING AREAS FOR HIGHER TRAFFIC WITH BENCHES, BIKE RACKS AND OUTDOOR DINING.
- ② RIO SALADO PARKWAY: LIVE OAK STREET TREES IN GRATES PER TEMPE STANDARDS. EXISTING HAYDEN HOUSE AND ASSOCIATED PROPERTY AS SHOWN SCREENED BACK TO BE A FUTURE PHASE. INTERIOR DRIVE TO EXTEND TO RIO SALADO AS SHOWN FLUSH WITH BRICK WALKS. SITE FURNITURE ALONG RETAIL TO BE CONFIRMED WITH FINAL TENANTS.
- ③ 2ND STREET: BRICK PAVING TO EXTEND FROM CJRB TO FACE OF BUILDING WITH ACCENT PAVING AND DATE PALMS IN RAISED PLANTERS AS SHOWN. DRIVE WITH ENHANCED PAVING (INTERIOR) TO BE EXTENDED TO CURB. ALTERNATE: EXTEND PATTERN PAVING ACROSS STREET TO PROVIDE PEDESTRIAN CONNECTIVITY TO ADJACENT PLAZA AND LIGHT RAIL STATION.
- ④ MAPLE AVENUE: BRICK WALKWAYS EXTENDED TO CURB ALONG RIO SALADO AND 2ND STREET. REMAINDER OF 2ND STREET TO BE LANDSCAPED WITH MAINTENANCE ACCESS TO TRANSFORMERS.
- ⑤ INTERIOR DRIVE: ENHANCED PAVING WITH DECORATIVE BANDING THAT EXTEND SEAMLESSLY BETWEEN DRIVE AND WALKWAYS. COLOR AND MATERIAL TO BE DETERMINED BASED ON FINAL BUILDING DESIGN. TEXTURES - 3/4" EXPOSED AGGREGATE AND ACID WASH FINISH (SMOOTH) SAME COLOR OR CONCRETE PAVERS. AMENITIES: SELECT LANDSCAPE POTS AND SEATING TO COMPLIMENT HIGH TRAFFIC AREAS.
- ⑥ WATER FEATURE: 6' WIDE, LOW POOL WITH SEAT WALL HEIGHT SURROUND AND WATER EFFECT LESS THAN 6" HIGH.
- ⑦ PLANTERS: RAISED WHEN ON STRUCTURE WITH STEEL OR CONCRETE ENCLOSURE OR EQUAL TO ACCOMMODATE DECK REQUIREMENTS AND BLEND WITH ARCHITECTURE.
- ⑧ BOLLARDS: AS NECESSARY TO CONTROL FLUSH PAVEMENT ALONG ENTRIES AND DRIVES.
- ⑨ LINEAR SEAT WALLS TO REINFORCE ARCHITECTURE, INTEGRATE WITH RAISED PLANTERS AND DELINEATE PEDESTRIAN CIRCULATION.
- ⑩ INTERIOR TRANSFORMERS TO BE SCREENED WITH ARCHITECTURAL WALLS AND MAINTENANCE ACCESSIBLE PANELS. REFER TO ARCHITECTURAL PLANS.

LIGHTING: REFER TO ARCHITECTURE FOR ALL AREA LIGHTING, SOME LANDSCAPE LIGHTING WILL BE PROVIDED TO ACCENT PALMS AND INTERIOR TREES.



Submittal Date: 2015.03.09
Project Name: Mill & Rio Salado
Issued For / Phase:

Drawn: Team
Revisions:
Date No. Remarks

Sheet Name:
Conceptual Landscape Site Plan
Sheet Number:

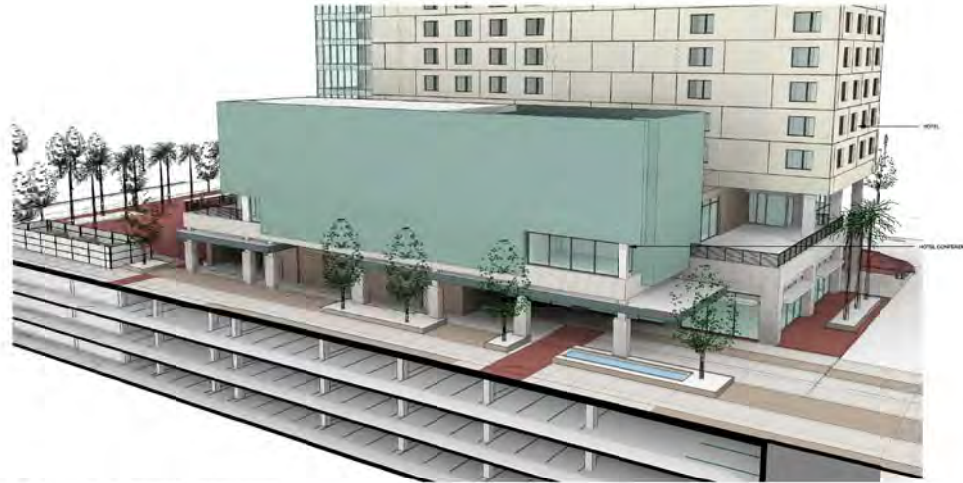
L1.0

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

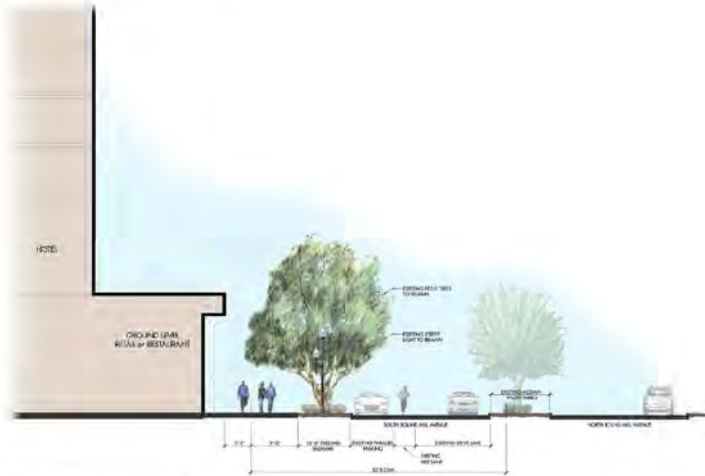
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



4 SECTION CUT - HAYDEN COURTYARD
A.20



5 HOTEL SECTION CUT - LOOKING EAST
A.20



2 STREET SECTION AT MILL AVENUE
12" = 12'



1 OFFICE SECTION CUT EAST ELEVATION (LOOKING WEST FROM COURTYARD)
A.20

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
3D - BUILDING
SECTIONS

Sheet Number:
A.20

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 NORTH EAST PERSPECTIVE
A.02.1 1" = 60'

SA+R
SUSTAINABLE ARCHITECTURE
100 WYNDYBOP ST WINDYBOP, CO 80001
PHONE: 303.438.8611 FAX: 303.284.0244

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks
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Sheet Name:
DESIGN
RENDERINGS

Sheet Number:

A.02.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SUSTAINABLE ADVISORS & ARCHITECTS
100 WYNWOOD ST WYNWOOD, CO 80001
PHONE: 303.438.8651 FAX: 303.258.0284



4 NORTH COURTYARD ENTRY
A.02.2 11'-48"0"



3 WEST HOTEL ENTRY
A.02.2 11'-48"0"



2 PARKING GARAGE PERF PANEL DETAIL
A.02.2 62" x 142"



1 EAST HOTEL ENTRY
A.02.2 12" x 142"

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submission Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

Date	No.	Remarks

Sheet Name:
DESIGN
RENDERINGS

Sheet Number:

A.02.2

SIMILAR HOTEL PRODUCTS



Grand Cayman



New York City, New York



Miami Florida



Nashville Tennessee



Phoenix, Arizona

DEVELOPMENTS BY THE APPLICANT



The Mark Condominium, San Diego



Symphony Towers, San Diego



Park Loft, San Diego



March 6, 2015

Michael Brekka
Douglas Wilson Companies
1620 Fifth Avenue
Suite 400
San Diego, CA 92101



RE: Parking Study for Mill & Rio Redevelopment – Tempe, Arizona

Dear Mr. Brekka:

CivTech Inc. has been retained to provide traffic engineering services for a Parking Study for the Mill & Rio Redevelopment in the City of Tempe, Arizona. The mixed-use development will redevelop the Monti's Casa La Vieja restaurant and parking lot located on the southwest corner of the intersection of Mill Avenue and Rio Salado.

This project is requesting to use parking requirements as specified in the City of Tempe's parking standards with appropriate Transportation Overlay District modifiers and shared parking model. This detailed parking analysis has been made to document the anticipated parking needs and compare the requirements to the amount of parking proposed by the development.

METHODOLOGY

The City of Tempe provides standard parking requirements for bicycles and vehicles within Section 4-603 of the Tempe Zoning Code. Minimum bicycle spacing is calculated using these rates.

For vehicular parking, the City recognizes several factors that influence parking demand of developments and allows realistic reductions to the minimum ratios. This study presents projected vehicular parking needs of the proposed development by applying the influencing factors in a step-by-step basis.

First, the calculations are conducted using the base parking ratio with applicable Transportation Overlay District reductions. Parking requirements are specified in Section 4-603 of the Tempe Zoning Code. The site is located within a Station Area of the Transportation Overlay District

(TOD) and has many public transit options within the vicinity. The Orbit Earth route travels along Mill Avenue adjacent to the site. The future Tempe Streetcar route, as currently planned, will travel on Mill Avenue and Rio Salado Parkway adjacent to the site. The site is located within 0.10 mile of a Metro Light Rail stop and bus stops for routes 48 and 62. The site is located approximately 0.30 mile from the Tempe Transit Center which circulates the Metro Light Rail, bus routes 30, 48, 62, 65, 66, 72 and 511 and orbit routes Earth, Jupiter, Mars and Venus.

Second, the size of the office parking demand is decreased. The increase of the deduction is based on the multitude of bus and orbit routes that service the area, the proximity of the Metro Light Rail and future Tempe Streetcar and the increased design for bicyclist parking.

Third, parking demand is reduced with the multi-use development as some parking patrons may use more than one land use. Vehicles parked at the site may visit/attend more than one land use. For example, many of the restaurant patrons may also be hotel guests. Therefore, parking requirements may be decreased as a portion of vehicle spaces will accommodate parked vehicles for multiple parking attractors.

Fourth, the City of Tempe's shared parking model is applied. A development is typically expected to provide sufficient on-site parking to meet its parking demand. A single parking lot will have tendencies for higher or lower parking demand based on the type of land use the lot services. Different types of land uses have differing peak parking characteristics. When a mixed-use development shares a parking lot, the number of parking stalls required to adequately meet the parking demand will be less than the number of stalls required if separate parking lots are provided due to peak demand occurring at different times of the day. When multiple land uses share a parking lot, the city allows reductions in parking requirements as long as there is sufficient parking to provide for the total peak parking demand. The City of Tempe's "Standard Shared Parking Model" can be used as a basis for predicting the parking demand for a particular mix of uses on a site. The shared parking model's percentages are modifiers to be applied to the design parking demand of each land use.

Lastly, parking variations are discussed. While the shared parking model provides hourly reductions to parking requirements with shared parking lots, some parking spaces may be reserved for certain uses. Due to the nature of shared parking, variance with the number and type of reserved parking spaces will result in unique models. Methodology and options are discussed for potential reservation of parking spaces.

PROPOSED DEVELOPMENT

The proposed redevelopment is located on the southwest corner of the intersection of Mill Avenue and Rio Salado in Tempe, Arizona. The development is proposed to retain a portion of the existing restaurant and construct two towers with office, hotel, retail and restaurant land uses. The land uses are summarized in **Table 1**. The sizes of the proposed land uses shown in the table are what is currently planned. Although the final square footages may be subject to change, it is expected that any variations will be relatively small and that the conservative nature of using gross square footages instead of net square footages will prevent any need for a new parking analysis for minor size adjustments of the proposed land uses.

Table 1: Proposed Land Uses

Land Use	Land Use Categories	Size
Conference Deck	Hotel Service	2,425 SF
Hotel Restaurant Patio Dining	Restaurant (Outdoor)	275 SF
Hotel Fitness	Areas With No Parking Requirement	1,237 SF
Garage Storage	Areas With No Parking Requirement	4,119 SF
Hayden House Dining	Restaurant (Indoor)	7,361 SF
Hayden House Patio Dining	Restaurant (Outdoor)	1,959 SF
Hayden House Service	Restaurant (Indoor)	1,687 SF
Hotel	Hotel Rooms	240 Rooms
Hotel Amenity	Areas With No Parking Requirement	4,476 SF
Hotel Conference	Hotel Conference	7,358 SF
Hotel Conference Prefunction	Hotel Service	1,990 SF
Hotel Corridor	Areas With No Parking Requirement	21,663 SF
Hotel Garage	Areas With No Parking Requirement	9,166 SF
Hotel Lobby	Areas With No Parking Requirement	2,929 SF
Hotel Lounge	Areas With No Parking Requirement	920 SF
Hotel Office	Hotel Internal Offices	1,368 SF
Hotel Restaurant	Restaurant (Indoor)	2,321 SF
Hotel Retail	Office/Flex Retail & Hotel Retail	2,547 SF
Hotel Service	Hotel Service	18,171 SF
Hotel Stair/Elevator	Areas With No Parking Requirement	11,970 SF
Office	Offices	240,496 SF
Office Bike Storage	Areas With No Parking Requirement	2,055 SF
Office Café	Office Lobby & Café	623 SF
Office Garage	Areas With No Parking Requirement	410,198 SF
Office Lobby	Office Lobby & Café	3,533 SF
Office Service	Office Service	9,979 SF
Office Stair/Elevator	Areas With No Parking Requirement	8,328 SF
Office/Retail	Office/Flex Retail & Hotel Retail	3,490 SF
Stair/Elevator	Areas With No Parking Requirement	9,563 SF

Access to the site will be provided at 3 locations. Near the northwest corner of the site is an existing shared right-in/right-out/left-in driveway to Rio Salado Parkway. Near the southeast corner of the site is an existing shared right-in/right-out/left-in/left-out driveway to Mill Avenue. Access may also be attained via an existing site driveway right-in/right-out to Rio Salado Parkway. The shared driveways also provide access for the existing Tempe Gateway/US Airways parking structure located southwest of the site.

Parking will be provided both below-ground, above-ground and at grade. Valet parking service will be provided at grade with reserved valet parking below-ground. The parking below-ground may be accessed by the north/south shared drive located along the western border of the site and the north/south internal drive that will be provided. The parking above-ground may be accessed by the east/west shared drive (2nd Street alignment). The development does not plan to modify existing off-street parking on Mill Avenue.

CITY OF TEMPE BICYCLE PARKING REQUIREMENTS

Bicycle Requirements

Bicycle parking requirements are specified in Section 4-603 of the Tempe Zoning Code. **Table 2** summarizes the requirements per the City of Tempe's bicycle commute area ratios applicable to the site.

Table 2: Minimum Bicycle Spaces Required

Land Use	Size	Bicycle Ratios	Bicycle Stalls Required
Areas With No Parking Requirement	486,624	Non-generator, no requirement	0.0
Restaurant (Indoor)	11,369	1 per 500 SF	22.7
Restaurant (Outdoor)	2,234	1 per 2,000 SF	1.1
Hotel Rooms	240	1 per 20 Units	12.0
Hotel Conference	7,358	1 per 2,000 SF	3.7
Hotel Internal Offices	1,368	1 per 8,000 SF, 4 minimum	4.0
Office/Flex Retail & Hotel Retail	6,037	1 per 7,500 SF, 4 minimum	4.0
Hotel Service	22,586	1 per 7,500 SF, 4 minimum	4.0
Offices	240,496	1 per 8,000 SF, 4 minimum	30.1
Office Lobby & Café	4,156	2 per 8,000 SF, 4 minimum	4.0
Office Service	9,979	3 per 8,000 SF, 4 minimum	4.0
Totals			90

The minimum bicycle spaces required per City of Tempe code is 90.

Planned Bicycle Spaces Provided

The development plans to provide 150 bicycle stalls, 67 percent more spaces than what is required. Many of the bicycle stalls will be provided within an enclosed area specifically for bicycles near the lobby at the entrance to the office tower parking lot. It is also expected that some of the development’s bicycle racks will be located on the periphery of the site near the retail, Hayden House restaurant and hotel lobby.

CITY OF TEMPE VEHICULAR PARKING REQUIREMENTS

Step 1 – City Parking Ratios

Parking requirements are specified in Section 4-603 of the Tempe Zoning Code. The site is located within a Station Area of the Transportation Overlay District (TOD) and has many public transit options within the vicinity. Within a Station Area of the TOD, the City allows standard reductions to the overall sizes of certain land uses prior to application of the minimum parking ratios. The TOD reductions, City parking ratios and resulting parking calculations are displayed in **Table 3**.

