

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/23/2015
Agenda Item: 3

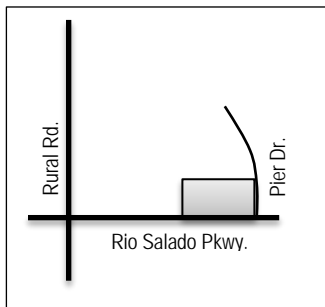
ACTION: Request for an Amended Planned Area Development Overlay and a Development Plan Review consisting of a new mixed-use development containing 273 apartment units, 4,500 square feet of retail space, and 1,130 square feet of office space within four live-work units within a five-story, 69'-6" high building for SOUTHBANK LOT 1, located at 1200 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

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: SOUTHBANK LOT 1 (PL150102) is a mixed-use project proposed within the Southbank development formerly known as The Pier at Town Lake. The building is five stories high (six including mezzanine) and 98,441 total square feet in area. The request includes the following:

- PAD15003** Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, setbacks, and vehicle parking.
- DPR15073** Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Pier at Town Lake LLC
Future Property Owner	JLB Partners
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	MU-4 PAD, Rio Salado Overlay District
Gross/Net site area	3.1 acres
Density	88.1 du/ac
Total Building area	98,441 s.f.
Lot Coverage	72.9% (71.6% max allowed)
Building Height	69'-6" (186'-6" max allowed)
Building Setbacks	18' south, 9' north, 9' west, 14' east (31', 31', 15'-4", and 31' min required)
Landscape area at grade	27.1% (28.4% min required)
Upper landscape area	18.5% (deck level)
Landscape area total	45.6%
Vehicle Parking	469 spaces provided with requested parking reduction (512 min. required by code)
Bicycle Parking	267 spaces (267 min. required by code)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by Ryan Levesque, Deputy Community Development Director - Planning

COMMENTS:

This site is located east of Rural Road on the north side of Rio Salado Parkway. The project is on Lot 1 of the Southbank mixed-use development (formerly known as Pier 202 and The Pier at Town Lake), which contains 9 parcels, all of which are currently vacant. To the north, west, and east are other parcels within Southbank, and to the south, across Rio Salado, is the ASU Karsten Golf Course. The applicant for this project is also processing requests for an Amended PAD and DPR for Southbank Lot 6 (PL140463) concurrent with this application.

The Pier 202 Planned Area Development was originally approved in 2007 with a master plan consisting of nine lots with maximum building heights ranging from 187 feet up to 310 feet. The land uses include commercial, hotel, and residential units on a total of 27 acres. The approved PAD established development standards for five of the nine lots, including the subject lot. Since that time, Lot 3 received approval in 2012 for a 17-story senior living facility, a two-story commercial building, and two levels of underground parking. That approval is still active.

This request for Southbank Lot 1 includes the following:

1. Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, setbacks, and vehicle parking.
2. Development Plan Review which includes a site plan, building elevations, and landscape plan for a five-story, 69'-6" high building containing 273 apartment units, 4,500 square feet of retail space, and 1,130 square feet of office space within four live-work units. The total building area, including parking and mezzanines, is 98,441 square-feet.

The applicant is requesting the Development Review Commission provide recommendations to the items listed above.

PRELIMINARY SITE PLAN REVIEW

- 12/17/2014: First Preliminary Site Plan Review was completed. Plan identified 270 dwelling units and 5,500 square-feet of retail. Comments made by staff included the recommendations to maintain the former landscape theme and pedestrian elements of the original master plan, provide more ground level open space, provide sufficient room around the building for adequate landscaping, provide justification for the reduction in setbacks from the original PAD, activate the streets by the use of four-sided architecture, and to refer to the Pier 202 Design Concepts for the level of quality expected for the development.
- 4/1/2015: Review of formal applications was completed. Plan identified 272 dwelling units and 4,900 square feet of retail space. Significant comments made by staff included: provide a parking study to justify the reduction in parking below the ZDC requirements, include more ground-level open space, include greater office/retail/restaurant areas, increase setbacks along west and north property line to allow shade trees for pedestrian comfort, provide a break in the building in the courtyard areas to visually break up the building on the lot and allow better airflow, provide samples of all materials proposed for elevations, use less stucco/solid walls and more glass, consider increased building height to allow increased square footage of non-residential uses, incorporate decorative materials into building design (see Pier 202 design concepts), use a more decorative screening material on the south elevation, incorporate a color other than white and gray to relate the project to the lake, and provide material and color variation between buildings on lots 1 and 6.

PUBLIC INPUT

A neighborhood meeting was held on March 23, 2015. Other than the applicant and city staff, no members of the public attended.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

This site is within the Rio Salado Corridor. Expectations for development along the lake include those projects that complement the scale, character, and quality of existing developments and have amenity-rich open spaces that encourage pedestrian use. Building and open space designs should be creative and maximize the floor area ratio while minimizing site coverage to increase pedestrian activity and comfort while creating interaction between the buildings and lake. These expectations recognize the significant public and private investments that have occurred throughout the corridor in an effort

to encourage compatible new development. While this project is not directly adjacent to the lake, it is an important component of the 2007 master plan; the site fronts Rio Salado Parkway, which provides the only vehicular access to the project. The design of individual sites has a significant impact on the character and quality of the overall development.

The 2007 PAD approval established development standards for this site that allow up to 105 dwelling units, 230,000 square feet of office, 17,000 square feet of retail, 7,000 square feet of restaurant/lounge, and five levels of parking to total 419,500 square feet of building area with a maximum height of 186'-6". The design concept included a 10-story office tower on the west portion of the site and five-story building on the east side that incorporated retail space with condominiums above.

The proposed Amended PAD includes 273 dwelling units, 1,130 square feet of office space within four live/work units, and 4,500 square feet of retail to total 98,441 square feet of building area with a height of 69'-6". The requested standards would result in a development with a higher residential density, reduced square footage of office, reduced retail space, and no restaurant/lounge space. The development standards provided in the table below show a comparison of the standards tied to the original PAD and the proposed Amended PAD.

SOUTHBANK LOT 1 – PAD Overlay				
Standard	MU-4	Existing MU-4 (PAD, RSOD)	PROPOSED MU-4 (PAD, RSOD)	Change
Lot Acreage	NS	3.10	3.10	--
Maximum Residential Density	NS	33.9 du/ac	88.1 du/ac	Increase
Number of dwelling units	NS	105	273	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	NS	186'-6"	69'-6"	Decrease
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	
Maximum Lot Coverage (% of net site area)	NS	71.6%	72.9%	Increase
Minimum Landscape Area (% of net site area)	NS	28.4% (ground-level) n/a	27.1% (ground-level) 18.5 (deck-level)	Decrease n/a
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
West	NS	15'-4"	9'	Decrease
East	NS	31'	9'	Decrease
North	NS	31'	14'	Decrease
South	NS	31'	18'	Decrease
Bicycle Parking	.75/residential unit + .2/unit for guests 1/7,500 s.f. of retail 1/8,000 s.f. of office	n/a	.75/residential unit + .2/unit for guests 1/7,500 s.f. of retail 1/500 s.f. of office	n/a
Vehicle Parking	Ratio based on number of units and bedrooms; 1/300 s.f. of office/retail	1,100 required, 1,124 provided (through parking analysis)	512 required, 469 provided (through parking analysis)	n/a

The applicant is requesting reductions for all building setbacks that match the locations of the existing sewer/water, landscape, and public utility easements that are identified on the most recent subdivision plat recorded in 2010.

The proposed PAD complies with the Zoning and Development Code (ZDC) parking ratios for retail and office uses. Based on a professional parking analysis, the PAD proposes modifications to the minimum required vehicle parking spaces for residential units. The Executive Summary of this parking analysis is attached. The ZDC requires residential and guest parking spaces based on the number of units and bedrooms within a project. The proposed PAD does not use the ZDC ratios of units and bedrooms to determine vehicle parking and instead uses a flat 1.65 parking space per unit ratio, resulting

in 450 residential and guest spaces. The table below summarizes the *residential* parking requirements for the proposed project.

Unit Type	Unit Quantity	ZDC Required Ratio	Required Parking per ZDC	Requested Parking Ratio	Provided Parking Per Analysis
Studio	38	1 space per unit	38	1 space per unit	38
1 bedroom	141	1.5 spaces per unit	212	1.34 spaces per unit	212
2 bedroom	94	2 spaces per unit	188	1.79 spaces per unit	168
Guest		.2 per unit	55	.2 per unit	55
TOTAL	273		493		450

The proposal recommends that the minimum number of residential vehicle parking spaces be reduced from 493 to 450, with a total of 469 spaces provided for the entire project. Additionally, Vista del Lago and Pier Drives were each constructed with six on-street parallel parking spaces adjacent to this site (total of 12), which are not noted in the parking calculation for the site. Staff is in support of the modification to reduce the number of residential vehicle parking spaces.

A traffic impact study was submitted with the original Pier 202 PAD. The Public Works Department will require an update to this study prior to submittal of the first building permit. Public Works has stated that the proposed modifications to the original PAD for this site will not cause an increase in traffic based on the levels expected as a result of original study.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives. As designated in the General Plan, the Rio Salado Growth Area continues to evolve as part of the urban core hub. The objective for the Rio Salado Growth Area Goal is to attract distinct development to Rio Salado. Strategies include: promote high quality architecture and landscape design; encourage vertical mixed-use development to maximize land use within the urban core; integrate art into area planning; and promote accessibility and discourage exclusive environments.*
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed. Conditions are included to better address the location and context for the site.*
3. *The development appropriately mitigates transitional impacts on the immediate surroundings. While the requested PAD amendment would decrease the overall intensity of development on the property, this site can act as a transition from lower-scale development and open space on the south side of Rio Salado to higher buildings and intensity adjacent to the lake.*

DEVELOPMENT PLAN REVIEW

Southbank Lot 1 includes a mixed-use development consisting of a five-story (plus mezzanine), 69'-6" high building with 273 dwelling units, 4,500 square feet of retail space, and 1,130 square feet of office space within four live-work units.