Table 3: Required Parking Spaces within City of Tempe TOD

Land Use	TOD Reduction	Size	Adjusted Size	Parking Ratios	Parking Stalls Required
Areas With No Parking Requirement	(not applicable)	486,624	486,624	Services hotel guests, no requirement	0.0
Restaurant (Indoor)	50% floor area, not to exceed 2,500 SF ^a	11,369	8,869	1 per 75 SF	118.3
Restaurant (Outdoor)	100%	2,234	0	1 per 150 SF excluding 1st 300 SF	0.0
Hotel Rooms	(no reduction)	240	240	1 per 1 Unit	240.0
Hotel Conference	(no reduction)	7,358	7,358	1 per 125 SF	58.9
Hotel Internal Offices	(no reduction)	1,368	1,368	1 per 300 SF	4.6
Office/Flex Retail & Hotel Retail	(no reduction)	6,037	6,037	1 per 300 SF	20.1
Hotel Service	(no reduction)	22,586	22,586	1 per 300 SF	75.3
Offices	50% floor area, not to exceed 30,000 SF ^b	240,496	212,574	1 per 300 SF	708.6
Office Lobby & Café	50% floor area, not to exceed 30,000 SF ^b	4,156	2,078	1 per 300 SF	6.9
Office Service	(no reduction)	9,979	9,979	1 per 300 SF	33.3
Total					1,266

- a. Maximum reduction to be applied for all restaurant land uses within the site, where applicable.
- b. Maximum reduction to be applied for all office, retail and service land uses within the site. The calculations reflect the reduction being applied to office space.

Per the City of Tempe's base parking ratios after TOD station area reductions, 1,266 parking spaces are required. This amount is prior to the additional parking reductions applied within steps 2 through 4.

Step 2 – Proposed Reduction

The developer proposes to increase the maximum reduction allowable for office/retail land uses from 30,000 square feet to 75,000 square feet. The request is based on the multitude of bus and orbit routes that service the area, the proximity of the Metro Light Rail and future Tempe Streetcar and the increased design for bicyclist parking. For all other land uses, the developer proposes the same standard rates and reductions as documented previously. The proposed reductions, parking ratios and resulting parking calculations are displayed in **Table 4**.

Table 4: Proposed Minimum Parking Spaces

Land Use	Reduction Proposed	Size	Adjusted Size	Parking Ratios	Parking Stalls Required After Size Adjustments
Areas With No Parking Requirement	Same as TOD	486,624	486,624	Services hotel guests, no requirement	0.0
Restaurant (Indoor)	Same as TOD	11,369	8,869	1 per 75 SF	118.3
Restaurant (Outdoor)	Same as TOD	2,234	0	1 per 150 SF excluding 1st 300 SF	0.0
Hotel Rooms	Same as TOD	240	240	1 per 1 Unit	240.0
Hotel Conference	Same as TOD	7,358	7,358	1 per 125 SF	58.9
Hotel Internal Offices	Same as TOD	1,368	1,368	1 per 300 SF	4.6
Office/Flex Retail & Hotel Retail	Same as TOD	6,037	6,037	1 per 300 SF	20.1
Hotel Service	Same as TOD	22,586	22,586	1 per 300 SF	75.3
Offices	50% floor area, not to exceed <u>75,000</u> SF ^b	240,496	167,574	1 per 300 SF	558.6
Office Lobby & Café	50% floor area, not to exceed <u>75,000</u> SF ^b	4,156	2,078	1 per 300 SF	6.9
Office Service	Same as TOD	9,979	9,979	1 per 300 SF	33.3
Total					1,116

- a. Maximum reduction to be applied for all restaurant land uses within the site, where applicable.
- b. Maximum reduction to be applied for all office, retail and service land uses within the site. The calculations reflect the reduction being applied to office space.

Based on the base parking ratios and proposed reductions, a minimum of 1,116 vehicle parking stalls are required. This amount is prior to the additional parking reductions applied within steps 3 and 4.

Step 3 – Internal Capture Reductions

The site is proposed to provide several land uses. Therefore, parking requirements may be decreased as a portion of vehicle spaces will accommodate parked vehicles for multiple parking attractors. The anticipated internal capture, proposed reductions, and resulting parking calculations are displayed in **Table 5**.

Table 5: Internal Capture Reductions

Land Use	Parking Stalls Required After Size Adjustments	Internal Capture Type	Internal Capture Rate	Double Counted Spaces to be Reduced	Parking Stalls after Internal Capture
Areas With No Parking Requirement	0.0	None	0%	0	0
Restaurant (Indoor)	118.3	Large portion of patrons will be hotel guests	75%	89	30
Restaurant (Outdoor)	0.0	Large portion of patrons will be hotel guests	75%	0	0
Hotel Rooms	240.0	Some hotel guests will attend conference. Also, reduction for shuttle service	25%	60	180
Hotel Conference	58.9	None	0%	0	59
Hotel Internal Offices	4.6	None	0%	0	5
Office/Flex Retail & Hotel Retail	20.1	Large portion of patrons will be hotel guests	75%	15	5
Hotel Service	75.3	None	0%	0	75
Offices	558.6	None	0%	0	559
Office Lobby & Café	6.9	None	0%	0	7
Office Service	33.3	None	0%	0	33
Total					953

After parking reduction due to internal capture, a minimum of 953 vehicle parking stalls are required. This amount is prior to the additional parking reductions applied within step 4.

Step 4 – Shared Parking Model

Finally, the City of Tempe’s “Standard Shared Parking Model” is applied. The shared parking model’s percentages are modifiers to be applied to the design parking demand of each land use. The percentages applicable to the development are shown in **Table 6**.

Table 6: City of Tempe’s Shared Parking Model

Time	Hotel		Office		Retail		Restaurant	
	Weekday	Weekend	Weekday	Weekday	Weekday	Weekend	Weekday	Weekend
7 AM – 8 AM	85%	70%	20%	7%	8%	3%	2%	2%
8 AM – 9 AM	65%	60%	63%	20%	18%	10%	5%	3%
9 AM – 10 AM	55%	50%	93%	25%	42%	30%	10%	6%
10 AM – 11 AM	45%	40%	100%	25%	68%	45%	20%	8%
11 AM – 12 PM	35%	35%	100%	35%	87%	73%	30%	10%
12 PM – 1 PM	30%	30%	90%	35%	97%	85%	50%	30%
1 PM – 2 PM	30%	30%	90%	30%	100%	95%	70%	45%
2 PM – 3 PM	35%	35%	97%	20%	97%	100%	60%	45%
3 PM – 4 PM	35%	40%	93%	15%	95%	100%	60%	45%
4 PM – 5 PM	45%	50%	77%	15%	87%	90%	50%	45%
5 PM – 6 PM	60%	60%	47%	5%	79%	75%	70%	60%
6 PM – 7 PM	70%	70%	23%	2%	82%	65%	90%	90%
7 PM – 8 PM	75%	80%	7%	2%	89%	60%	100%	95%
8 PM – 9 PM	90%	90%	7%	0%	87%	55%	100%	100%
9 PM – 10 PM	95%	95%	3%	0%	61%	40%	100%	100%
10 PM – 11 PM	100%	100%	3%	0%	32%	38%	90%	95%
11 PM – 12 AM	100%	100%	0%	0%	13%	13%	70%	85%
12 AM – 1 AM	100%	100%	0%	0%	0%	0%	50%	70%

As shown in **Table 6**, the variation of parking demand throughout the day is different between hotel, office, retail and restaurant uses. The weekday percentages in **Table 6** were applied to the adjusted minimum parking design requirements in **Table 5**, with the results displayed in **Table 7**. The weekend maximum parking demand was determined to be less than the weekday parking demand and is not included in this report.

Table 7: City of Tempe’s Shared Parking Model

Use Type	7 AM – 8 AM	8 AM – 9 AM	9 AM – 10 AM	10 AM – 11 AM	11 AM – 12 PM	12 PM – 1 PM	1 PM – 2 PM	2 PM – 3 PM	3 PM – 4 PM	4 PM – 5 PM	5 PM – 6 PM	6 PM – 7 PM	7 PM – 8 PM	8 PM – 9 PM	9 PM – 10 PM	10 PM – 11 PM	11 PM – 12 AM	12 AM – 1 AM
Areas With No Parking Requirement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Restaurant (Indoor)	1	1	3	6	9	15	21	18	18	15	21	27	30	30	30	27	21	15
Restaurant (Outdoor)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	153	117	99	81	63	54	54	63	63	81	108	126	135	162	171	180	180	180
Hotel Conference	0	29	59	59	59	59	59	59	59	59	59	59	59	59	59	29	0	0
Hotel Internal Offices	1	3	4	5	5	4	4	4	4	4	2	1	0	0	0	0	0	0
Office/Flex Retail & Hotel Retail	0	1	2	3	4	5	5	5	5	4	4	4	4	4	3	2	1	0
Hotel Service	64	49	41	34	26	23	23	26	26	34	45	53	56	68	72	75	75	75
Offices	112	352	519	559	559	503	503	542	519	430	263	128	39	39	17	17	0	0
Office Lobby & Café	1	1	3	5	6	7	7	7	7	6	5	6	6	6	4	2	1	0
Office Service	1	2	3	7	10	17	23	20	20	17	23	30	33	33	33	30	23	17
Hourly Maximum	333	555	733	759	741	687	699	744	721	650	530	434	362	401	389	362	301	287

After proposed reductions and in accordance with the City’s shared parking model, the minimum number of parking stalls to be provided is 759 stalls if the entire development shares parking. If any of the parking spaces will be reserved, such as valet parking, the minimum shared parking stalls will change. Potential parking options are discussed in **Table 8**.

PARKING VARIATIONS

The development proposes to provide 1,167 parking stalls including 84 tandem parking spaces. The 84 tandem parking stalls are expected to be for valet use only, primarily for hotel and restaurant guests. The new minimum parking calculations may be completed by removing the 84 tandem spaces for hotel resulting in 1,083 total parking spaces for all remaining uses. Should all remaining parking spaces be shared, a minimum of 675 spaces is required to service the remaining uses. This minimum number of shared spaces plus the tandem parking spaces results in a total minimum parking requirement of 759 spaces. Therefore, the development plans to provide 408 excess parking spaces over the minimum required and the proposed parking is anticipated to adequately service the parking demand generated by the development.

Should more parking spaces be dedicated for a particular use, the minimum required parking spaces should be maintained according to shared use and time of day characteristics described previously. One option is to dedicate some of the stalls for office employee parking, the maximum that may be dedicated while still providing sufficient shared parking spaces for the other land uses is 795 spaces. Another option will similarly dedicate up to 159 spaces (including the 84 tandem spaces) for hotel and restaurant guests (while still maintaining the 795 office parking stalls). These options are included as options displayed in **Table 8**.

Table 8: Parking Variation Options

Option	Shared (Provided)	Hotel & Restaurant Reserved	Office Reserved	Total
Tandem Reserved (675 shared spaces required)	1,083	84 ⁽²⁾	0 ⁽²⁾	1,167
Hotel – Only Tandem Spaces Reserved Office – Max Spaces Reserved	288	84 ⁽²⁾	795 ⁽³⁾	1,167
Hotel – Max Spaces Reserved Office – Max Spaces Reserved	213	159 ⁽²⁾⁽³⁾	795 ⁽³⁾	1,167
Hotel – Max Spaces Reserved Office – Max Spaces Plus Day Shift Reserved (152 spaces reserved for office from 8 AM - 5 PM)	61	159 ⁽²⁾⁽³⁾	947 ⁽³⁾	1,167

- (1) 'Shared' represents the parking required and provided for all uses without reserved parking as shown in Table 8.
- (2) Land use's maximum parking demand requires use of shared parking spaces in addition to reserved spaces.
- (3) Reserved spaces were calculated to show maximum allowable reserved spaces while maintaining sufficient shared parking for the remaining uses.

CONCLUSIONS

- The site is located within a Station Area of the Transportation Overlay District (TOD) and has many public transit options within the vicinity.
- The minimum bicycle spaces required per City of Tempe code is 90.
- The development plans to provide 150 bicycle stalls which is 67 percent more stalls than what is required. Many of the bicycle stalls will be provided within an enclosed area specifically for bicycles near the lobby at the entrance to the office tower parking lot.
- It is expected that some bicycle racks will be located on the periphery of the site near the retail, Hayden House restaurant and hotel lobby.
- After proposed reductions and in accordance with the City's shared parking model, the minimum number of parking stalls to be provided is 748 stalls if the entire development shares parking.
- The development proposes to provide 1,167 parking stalls including 84 tandem parking spaces. With 84 spaces reserved for valet use, the minimum number of shared spaces plus the tandem parking spaces results in a total minimum parking requirement of 759 spaces (84 reserved and 675 shared). Therefore, the development plans to provide 408 excess parking spaces over the minimum required and the proposed parking is anticipated to adequately service the parking demand generated by the development.
- If any of the parking spaces will be reserved, allowable parking variation options are displayed in **Table 8**.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Dawn Cartier, P.E., P.T.O.E.
Project Engineer

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

February 10, 2015

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(602) 256-4439
rlane@gbllaw.com

Diana Kaminski, Senior Planner
Tempe City Hall Municipal Complex
Community Development Department
Lower Level, East Side
31 East Fifth Street
Tempe, AZ 85281

RE: Mill & Rio Salado (Tempe Case No. PL140182)
Summary of December 18, 2014 Mtg. w/ Tempe Historic Preservation Fndn. Members
Summary of October 23, 2014 Mtg. w/ Hayden Square Condominiums Assoc. Board
Summary of October 16, 2014 Mtg. w/ Hayden Ferry Lakeside East Homeowners
Summary of October 8, 2014 Neighborhood Meeting
Summary of September 18, 2014 Mtg. w/ American Airlines' Community Reps.
Summary of September 17, 2014 Mtg. w/ Phoenix Aviation Dept. Mgt. Staff
Summary of July 23, 2014 Mtg. w/ DTA Executive Director / President

Dear Diana:

This firm represents Hayden House Tempe LLC ("Hayden House"). Hayden House is the owner of the approximate 2.51 net acres La Casa Vieja property located at the southwest corner of Mill Avenue and Rio Salado Parkway in downtown Tempe (the "Property").

As you are aware, Hayden House has filed amended planned area development overlay, development plan review and use permit (tandem parking for hotel) applications (the "Applications") with the City for the Property. The applications request entitlements for the future redevelopment of the Property with a mixed-use development comprised of a hotel tower, an office tower and ground floor restaurant and retail uses (the "Project"). The original Hayden House structure on the Property will be preserved and rehabilitated as part of the redevelopment of the Site. The goal of the Project is to further promote a sustainable concept of staying, working, eating, shopping and playing in downtown Tempe.

The purpose of this correspondence is to summarize the project team's discussions with the community in regard to the Project to date. The project team has made a concentrated effort to reach out to the community. To date, the team has met with members of the Tempe Historic Preservation Foundation, the Board of Directors of the Hayden Square Condominiums Association, homeowners within the Bridgeview and Edgewater residential towers at Hayden Ferry Lakeside East, community representatives for American Airlines and Phoenix Aviation Department management staff. The team has also conducted an official neighborhood meeting.

Meeting with Tempe Historic Preservation Foundation Members:

On December 18, 2014, the applicant's legal representative met with Darlene Justus and Barbara Sherman, Tempe Historic Preservation Foundation members, to discuss the Project. Specifically the applicant's legal representative discussed the relation of the Project's proposed hotel and office towers to the historic portion of the Property. The applicant's legal representative also discussed preliminary preservation and rehabilitation concepts being evaluated for the historic portion of the Property. Both Ms. Justus and Ms. Sherman appeared to be supportive of the Project with the understanding that any modification or alteration to the historic portion of the Property would require further review and the approval of the Tempe Historic Preservation Commission.

Hayden Square Condominiums Association Board of Directors Meeting:

On October 23, 2014 the applicant's representative and the applicant's legal representative attended the Hayden Square Condominiums Association Board of Directors Meeting to present and discuss the Project. The meeting was held in Unit 244 at Hayden Square. Six (6) residents of and/or homeowners within Hayden Square, as well as the community manager for Hayden Square, attended the meeting.

At the meeting, the applicant's representative presented the development proposal and discussed projects of similar scale successfully developed by the applicant. The applicant's legal representative also discussed the purpose of the Applications.

Questions raised or requests made by the residents and/or homeowners in attendance pertained to 1) the heights of surrounding structures and buildings, 2) the applicant's status for closing on the Property, 3) general development plans for the Hayden Mill property; 4) when the applicant's process for acquiring the property began, 5) building materials to be used for the Project, and 6) the Project's anticipated construction schedule. There were not any questions which the applicant's representatives could not or did not answer.

All Hayden Square residents and/or homeowners in attendance at the meeting appeared to generally support the development of the Project.

Hayden Ferry Lakeside East Homeowners Meeting:

On October 16, 2014, the applicant's representatives and the applicant's legal representative met with residents of and/or homeowners within the Bridgeview and Edgewater residential towers located at Hayden Ferry Lakeside East ("HFLE"). The meeting, which was held in the Bridgeview Tower's clubroom began at approximately 6:00 p.m. and lasted approximately 45 minutes. In addition to the applicant's representatives and the applicant's legal representative, 18 residents and/or homeowners, as well as the community manager of the Bridgeview tower, attended the meeting.

The applicant's representatives and the applicant's legal representative respectively provided an overview of the applicant's experience in successfully developing mixed-use developments of a similar scale to the Project, the redevelopment proposal for the Property, the purpose of the Applications filed with the City, and the Project's general design concept. The Applicant's representative also discussed how the Project compares to the larger hotel and multi-family residential project approved by the City for the Property in 2008.

Questions asked by the residents and/or homeowners pertained to 1) if the Project would include any condominiums, 2) the location (street level or tower view) of the restaurant within the hotel tower, 3) the screening of above-ground parking from the Property's street frontage, 4) re-use plans for the existing fountain within the Hayden House, 5) the Project's construction schedule, 6) if a general contractor for the Project had been selected, 7) the status of financing for the Project, 8) the provision of active uses along the Property's Mill Avenue frontage, 9) the provision of contact information for the contractor while the Project is under construction, 10) if access to 2nd Street will be restricted during the Project's construction, 11) the applicant's thoughts regarding the Tempe streetcar, 12) if the Project will be LEED certified and 13) anticipated construction hours (one (1) resident and/or homeowner stated a preference for 24/7 construction hours to expedite the construction of the Project). All questions raised during the meeting appeared to be addressed to the satisfaction of the residents and/or homeowners in attendance by the applicant's representative and/or the applicant's legal representative.

All residents and/or homeowners in attendance at the meeting appeared to support the development of the Project and two (2) homeowners submitted the enclosed comment sheets expressing support for the Project.

Neighborhood Meeting:

On October 8, 2014, we held our official neighborhood meeting for the Project at the Tempe Downtown Courtyard by Marriott located in downtown Tempe. The meeting began at approximately 6:00 p.m. Representatives of Hayden Tempe, Gammage & Burnham and the Tempe Community Development Department were present. Three (3) members of the public also attended the meeting.

The applicant's representative and the applicant's legal representative respectively provided an overview of the applicant's experience in successfully developing mixed-use developments of a similar scale to the Project, the redevelopment proposal for the Property, the purpose of the Applications filed with the City, and the Project's general design concept. The Applicant's legal representative also compared the Project with the larger mixed-use project approved by the City for the Property in 2008.

Questions asked by members of the public in attendance at the meeting pertained to 1) the preservation and use of the historic Hayden House, 2) building materials to be used for the Project, 3) the Project's anticipated construction schedule, 4) the proposed building height, 5) vehicular access to be provided to the Property, 5) uses to be provided along the Property's Rio Salado Parkway street frontage, and 6) the potential for public use of on-site parking during evening hours and weekends. All questions raised during the meeting appeared to be addressed by the project team to the satisfaction of the members of the public in attendance.

All members of the public in attendance at the meeting appeared to support the development of the Project and one (1) neighbor in attendance submitted the enclosed comment sheet expressing support for the Project. Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheet.

Meeting with American Airlines Community Representatives:

On September 18, 2014, the applicant's representative and the applicant's legal representative meet with John MacDonald and Joe Hughes, American Airlines' ("AA") community representatives, to discuss the Project. The Applicant provided an overview of the Project and an update from the

project team's meeting with Phoenix Aviation Department management staff. The applicant's representative explained that the Project is less intense and lower in height than the development proposal approved for the Site in 2008. The applicant's representative also explained that, based on the project team's meeting with Phoenix Aviation Department staff, the Project's maximum height is below an elevation that could disturb operations at Sky Harbor International Airport or American Airlines. The AA representatives appeared to be fine with the development proposal. The AA representatives were asked to contact the applicant's legal representative if there were any issues or concerns. To date, we have not heard any comments from AA's representatives.

Meeting with Phoenix Aviation Department Management Staff:

On September 17, 2014, the applicant's representative and the applicant's legal representative meet with Tammie Fisher, Judy Ross and Randy Payne of the Phoenix Aviation Department to discuss the Project. The Project's proposed building height and uses were the focus of the meeting. During the meeting, Phoenix Aviation staff indicated that the Project's proposed building height was below an elevation level that could disturb operations at Sky Harbor International Airport. Phoenix Aviation staff was also pleased to learn that the residential use associated with development proposal approved for the Property in 2008 was not a component of the Project.

Meeting with Downtown Tempe Authority Executive Director / President:

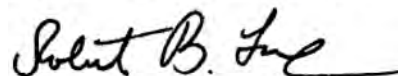
The applicant's representative, the applicant's legal representative, and other members of the project team met with Kate Borders, Downtown Tempe Authority ("DTA") Executive Director / President, and DTA staff members on multiple occasions in 2014. Specifically, on July 23, 2014, the applicant's representative and the applicant's legal representative presented the proposed development to Kate Borders. Ms. Borders was and continues to be very supportive of the Project. The applicant is committed to working with the DTA to reactivate the north portion of Mill Avenue.

Continued Outreach:

The applicant's representative and the applicant's legal representative intend to continue to meet with other community members who have expressed an interest in the Project. As we get closer to public hearings, an update to this report will be provided.

Please let us know if you require any additional information in regard to the summary of meetings and public outreach provided above.

Sincerely,
GAMMAGE & BURNHAM



By

Rob Lane
Land Use Planner

Enclosures

HAYDEN FERRY LAKESIDE EAST MEETING

Mill & Rio Salado (Planning Case No. PL140182)

Bridgeview at Hayden Ferry Lakeside- Clubroom
140 E Rio Salado Parkway
Tempe, AZ 85281

On Thursday, **October 16, 2014** at **6:00 p.m.**

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: *Sounds awesome!*

NAME: *Kelly Quester*
ADDRESS: _____
CITY, STATE & ZIP: _____
TELEPHONE: _____
EMAIL: _____

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Gammage & Burnham
Attn: Rob Lane, Land Use Planner
Two N. Central Avenue, 15th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

HAYDEN FERRY LAKESIDE EAST MEETING

Mill & Rio Salado (Planning Case No. PL140182)

Bridgeview at Hayden Ferry Lakeside- Clubroom
140 E Rio Salado Parkway
Tempe, AZ 85281

On Thursday, **October 16, 2014** at **6:00 p.m.**

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Concerned about a lot of additional traffic, especially w/ the large State Farm project!

Would like to see the Old Mill turned into office or retail space, as it is an eye sore on the corner of Mill & Rio Salado

NAME: *Carol Niekerk*
ADDRESS:
CITY, STATE & ZIP:
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Gammage & Burnham
Attn: Rob Lane, Land Use Planner
Two N. Central Avenue, 15th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

NEIGHBORHOOD MEETING

Mill & Rio Salado (Planning Case No. PL140182)

Tempe Downtown Courtyard by Marriott
601 South Ash Avenue

Tempe, AZ 85281

On Wednesday, **October 8, 2014** at **6:00 p.m.**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Scott T. McCall			
Steve Chichester			

NEIGHBORHOOD MEETING

Mill & Rio Salado (Planning Case No. PL140182)

Tempe Downtown Courtyard by Marriott
601 South Ash Avenue
Tempe, AZ 85281

On Wednesday, **October 8, 2014** at **6:00 p.m.**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Tom Carter			
Mark Vinson			

NEIGHBORHOOD MEETING

Mill & Rio Salado (Planning Case No. PL140182)

Tempe Downtown Courtyard by Marriott
601 South Ash Avenue
Tempe, AZ 85281

On Wednesday, **October 8, 2014** at **6:00 p.m.**

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: Looks like a great plan.

NAME: Stephen Chichester,
ADDRESS:
CITY, STATE
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Gammage & Burnham
Attn: Rob Lane, Land Use Planner
Two N. Central Avenue, 15th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

Rehabilitation Strategy for the Hayden House

Tempe, Arizona
October 2, 2014



The Hayden House, ca. 1925, after the restoration by Robert T. Evans. Note the shutters on the windows. The Hayden warehouse rises behind.

Introduction

The Hayden House is to be included in a redevelopment of the site known as Monti's and associated properties. This is one of the most significant historic resources in the City of Tempe.

This paper provides a summary of the approach for rehabilitating the historic Hayden House. As an initial step in devising a strategy, archival materials were reviewed, including written histories, maps and photographs, in order to gain an understanding of the way in which the property was originally constructed and how it has evolved. The property was toured to gain a general understanding of its existing conditions and its integrity as a historic resource.

At a later stage in the design process for the project, more detailed research and technical analysis of the building will occur, which will inform the strategy presented here.

Objective

The fundamental objective is to keep the building in active service, while preserving its historic significance, and enhancing its role as a landmark feature at an important gateway into the city.



This aerial view, from the 1940s, clearly shows the open air courtyard framed by the three wings of "La Casa Vieja" and the Hayden warehouse. Another outdoor area lies along the north facade and is defined by a low wall.



Exposed adobe "feature" on the east wall (2014)



Window detail, 1992



Exposed adobe wall segment (2014)

Approach

There are these basic aspects to the treatment approach:

1. The historic adobe portion of the building will be preserved.
2. Existing additions that are not historically significant and that detract from the property will be removed.
3. A new courtyard will be created that evokes an earlier one, now missing.
4. A new supporting wing will be designed to be compatible with the historic structure.

Preservation work on the historic structure

The basic approach for the Hayden House is to **rehabilitate** it for purposes of adaptive reuse. Key features that contribute to the significance of the property will be **preserved**. Those features in good condition will be protected during rehabilitation work and appropriate maintenance procedures will be applied. Key features that are deteriorated will be **repaired** to the extent feasible, and those beyond repair will be **replaced** in kind.

An addition will be designed to respect the historic character of the Hayden House and minimize any negative effects on the key features that contribute to its historic significance. This will be visually **compatible** with the historic structure, but will be distinguishable as new, so as not confuse its history. Special consideration will be given to the protection and preservation of the adobe walls and original roof materials during construction. This will include potential effects of construction machinery operating in the area, foundation stabilization and structural reinforcement. Specific measures will be determined in a later stage of analysis and design development.



Interior courtyard, ca. 1924; view looking south.

Factors to consider in developing a treatment strategy

These factors should be considered in developing an approach for the treatment of the property:

1. The condition of the property
2. Its degree of integrity as a historic resource
3. The reasons for historic significance
4. The period of historic significance
5. Contemporary programmatic requirements
6. Contemporary code requirements (albeit within the framework of the International Existing Building Code, as adopted with amendments by the City of Tempe)



The Hayden House, ca. 1925; north facade

Why is the property historically significant?

The reasons for historic significance are these:

1. The oldest residence in Tempe (1871)

This in itself is a reason for historic significance. It represents early building technology and settlement patterns in Tempe and therefore is important as a part of the city's heritage.



Interior view of the original wing along Mill Avenue. (Built 1873)



Monti's Restaurant (2014)



Historic photo of La Casa Vieja dining room

2. Association with the Hayden family (1871-1930s)

This includes Charles Trumbull Hayden, who constructed the house, considering his contributions to the early settlement and economy of Tempe, as well as his son, Carl Hayden, who was born in the house, and was one of the most preeminent politicians in Arizona history. C.T. Hayden's wife, Sallie Davis Hayden, also played a prominent role in the community and was inducted into the Arizona Women's Hall of Fame in 1984.

3. Association with architect Robert T. Evans (1924)

Evans is widely recognized as establishing the adobe revival style in the region, including the Eisendrath House in Tempe, the Jokake Inn in Scottsdale and his own home, Villa Il Segreto in Phoenix. His first commission in Arizona was the rehabilitation of the Hayden House in 1924.

The National Register nomination form (1984) references all three of these factors in its statement of significance. A second statement of historic significance, written for local designation under the Tempe preservation ordinance, is consistent with these findings as well.

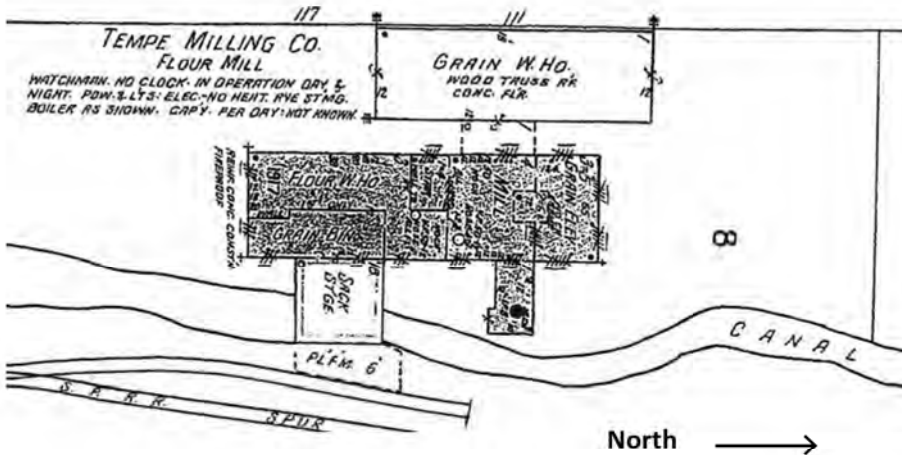
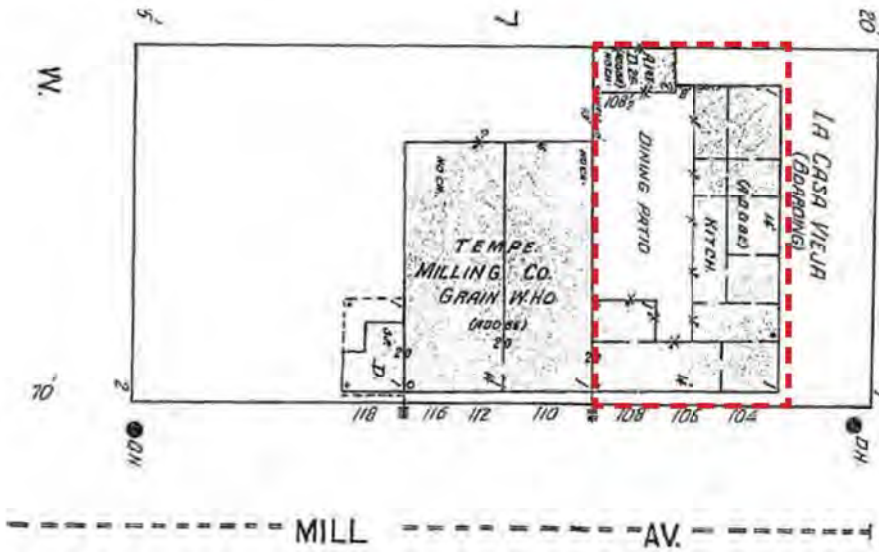
The property's time as Monti's Restaurant, beginning in 1954, is recognized locally as a popular institution, but it was not designated as a historical landmark for this reason. (The National Register form makes no mention of the use as Monti's.) The best approach for addressing the history of the Monti's period is to document its existing conditions prior to any rehabilitation work.



Interior courtyard, ca. 1925. The octagonal fountain was constructed as part of the Evans renovation project.

Period of Significance

The term “period of significance” is a formal concept in the historic preservation field. In the case of the Hayden House, the period of significance is from 1871 into the 1930s. A particular “period of focus” is around the time of the renovation by Robert T. Evans in 1924. This captures a point in which a consistent design existed, and that represents both the earliest years of the house, its predominant years of use by the Hayden family, and the work of Evans.



Sanborn map detail, 1927. The courtyard appears, framed by the Hayden House on the north and east sides and the Warehouse on the south side. The distinctive L-shaped plan of the original building is clearly visible. A smaller supporting wing defines the western edge of the courtyard.



Detail of original ceiling (2014)



ca. 1952

Key features of the Hayden Era property

Given this recommended “period of focus” for the property, there are these features to consider in developing a rehabilitation plan:

1. The original adobe construction

All of the surviving adobe rooms dating from the 1880s and which reflect the Evans restoration time are of significance.

2. One story, flat roof building form

Although there is evidence of a two-story portion by 1898, this was removed by Evans. This may have been for structural concerns as well as changing functional requirements and the desire to restore a more authentic adobe house design. While it is of interest, it is not key to interpreting the property during the broader span of its period of historic significance.

3. An open courtyard

An open-air courtyard was a key feature historically (which now is obscured). The size and shape of the courtyard varied overtime, but some enclosed open space was a key feature throughout the period of significance. Sanborn insurance maps show some changes in shape and detail, sometimes with overhanging verandas and sometimes not. At various stages in time, the western and southern edges of the courtyard were framed by adobe walls. Later, buildings defined portions of those sides of the courtyard.

Alterations that detract from the historic significance of the property:

There are some notable later alterations that detract from one’s ability to interpret the historic significance of the Hayden House:

1. The roof enclosing the original courtyard

This obscures the original wall line of the one story adobe, L-shaped plan that was a key feature. Removing this intrusion and exposing the original form should be considered. (This may require a new enclosure, however, depending upon structural issues and functional requirements for a new use.)