Site Plan

The 3.1 acre site is surrounded by other vacant lots within the Southbank development. To the south, across Rio Salado Parkway, is the ASU Karsten Golf Course. Vehicular access is provided off of Rio Salado by either Newberry Lane on the west or Pier Drive (signaled intersection) on the east. There are two driveways into the building: the main driveway on the north that leads to the parking garage, and the move-in driveway on the west for residents who are moving into or out of the building. The three-level garage (two levels below and one level at-grade) contains all resident, commercial, and guest vehicle parking spaces for the development. A total of 267 bicycle and 469 vehicle parking spaces are provided. The required vehicle parking for the retail, office, and 24 of the 55 guest spaces are located before an access gate, and the remaining spaces are secured behind a gate.

The main building entrance and leasing area are adjacent to Vista del Lago Drive. The retail component is located at the southwest corner of Pier and Vista del Lago Drives. The live/work units are located along Pier Drive. Pedestrian access to the building occurs at multiple points along the first floor of all elevations. Two private courtyards on the second level are connected by a breezeway; these courtyards are surrounded by residential units and are not visible from the exterior

elevations.

Building Elevations

The building is five stories high with a mezzanine that appears as a sixth floor on some portions of the building and has an overall height of 69'-6". The design has a contemporary character with flat roofs, parapets to screen rooftop mechanical equipment, and painted metal balcony railings. Steel shade trellises and inset balconies provide shade to some of the windows and patio doors. Ground-face masonry clads the piers that support the steel trellises. The building is finished with rough-faced stucco and galvanized metal B-deck oriented in a vertical direction. The proposed stucco colors include off-white and varying shades of gray. Ground-face masonry is also used for screen walls for the unit patios on the ground floor.

Metal green screen and square screen block are proposed along Rio Salado Parkway to screen vehicles in the parking garage. This is on the south building elevation, and vining plants are unlikely to thrive in this location. A condition requires the applicant to submit an alternative green screen that will be more decorative and complement the building architecture.

Landscape Plan

A Development Plan Review for landscape plans was approved in 2007 to establish consistent streetscape themes within the PAD. This approval allowed the construction of infrastructure improvements within the public rights-of-way located within the Pier 202 development. The plans identified tree and understory plants within lot easements and street medians. Due to these previous improvements, Southern Live Oak and Fremont Cottonwood trees exist along Rio Salado Parkway, Sissoo trees exist along Pier Drive, and Desert Museum trees exist within the landscape median in Newberry Lane. The landscape plan indicates that all missing trees along those streets will be replaced per the previous approval.

The proposed tree types along Newberry Lane and Vista del Lago Drive are not consistent with the original streetscape plan. A stipulation is included to require Desert Museum Palo Verde trees along Newberry Lane for consistency of street trees at this entry to the development. Due to the requested reduction of the north building setback, there is inadequate room for full canopy growth of the originally approved Fan-Tex Ash trees along the entire length of Vista del Lago Drive; these have been replaced with Mulga Acacias near the west end and Chinese Pistache near the east end. A condition is included to replace the proposed Chinese Pistache and the three eastern-most Mulga Acacia trees directly adjacent to Vista del Lago with Fan-Tex Ash; this will keep the streetscape somewhat consistent with the approved landscape plans for the PAD.

The on-site landscape area totals 45.6% with a total ground-level landscape area of 27.1%. Typically, property lines do not extend beyond the back of sidewalks; on the subject site, the areas between the curbs and the back of the detached sidewalks along all four streets are within easements on the private property. Because these areas are on private property, they are included in the calculation of total landscape area for the site. The pool level landscaping on the second floor deck totals 18.5% of the site area.

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 use of mezzanines above the fifth floor, masonry piers, steel trellises, and varied wall plane at the main entry provide variation in building height.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the recessed patio doors and shade trellis will provide shade for the balconies and some of the windows. The placement of all vehicle parking spaces within a garage below the building eliminates areas of exposed asphalt.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the main building materials (stucco and galvanized metal) are not of superior quality. At staff's request, the applicant replaced the proposed smooth-face masonry with ground-face masonry to provide a higher quality appearance and add slightly more color variation.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; along with the proposal for Southbank Lot 6, this project would be one of the first sites to develop within the Southbank development. The proposed 69'-6" building height on this lot is significantly less than the originally approved height of 186'-6". This height can contribute to a mixture of building heights within the entire development but only if buildings of increased height are also constructed.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building is a large mass that covers the entire block to the south, west, and east property lines. There are no breaks in the building to enhance the pedestrian experience. Relief is provided along the north property line near the main vehicular and pedestrian entrances.*
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; design elements include recessed balconies and metal shade trellises supported by masonry piers.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the property is accessible for vehicles and pedestrians and is a short distance to the multi-use path along Tempe Town Lake. A bus stop and shelter are located on the north side Rio Salado just west of Pier Drive.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; general vehicular access is provided by a single driveway on Vista del Lago Drive, where cars are directed into the parking garage. A move-in garage area is provided along Newberry Lane and is expected to only be used while tenants move in and out of the building. Both of these driveways cross the sidewalks, but all other pedestrian routes are separate from vehicular circulation. Within the garage, stairs and elevators are provided for pedestrian use once drivers exit their vehicles.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the project will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscaping along the building perimeter will accent the development and be used to delineate pedestrian areas and paths.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs are subject to separate development plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Wall-mounted lighting will comply with code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties. Tree up-lights, tree well lights, and bollards will be provided to accent landscaping and pedestrian paths.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development and Development Plan Review. With the proposed conditions, this request meets the required criteria.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility to allow for alternate setbacks, building heights, and landscape areas.
3. Subject to conditions of approval, the proposed project meets the approval criteria for an Amended Planned Area Development and Development Plan Review.

PAD15003

CONDITIONS OF APPROVAL:

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

1. Except as modified by conditions, development shall be in substantial conformance with the Third Amended Planned Area Development Overlay for Southbank Lot 1 cover sheet and site plan dated March 10, 2015.
2. A building permit application shall be made on or before two years from the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
3. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days after the City Council decision (July 27, 2015), or the PAD approval shall be null and void.
4. The Planned Area Development Overlay for Southbank Lot 1 shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
5. Prior to submittal of the first building permit application, the developer must submit an updated Traffic Impact Study to the Public Works Department and receive approval of a Final Traffic Impact Study
6. New construction shall be sound mitigated resulting with indoor noise levels not to exceed a day night-level (DNL) of 45 decibels.
7. The development shall maintain a minimum west side yard setback for 15'-0", for the purpose of additional private open space
8. The PAD cover sheet and site plan shall be corrected to indicate 141 one-bedroom units instead of 140.
9. The eastern ground floor frontage of the building shall be entirely designed to accommodate commercial/retail use and live-work that provides clearly delineated floor space for commercial use.
10. The 19 vehicle parking spaces for retail and office users shall be signed for exclusive use during business hours and may be used by residents only after the last business on-site has closed.
11. A parking affidavit shall be filed with the Community Development Department for the use of shared parking supported by the parking analysis. If any proposed change or intensification of uses requires additional parking greater than proposed, a revised parking model shall be submitted.

DPR15073

CONDITIONS OF APPROVAL

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, floor plans, and building elevations dated March 10, 2015 and the landscape plan dated April 17, 2015. Minor additions or modifications may be submitted for review during the building plan check process. Major modifications will require Development Plan Review approval.
2. Indicate and comply with clear vision requirements at the move-in driveway on the site plan and landscape plan.

3. Provide public sidewalks along roadways consistent with the improvement district plans for the Pier, and as required by Traffic Engineering Design Criteria and Standard Details. Standard concrete detail shall be maintained through the sidewalk easement areas.
4. The development shall prepare, at the time of initial building permits, ready-to-use commercial space for tenant leasing. The permit submittal shall include, among other necessary improvements, the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.
5. The property owner, at the completion of the development construction, shall bear the cost of any necessary street pavement improvements resulting from construction traffic in the area.

Site Plan

6. Relocate the bike racks west of the bus shelter near the main entry on Vista del Lago Drive to allow the existing planter and trash can to remain and provide racks near the main entrance to the building.
7. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard or recessed into the building wall with doors flush with adjacent wall.
8. 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.
9. 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.
10. 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.
11. Repair of existing curbs and sidewalks along all perimeter streets shall be made where damaged by this development.
12. Coordinate the details and provide plans for refuse and recycle collection space on-site with the Public Works Department.

Floor Plans

13. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the 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.
14. Public Restroom Security for amenity areas:
 - 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

15. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
16. 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

17. The materials and colors are generally approved as presented:
 - Stucco finish – Sherwin Williams – Nebulous White SW7063
 - Stucco finish – Sherwin Williams – Passive SW7064
 - Stucco finish – Sherwin Williams – Gray Matters SW7066
 - Stucco finish – Sherwin Williams – Grizzle Gray SW7069
 - Stucco finish – Sherwin Williams – Iron Ore SW7069
 - Masonry wall system – Trenwyth – polished ground-face Opal color
 - Walls – galvanized metal B-Deck
 - Steel Shade Trellis – Sherwin Williams – Iron Ore SW7069
 - Window frames – vinyl white
 - Windows – Clear Low-E glass
 - Aluminum storefront – Arcadia – Dark Bronze Anodized AB-7
 - Metal railing – Sherwin Williams – Incredible White SW7028
 - 5' screen walls – Trenwyth – polished ground-face Opal color
 - Entry Driveway Pavers (at garage) – Shellock – Silver Sam color
 - Concrete Surface at Entry Plazas – Lithocrete – blue glass

Provide primary building 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.