2. Internal alterations within the original courtyard area

This includes construction of dining rooms, kitchen and bar areas erected after the Hayden era within the original courtyard area.

3. Later additions to the south

All of the restaurant additions constructed to the south of the original courtyard wall detract from the historic character.

The historic setting

The setting as it existed during the period of historic significance was a “mixed use” environment. It included buildings designed for industry, commerce, accommodations and housing. Warehouses, sheds, carriage houses and barns also appeared in the mix.

The scale, form and massing of these buildings also varied. Early photographs and Sanborn insurance maps demonstrate this fact. The Hayden flour mill also was a massive structure. Even the earliest version of the mill was relatively large, and subsequent buildings added to that site grew to five stories and then even more with construction of the silos in 1951. Several Sanborn maps, including one dated from 1901, note that the mill was “run day and night,” and lists a variety of milling machines that remained in operation, which certainly must have contributed to a sense of activity in the area. From the historical records this part of town appeared to be lively, highly varied, and robust during the period of significance.

The character of the setting is relevant to new development concepts for the area, in that this variety of building scale, a mix of uses, and changing conditions is a part of the site’s heritage.



The Hayden House, ca. 1925; courtyard; view looking east. The flour mill rises in the background. The wall of the Hayden warehouse forms the courtyard wall to the south (right hand portion of the image).



Archway, ca. 1925 on the north facade



Archway, 2014

Hayden House

100 South Mill Avenue, Tempe, AZ

Abbreviated Chronology

Revised: August 20, 2014

1871 – Hayden ferry begins operation.

1871-1873 – Charles Trumbull Hayden builds the first house, immediately north of Hayden’s store.

1876 – Hayden marries Sallie Davis.

1876-1883 A second story is added to part of the house; three other rooms are built to create a west wing.

1877 – Carl Hayden (prominent Arizona Congressman and Senator) is born in the house.

1889 – The Hayden family moves to their “new” home, leaving the adobe house.

1889-1924 – The building is operated as a boarding house, “Hotel Hayden.”

1892 – The westernmost adobe room is removed.

1924 – Architect, Robert T. Evans, is commissioned to restore the house by Hayden’s daughters; this is reported to be “the first restoration of a historic house in Arizona.”

In the renovation:

- All second story rooms are removed.
- 15 feet of the west wing is demolished.
- A new adobe end wall with curvilinear parapet is constructed.
- Cottonwood vigas of the south wing are exposed.
- River rock fountain is installed.
- Plain board wainscoting and wrought iron light fixtures are added to the interior.

1943-1947 – Restaurant operated by Eugene and Lucille Paine.

1956 – Monti’s La Casa Vieja opens for business.

1969 – The Mill Room and new kitchen are added.

1979 - Southside addition is built.

1984 – The property is listed in the National Register of Historic Places #84000173.

2000 – The property is added to the Tempe Historic Property Register (Property #11).

2000 – Thirteen windows and doors are “rehabilitated,” through an Arizona State Parks Heritage Fund grant.

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Construction Procedures

Research is underway to determine the best procedures to use during construction on the site in terms of minimizing effects on the historic building.

- A laser scan has been completed of the entire building so that exact dimensions are known of how the building exists at this moment. These scans will be used to compare back to throughout construction to ensure the building integrity is being maintained.
- A Structural filed survey/analysis will be completed prior to any construction starting. This survey/analysis will be able to pinpoint any portions of the existing structure that might be particularly sensitive to the construction activities. Temporary reinforcing and shoring will be done in these areas to prevent unwanted movement.
- During demolition of the non-historic portion of the building a qualified contractor will be used to carefully remove the identified parts of the building without jeopardizing the integrity of the Hayden House. A dedicated Superintendent from the General Contractor will monitor the entire process.
- After demo of the non-historic portion of the building a hard barrier will be placed around the Hayden House to prevent inadvertent contact with the construction workers or the equipment required to construct the 2 new high rise buildings on site.
- An active shoring system will be used around the historic building to prevent ground movement while excavating the underground parking structure that is adjacent to it. Methods during this time will be taken to monitor and minimize vibration.
- During construction of the new building attached to the Hayden House a dedicated superintendent from the General Contractor will be assigned to constantly monitor and inspect all construction activities to ensure preventable damage isn't occurring to the historic portions.

Greg Burghardt
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**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 01/08/2015
Agenda Item: 3**

ACTION: Request for review and recommendation of an Amended Planned Area Development Overlay, a Use Permit for tandem parking, and a Development Plan Review for design of a 270-room hotel, office, retail and restaurant uses within approximately 915,000 sf. of new development, including the preservation of the Hayden House for a future phase restaurant use for **MILL & RIO SALADO (PL140182)**, located at 100 South Mill Avenue. The applicant is Manjula Vaz, Gammage & Burnham PLC.

RECOMMENDATION: Staff – Recommend approval of phase one of applicant’s Amended Planned Area Development Overlay, subject to conditions

BACKGROUND INFORMATION: Applicant proposes redeveloping approximately 2.51 acres of land located at the southwest corner of Mill Avenue and Rio Salado Parkway. The project site is the location of the locally designated C. T. Hayden House, also known as Monti’s La Casa Vieja. The former Monti’s building sits entirely within the boundaries of three of the six parcels that comprise the 2.51 acre project site. Although three parcels are designated Historic, the designation language limits Historic Preservation Commission (“HPC”) oversight to the boundaries of the 1873-1924 building / courtyard, which is a rectangular space measuring approximately 76’ 6” north to south by 134’ 6” east to west (see attachments 3A and 3B). Applicant has divided the project into two phases, with proposed phase one work occurring entirely outside of the area subject to HPC jurisdiction. Accordingly, HPC serves in an advisory capacity only as relates to proposed phase one work.



ATTACHMENTS: **3A.** Historic Preservation Designation Report HPO – 99.76; **3B.** “Preliminary 1873-1924 C. T. Hayden House Building / Courtyard Description;” **3C.** “Applicant’s Letter of Explanation;” **3D.** “Soil Map: Arizona, Tempe Sheet;” **3E.** “Geologic Investigation Series Map GI-2-H: Depth to River Gravel, Tempe Quadrangle, Maricopa County, Arizona;” **3F.** National Park Service (“NPS”) Preservation Brief 5, “Preservation of Historic Adobe Buildings;” **3G.** NPS Temporary Protection Tech Note Number 3, “Protecting a Historic Structure during Adjacent Construction;” **3H.** NPS Preservation Brief 31, “Mothballing Historic Buildings;” **3I.** Exhibits D (“Façade Conservation Easement”) and E (“Airspace Conservation Easement”) of City of Tempe contract number C2014-226

STAFF CONTACT: John Larsen Southard, Senior Planner / Historic Preservation Officer, (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: John Larsen Southard, Historic Preservation Officer

CHARLES TRUMBULL (C. T.) HAYDEN HOUSE HISTORICAL OVERVIEW

HISTORY AND SIGNIFICANCE OF MILL & RIO SALADO SITE AND SURROUNDINGS

Cited in the 1983 *Tempe Historic Property Survey* as “the most significant resource in Tempe,” the C. T. Hayden House is perhaps most commonly associated with Tempe founder Charles Hayden, Senator Carl Hayden, and Monti’s La Casa Vieja restaurant, a community gathering place in operation at the former Hayden home for nearly sixty years. However, the historic significance of the adobe building and the land on which it sits is far greater than simple association with individual persons or businesses. The historic C. T. Hayden House is located at a point near the south bank of the Salt River known as Tempe Crossing. This fording site, unlike most other points along the Salt River, “was reliable and could be safely crossed under most conditions,” as in the space “between Tempe Butte and the Papago Buttes, the river was confined to a flat narrow channel cut through a solid bedrock foundation.” As most other points along the Salt River were relatively unpassable “soggy [floodplains]... often more than a mile wide,” the Tempe Crossing has been utilized as a crossing point for hunters, traders, soldiers, and immigrants since prehistoric times.¹ Additionally, the river’s flow in that area proved ideal for irrigation canal headways as the buttes on the north and south sides of the waterway “caused severe restriction... and created a ‘considerable underflow’ as water rushed away from the hills.”² Tempe Crossing’s strong water flow led to the area becoming the headway for numerous prehistoric and early historic irrigation canals. The motive force of the constricted river flow also provided the power necessary to run Charles Hayden’s flour mill prior to the operation’s electrification.

MILL & RIO SALADO SITE AND SURROUNDINGS IN THE PREHISTORIC PERIOD

Nineteenth century anthropologist Frank Cushing is reported to have, “near Tempe, exhumed over twenty thousand articles of domestic, social, hunting, war and religious usage” dating to prehistoric times.³ What is now known as the Tempe Crossing was then located in the heart of a large and vibrant Native American population that relied upon the waters of the then-undammed Salt River to irrigate their crops and quench their thirst. Hayden Butte, the base of which has been found to be the resting place of many pre-historic Valley inhabitants and the upper reaches of which are home to many petroglyphs, is considered sacred by many Native Americans to this very day. The Hayden Butte / Tempe Crossing area was a mecca for large numbers of Hohokam who gathered for its irrigation potential, spiritually significant sites, and trading opportunities. Accordingly, it is not uncommon to locate clues to these past uses when developing or redeveloping the lands surrounding these geographic landmarks.

MILL & RIO SALADO SITE AND SURROUNDINGS IN THE HISTORIC ERA

Fur trappers Sylvester and James Pattie traversed the terrain surrounding the Hayden House in 1826.⁴ By the mid-to-late 1860s, maps and other records show the point as the crossing for several wagon roads, hay trails, and wood trails, many of which existed to supply the Fort McDowell military post. When traveling from Tucson to Prescott in 1866, Charles Hayden was advised to use the Tempe Crossing, described to him as being located between “a large and a small butte near the south bank of the river, opposite some rocky hills on the north side,” as his fording point because that was “the best crossing on the Salt River, with the least danger of quicksand.”⁵ Hayden joined others in an irrigation venture in late 1870; entered into a new irrigation partnership, claimed the subject property, constructed an adobe building on the site, and began operating a ferry service across the Tempe Crossing in 1871. By 1872, Hayden operated a post office and store out of the

¹ Janus Associates, *Tempe Historic Property Survey* (Tempe: City of Tempe, 1983), inventory form number 146; Victoria D. Vargas, Thomas E. Jones, Scott Solliday and Don W. Ryden, “Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona, Vol. 1: Introduction, Historical Research, and Historic Architecture (Tempe: Archaeological Consulting Services, 2007), 61 and 1046-1048; Billy Kiser, “Tempe Butte National Register of Historic Places Registration Form, <http://www.tempe.gov/home/showdocument?id=6490> (accessed December 1, 2014), 6-7.

² Jason H. Gart, *Papago Park: A History of Hole-in-The-Rock From 1848 to 1995* (Phoenix: Pueblo Grande Museum & Cultural Park, 1996), 9; Vargas, et al, Vol. 1, 1046-1048.

³ George Wharton James, *Arizona: The Wonderland* (Boston: The Page Company, 1929), 62.

⁴ Henry P. Walker and Don Bufkin, *Historical Atlas of Arizona* (Norman, OK: University of Oklahoma Press, 1979), entry 17; Vargas, et al, Vol. 1, 61; Dean Smith, *Tempe: Arizona Crossroads* (Chatsworth, CA: Windsor Publications, 1990), 17 and 24.

⁵ Vargas, et al, Vol. 1, 62-65. There is some question as to whether Hayden first crossed the Salt River in 1866, 1867, or 1868. See page 44 of Vargas, et al, Vol. 1 for additional information. The 1982 Tempe Multiple Resource Area National Register nomination describes Tempe as being, “a critical link in the transportation networks during the settlement of the Territory.” Janus Associates and Tempe Historical Society, “Tempe Multiple Resource Area,” December 1982, 11.

1871 adobe building. Hayden, known as the “Father of Tempe,” was also engaged in constructing a flour mill immediately east of the Hayden House property. Hayden’s river water-powered mill was described in an 1877 text as one of “three fine flouring mills in and close to Phoenix” that “furnish the larger portion of flour for Maricopa and Yavapai counties.”

Subsequent nineteenth century additions to and uses of the Hayden House included living quarters, a barn, a cattle corral, hotel rooms, and spaces for other functions.⁶ The California and Arizona Stage Company operated a stop at Hayden’s Ferry as early as 1876, making it likely that the Hayden House – one of the few buildings in the nascent community at that time – served as the stage station.⁷ The Phoenix-Tempe Road was graded in 1881, connecting Tempe Crossing with the previously-graded Mill Avenue and thereby allowing for easier travel between communities on the north and south sides of the river. A Southern Pacific branch line originating in Maricopa – mandated by statute to “cross the Salt River at Tempe” – arrived in town on June 19, 1887 and crossed the river to connect with Phoenix the following month. With Tempe serving as the Salt River rail crossing for trains carrying produce shipments and other cargo, the growing community became “the shipping point for the east side of the valley,” thereby benefitting once again from the surrounding topography. By the 1890s, several ferry ventures were operating at the Tempe Crossing and Charles Hayden’s property – both the parcels included in the Mill & Rio Salado project proposal and many surrounding acres – was the well-established social and commercial hub of the growing community.⁸ The twentieth century saw the Ocean-to-Ocean Highway – later designated American Association of State Highway and Transportation Officials-numbered highways U.S. 60, 70, 80, and 89 – routed next to the site, which remained a well-trafficked community gathering spot until the November 17, 2014 closure of Monti’s La Casa Vieja.⁹

CORRECTIONS AND CLARIFICATIONS

Two points requiring correction or clarification have been discovered while researching the C. T. Hayden House. The points to be corrected, clarified, or otherwise expanded upon are shown below.

1996 DETERMINATION OF INELIGIBILITY

ERROR:

The 1983 *Tempe Historic Property Survey* declared the C. T. Hayden House “the most significant historic resource in Tempe.” A 1996 update to the 1983 *Tempe Historic Property Survey* found that, “due to major alterations, this property does not retain sufficient integrity to be eligible to the National Register.”

CORRECTION:

Per a letter from then-HPO Joe Nucci, “[the 1996] determination was found to be in error and was reversed by the Tempe Historic Preservation Commission upon further evaluation. The property’s National Register status was updated in 1998. The property was listed in the Tempe Historic Property Register, the City’s official listing of community cultural resources worthy of preservation, on January 20, 2000.”¹⁰ The erroneous 1996 evaluation was struck from the C. T. Hayden House Tempe Historic Property Inventory Form on January 20, 2000 and replaced with a passage citing the building as, among other things, “one of the most significant historic buildings in Tempe,” “important for its rare architectural qualities which embody the building’s evolution.”

⁶ Vargas, et al, Vol. 1, 44-45; Scott M. Kwiatkowski, “The Rio Salado Parkway Realignment Project: Prehistoric and Historic Archaeology Investigations at the Foot of Tempe Butte, Tempe, Maricopa County, Arizona (Tempe: Archaeological Research Services, Inc, 1999), 5; Frank C. Lockwood, *Pioneer Days in Arizona: From the Spanish Occupation to Statehood* (New York: The MacMillan Company, 1932), 143; Hiram C. Hodge, *1877: Arizona As It Was* (Chicago: The Rio Grande Press, 1962), 151.

⁷ California and Arizona Stage Company advertisement, *Weekly Arizona Miner*, October 20, 1876.

⁸ Janus Associates, *Transcontinental Railroad in Arizona, 1878-1940* (Phoenix: Arizona State Parks Board, 1989), 13; Vargas, et al, Vol. 1, 65 and 68-70; Bradford Luckingham, *Phoenix: The History of a Southwestern Metropolis* (Tucson: University of Arizona Press, 1989), 30 and 126.

⁹ *Arizona Good Roads Association Illustrated Road Maps and Tour Book – REPRINT* (Phoenix: Arizona Department of Transportation, 1976), 46.

¹⁰ Janus Associates, *Tempe Historic Property Survey* (Tempe: City of Tempe, 1983), inventory form number 146; Tempe Historic Property Register Inventory Form, Survey Site No. T-146, October 4, 1996; Tempe Historic Property Register Inventory Form, Survey Site No. T-146, January 20, 2000; Joe Nucci, letter to Socorro Candelaria, April 18, 2006.

CONTENT OF TEMPE HPO WEBSITE “CHARLES TRUMBULL HAYDEN HOUSE” ENTRY

POINTS TO BE CLARIFIED:

The Charles Trumbull Hayden House listing in the online Tempe Historic Property Register shows the property as being listed in the local register for significance under National Register Criteria A, B, and C. The webpage reports National Register Criteria A and C to be the standards under which the C. T. Hayden House was deemed to be of historic significance. The property was added to the National Register under A and C in 1984.

CLARIFICATION:

Per a letter from then-HPO Joe Nucci, “the C. T. Hayden House / Monti’s La Casa Vieja derives significance from each of the four National Register criteria for eligibility.” Thus, its significance is not limited to just three of the four criteria. Instead, the C. T. Hayden House is historically significant under National Register Criteria A, B, C, and D.¹¹

MILL & RIO SALADO AMENDED PLANNED AREA DEVELOPMENT — PHASE ONE

OVERVIEW

Per the “Applicant’s Letter of Explanation” submitted on November 24, 2014, applicant proposes redeveloping approximately 2.51 acres of land located at the southwest corner of Mill Avenue and Rio Salado Parkway. The project site is the location of the recently-closed Monti’s La Casa Vieja. The former Monti’s building sits entirely within the boundaries of three of the six parcels that comprise the 2.51 acre project site. Historic property overlay zoning applies to the three parcels on which the Monti’s La Casa Vieja building sits as a result of the historic designation applied to them upon their inclusion in the Tempe Historic Property Register. Some portions of the designated parcels are specifically exempted from HPC oversight per the terms of the January 20, 2000 designation.

Applicant’s “redevelopment proposal is a mixed-use project comprised of a hotel tower, an office tower, ground floor restaurant and retail uses.” A 15-story hotel tower slated for Mill Avenue and Second Street, a 17-story office tower to be built on the west side of the project site, and a 9-level parking garage to accommodate up to 1,191 vehicles (3 below-grade levels, 1 at-grade level, and 5 above-grade levels) are the highest visibility elements of this development. Plans for a restaurant offering indoor and outdoor dining, slated for the corner of Mill Avenue and Rio Salado Parkway, will be submitted as part of applicant’s phase two proposal.

The above-referenced “Applicant’s Letter of Explanation” is attached to this report (see attachment 3C).

TEMPE HPO / HPC JURISDICTION

Section 14A-1 of the Tempe Historic Preservation Ordinance (“Ordinance”) declares the purpose and intent behind its enactment. Namely, “to provide protection for significant properties and archeological sites which represent important aspects of Tempe’s heritage; to enhance the character of the community by taking such properties into account during development, and to assist owners in the preservation and restoration of their properties.”¹² Per the Ordinance, HPC duties and responsibilities include:

¹¹ Tempe Historic Preservation Office “Charles Trumbull Hayden House,” <http://www.tempe.gov/city-hall/community-development/historic-preservation/tempe-historic-property-register/c-t-hayden-house> (accessed December 4, 2014); Nucci to Candelaria.

¹² Tempe Historic Preservation Ordinance, §14A-2. It should be noted that the ordinance uses the U. S. Government Printing Office spelling of archaeology, that being archeology. Archaeology and archeology are one and the same with respect to meaning, but can be spelled in either manner according to one’s personal and / or professional preference. See the Society for American Archaeology’s “Why are there two different spellings: archaeology and archeology?” webpage at <http://www.saa.org/ForthePublic/Resources/OtherUsefulResources/Whyarethetwodifferentspellingsarchaeology/tabid/1078/Default.aspx> for additional information on this topic.

Reviewing and making decisions on applications for proposed alterations, new construction, demolition or removal affecting landmarks, historic properties or properties located within an historic district; such review shall be based on the criteria as specified in §14A-6 of this chapter

The Tempe City Council (“Council”) voted to include the C. T. Hayden House in the Tempe Historic Property Register on January 20, 2000, making it an historic property as specified by §14A-2 of the Ordinance, in which the term “historic property” is defined as follows:

Historic property means a designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which expresses a distinctive character worthy of preservation, or an archeological site

The land included in the C. T. Hayden House historic property overlay zoning approved by Council on January 20, 2000 is described as follows:

The following approval is requested from the City of Tempe: #HPO-99.76 Designation as a Historic Property for Monti’s La Casa Vieja (C.T. Hayden House) consisting of approximately 1 acre located at 1 West Rio Salado Parkway¹³

The one acre of land located at 1 West Rio Salado, as listed above, consists of three parcels, which are as follows:

Assessor’s Tax Parcel Number(s) 132-29-172, 132-29-173, 132-29-174A¹⁴

When listed in the Tempe Historic Property Register, the following limitations were applied, as noted by the applicant:

When the property was listed in the Tempe Historic Property Register in 2000, Staff noted several elements within the boundaries of the designated parcel which were considered non-contributing elements. Non-adobe additions to the south of the 1873-1924 portion of the structure, landscaping to the north, the parking lot to the west and south, and the billboard on the north were called out so that future consideration alterations or demolition work limited to a non-contributing elements, would not be subject to HPC review. Work to the adobe structure only, would require HPC (or HPO, in the case of minor work) approval¹⁵

Per applicant’s site plan, phase one work will be limited to the area outside of the footprint of the 1873-1924 building / courtyard subject to HPC jurisdiction. As phase one of the Mill & Rio Salado project only involves work occurring entirely outside of the area subject to HPC jurisdiction, HPC serves solely in an advisory capacity as relates to applicant’s phase one proposal.

POTENTIAL IMPACT ON THE 1873-1924 HAYDEN HOUSE BUILDING / COURTYARD

The oldest portions of the Hayden House are constructed of unreinforced, unstabilized adobe brick. Per the National Park Service, “because adobe bricks are not fired in a kiln as are clay bricks, they do not permanently harden, but remain unstable.” Numerous variables, some hyperlocal in nature, factor into the durability of historic adobe buildings – their base materials being chief among those variables. As such, “to attempt the preservation of an adobe building is almost a contradiction.” Being “a formed-earth material, a little stronger perhaps than the soil itself,” adobe is “a material whose nature is to deteriorate.” Accordingly, “the preservation of historic adobe buildings, then, is a broader and more complex problem than most people realize.” Soil conditions at the project site may further compound the difficulty of protecting the historic adobe building / courtyard. The Hayden House likely sits on 6 to 15 feet of unconsolidated alluvial deposits, with a 1900 U. S. Department of Agriculture report classifying the soil at and around the Hayden House as being comprised

¹³ Staff Summary Report re: Monti’s La Casa Vieja #HPO-99.76 to Planning & Zoning Commissioners, December 14, 1999.

¹⁴ Monti’s La Casa Vieja Historic Designation Nomination Form, August 19, 1999.

¹⁵ Tempe Historic Preservation Office “Charles Trumbull Hayden House,” <http://www.tempe.gov/city-hall/community-development/historic-preservation/tempe-historic-property-register/c-t-hayden-house> (accessed December 4, 2014)

primarily of “fine sand” and “very fine sand” (see attachments 3D and 3E).¹⁶ As such, the ground on which the home stands may be more prone to shifting than land located further from the Salt River channel. In addition, the fine alluvial soil found on and around the project site may indicate use of adobe bricks that are weaker than might typically be expected.¹⁷ Although the Salt River has been dammed since 1911, proximity to the river channel also poses risks to the historic adobe.¹⁸ Should the groundwater level at the project site, which varies based upon factors including the river’s underflow, necessitate dewatering, any associated subsidence might stress the historic adobe walls of the Hayden House. Preservation issues to consider during phase one of the Mill & Rio Salado project include the potential adverse impact of construction-related vibration, the possibility of ground subsidence during excavation and / or dewatering, and the state of the historic ceiling and adobe bricks found in the Hayden House.

DOCUMENTING AND PROTECTING THE 1873-1924 HAYDEN HOUSE

Protecting the Hayden House requires thorough research and documentation, a well-considered protection plan, and perfect execution of said plan. Historical research and careful documentation of the Hayden House are vital first steps in the protection process.

RESEARCH AND DOCUMENTATION

Per the National Park Service, “preserving and rehabilitating a deteriorated adobe building is most successful when the techniques and methods used for restoration and repairs are as similar as possible to the techniques used in the original construction.”¹⁹ Documentation of the Hayden House and its history will aid the applicant when drafting and implementing a protection strategy to be implemented during phase one demolition, excavation, and construction activities. Documentation of the building / associated structures and the site’s history will also be of use to the applicant when determining how to rehabilitate the 1873-1924 building / courtyard during phase two of the Mill & Rio Salado project. The HPO and HPC will also benefit from comprehensive documentation of the Hayden House when reviewing applicant’s phase one protection plan and phase two rehabilitation plan. An outline format Historic American Buildings Survey (“HABS”) report appears to be the most efficient and effective way of researching and documenting the Hayden House and its history. An outline format HABS report offers the added benefit of making the findings widely available to researchers wishing to learn more about the property.²⁰ A completed outline format HABS report, in conjunction with the results of a geotechnical analysis of the building site, will allow an adobe preservation specialist to devise a plan to protect the 1873-1924 building / courtyard during phase one demolition, excavation, and construction on the Mill & Rio Salado project site.

¹⁶ Arizona Agricultural Experiment Station, “Soil Map: Arizona, Tempe Sheet,” U. S. Department of Agriculture, 1900, http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/arizona/saltrivervalleyAZ1900/Soil_map_Tempe.pdf (accessed December 30, 2014); “Arizona Bureau of Geology and Mineral Technology, “Geologic Investigation Series Map GI-2-H: Depth to River Gravel, Tempe Quadrangle, Maricopa County, Arizona,” 1986, <http://repository.azgs.gov/sites/default/files/dlio/files/nid1413/tempegi-2-h.pdf> (accessed December 30, 2014); “Arizona Bureau of Geology and Mineral Technology, “Geologic Investigation Series Map GI-2-A: Geology, Tempe Quadrangle, Maricopa County, Arizona,” 1986, <http://repository.azgs.gov/sites/default/files/dlio/files/nid1413/tempegi-2-aside1-ocr.pdf> (accessed December 30, 2014). A 1900 analysis of the soil found at and around the Hayden House site determined 30.07% of the soil to be “Fine sand, 0.25 to 0.1mm” and 33.39% “Very fine sand, 0.1 to 0.05mm.” Thomas H. Means, “Soil Survey in Salt River Valley, Arizona,” U. S. Department of Agriculture, 1900, http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/arizona/saltrivervalleyAZ1900/saltrivervalleyAZ1900.pdf (accessed December 30, 2014), 294.

¹⁷ Per adobe expert Reggie Mackay, a proper mixture of sand, clay, and water is essential if one wishes to produce durable adobe. In addition to ratios, the quality of each component impacts the overall durability of the final product. Generally speaking, Mackay rates Salt River clay as being stronger than Santa Cruz River clay, but weaker than Gila River clay. However, the consistency of the sand used in the manufacture of adobe bricks also plays a role in determining quality, and is location specific. Per a National Park Service brief, “more important [than use of a binder such as straw] for durability, however, is the inherent clay-to-sand ratio found in native soil.” Reggie Mackay presentation at 2014 Arizona Historic Preservation Conference in Rico Rico, AZ, June 12, 2014; National Park Service, “Preservation of Historic Adobe Buildings – Preservation Briefs 5,” U. S. Department of the Interior, August 1978, 1. It is interesting to note that atypical binding materials have been found within the adobe walls of the C. T. Hayden House. Per a quote from Leonard Monti included in a 1967 *Arizona Republic* article, “[the Territorial-era builders] used almost anything at hand to bind the adobe. I dug into a wall to build a shelf in my living quarters and found pork chop bones.” “Senator’s Birthplace Serves Steaks,” *Arizona Republic*, December 3, 1967.

¹⁸ Bradford Luckingham, *Phoenix: The History of a Southwestern Metropolis* (Tucson: University of Arizona Press, 1989), 46-47.

¹⁹ National Park Service, “Preservation Brief 5: Preservation of Historic Adobe Buildings,” U. S. Department of the Interior (Washington: Government Printing Office, 1978), 1.

²⁰ More information about HABS and preparation of an outline format HABS report can be found in the National Park Service document entitled “Historic American Buildings Survey Guidelines for Historical Reports,” accessible via the following link: <http://www.nps.gov/hdp/standards/HABSHistory.pdf>. HABS report submission procedures are outlined in the National Park Service document entitled “Preparing HABS/HAER/HALS Documentation,” accessible via the following link: http://www.nps.gov/hdp/standards/Transmittal_October%202014.pdf.

PROTECTION PLAN

Developing and successfully implementing a protection plan to safeguard the Hayden House during phase one activities is essential. Using the HABS report, geotechnical report, and other resources deemed necessary, a structural engineer with extensive experience working with historic adobe can devise such a plan. It is important, however, that the structural engineer tasked with drafting the protection plan have ample experience working with historic adobe – preferably historic adobe made of Salt River clay.²¹ As the historic 1873-1924 building / courtyard will presumably be vacant during phase one activities, it is also suggested that a ‘mothballing’ component be added to the protection plan, with a particular emphasis on the risk posed by the building’s mechanical systems. Per the National Park Service:

Mechanical systems should be monitored for break-down. For instance, leaking water pipes and condensation can be potentially more damaging to the adobe building than to a brick, stone, or frame structure. Observing adobe buildings for subtle changes and performing maintenance on a regular basis cannot be over emphasized. It is the nature of adobe buildings to deteriorate, but cyclical maintenance can substantially deter this process, thus producing a relatively stable historic adobe building.²²

When drafting a protection plan for the Hayden House, it is suggested the development team review resources such as National Park Service (“NPS”) Preservation Brief 5, “Preservation of Historic Adobe Buildings,” NPS Temporary Protection Tech Note Number 3, “Protecting a Historic Structure during Adjacent Construction,” and NPS Preservation Brief 31, “Mothballing Historic Buildings” (see attachments 3F, 3G, and 3H).²³

ARCHAEOLOGY

LEGAL CONSIDERATIONS

Per §14A-2 of the Ordinance, the entirety of the Mill & Rio Salado project property is an “archeological site.” §14A-2 defines an “archeological site” as, “a site that has yielded, or exhibits the promise of yielding, information important in the understanding of human prehistory or history. Such information may consist of evidence of past human life, habitation or activity, as well as material remains.”²⁴ The Mill & Rio Salado project property is not currently designated an “archaeologically sensitive” site as defined in §14A-2 and 14A-4(k) of the Ordinance.²⁵

State law mandating certain reporting, recovery, and potential repatriation processes and timelines will apply should human remains or funerary objects be encountered on-site. Such finds would be covered governed by Arizona’s Disturbing Human Remains or Funerary Objects on Lands Other Than State Lands Act (A.R.S. §41-865) and, potentially, other local, state, or national laws, policies, or protocols.²⁶

²¹ Per National Park Service Preservation Brief 5, “Preservation of Historic Adobe Buildings,” it is advisable to, “whenever possible, secure the services or advice of a professional architect or other preservationist proficient in adobe preservation and stabilization.” National Park Service, “Preservation Brief 5: Preservation of Historic Adobe Buildings,” U. S. Department of the Interior (Washington: Government Printing Office, 1978), 3.

²² National Park Service, “Preservation Brief 5: Preservation of Historic Adobe Buildings,” U. S. Department of the Interior (Washington: Government Printing Office, 1978), 7.

²³ Preservation Brief 5 is accessible online at <http://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/05Preserve-Brief-Adobe.pdf>. Temporary Protection Tech Note 3 is available online at <http://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Protection03.pdf>. Preservation Brief 31 is available online at <http://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/31Preserve-Brief-Mothballing.pdf>.

²⁴ Tempe Historic Preservation Ordinance, §14A-2.

²⁵ Per §14A-4(k) of the Ordinance, classifying a site as archaeologically sensitive requires formal HPC action. The HPC has not, to this point, classified the C. T. Hayden House site as archaeologically sensitive.

²⁶ For more information relating to A.R.S. §41-865, see the Arizona State Museum policies 8-101 to 8-110 (Rules Implementing A.R.S. §41-865 Disturbing Human Remains or Funerary Objects on Lands Other than State Lands). These policies are accessible online at http://www.statemuseum.arizona.edu/crservices/rules_41_865.pdf.

ARCHAEOLOGICAL POTENTIAL

The archaeological potential — both prehistoric and historic — of the Hayden House property cannot be understated. The site, referred to in the 1983 *Tempe Historic Property Survey* as “the most significant resource in Tempe,” is likely to hold artifacts relating to its location adjacent to “the best crossing on the Salt River,” its value as an prehistoric era and historic period irrigation canal headway point, its proximity to the many rich prehistoric and historic archaeological sites surrounding Hayden Butte, and its status as the social and commercial hub of early Tempe. Much of the area surrounding the Mill & Rio Salado project site has been thoroughly investigated and proven to hold important evidence of prehistoric and historic life and trade patterns in Tempe, the Salt River Valley, and the greater Southwest.