18. The amount of stucco used on the building elevations shall be reduced. The applicant shall work with staff to increase the amount of glass, steel, and/or decorative veneer. Final elevations to be approved by the Community Development Department.
19. Provide alternative, more decorative green screen material for review and approval by the Community Development Department, Planning Division.
20. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
21. Conceal roof drainage system within the interior of the building.
22. 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.
23. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

24. 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

25. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
26. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

27. Replace the proposed Southern Live Oak trees along Newberry Lane with 36" box size Desert Museum Palo Verde trees.
28. Replace the three Chinese Pistache and three eastern-most Mulga Acacia trees adjacent to Vista del Lago Drive with minimum 1.5" caliper and 36" box size Fan-Tex Ash trees.
29. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
30. Replace all dead/missing plants within the existing landscape buffers and medians along Rio Salado Parkway, Pier Drive, and Newberry Lane.
31. 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.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in street frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
32. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
33. 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.
34. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

35. 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, placed no higher than the second-story.
 - 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.
36. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
37. Provide one address sign on the roof of the 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.

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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.
- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- 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 including pool, clubhouse or other gated common areas.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - 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.
 - 100 year onsite retention required for this property, coordinate design with requirements of 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. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- 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:

- September 10, 1998 City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Final Planned Area Development consisting of the Peabody Hotel, located at 1200 East Rio Salado Parkway.
- May 17, 2007 City Council approved the request of an Amended Planned Area Development Overlay for PIER 202 (PL060548) consisting of nine (9) new buildings up to 310 feet in height for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District.
- August 14, 2007 Development Review Commission approved a Preliminary Subdivision Plat and a Development Plan Review consisting of a landscape plan for street frontage, requested by PIER 202 located at 1200 East Rio Salado Parkway.
- May 8, 2012 Development Review Commission approved the request for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The request includes the following:
ZUP12025 – Use Permit to allow tandem parking.
DPR12032 – Development Plan Review including site plan, building elevations and landscape plan.
- June 14, 2012 City Council approved the request for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista del Lago Drive. The request includes the following:
PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.
- October 8, 2013 Development Review Commission recommended denial of the Amended Planned Area Development Overlay and denied the Development Plan Review for LPC SOUTHBANK, located at 1190 East Vista del Lago Drive. (6-1 vote) Commissioner Barger a dissenting vote, in favor of the request.
- January 9, 2014 City Council, at the introduction and first public hearing, tabled the request for an Amended Planned Area Development Overlay for LPC SOUTHBANK (PL130265).
- February 13, 2014 City Council remanded the appeal of the Development Plan Review back to the Development Review Commission, based on anticipated changes the developer would provide in the near future.
- May 27, 2014 Development Review Commission denied the request for the remand of an appeal, based on revised building elevations, from the original Development Plan Review, for two new 4-story multi-family buildings totaling 358 units for LPC SOUTHBANK (PL130265), located at 1190 East Vista del Lago Drive.

July 17, 2014	City Council denied the appeal of the May 27, 2014 decision by the Development Review Commission to deny the Development Plan Review for LPC SOUTHBANK (lots 5 and 6).
July 17, 2014	City Council denied the Amended Planned Area Development Overlay for LPC SOUTHBANK (lots 5 and 6).
March 23, 2015	The applicant conducted a neighborhood meeting for this request at Hatton Hall at 5:30 p.m.
May 26, 2015	This request was continued to the June 9, 2015 Development Review Commission hearing, at the applicant's request.
June 9, 2015	This request was continued to the June 23, 2015 Development Review Commission hearing, at the applicant's request.
June 23, 2015	This request is scheduled for the Development Review Commission public hearing.
July 30, 2015	This request is scheduled for the first City Council public hearing.
August 13, 2015	This request is scheduled for the second City Council public hearing.

ZONING AND DEVELOPMENT CODE REFERENCE:

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

Section 6-306, Development Plan Review

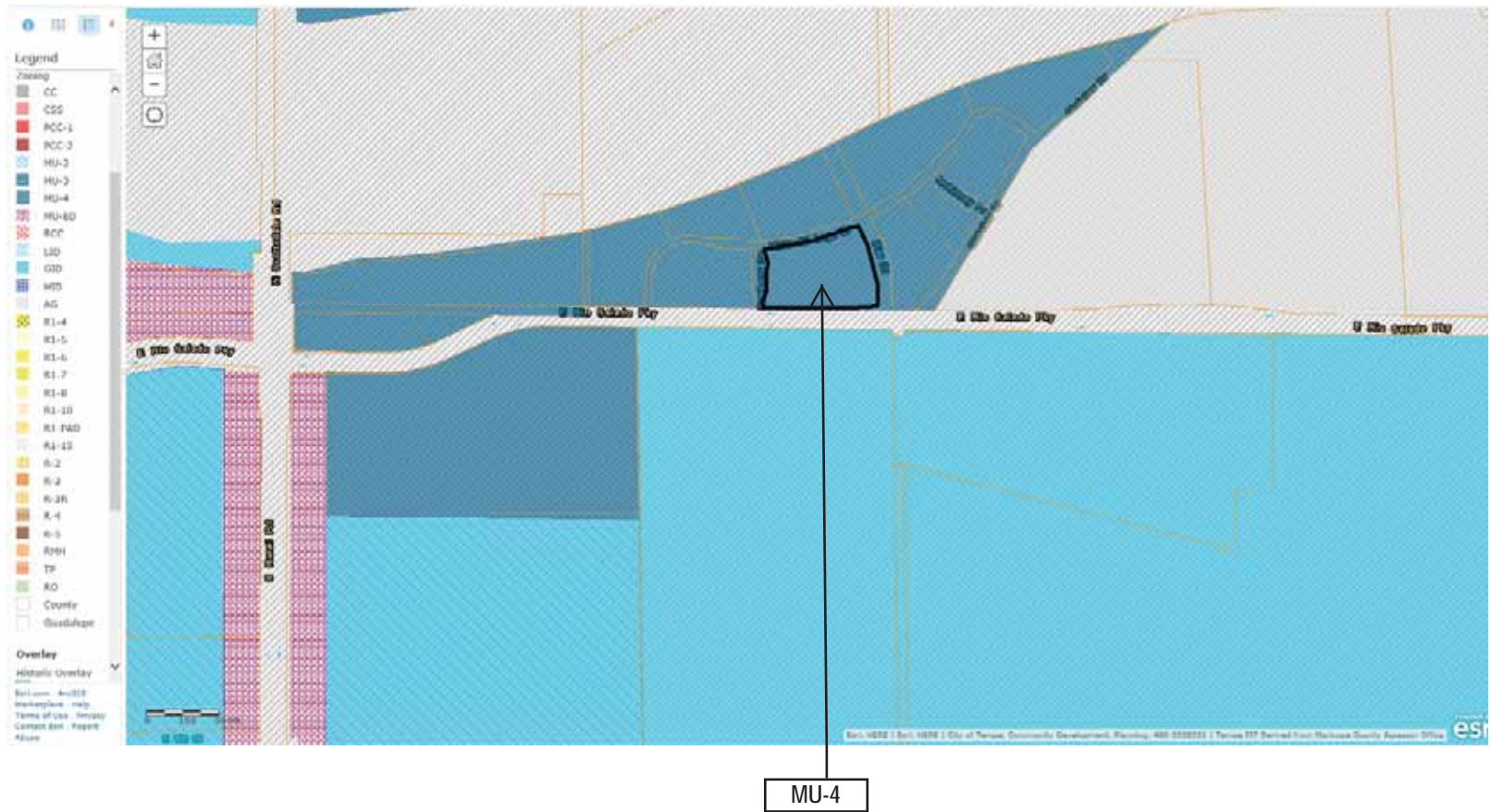
Section 4-602, General Parking Standards



DEVELOPMENT PROJECT FILE
for
SOUTHBANK LOT 1
(PL150102)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-16. Letter of Explanation
17. Key Plan
18. Aerial Context Plan
- 19-20. Proposed PAD Cover Sheet and Site Plan for Southbank Lot 1
21. Site Plan
- 22-23. Black & White Building Elevations
- 24-25. Colored Elevations
- 26-28. Building Sections
- 29-30. Landscape Plans
31. Street Level Lighting Plan
- 32-39. Floor Plans
40. Roof Plan
- 41-43. Unit Plans
44. Perspectives
- 45-46. Parking Analysis Cover Sheet and Executive Summary



Location Map



Aerial Map



SOUTHBANK LOT 1

LETTER OF EXPLANATION
1200 E. RIO SALADO PARKWAY
PL150102

REVISED APRIL 20, 2015

MAJOR AMENDMENT TO PLANNED AREA DEVELOPMENT OVERLAY AND DEVELOPMENT PLAN REVIEW



HUELLMANTEL
AFFILIATES

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SUMMARY

JLB Partners, one of the west's premier builder of luxury multi-family rental homes, is proposing to develop a pair of dynamic mixed-use projects along the southern bank of Tempe Town Lake east of Rural Road in the area known as Pier 202 outlined in dark orange below. This first of these buildings is on Lot 1 of Pier 202 (APN: 132-32-015) and is approximately 3.04 acres located on the north side of Rio Salado Parkway, and the second is Lot 6 (APN: 132-32-020) located on the south shore of Tempe Town Lake as indicated by the area highlighted in orange below:



Currently, this area contains a number of undeveloped lots that are part of the Pier 202 Planned Area Development Overlay. JLB Partners seeks to turn these long vacant parcels, which sit close to ASU's Karsten Golf Course (and the home of the former Stadium District), Tempe Town Lake, downtown Tempe and Tempe Marketplace, into the site of its next high-quality development. Designed by Allen + Philp Architects, the Arizona based award winning design firm, JLB Partners would like to build an urban mixed-use project on Lot 1 with a 273-unit residential component and approximately 4,500 square feet of retail uses and 4,600 square feet of live-work unit space into the ground floor.

The subject site is currently zoned MU-4 (PAD) in the Rio Salado Overlay District and Bicycle Commute Area. The General Plan Projected Land Use Designation is Mixed-Use and the Projected Residential Density is High Density Urban Core (more than 65 du/ac). Southbank Lot 1 is also located within the bicycle commute area and is located within the General Plan 2040's University/Hayden Butte Redevelopment Area.

PIER 202/SOUTHBANK BACKGROUND

The Pier 202 Master PAD was finalized in November 2008 during the beginning of the economic downturn. A fence was placed around the site, the signal at Pier Drive and Rio Salado was installed, and all of the parcels were excavated and streets and infrastructure were built. Since then, for nearly six years, these parcels have remained undeveloped and vacant.

For the last 15 years, several developers have sought City approval for projects within Pier 202 (also referred to as Southbank), though none has been built to date. In 2012, the Villas at Southbank applied for and were granted the first amendment to the Pier 202 Master PAD to construct a senior housing facility on Lot 3. In 2014, the Development Review Commission approved a Use Permit for tandem parking as well as a Development Plan Review. We understand that project has been approved but that the owners have not submitted for building permits yet.

In the same timeframe, Lincoln Properties applied for a second amendment to the Pier 202 Master PAD for a multi-family residential development on Lots 5 and 6. The Lincoln Properties proposed development was unequivocally denied by both the Development Review Commission and the City Council. In part, both bodies found that the project proposed by Lincoln Properties was a generic building instead of one designed for this important site, the building lacked a retail (mixed-use) component, and the building had an outdated, unresponsive design and chose colors, including various shades of brown and beige, as well as stone veneer, which Lincoln Properties amended before its final Council hearing to include taupe, "county beige" stone veneer and sage green. In short, it can be said that the developer proposed an uninspiring suburban project for an important urban location.

With these lessons in mind, JLB Partners is proposing a true mixed-use building with both residential and retail components that utilizes a contemporary design aesthetic that is compatible with other lakefront developments.

PROJECT DESCRIPTION

Southbank Lot 1 will consist of a mixed-use, 6-story building, including the garage and mezzanine level, with a maximum height of 69'-6". Arizona-based Allen + Philp Architects, with noted projects such as Hotel Valley Ho, Montelucia and Sanctuary Resort and Spa, has worked to establish a contemporary design that embraces lake front architecture with luxury amenities. The varying heights of the building will create a pleasing visual experience, and the colors and will be consistent with other lakefront developments ensuring a certain level of compatibility with the high-quality projects already located on the south shore of Tempe Town Lake.

The aesthetically pleasing design will incorporate large glass windows facing the lake on the north and golf course on the south as well as significant urban streetscape landscaping. The landscape design has been carefully crafted to blend pedestrian experiences with the contemporary design to create an urban setting fitting for Tempe Town Lake and the Rio Salado Overlay District. All of the parking for the retail and residential components will be located on the podium level and underground. The surface-level parking will be completely screened to avoid visual clutter and provide for a cleaner looking development.

This highly amenitized project will include a pool, covered lounge areas, grilling area on the second level with a large open courtyard with breezeway, state of the art Technogym fitness center with spin and yoga room, clubhouse and ground-floor cyber lounge located near the lobby entrance. The amenity areas will be richly decorated in keeping with an elegant and timeless contemporary design. The interiors of the units will utilize high-end materials including hand-scraped wood floors, 3 cm granite and quartz countertops, stainless steel appliances, glass tile and stone backsplashes, and wood cabinets with glass panel accents and undermount lighting.

JLB Partners has designed the project with a great deal of interior open space for residents. The location of Southbank Lot 1 along Rio Salado Parkway, a major arterial street, requires amenity space to be specially designed with safety in mind. Southbank Lot 1 has two large open courtyards that are connected by a breezeway. The courtyard will look similar in quality and design to the photos below, which are from other JLB Partners developments:



The club space is an accessory occupancy compliant with section 508.2 of the 2012 IBC. Using Type V assembly occupancy, in a building with a main occupancy of R-2 Residential, the area of the club has been modified to be is 1,200 square feet, or 10% of the 12,000 square feet max building area. It is located 60' – 7 ½" above grade, in compliance with the height restrictions for an A-3 occupancy of 65 feet.

The project includes several horizontally integrated live-work units and a retail component, which help to activate the ground floor and diversify the residential offerings. We have designed the live/work units with compatible but separate residential and commercial components. In fact, we have created each unit with separate ground floor doorways. These two spaces work together and maintain continuity with sleek, contemporary architecture and 13' ceilings in both portions of the unit. Although JLB Partners is requesting a reduction in the overall required parking count, additional on-street parking is available and will serve both the live/work units as well as the retail elements.

In order to accommodate this project, JLB is requesting an amendment to the existing Planned Area Development Overlay as well as a Development Plan Review for the construction of the new mixed-use building.

AMENDED PLANNED AREA DEVELOPMENT OVERLAY

The site is part of the previously-approved Pier 202 Master Planned PAD (PAD07003). JLB would like to propose the following modifications to the approved PAD development standards:

Development Standards	Mixed-Use High Density Standard	Approved PAD Standards (PAD07003)	Proposed Amended PAD Standards
Residential Density	No Standard	34 du/ac	88.1 du/ac
Number of Units		105	273
Building Height	No Standard	186'-6"	69'-6"
Maximum Lot Coverage	No Standard	71.6%	72.9%
Minimum Landscape Area	No Standard	28.4%	27.1%
Building Square Footage:			233,272
Retail		17,000	4,500
Live/Work			1,130
Residential		165,500	
Setbacks:			
Front (North)			
- Building Wall	No Standard	31'	9'
- Parking	20'	31'	9'
Street Side (East)			
- Building Wall	No Standard	31'	14'
- Parking	20'	31'	14'
Side (West)			
- Building Wall	No Standard	15'-4"	9'
Rear (South)			
- Building Wall	No Standard	31'	18'
Vehicular Parking:			
Residential			449 (1.65/unit)
- Studio	1 space/unit		38 (1/unit)
- 1 Bedroom	1.5 spaces/unit		189 (1/34/unit)
- 2 Bedroom	2 spaces/unit		168 (1/79/unit)
- Guest	.2 spaces/unit		55 (.2/unit)
Retail	1/300 square feet		15 (1/300 sq. ft.)
Live/Work (Office)	1/300 square feet		4 (1/300 sq. ft.)
Total Vehicular Parking		1,124 (108 tandem)	469

Bicycle Parking			
Residential			
- Studio	.75/unit		29
- 1 Bedroom	.75/unit		105
- 2 Bedroom	.75/unit		71
- Guest	.2/unit		54
Retail	1/7,500 sq. ft. (min. 4)		4
Live/Work (Office)	1/8,000 sq. ft. (min. 4)		4
Total Bicycle Parking			267

JUSTIFICATION FOR AMENDED PLANNED AREA DEVELOPMENT OVERLAY

A. Identify and provide justification for the specific modification(s) to the general development standards;

JLB Partners is requesting an amendment to the previously-approved Pier 202 Master PAD that includes: eliminating the 230,000 square feet office component and 7,000 square feet restaurant component; a decrease in the maximum height from 186'-6" to 69'-6"; increasing the number of residential units from 105 to 273; an increase in the residential density from 34 du/ac to 88.1 du/ac; increasing the lot coverage from 71.6% to 72.9%; decreasing the landscape percentage from 28.4% to 27.1%; reducing the north building wall and parking setback from 31' to 9', the east building wall and parking setback from 31' to 14', the west building wall and parking setback from 15'-4" to 9', and the south building wall and parking setback from 31' to 18'; a reduction in vehicular parking spaces provided from 1,124 (including 108 tandem) to 469; a increase in bicycle parking spaces from 0 to 267 with a reduction in the required parking for residential guests from 55 to 54.

The amendment to the PAD is necessary to allow for an appropriate development in this location that is inconsistent with the speculative nature of the Pier 202 Master PAD. JLB Partners' proposed development is consistent with other lakefront developments in color, size and scale than the development previously proposed for Lot 1 in the Pier 202 Master PAD. The reduction in parking includes eliminating the tandem parking and also takes into consideration the urban heat island effect by placing parking completely underground or on the ground level podium. The reduction in parking anticipates a greater percentage of residents using multimodal transportation than the Tempe City Code does and is more in line with actual usage. The originally proposed setbacks anticipated a different type of development and took into consideration that the entire area would be developed simultaneously. The setbacks proposed allow for a project that is more engaging at the ground floor for visitors of Tempe Town Lake and the retail component as well as residents and their guests.

B. Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community;

The proposed Amendment to the Pier 202 Master PAD allows for actual development of this large, vacant and undeveloped site in a key location. Lots have been sold to different development companies and buildings will be constructed by a variety of owners, and this amendment provides the opportunity for utilization of this site with proper Council oversight. Because the zoning category of the entire Pier 202 Mater PAD is MU-4, development standards must be established by a Planned Area Development Overlay. Therefore, the amendment of an ill-fitting and highly speculative PAD into one that more thoughtfully incorporates the surrounding uses, amenities and beauty of the lake is the best way to encourage appropriate development of this site.

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

The underlying zoning category for the entire Pier 202 Master PAD is MU-4, a high-density mixed use zoning district that requires standards to be set through the establishment of a PAD. Such sites – like Lot 1 of Southbank – were intended to have unique standards established on a case-by-case basis to ensure that projects are not forced to conform to rigid regulations but rather can be thoughtfully and carefully designed as location-specific projects.

The General Plan 2040 calls for this area to be mixed use and be a high-density urban core development (more than 65 du/ac). JLB Partners is requesting an amendment to the existing Pier 202 Master PAD so that it allows for a development with higher density in a key location along Tempe Town Lake as the General Plan 2040 intends.