ARCHAEOLOGY – PREHISTORIC

Hayden Butte was very significant to the Hohokam people and remains significant to members of the Four Southern Tribes of Arizona. Whereas La Plaza, a large nearby Hohokam-era site spanning southeast from the Sun Devil Stadium area, has been identified by archaeologists as a “place where people lived, farmed, and went about their daily business,” the butte is seen as a location that, “seems in some ways to have transcended the secular realm.” Indeed, Hohokam petroglyphs found on the butte have been credited to tribal shamans. Per a 2005 archaeological report, “the majority of datable archaeological features near the butte date to the Classic period (ca. A.D. 1150-1500),” and include “a considerable number of prehistoric graves... at the foot of the butte.” By the time of the 2005 report cited above, “only three prehistoric features — two canals and a roasting pit — [had] been found along Mill Avenue between University Drive and the Salt River, along with some ambiguous finds of redeposited prehistoric material in historic contexts.” This is believed to “suggest that Mill Avenue” is located in what was “an agricultural area.” It should be noted, however, that two sites on Mill Avenue, one being Fifth Street and Mill and the other being Third Street and Mill, are locations at which “Gila Butte Red-on-buff sherds” have been found in “disturbed contexts.” One possibility raised by the 2005 report is the prospect of “an as-yet-undiscovered Gila Butte phase site... located somewhere very close by.” The final Mill Avenue site discussed is located to the east of the thoroughfare north of Seventh Street. Findings at that site are believed to date to approximately A.D. 1040.²⁷

ARCHAEOLOGY – HISTORIC

The Hayden House property is the indisputable social, commercial, and transportation hub of early Tempe. Its proximity to Tempe Crossing means the site is highly likely to have been a preferred point of crossing for early historic period explorers, trappers, soldiers, traders, settlers, etc., looking to ford the then undammed Salt River. Extensive documentation reveals the site’s value as a crossing point to be well-known in the years immediately following the Civil War, making the land near the easily-fordable portion of the river a highly probable point of gathering, encampment, and commerce for the Salt River Valley’s earliest Anglo settlers. Hayden’s development of the site provides a logical and readily identifiable marker for a tighter demarcation of the areas with the greatest potential for invaluable historic archaeological deposits. The Mill & Rio Salado project parcels have been in active use from the 1870s onward, with buildings and structures built as or functioning as a barn, cattle corral, hotel, family living quarters, official and unofficial community gathering points, post office, and retail store, among many other uses.

²⁷ Billy Kiser, “Tempe Butte National Register of Historic Places Registration Form,” <http://www.tempe.gov/home/showdocument?id=6490> (accessed December 1, 2014), 3-14; Thomas Wright, David Abbott, Andrew Christenson, Terry Coriell, Jeffrey Eighmy, Jannifer Gish, Beau Goldstein, Jeffrey Hathaway, Scott Kwiatkowski, Bruce Phillips, Scott Solliday, and Arthur Vokes, *La Plaza y La Cremaria: Archaeological Investigations in a Portion of AZ U:9:165 (ASM), a Multicomponent Site in Tempe, Maricopa County, Arizona* (Tempe: Archaeological Research Services, 2005), 32 and 42-43. For additional information about the Four Southern Tribes, see Lynn S. Teague’s paper entitled “The Four Southern Tribes and the Hohokam of the Phoenix Basin,” available online at <http://www.tempe.gov/home/showdocument?id=6431>. Use of adobe bricks was commonplace in the earliest years of Anglo settlement in the Salt River Valley. According to Bradford Luckingham, “as late as 1878, adobe buildings predominated in Phoenix.” However, “the opening of a fired brick factory in that year, and the completion of the Southern Pacific main line to Maricopa in 1879... caused brick and wooden structures rapidly to replace adobe in popularity.” The Maricopa and Phoenix Railroad’s 1887 arrival in Tempe, along with the formation of the Tempe Land and Improvement Company that same year, sparked a Tempe building boom marked by use of “fired red brick and sawed lumber,” with adobe brick construction “abandoned for a more ‘American’ look.” Bradford Luckingham, *Phoenix: The History of a Southwestern Metropolis* (Tucson: University of Arizona Press, 1989), 21-22 and 125-126.

As stated in the 1982 Tempe Multiple Resource Area National Register nomination, “the area adjacent to the Hayden House/La Casa Vieja... where additions to the house were both constructed and demolished, and where activity related to the Hayden home and business was intensive,” is, “worthy of archaeological investigation.”²⁸ The site may have been the location of a fish pond in which Charles Hayden “planted carp... to give some variety to the diet of local residents,” was the location of young Annie Hayden’s interment prior to the exhumation and subsequent relocation of her remains to Double Butte Cemetery, and was the location of the Tempe Free Liberal Library — the first such institution in the community.²⁹ Archaeological study of the site may identify the location of Hayden’s first dwelling on the property, “a shelter of willow poles and brush,” or the underground water pipe that made the Hayden House the first in Tempe to boast running water — as might be expected given that Hayden established the town’s first pressure-operated water system.³⁰ Finally, the Hayden House property is undoubtedly the location of privies, trash pits, and other historic archaeological treasure troves commonly associated with homesites, all of which may contribute valuable information to the body of knowledge relating to early Tempe life and commerce. Later uses of the site include a 1930s-era gasoline station located near the southeast corner of the 2.51 acre property, adjacent to what was then U. S. 60-70-80-89. Post-statehood artifacts found onsite might allow for better understanding of Tempe’s pre-World War I through early post-World War II culture and economy.

STAFF RECOMMENDATION

RECOMMENDED HPC ACTION

HPC issue a recommendation of approval for phase one of the Mill & Rio Salado project proposal, contingent upon the inclusion of the stipulations listed below.

PROPOSED STIPULATIONS FOR PROTECTION OF THE HISTORIC 1873-1924 C. T. HAYDEN HOUSE BUILDING / COURTYARD DURING PHASE ONE OF THE MILL & RIO SALADO PROJECT

1. Tempe Historic Preservation Office (“HPO”) / Historic Preservation Commission (“HPC”) review and decision-making authority pertaining to the Mill & Rio Salado development site (“Overall Site”) is limited to the historic 1873-1924 building / courtyard (“Historic Property”), which is currently defined as a rectangular area measuring 76’ 6” by 134’ 6”, more or less, located at the northeast corner of the overall development site. This 76’ 6” by 134’ 6” area is described in Historic Preservation Designation Report HPO – 99.76 and, more specifically, in the “Preliminary 1873-1924 C. T. Hayden House Building / Courtyard Description” issued by HPO on December 19th, 2014. A final legal description will be issued following a survey of the site, the results of which require approval of both applicant and HPO.
2. No excavation, demolition, new construction, alterations, modifications, or other development shall occur on the Overall Site until a protection plan, as detailed below, has been approved by the HPC. The protection plan shall include:
 - (A) the results a geotechnical analysis of subsurface conditions for the Overall Site;

²⁸ Janus Associates and Tempe Historical Society, “Tempe Multiple Resource Area,” December 1982, 9.

²⁹ Bert M. Fireman, “Charles Trumbull Hayden,” *The Smoke Signal* 19 (Spring 1969): 201-205; “Senator’s Birthplace Serves Steaks,” *Arizona Republic*, December 3, 1967. See pages 38-39 of Carl Hayden’s *Charles Trumbull Hayden: Pioneer* (Tucson: Arizona Historical Society, 1972) for a description of the Hayden House project property’s early site plan. It is unlikely that the “fish pond... with walled stone sides” mentioned in the December 3rd, 1967 *Arizona Republic* article entitled “Senator’s Birthplace Serves Steaks” is the same pond referenced by Fireman in “Charles Trumbull Hayden,” as the 1920s fountain installed by the Hayden sisters — a possible candidate for confusion with or misidentification as a “fish pond... with walled stone sides” — as the 1920s fountain did not exist until long after Senator Hayden could have “[played] around [it] when he was a child,” as he is reported to have claimed in the 1967 *Arizona Republic* article. Per a 1967 research paper entitled “Settlement on the Salt: The Story of La Casa Vieja,” the Tempe Free Liberal Library was referred to as the Tempe Free-Library in the May 5, 1888 edition of the *Tempe News*. Priscilla Overman, “Settlement on the Salt: The Story of La Casa Vieja,” January 10, 1967, 11.

³⁰ Fireman, 194 and 204; Carl Hayden, *Charles Trumbull Hayden: Pioneer* (Tucson: Arizona Historical Society, 1972), 38; Ben Furlong, *Tempe: The Past, The Present, The Future* (Tempe: City of Tempe, 1997), 6. Thomas Farish describes Hayden’s first dwelling on the property as, “a small pole shanty about 14x16 feet, upon the spot now occupied by the old Hayden house.” Thomas Edwin Farish, *History of Arizona, Volume VI* (San Francisco: Filmer Brothers Electrotype Company, 1918), 109.

- (B) an analysis of said conditions by a structural engineer experienced with historic adobe buildings / structures ("Qualified Engineer"), along with a shoring and protection plan for preventing damage to, or structural failure of, the Historic Property resulting from any and all excavation / construction / dewatering activities on the Overall Site.
3. Phase one subsurface excavation on the Overall Site shall be held back a minimum of 7 (seven) feet from the Historic Property.
 4. Dewatering shall not begin until the Qualified Engineer has reviewed and revised, as necessary, a plan for preventing damage to, or structural failure of, the Historic Property.
 5. Applicant's phase two proposal, including a rehabilitation plan for work on the Historic Property, will be submitted to the HPC for review and decision-making. The rehabilitation plan included in the phase two submission may propose:
 - (A) appropriate alterations and modifications to the Historic Property, including the construction of new and / or additional support functions (i.e. kitchen and restrooms), circulation areas, and dining rooms / areas;
 - (B) the demolition of historic and / or non-historic elements of the Historic Property;
 - (C) the introduction of significant new elements, and;
 - (D) additional subsurface excavation that may encroach upon the boundaries of the Historic Property.
 6. The rehabilitation plan submitted for HPC review and decision-making shall include the full description of the "Structure" and "Airspace" to be added to Exhibit B of Exhibits D ("Façade Conservation Easement") and E ("Airspace Conservation Easement"), respectively, of City of Tempe contract number C2014-226 ("226").

Exhibits D and E of 226 are attached to this report. See attachment 31.
 7. Any work involving the Historic Property, including investigative removal or other exploratory procedures necessary to gather information relating to the integrity and / or significance of any element of the Historic Property prior to drafting a rehabilitation plan, must be reviewed and approved by HPO prior to commencement.
 8. Applicant shall contract with a qualified firm for preparation of an outline format Historic American Buildings Survey ("HABS") report documenting the entirety of the Historic Property, which is to be completed prior to commencement of any excavation / construction, etc., on the overall development site. A duplicate copy of all HABS material submitted to the National Park Service shall be deposited with HPO.
 9. Onsite archaeological monitoring shall be provided during any demolition or excavation activities occurring on the Overall Site. Should said archaeological survey reveal the existence of any extraordinary prehistoric or historic artifacts not funerary in nature, the developer shall endeavor to salvage, or, at minimum, thoroughly document said artifacts.



Tempe Historic Preservation Office

December 19th, 2014

Preliminary 1873-1924 C. T. Hayden House Building / Courtyard Description

This description of the historic 1873-1924 C. T. Hayden House building / courtyard is intended to serve as a means of identifying the portion of the former Monti's building subject to HPC review under §14A-6(a) through 14A-6(e) of the Tempe City Code. When received and approved, the results of a yet-to-be-completed formal survey of the historic resource will supersede this preliminary description.

The historic 1873-1924 building / courtyard of the C. T. Hayden House (THPR #11) sits entirely within parcels 132-29-172 and 132-29-173. Parcel 132-29-174A is also designated and bears Historic Property Overlay Zoning. However, the January 20th, 2000 Tempe Historic Property Register designation for the C. T. Hayden House includes language limiting the Historic Preservation Office / Historic Preservation Commission review and approval requirement outlined in Tempe City Code Chapter 14A. Specifically, "several elements within the boundaries of the... designated parcel" were identified as "non-contributing elements." Language specifying the non-contributing elements is as follows:

The non-contributing elements include: non-adobe additions to the south of the 1873-1924 portion of the structure; landscaping to the north (1999 COT Rio Salado [P]arkway improvements; parking lot to the west and south; billboard on the north.[.])

Per the designation:

In future consideration of the property for alteration or demolition, work limited to a non-contributing element would not be subject to HPC review. Any new work to the adobe structure exclusively, would require HPC (or HPO, in the case of minor work) approval.

The designation report included, "an aerial photo which defines the historic contributing element of the structure." A copy of that photograph is attached to this document (Attachment A).

The historic 1873-1924 C. T. Hayden House building / courtyard subject to HPC oversight, including review of proposals potentially impacting the historic resource, as defined in §14A-6(a) through 14A-6(e) of the Tempe City Code is defined as follows:

The historic 1873-1924 C. T. Hayden House building / courtyard measures seventy-six feet and six inches (76' 6") north to south, more or less, from the north face of the northern east-west wall running roughly parallel to Rio Salado Parkway to the south face of the 1924 east-west spanning southern courtyard wall featuring an exposed adobe segment with distinctive curvilinear parapet. The points used for obtaining the 76' 6" measurement are marked by vertical lines indicated as "A" and "B" in the color photos attached to this document. The northeast corner of the building, being the intersecting point of the plane along which the arched main doorway to Monti's is located and the plane along which a Monti's awning hangs above a side entrance to the former restaurant, serves as a visual reference point denoting the northernmost reach of the 76' 6" distance. The southern face of the raised parapet located along the Mill

HISTORIC PRESERVATION COMMISSION

Andrea Gregory, Chair
Dr. Ira Bennett, Vice-Chair
Anne Bilsbarrow
Charles Buss
Charlie Lee
Lauren Proper
Brenda Shears
Scott Solliday
Korri Turner

♦ ♦ ♦

HISTORIC PRESERVATION OFFICER

John Larsen Southard, MA



The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior/National Park Service



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Tempe, AZ 85280

♦ ♦ ♦

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Preliminary 1873-1924 C. T. Hayden House Building / Courtyard Description – Page 2

Avenue side of the building approximately 76' 6" south of the northern reference point serves as a clear visual indicator of the southernmost point of the 76' 6" north-to-south measurement.

The historic 1873-1924 building / courtyard measures one-hundred-thirty-four feet and six inches (134' 6") east to west, more or less, along the above-referenced east-west wall running roughly parallel to Rio Salado Parkway. The points used for obtaining the 134' 6" measurement are marked with the letters "A" and "C" in the color photos attached to this document. The northeast corner of the building, being the intersecting point of the plane along which the arched main doorway to Monti's is located and the plane along which a Monti's awning hangs above a side entrance to the former restaurant, serves as a visual reference point denoting the easternmost reach of the 134' 6" distance. The western face of the western wall featuring a distinctive curvilinear parapet located near the northern portion of the former restaurant's western parking lot approximately 134' 6" south of the eastern reference point serves as a clear visual indicator of the westernmost point of the 134' 6" east-to-west measurement of the historic 1873-1924 building / courtyard. The 134' 6" east-to-west measurement also applies to the southern boundary of the historic 1873-1924 building / courtyard, although access restrictions prohibit an exact point of reference at the western end of the southern wall from being identified at this time. The approximate point is labeled "D" in the attached color photographs. Vigas and other architectural elements extending beyond the north, east, and west building façades, although located outside of the above measurements, are also contributing features subject to the terms of §14A-6(a) through 14A-6(e) of the Tempe City Code.

Attachments:

- 1) Black and white copy of the marked-up aerial photo defining the historic contributing elements of the 1873-1924 C. T. Hayden House building / courtyard. This photo accompanied the 2007 designation documents and is referenced in the section of the designation excluding certain portions of the designated parcels from HPC review.
- 2) 7-page packet of marked-up color photographs showing points A, B, C, and D, as referenced above. This packet also includes mark-ups showing the reference points listed above.



C

A

HISTORIC BUILDING + COURTYARD

PERIOD OF SIGNIFICANCE
1873-1924

HISTORIC "H" PARCELS
132-29-172
132-29-173

D

B

1968 ADDITION

HISTORIC "H" PARCEL
132-29-174A
[EXCLUDED]

1979 ADDITION

HISTORIC "H" PARCEL
132-29-174A
[EXCLUDED]







A





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**MINUTES OF THE
HISTORIC PRESERVATION COMMISSION
January 8, 2015**

Hatton Hall at the Governor Benjamin B. Moeur House Campus
34 E. 7th Street, Tempe, AZ 85281
6:00 PM

Commission Present:
Andrea Gregory, Chair
Chuck Buss
Charlie Lee
Lauren Proper
Brenda Shears
Scott Solliday
Korri Turner

City Staff Present:
Brenda Abney, Tempe History Museum
Hansen, Project Management Coordinator
Billy Kiser, Graduate Intern
Jared Smith, Tempe History Museum
Holly Solis, Graduate Intern
John Larsen Southard, Historic Preservation Officer
Mark Vinson, FAIA, City Architect

Commission Absent:
Ira Bennett, Vice Chair
Anne Billsbarrow

Chair Gregory called the meeting to order at 6:05 p.m.

1. Approval of December 11, 2014 HPC minutes

Commissioner Proper moved to approve the Minutes from the December 11, 2014 meeting. The motion was seconded by Commissioner Solliday, and passed with a vote of 7-0.

2. Discussion of *You As a Public Official* and *Robert's Rules of Order*

- HPO Southard provided an overview of *You As a Public Official* and *Robert's Rules of Order*

3. Request for review and recommendation of an Amended Planned Area Development Overlay, a Use Permit for tandem parking, and a Development Plan Review for design of a 271-room hotel, office, retail and restaurant uses within approximately 915,000 sf. of new development, including the preservation of the Hayden House for a future phase restaurant use for **MILL & RIO SALADO (PL140182)**, located at 100 South Mill Avenue. The applicant is Manjula Vaz, Gammage & Burnham PLC.

- Manjula Vaz outlined changes to the approved 2008 PAD, including the division of the project into two phases. Phase I includes the area surrounding the historic Hayden House, phase II includes the Hayden House.
- HPO Southard discussed 2000 Historic designation, which included 3 parcels. Applicant submitted revised, two-phase plan, with phase I work entirely outside of HPC jurisdiction. As phase I is outside area of HPC jurisdiction, HPC's role is advisory only. Applicant's phase II proposal will require HPC approval.
- Chair Gregory asked if a Building Condition Assessment Report (BCAR) will be prepared. HPO Southard stated THPO is requesting an outline format Historic American Buildings Survey in place of a BCAR.
- Chair Gregory inquired about adding language requiring consultation with the State Historic Preservation Office or Tempe HPO in the case of "extraordinary" archaeological finds. Grady Gammage requested Tempe Historic Preservation Office consultation in place of SHPO consultation. HPO Southard indicated concurrence with Mr. Gammage's request.

- Chair Gregory asked how the seven foot protection zone was determined. HPO Southard replied that the seven foot figure was included in the 2008 construction plan.
- Mr. Southard discussed procedures for mothballing and securing an historic building during construction.

Commissioner Solliday moved to recommend approval of applicant's phase one proposal, with HPO-recommended stipulations amended as follows: add ", in consultation with HPO," between the words developer and shall in the last sentence of stipulation nine. The motion was seconded by Commissioner Shears, and passed with a vote of 7-0.

4. Discussion and possible direction regarding Ocotillo Power Plant project

- APS has provided THPO \$15,000 to fund an historical monograph about Ocotillo Power Plant and its impact on Tempe's development.
- Commissioner Buss suggested including Ocotillo's impact on and place in residential areas.
- Discussion of the need for photographic documentation of the Ocotillo Power Plant.
- Commissioner Lee asked when the current power plant will be demolished. HPO Southard stated construction of a new facility is to begin around 2016-2017, with said facility being constructed in a different location on the property.
- Chair Gregory asked if any finds of archaeological significance have been made on-site. HPO Southard replied APS has located canals, possibly prehistoric in age, on the property.
- Commissioner Solliday suggested examining Ocotillo's association with socio-political changes in Tempe.
- Issue to be revisited at February HPC meeting.

5. Discuss and Consider Chair / Staff Updates

- HPO Southard discussed the need for a barrier surrounding the historic WPA stonework in North Moer Park.
- HPO Southard introduced Brenda Abney of the Tempe History Museum and HPO Graduate Intern Holly Solis.
- HPO Southard discussed talks with Neighborhood Advisory Committee to determine how their work and that of the HPC overlap. The two bodies may attempt to meet jointly at some point in the future.
- Mr. Hansen provided an update on the ongoing Character Areas project. He plans on creating an ambassador training program that focuses on culture and preservation and would like the HPC to have a more active role in the process.
- HPO Southard provided an update on Valley Metro's Urban Streetcar project.

6. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements
- No reply

7. Call to Audience: Persons wishing to address the commission on any matter may do so at the discretion of the Chair, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.
- No reply

The meeting was adjourned at 7:25 p.m.

Prepared by: Holly Solis, Graduate Intern

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer


Andrea Gregory, Chair

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE EXISTING HISTORICAL MONTI'S LA CASA VIEJA being a portion of the West half of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at an aluminum cap marking the West quarter of said Section 15 which bears North 00 degrees 02 minutes 59 seconds West a distance 2639.78' (twenty six hundred thirty nine and seventy eight hundredths feet) from a cut "X" marking the southwest corner of said Section 15.

Thence North 89 degrees 33 minutes 13 seconds East, a distance of 901.09' (nine hundred one and nine hundredths feet) to a point on the southwest corner of said historical building, said point also being THE TRUE POINT OF BEGINNING.

Thence North 00 degrees 24 minutes 05 seconds East along the west wall of said historical building a distance of 76.83' (seventy six and eighty three hundredths feet) to a point on the northwest corner of said historical building.

Thence South 89 degrees 59 minutes 11 seconds East along the north wall of said historical building, a distance of 131.98' (one hundred thirty one and ninety eight hundredths feet) to a point on the northeast corner of said historical building.

Thence South 00 degrees 28 minutes 00 seconds West along the east wall of said historical building, a distance of 77.12' (seventy seven and twelve hundredths feet) to a point on the southeast corner of said historical building.

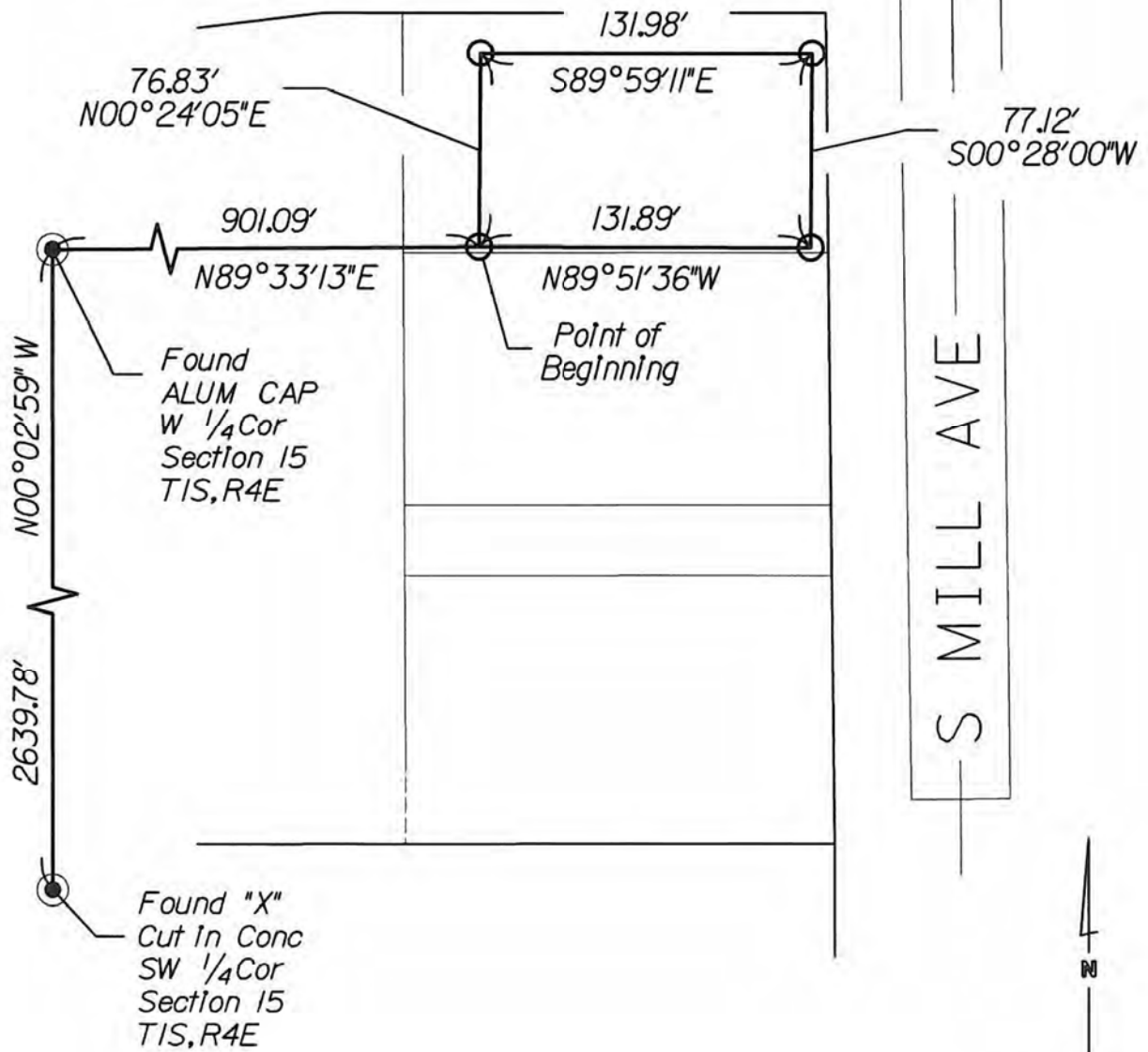
Thence North 89 degrees 51 minutes 36 seconds West along the south line of said historical building, a distance of 131.89' (one hundred thirty nine and eighty nine hundredths feet) to the TRUE POINT OF BEGINNING.

Containing 0.233 Acres or 10,155 square feet, more or less.



EXHIBIT "A-1"

W RIO SALADO PKWY



Not to Scale

ACTION SUMMARY



On January 8th, 2015, the Tempe Historic Preservation Commission, acting in an advisory capacity only as applicant's phase one proposal does not entail work on the 1873-1924 C. T. Hayden House, voted in favor of the following motion relating to agenda item three (Mill & Rio Salado Amended Planned Area Development Overlay – PL140182):

MOTION [SOLLIDAY]: Move to recommend approval of applicant's phase one proposal, with HPO-recommended stipulations amended as follows: add ", in consultation with HPO," between the words developer and shall in the last sentence of stipulation nine; SECOND [SHEARS]; APPROVED, 7-0.

The recommended stipulations, as amended by Commissioner Solliday and approved by a unanimous vote of the Historic Preservation Commission, are as follows:

1. Tempe Historic Preservation Office ("HPO") / Historic Preservation Commission ("HPC") review and decision-making authority pertaining to the Mill & Rio Salado development site ("Overall Site") is limited to the historic 1873-1924 building / courtyard ("Historic Property"), which is currently defined as a rectangular area measuring 76' 6" by 134' 6", more or less, located at the northeast corner of the overall development site. This 76' 6" by 134' 6" area is described in Historic Preservation Designation Report HPO – 99.76 and, more specifically, in the "Preliminary 1873-1924 C. T. Hayden House Building / Courtyard Description" issued by HPO on December 19th, 2014. A final legal description will be issued following a survey of the site, the results of which require approval of both applicant and HPO.
2. No excavation, demolition, new construction, alterations, modifications, or other development shall occur on the Overall Site until a protection plan, as detailed below, has been approved by the HPC. The protection plan shall include:
 - (A) the results a geotechnical analysis of subsurface conditions for the Overall Site;
 - (B) an analysis of said conditions by a structural engineer experienced with historic adobe buildings / structures ("Qualified Engineer"), along with a shoring and protection plan for preventing damage to, or structural failure of, the Historic Property resulting from any and all excavation / construction / dewatering activities on the Overall Site.
3. Phase one subsurface excavation on the Overall Site shall be held back a minimum of 7 (seven) feet from the Historic Property.
4. Dewatering shall not begin until the Qualified Engineer has reviewed and revised, as necessary, a plan for preventing damage to, or structural failure of, the Historic Property.
5. Applicant's phase two proposal, including a rehabilitation plan for work on the Historic Property, will be submitted to the HPC for review and decision-making. The rehabilitation plan included in the phase two submission may propose:
 - (A) appropriate alterations and modifications to the Historic Property, including the construction of new and / or additional support functions (i.e. kitchen and restrooms), circulation areas, and dining rooms / areas;
 - (B) the demolition of historic and / or non-historic elements of the Historic Property;
 - (C) the introduction of significant new elements, and;
 - (D) additional subsurface excavation that may encroach upon the boundaries of the Historic Property.

6. The rehabilitation plan submitted for HPC review and decision-making shall include the full description of the "Structure" and "Airspace" to be added to Exhibit B of Exhibits D ("Façade Conservation Easement") and E ("Airspace Conservation Easement"), respectively, of City of Tempe contract number C2014-226 ("226").
7. Any work involving the Historic Property, including investigative removal or other exploratory procedures necessary to gather information relating to the integrity and / or significance of any element of the Historic Property prior to drafting a rehabilitation plan, must be reviewed and approved by HPO prior to commencement.
8. Applicant shall contract with a qualified firm for preparation of an outline format Historic American Buildings Survey ("HABS") report documenting the entirety of the Historic Property, which is to be completed prior to commencement of any excavation / construction, etc., on the overall development site. A duplicate copy of all HABS material submitted to the National Park Service shall be deposited with HPO.
9. Onsite archaeological monitoring shall be provided during any demolition or excavation activities occurring on the Overall Site. Should said archaeological survey reveal the existence of any extraordinary prehistoric or historic artifacts not funerary in nature, the developer, in consultation with HPO, shall endeavor to salvage, or, at minimum, thoroughly document said artifacts.



John Larsen Southard, Tempe Historic Preservation Officer

February 17th, 2015

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 Hayden House Tempe LLC (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. PL140182 – MILL & 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):

100 South Mill Avenue, Tempe, Arizona

Parcel No. or legal description:

PARCEL NO. 1:

Lots 1 to 11, inclusive and lots 14 and 15, plat of block 67 and subdivision of block 66, Tempe, according to book 8 of maps, page 1, records of Maricopa County, Arizona.

PARCEL NO. 2:

Lots 12 and 13, plat of block 67 and subdivision of block 66, Tempe, according to book 8 of maps, page 1, records of Maricopa County, Arizona.

PARCEL NO. 3:

The south 72 feet of the east 137.5 feet of block 66, Tempe, according to book 2 of maps, page 26, records of Maricopa County, Arizona;

PARCEL NO. 4:

The north 28 feet of the south 100 feet of the east 137.5 feet of block 66, Tempe, according to book 2 of maps, page 26, records of Maricopa County, Arizona;

PARCEL NO. 5:

Those portions of Maple Avenue and Second Street abandoned by ordinance no. 842 of the city of tempe and recorded in docket 13428, page 487, more particularly described as follows:

That portion of maple avenue lying north of the centerline of Second Street and south of the south right-of-way line of first street as shown on map of Tempe, book 2 of maps, page 26, records of Maricopa County, Arizona;

Except the west half of Maple Avenue;

That portion of Second Street lying west of the west right-of-way line of Mill Avenue and east of the centerline of Maple Avenue;

Except the south half of Second Street.

PARCEL NO. 6:

That certain north-south alley in block 66, tempe, according to book 8 of maps, page 1, records of Maricopa County, Arizona, as abandoned by ordinance no. 95-09 of the City of Tempe and recorded in document no. 95-163670;

Except as to all parcels any portion of the property conveyed to the city of Tempe in recording no. 98-0649301 more particularly described as follows:

Those portions of lot 11, block 66, as shown on the plat of tempe as recorded in book 2 of maps, page 26 and amended in book 8 of maps, page 1, and the adjacent abandoned right-of-way of maple avenue as recorded in docket 13428, page 487, records of Maricopa county, Arizona, located in section 15, township 1 north, range 4 east of the Gila and Salt River base and meridian, described as follows:

Beginning at the southerly right-of-way line of First Street at the northeast corner of office plaza 222 as recorded in book 236 of maps, page 48, records of Maricopa County, Arizona; thence north 89° 50' 54" east, a distance of 142.31 feet along said southerly right-of-way line; thence south 83° 16' 56" west, a distance of 131.76 feet to a tangent curve; thence southwesterly, a distance of 11.46 feet along the arc of said curve, being concave northwesterly, having a radius of 544.58 feet, through a central angle of 01° 12' 21" to the east line of said office plaza 222; thence north 00° 13' 59" west, a distance of 16.26 feet along said west line to the point of beginning.

DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 109,293 SQUARE FEET OR 2.5090 ACRES MORE OR LESS.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in 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 the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this ____ day of _____, 2015.

OWNER: Michael L. Brekka, Senior Managing Director of Hayden House Tempe LLC

By Its Duly
Authorized Signatory: _____
(Printed Name)

(Signed Name)

Its: _____

(Title, if applicable)

State of _____)
) ss.