MODIFICATION OF CONDITIONS OF APPROVAL

The original approved PAD for Pier 202 included 5 conditions of approval that were based upon the Master PAD as submitted. The PAD has been amended once for the Villas at Southbank on Lot 3 (PL120046) to propose development standards for that lot as the master PAD did not propose standards on Lot 3. A current second amendment to the PAD is being proposed for Lot 6. JLB Partners is requesting a third amendment to the PAD to create appropriate development standards for the proposed mixed use building on Lot 1.

JLB Partners is requesting that the following conditions of approval for PAD07003 be modified or removed as they no longer apply to the site:

3. ~~A subdivision plat/condominium plat is required for this development and shall be recorded prior to issuance of building permits.~~ The subdivision plat shall require the establishment of a 25' easement for nuisance water pipeline through the east end of the site.

4. ~~A parking affidavit shall be filed with the Development Services Department for the use of shared parking supported by the parking analysis. Any change or intensification of proposed uses requiring additional parking greater than proposed, a revised parking model shall be submitted.~~

5. ~~Buildings proposed for residential use shall designate tandem parking spaces for the residential tenants. Distribution of parking allocation shall be identified within the condominium CC&R'S.~~

DEVELOPMENT PLAN REVIEW CRITERIA AND JUSTIFICATION

The placement of *buildings* reinforces and provides variety in the *street wall*, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances, pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

a. Shade for energy conservation and comfort as an integral part of the design;

JLB Partners' proposed mixed-use project at Southbank Lot 1 incorporates a variety of landscaping features that foster a pedestrian-friendly environment by providing ample shade and appropriately-scaled vegetation. Large trees consisting of a mixture of sissoo, oak, ash and others line the pedestrian pathways along the ground floor. Smaller-scale shrubs and accent plants provide an aesthetically pleasing ground level hardscape utilizing efficient desert landscaping. Surface parking is eliminated and placed under a podium level and below ground to avoid the urban heat island effect resulting from excess asphalt on surface parking lots. The building itself provides shade over parking and the lack of asphalt will reduce the overall temperature of the site. The nearly 30% landscape coverage includes trees with wide canopies to maximize the shade they cast on the ground below. The building is designed with numerous shading features. Deep balcony overhangs, cantilieved roof elements, and sun shade canopies project past the building façade on elevations that will have solar orientations. These shading devices not only give relief to the resident from direct sun exposure, they also provide interesting visual relief in the architecture that create interest in wall plane and the play of shadow and light.

b. Materials shall be of superior quality and compatible with the surroundings;

JLB Partners is well-known for its luxury multi-family housing developments throughout the country. The materials used in this project will be of the same high quality as JLB Partners' other projects. Exterior materials include large windows with anodized aluminum framing, steel shade trellises, painted stucco, vertical decorative masonry veneer elements, concrete screen block on the ground level podium, painted metal railings, and architectural accents with thick, corrugated metal. Interior materials include hand-scraped wood floors, 3 cm granite and quartz countertops, stainless steel appliances, glass tile and stone backsplashes, and wood cabinets with glass panel accents and undermount lighting. The exterior materials are compatible with the contemporary design of other developments along the south shore of Tempe Town Lake including large windows and metal accents while the interior materials represent the high-end fixtures residents along Tempe Town Lake desire.

c. Buildings and landscape elements have proper scale with the site and surroundings;

While the previously-approved PAD allowed for a building up to nearly 200 feet, the proposed JLB Partners' project provides a more appropriately-scaled building for the area. JLB Partners is proposing a six-story building, including the garage and mezzanine levels, with a maximum height of 70' for this site to better blend in with the surrounding area. A similar, but taller, mixed-use development is proposed to be built on Lot 6 in the Pier 202 Master PAD located kitty-corner to the proposed project on Lot 1. Both buildings, Lot 1 proposing a six-story building and Lot 6, proposing a seven-story building, including garage and mezzanine level, will create a less monolithic building design than approved in the previous PAD and more of a pedestrian-friendly environment that does not dwarf the surrounding area. Because the site is buffered on the south by ASU's Karsten Golf Course, a large skyscraper is not the best fit for this location as it would provide a visual shock from low rolling greens to a singular tall building.

The landscape elements also provide proper scale along with the proposed development. Sidewalks are framed by using mostly 5-gallon desert landscaping features such as sage and aloe mixed with lantana flowers and deer and bear grass to properly fill out the landscaped areas without leaving gaps. Large trees consisting of a mixture of sissoo, oak, ash and others

are interspersed with date palms and Chinese pistache to blend the lakefront environment with the desert terrain to provide a variegated yet cohesive palette.

- d. **Large building masses are divided into smaller components that create a humanscale as viewed from the sidewalk;**
The Pier 202 Master PAD was designed to be a large development broken up into nearly a dozen parcels with varying uses and building types. JLB Partners' proposed Lot 1 project is a humanscale development with decorative awnings at various levels and a single-story retail component, live/work units and leasing office with cyber lounge on the northwestern portion of the building, as well as varied heights between the sections of the building. These create the appearance of multiple buildings that maintain the integrity of the scale of the project for pedestrians at street level.
- e. **Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing;**
The buildings incorporate a variety of architectural elements that create a clear base and top of the building. The corners of the building extend an entire level above the fifth floor creating urban loft units with two-story volumes and mezzanine decks within. The top level is set in contrasting color to the middle portion of the building. The middle portion of the building varies between two heights at the roof level and the fourth floor units have a metal awning that further delineates the rooftop elements from the ground floor. The ground floor provides retail store fronts and podium parking, and as such the parking is screened in a way that completely separates the visual appearance of the vehicular areas from the livable areas of the building. Concrete block screening separates the parking from the stucco and windows of the residential portion of the building. The retail uses on the ground floor have their own unique appearance and utilize large windows with anodized aluminum framing to provide visibility and access.
- f. **Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;**
JLB Partners' proposed project on Southbank Lot 1 incorporates numerous ground-floor uses that activate the area and provide both visual interest and increase security by maximizing surveillance and visibility. With the exception of retail parking stalls along Pier Drive and Vista Del Lago Drive, the ground-level podium parking is located entirely within the building and does not leave any exposed, unprotected vehicles out in the open. There will be a hotel-style roundabout drop off facing Vista Del Lago Drive. Areas within the garage will be well-lit and monitored by security cameras to provide a safe parking lot for residents and visitors. Access to the parking area will be gated and require special access except for unsecured parking spaces at the entrance to the garage for retail guests and visitors. The screening for the podium-level parking area at the ground floor will include open portions in the concrete block that provide visibility as well as an aesthetically-pleasing variation in the façade.

The retail portion of the ground floor has large windows that provide more than 180 degrees of visual surveillance and exposure for those areas. The ground-floor units and live-work units will be elevated from the sidewalks to the well-lit patios with large sliding glass doors that create allow for social activity in pedestrian activated areas as a form of natural surveillance. The interior of the property is completely secured and there are no exterior breezeways or sidewalks that cut through the project, which increases safety for residents. Interior courtyards are surrounded on all sides by units that look down onto the area providing visibility and surveillance by nearly all residents onto common spaces.

This proposed project is located along the heavily-trafficked Rio Salado Parkway between Rural Road and McClintock Drive. The location of the southern property line along this busy thoroughfare creates limitations, but the architects have carefully balanced windows and building movement, which allows for an interesting elevation, while allowing windows

and public accessibility on that portion of the project. JLB Partners has incorporated design elements that increase safety along this portion of the project by placing podium parking with concrete block screening to secure the building.

- g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;**
JLB Partners has designed Southbank Lot 1 to be an attractive urban building with complimentary yet differing architectural elements that contribute to a beautiful project worthy of a prominent location along picturesque Tempe Town Lake. The building is designed to work in conjunction with the lake to maximize views and provide an appropriate scale in proportion to other lakefront developments. Balconies are varied between those which extend out beyond the unit, and those which are cut into the units, and those which wrap around the corners of the building to provide visual separation between the different designs of the building. The spacing and variation of the building's design is done in a way which is harmonious with the overall product and does not appear haphazard or random; rather, it creates an aesthetic rhythm for the building. The walkways are thoughtfully landscaped and the greenery provides a colorful contrast to the contemporary building's sharp and clean colors.
- h. On-site utilities are placed underground;**
As required by Tempe City Code, Section 4-305, all utilities will be placed underground.
- i. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;**
Lushly landscaped sidewalks will be provided and well manicured to ensure a pedestrian-friendly environment. Wide sidewalks will traverse the entire building and encourage walkability between JLB Partners' Southbank Lot 1 and other proposed projects within the Pier 202 Master PAD to each other and the lake. These walkways will be lit internally and additional light will be provided from existing lamp posts along Rio Salado Parkway as well as the path along the south shore of Tempe Town Lake.
- j. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);**
JLB Partners' will ensure the project at Southbank Lot 1 is in full compliance with the Americans with Disabilities Act. Compliance includes wide concrete sidewalks and access ramps and elevators throughout the building. Designated units will come equipped with accessible features like lower countertops, cabinets, larger bathrooms, closets and laundry rooms for ample turning radii.
- k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;**
One of the most appealing amenities of this site is its proximity to a variety of multi-modal transportation options as well as the potential for future transit opportunities. The site is located along Tempe Town Lake's multiuse path with bicycle and pedestrian access to downtown Tempe, ASU, the Tempe Center for the Arts and pedestrian bridge. Tempe Marketplace is within walking or bicycling distance, and several light rail and bus stops – including the Tempe Orbit – are located within a one-mile radius of the site including the Tempe Transportation Center. Additionally, the site is less than a mile from the Loop 202 freeway entrance at Rural Road and is just more than a mile from the Loop 101 freeway, providing visitors who utilize vehicles with convenient access to many Valley freeways. The Tempe City Council is currently considering whether or not to pursue a streetcar down Rio Salado Parkway through downtown Tempe, and if it is built on this pathway it would serve as a convenient link to all of the area's amenities and transportation opportunities.
- l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;**

This site is served by its own streetlight at Pier Drive and Rio Salado Parkway, which has already been constructed but is not yet operational, and an interior drive to circulate traffic through the area. The existence of the traffic signal will ensure that there is no unnecessary traffic accumulation on site or along Rio Salado Parkway and to create a safe way to enter and exit the property for vehicles, pedestrians and bicyclists by regulating the flow of traffic. The design of the streets provides for vehicular access that does not conflict with pedestrian or bicyclist safety.

- m. **Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;**

JLB Partners' Southbank Lot 1 development is located along the Rio Salado Multi-Use Path and located within walking distance of a number of local amenities and attractions. The Tempe Comprehensive Transportation Plan touts the importance of promoting a walkable and bikeable city, and the proposed Southbank Lot 1 development is designed to encourage pedestrian access of the site – particularly the retail components by Tempe Town Lake visitors.

- n. **Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;**

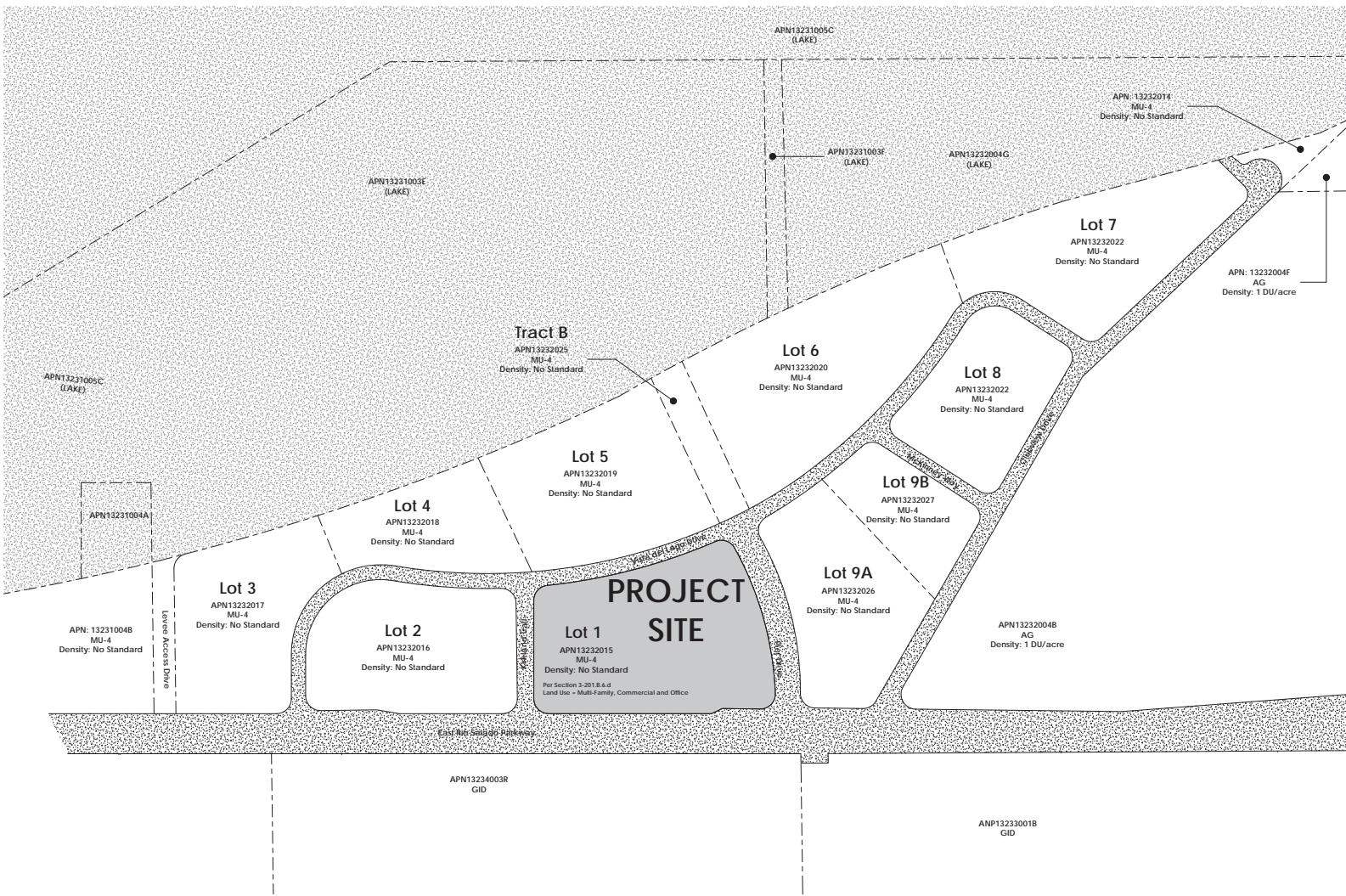
Crime prevention and the safety of its residents is JLB Partners' highest priority. The proposed Southbank Lot 1 development is access controlled including the podium and below grade parking structure, except for unsecured spaces located at the entrance of the podium parking for retail use. Large windows that face outward and onto the street provide natural surveillance as do the myriad of patios provided for residents. The retail component provides its own added layer of security by providing a public area at the ground level where people will be circulating through during the hours of operation. JLB Partners prides itself on the high quality of its buildings and has a strict maintenance schedule to ensure that its projects remain visually appealing and do not fall into disrepair. These elements contribute to the safe living environment JLB Partners creates at all of its communities.

- o. **Landscaping accents and separates parking, buildings, driveways and pedestrian walkways;**

While this project incorporates a variety of larger vegetation along pedestrian walkways for shade, most of the landscaping consists of decorative shrubs and smaller-scale plants that frame the sidewalks. Parking is separated by the building walls and located on the podium level and below grade with ground level parking screened with concrete blocks. Driveways are located at the major signalized intersection on the southeast corner of the project and only one driveway serves the parking area, which is differentiated from the pedestrian and retail components by a large drive aisle and single-story building. The landscaping leads pedestrians through these elements by providing an orderly and appropriately-scaled experience.

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

The site is currently undeveloped and does not have any surrounding or adjoining uses or buildings, but is located off of a well-lit and heavily-trafficked arterial street as well as the Tempe Town Lake multiuse path, which also provides adequate lighting. JLB Partners will provide lighting that ensures the site is safely lit and at an appropriate level compatible with the surrounding uses.



1 Key Map
 SCALE: 1" = 100'-0"



Project Name:
**Southbank Lot 1
 5 Story Residential**

Project Address: 12001 E. Rio Salado Parkway
 Tempe, Arizona

Project Number: AP1408
 Issue Date: 3/10/2015



Key Plan



A1.0



01 CONTEXT AERIAL
SCALE: 1:100



AERIAL CONTEXT PLAN



Dec 31, 2012

A 1.2

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SOUTHBANK LOT1

A PORTION OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ 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: _____ MY COMMISSION EXPIRES
NOTARY PUBLIC _____

JLB PARTNERS, LP

BY: _____ DATE _____
OWNER _____

ITS: _____
MANAGER/OWNER/PRESIDENT etc

LEGAL DESCRIPTION

LOT 1, AS SHOWN ON THE PIER 202-2nd AMENDED SUBDIVISION PLAT
RECORDED IN BOOK 1052 AT PAGE 15, IN THE RECORDS OF THE
COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE

ON THIS _____ DAY OF _____, 20____

OWNER / DEVELOPER

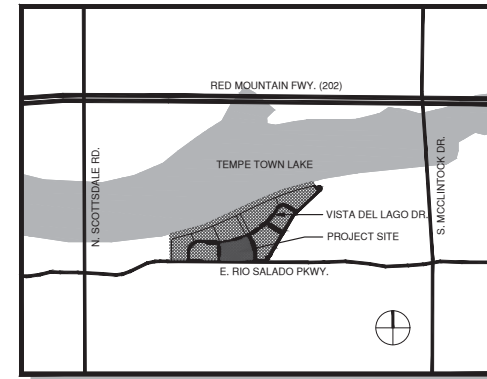


JLB PARTNERS, LP
9237 E. VIA DE VENTURA, SUITE 215
SCOTTSDALE, AZ 85258
480.800.3070

PROJECT DATA

ZONING: MU-4 PAD (RIO SALADO OVERLAY DISTRICT) TABLE 4-203B PAD PROVIDED	
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
ZONING	MU-4 PAD(RSOD)
SITE AREA, GROSS/NET (ACRES)	3.1 / 3.1
DWELLING UNITS	273
DENSITY	88.1 DU/AC
BUILDING HEIGHT	69'-6"
BUILDING LOT COVERAGE	72.9%
SITE LANDSCAPE COVERAGE	
GROUND-LEVEL LANDSCAPE	36,595 SF (27.1%)
DECK LANDSCAPE	24,982 SF (18.5%)
TOTAL LANDSCAPE COVERAGE	61,577 SF (45.6%)
BUILDING SETBACKS	
NORTH (BLDG WALL/PARKING)	9'-0"
WEST (BLDG WALL/PARKING)	9'-0"
EAST (BLDG WALL/PARKING)	14'-0"
SOUTH (BLDG WALL/PARKING)	18'-0"
VEHICLE PARKING QUANTITY	
RETAIL	15 (1/300 SF)
OFFICE	4 (1/300 SF)
RESIDENTIAL	
STUDIO (38 UNITS)	38 (1/UNIT)
ONE BED (140 UNITS)	189 (1.34/UNIT)
TWO BED (94 UNITS)	168 (1.79/UNIT)
TOTAL RESIDENTIAL	395
GUEST	55
TOTAL RESIDENTIAL	450 (1.65 / UNIT)
TOTAL PARKING	469
BICYCLE PARKING QUANTITY	
RETAIL (1/7,500 SF, 4 MIN)	4
OFFICE (1/8,000 SF, 4 MIN)	4
RESIDENT (0.75/UNIT)	204
GUEST (0.2/UNIT)	55
TOTAL	267
USES	
RETAIL SPACE (SF)	4,500
OFFICE SPACE, LIVE WORK (SF)	1,130
RESIDENTIAL (UNITS)	273