County of _____)

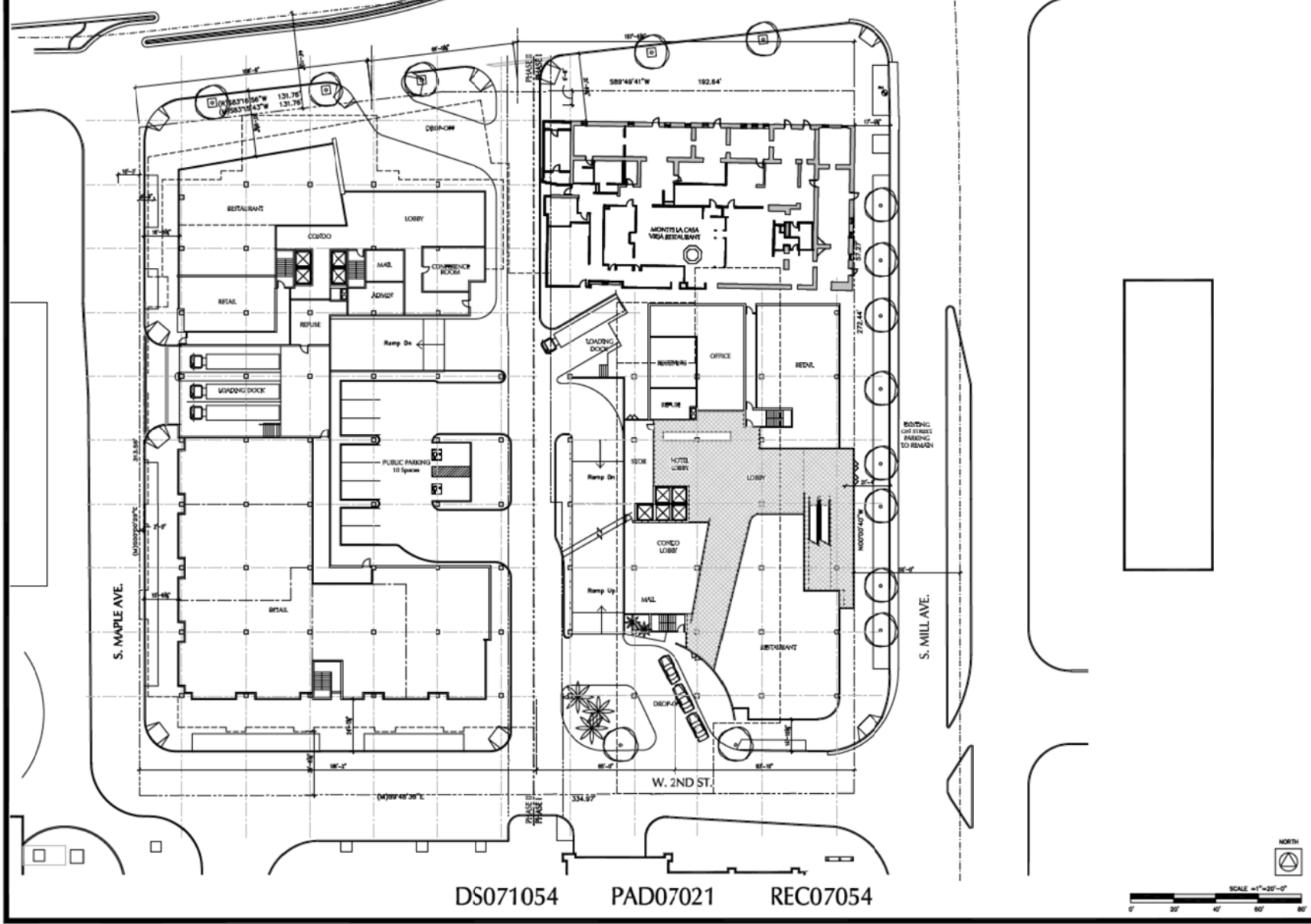
This instrument was acknowledged before me this _____ day of _____,
2015 by _____.

Notary Public
My Commission Expires:

(Signature of Notary)

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

W. RIO SALADO PARKWAY



DFD ComoyHedrick
 66 E. RIO SALADO PARKWAY
 SUITE 200
 TEMPE, ARIZONA 85281
 480.638.1100
 WWW.DFDARIZONADRAWING.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
 3 WEST FIRST STREET
 TEMPE, ARIZONA

PAD 10.0
 Level 1
 Ground floor
 Retail / Service / Loading

SUBMITTAL
 21 DEC 2007
 PROJECT # 06363

DS071054 PAD07021 REC07054



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

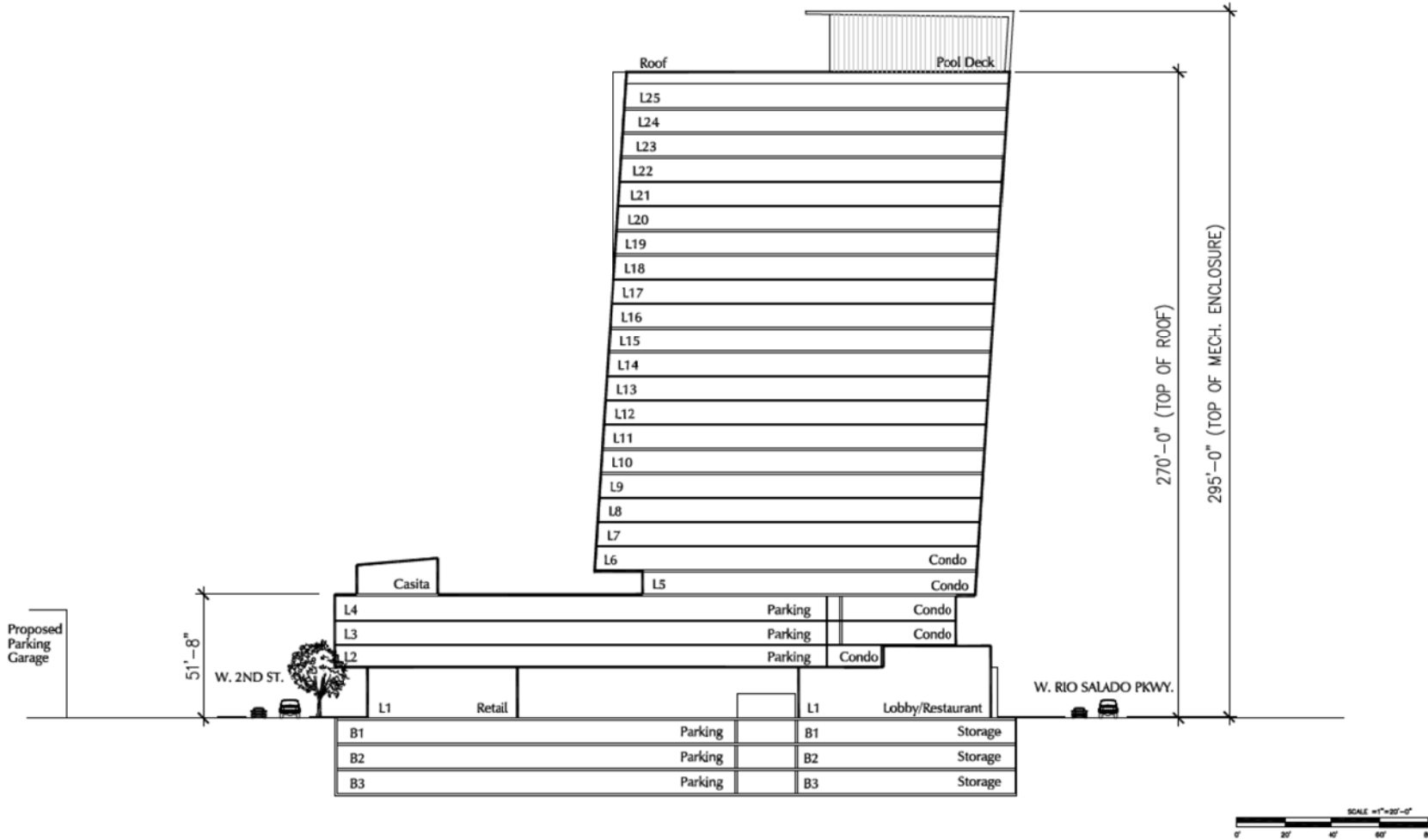
Phase 2

DFD ComoyHedrick

66 E. RIO SALADO PARKWAY
SUITE 200
TEMPE, ARIZONA 85281
480.638.1100
WWW.DFDARIZONEDRCL.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA



DS071054 PAD07021 REC07054

PAD 20.0
Stacking Diagram

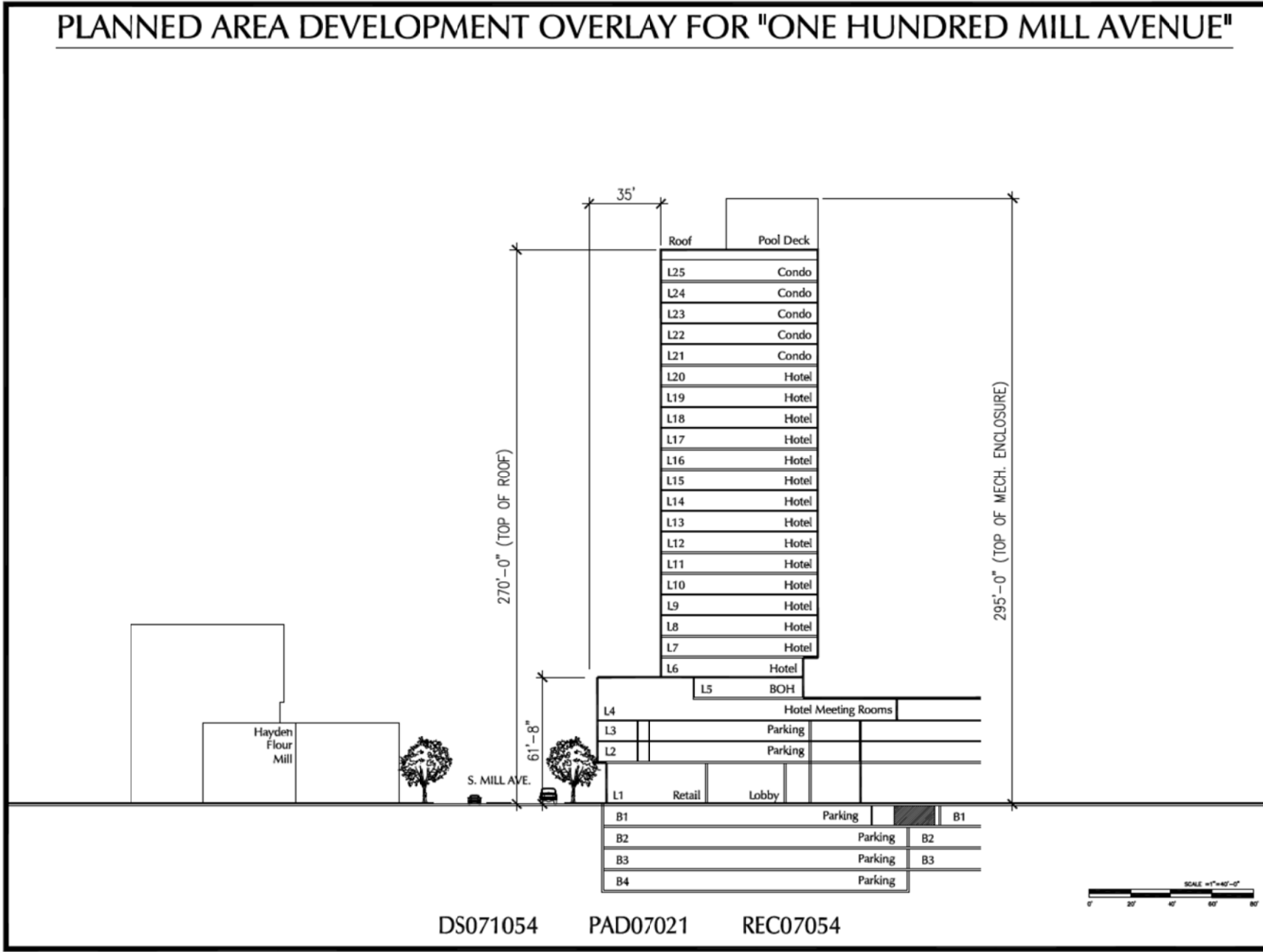
SUBMITTAL
21 DEC 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

EFD ComoyHedrick
 66 E. RIO SALADO PARKWAY
 SUITE 200
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 WWW.EFDARIZONADIVISION.COM

NOT FOR CONSTRUCTION
 DRAWINGS FOR
 DEVELOPMENT APPROVAL
 ONLY

DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
 3 WEST FIRST STREET
 TEMPE, ARIZONA



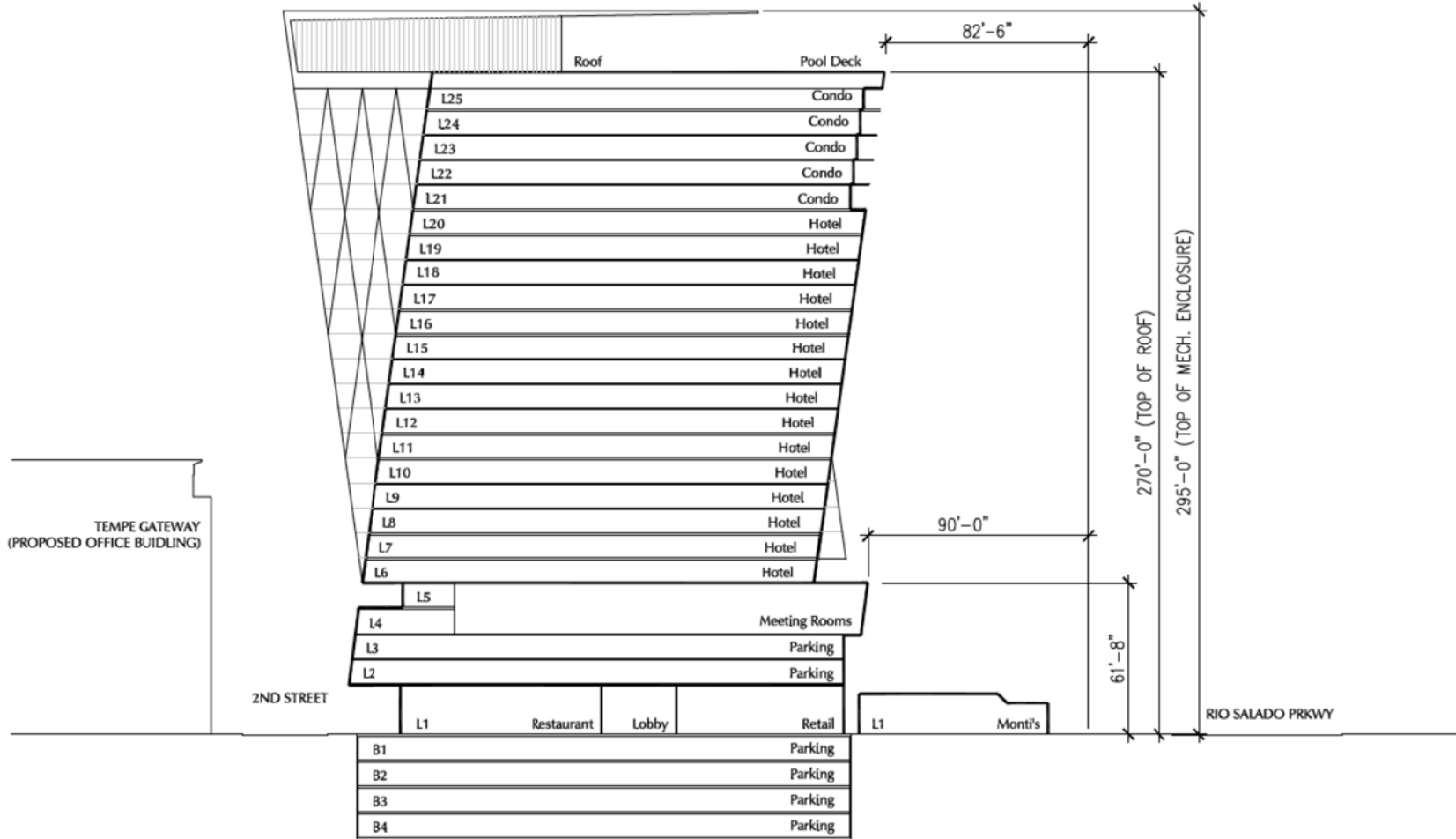
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DFD ComoyHedrick

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DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA



DS071054 PAD07021 REC07054



PAD 18.0
Stacking Diagram

SUBMITTAL
21 DEC 2007
PROJECT # 06363



270'

270'

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



MASONRY 1 & 3



MASONRY 2 & 4



GLASS 1-5 & 6B



GLASS 6A



CONCRETE 1A



CONCRETE 1B



CONCRETE 3



CONCRETE 4



METAL 1 & 2



METAL 1B



METAL 4



METAL 5 & 6



METAL 7 & 8

MATERIALS

MASONRY 1: HORIZONTAL COURSING (#732F) MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (#732F) CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU; MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: FLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLDEX OR SIM) SPEC A
GLASS 2: TOWER EAST - WEST - SOUTH - SEA-FOAM GREEN (SOLDEX OR SIM) SPEC B
GLASS 3: TOWER DAVLIGHT - SEA-FOAM GREEN (SOLDEX OR SIM) SPEC C
GLASS 4: RETAIL LOBBY - HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLDEX OR SIM) SPEC D
GLASS 5: 1ST SNUGGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOK FISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A (DARK SAGE METAL PANEL (BALLROOM))
METAL 8: METAL PANEL ACCENT B (DEEP SAGE METAL PANEL (OFFICE))

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.16
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:
Date No. Remarks

Sheet Name:
MATERIAL BOARD

Sheet Number:
A.24