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD07003

1. THE PLANNED AREA DEVELOPMENT OVERLAY FOR PIER 202 SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. THE PAD OF PIER 202 SHALL ADHERE TO SETBACK REQUIREMENTS FOR FLOOD CONTROL INCLUDING THE TOWN LAKE RECIRCULATION WELL EASEMENTS, PURSUANT TO SECTION 5-104 OF THE ZONING AND DEVELOPMENT CODE.
3. A SUBDIVISION PLAT/COMDOMINIUM PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. THE SUBDIVISION PLAT SHALL REQUIRE THE ESTABLISHMENT OF A 25' EASEMENT FOR NUISANCE WATER PIPELINE THROUGH THE EAST END OF THE SITE.
4. A PARKING AFFIDAVIT SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT FOR THE USE OF SHARED PARKING SUPPORTED BY THE PARKING ANALYSIS. ANY CHANGE OR INTENSIFICATION OF PROPOSED USES REQUIRING ADDITIONAL PARKING GREATER THAN PROPOSED, A REVISED PARKING MODEL SHALL BE SUBMITTED.
5. BUILDINGS PROPOSED FOR RESIDENTIAL USE SHALL DESIGNATE TANDEM PARKING SPACES FOR THE RESIDENTIAL TENANTS. DISTRIBUTION OF PARKING ALLOCATION SHALL BE IDENTIFIED WITHIN THE CONDOMINIUM CC&RS.

CONDITIONS OF APPROVAL: PAD15003

DS141171

PAD15003

REC15034

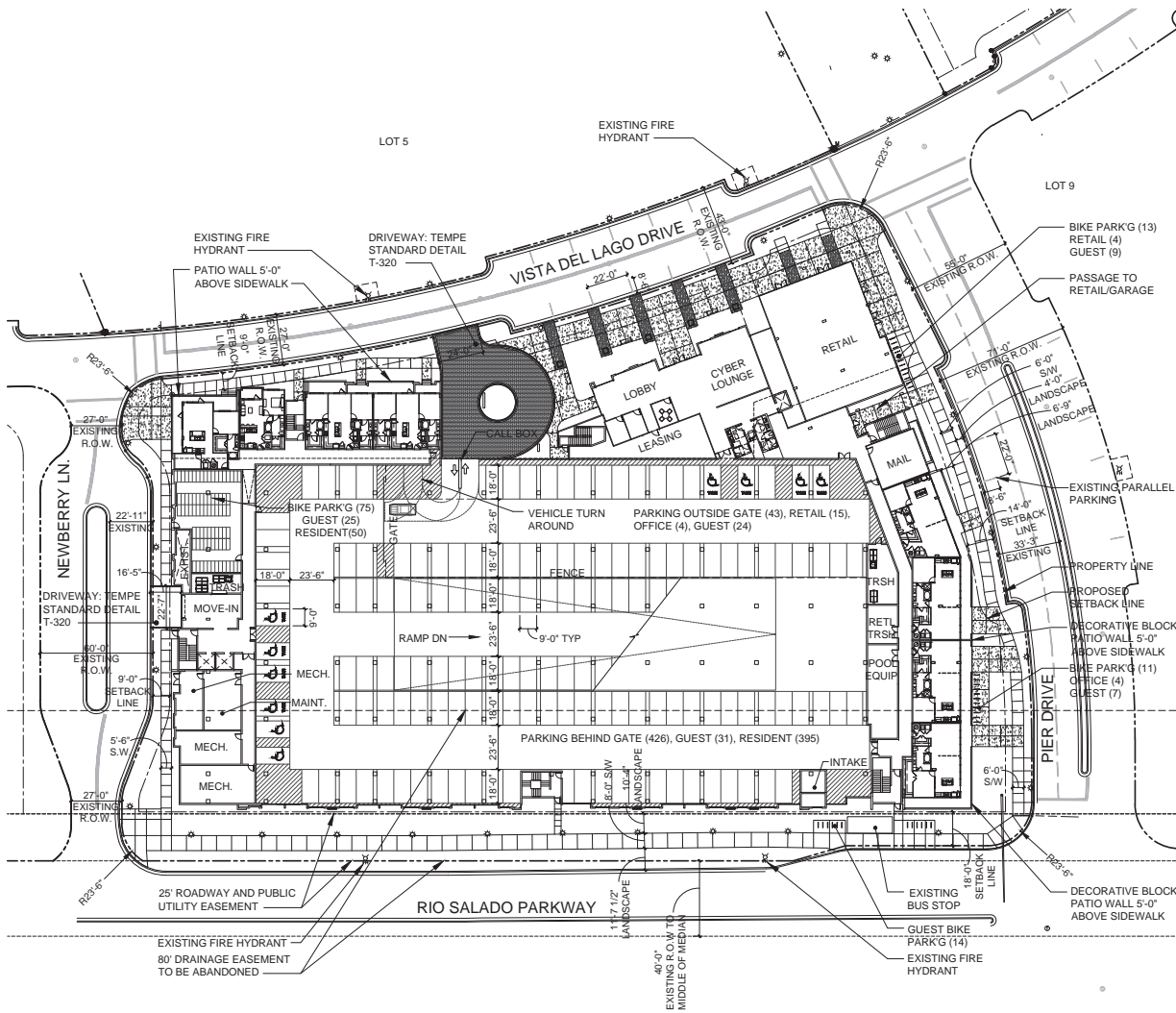
REC15034

PAD15003

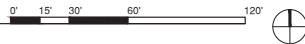
DS141171



3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SOUTHBANK LOT1 SITE PLAN



01 SITE PLAN
SCALE: 1:30



PROJECT DATA

ZONING: MU-4 PAD (RIO SALADO OVERLAY DISTRICT) TABLE 4-203B	ZDC STANDARD		
	EXISTING PAD	PAD PROVIDED	
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)		
ZONING	MU-4 PAD(RSOD)	MU-4 PAD(RSOD)	MU-4 PAD(RSOD)
SITE AREA, GROSS/NET (ACRES)	3.1 / 3.1	3.1 / 3.1	3.1 / 3.1
DWELLING UNITS	273	105	273
DENSITY	NS	33.9 DU/AC	88.1 DU/AC
BUILDING HEIGHT	NS	186'-6"	69'-6"
BUILDING LOT COVERAGE	NS	71.6%	72.9%
SITE LANDSCAPE COVERAGE			
GROUND-LEVEL LANDSCAPE			36,595 SF (27.1%)
DECK LANDSCAPE			24,982 SF (18.5%)
TOTAL LANDSCAPE COVERAGE	NS	28.4%	61,577 SF (45.6%)
BUILDING SETBACKS			
NORTH (BLDG WALL/PARKING)	NS / 20'-0"	31'-0"	9'-0"
WEST (BLDG WALL/PARKING)	NS / 20'-0"	15'-4"	9'-0"
EAST (BLDG WALL/PARKING)	NS / 20'-0"	31'-0"	14'-0"
SOUTH (BLDG WALL/PARKING)	NS / 20'-0"	31'-0"	18'-0"
VEHICLE PARKING QUANTITY			
RETAIL	15 (1,300 SF)		15 (1,300 SF)
OFFICE	4 (1,300 SF)		4 (1,300 SF)
RESIDENTIAL			
STUDIO (38 UNITS)	38 (1/UNIT)		38 (1/UNIT)
ONE BED (140 UNITS)	212 (1.5/UNIT)		189 (1.34/UNIT)
TWO BED (94 UNITS)	188 (2/UNIT)		168 (1.79/UNIT)
TOTAL RESIDENT	438		395
GUEST	55 (0.2/UNIT)		55
TOTAL RESIDENTIAL	493		450 (1.65 / UNIT)
TANDEM STALLS		108	0
TOTAL PARKING	512	1,124	469
BICYCLE PARKING QUANTITY			
RETAIL (17,500 SF - 4 MIN)	4		4
OFFICE (11,800 SF - 4 MIN)	4		4
RESIDENT (0.75/UNIT)	204		204
GUEST (0.2/UNIT)	55		55
TOTAL	267		267
USES			
RETAIL SPACE (SF)	4,500	17,000	4,500
OFFICE SPACE, LIVE WORK (SF)	1,130	230,000	1,130
RESIDENTIAL (UNITS)	273	105	273

REC15034

PAD15003

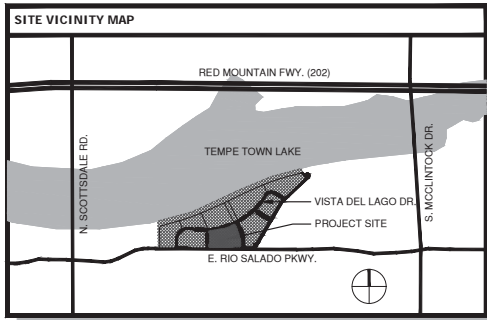
DS141171

DS141171

PAD15003

REC15034





- GENERAL NOTES**
- PEDESTRIAN AND VEHICULAR ACCESS CONTROL SHALL BE PROVIDED AT ALL ENTRY/EXIT GATES PER THE CITY OF TEMPE STANDARDS. OPTICOM TO BE ENABLED AT ALL GATE LOCATIONS PER CITY STANDARDS
 - FIRE HYDRANTS ARE LOCATED WITHIN 150' TO ANY POINT OF THE FIRST FLOOR.
 - PROVIDE APPROPRIATE SECURITY WITHIN PARKING GARAGE. REFER TO THE CITY OF TEMPE GUIDELINES.
 - BICYCLE RACK TO MEET THE CITY OF TEMPE STANDARDS, DETAIL T-578
 - DEDICATED TURN AROUND LOCATIONS HAVE BEEN PROVIDED AND SHALL BE MARKED AS SUCH.
 - ENTRY DRIVES SHALL MEET THE CITY OF TEMPE STANDARDS. REF TO CIVIL DRIVE AISLE/FIRELANE TO MAINTAIN 23'-0" MIN. CLEARANCE
 - FIRE DEPARTMENT CONNECTION TO BE LOCATED WITHIN 50'-0" OF FIRELANE. CIVIL TO COORDINATE
 - REFER TO ALL CONDITIONS AS PREPARED BY THE CITY OF TEMPE DEVELOPMENT REVIEW COMMISSION

LEGAL DESCRIPTION

LOT 1, AS SHOWN ON THE PIER 202-2ND AMENDED SUBDIVISION PLAT RECORDED IN BOOK 1052 AT PAGE 16, IN THE RECORDS OF THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA

SITE GRADING NOTE

LEASING FINISH FLOOR ELEVATION (ARCH = 0'-0") COINCIDES WITH CIVIL/SURVEYING FINISH FLOOR ELEVATION (CIVIL = 69.00')

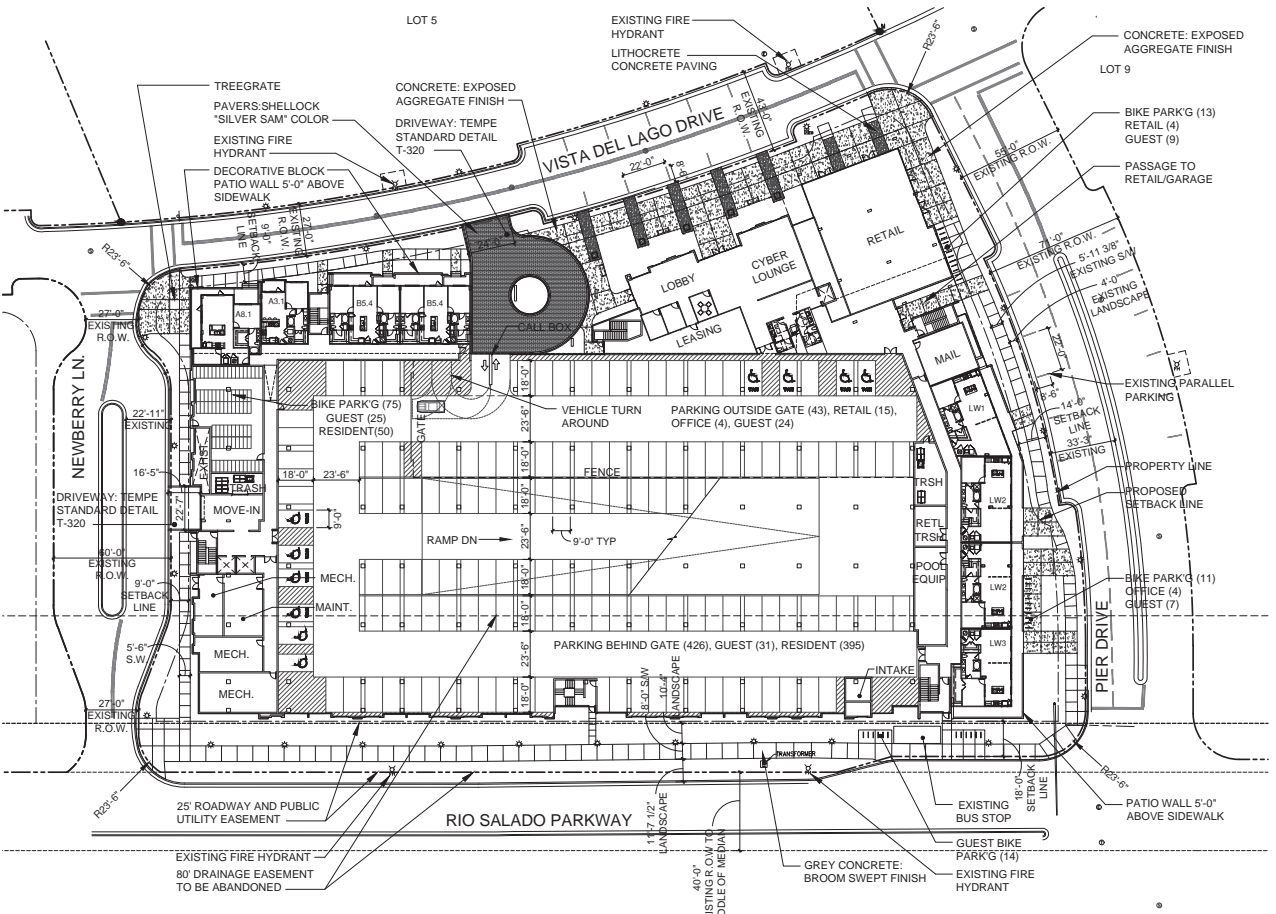
CODE DATA

BUILDING CODE: 2009 IBC
 W/ CITY AMENDMENTS.
 OCCUPANCY TYPE: GROUP R2 & S2
 CONSTRUCT. TYPE: BLDG. 1: TYPE IA
 BLDG 2-6: TYPE VA
 SPRINKLER TYPE: NFPA 13 SYSTEM

PROJECT DATA

ZONING: MU-4 PAD (RIO SALADO OVERLAY DISTRICT) TABLE 4-203B

SITE	
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE(MORE THAN 65 DU/AC)
ZONING	MU-4 PAD(RSDOC)
SITE AREA, GROSS/NET (ACRES)	3.1/3.1
BUILDING AREA (SF)	
PARKING AREA	64,314
OFFICE AREA	1,130
RETAIL AREA	4,500
RESIDENTIAL AREA	28,497
TOTAL BUILDING AREA	98,441
DWELLING UNITS	
DENSITY	88.1 DU/AC
BUILDING HEIGHT	69'-6"
NUMBER OF STORIES	
ABOVE GRADE (INCL. MEZZANINE)	6
BELOW GRADE	2
TOTAL NUMBER OF STORIES	8
BUILDING SETBACK	
BUILDING LOT COVERAGE	72.9%
SITE LANDSCAPE COVERAGE	
GROUND-LEVEL LANDSCAPE	27.1%
DECK LANDSCAPE	18.5%
TOTAL LANDSCAPE COVERAGE	45.6%
BUILDING SETBACKS	
NORTH (BLDG WALL/PARKING)	9'-0"
WEST (BLDG WALL/PARKING)	9'-0"
EAST (BLDG WALL/PARKING)	14'-0"
SOUTH (BLDG WALL/PARKING)	18'-0"
USES	
RETAIL SPACE (SF)	4,500
OFFICE SPACE (SF)	1,130
RESIDENTIAL (UNITS)	
STUDIO	38 (13.9%)
ONE BEDROOM	141 (51.6%)
TWO BEDROOM	94 (34.5%)
TOTAL RESIDENTIAL UNITS	273
PARKING	
VEHICLE PARKING PROVIDED	
STANDARD RETAIL SPACES	14
ACCESSIBLE RETAIL SPACES	0
VAN ACCESSIBLE RETAIL SPACES	1
TOTAL RETAIL SPACES	15
STANDARD OFFICE SPACES	3
ACCESSIBLE OFFICE SPACES	0
VAN-ACCESSIBLE OFFICE SPACES	1
TOTAL OFFICE SPACES	4
STANDARD RESIDENT SPACES	387
ACCESSIBLE RESIDENT SPACES	3
VAN-ACCESSIBLE RESIDENT SPACES	3
TOTAL RESIDENT SPACES	395
STANDARD GUEST SPACES	53
ACCESSIBLE GUEST SPACES	0
VAN-ACCESSIBLE GUEST SPACES	2
TOTAL GUEST SPACES	55
TOTAL RETAIL SPACES	15 (1,900 SF)
TOTAL OFFICE SPACES	4 (1,900 SF)
TOTAL RESIDENTIAL SPACES	450 (1,65 / UNIT)
TOTAL PARKING SPACES PROVIDED	469
BICYCLE PARKING PROVIDED	
RETAIL (17,500 SF, 4 MIN)	4
OFFICE (18,000 SF, 4 MIN)	4
RESIDENT (0.75/UNIT)	204
GUEST (0.2/UNIT)	55
TOTAL BICYCLE SPACES PROVIDED	267



01 SITE PLAN
 SCALE: 1:30





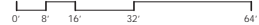
1 South Elevation
 SCALE: 1/16" = 1'-0"



2 East Elevation
 SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- 1 STUCCO WALL SYSTEM
 PT 3 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM
 PT 2 SW 7064 - LRV 60%
 PASSIVE
- 3 STUCCO WALL SYSTEM
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 4 STUCCO WALL SYSTEM
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
- 5 STUCCO WALL SYSTEM
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 6 LOW-E GLASS
 CLEAR
- 7 ANODIZED ALUMINUM SIGNFRONT
 DARK BRONZE
 ARCADEA AB-7
- 8 VINYL WINDOW FRAMES
 WHITE
- 9 MASONRY WALL SYSTEM
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH
- 10 METAL GREEN SCREEN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 11 SCREEN BLOCK SQUARE PATTERN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 12 METAL 8 DECK
 GLAZIARIZED
- 13 METAL RAILING
 PT 3 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 14 STEEL SHADE TRELLIS
 PT 3 SW 7069 - LRV 6%
 IRON ORE
- 15 FIBERGLASS DOOR FRAME
 PT 3 SW 7064 - LRV 60%
 PASSIVE
- 16 METAL FASCIA
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 17 EXHAUST LOUVER SYSTEM
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
- 18 SIGNAGE BAND
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
- 19 SIGNAGE BAND
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 20 RECESSED WALL
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 21 LOADING ROLL-UP DOOR
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
- 22 S PRIVACY SIE WALL
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH



Project Name:
**Southbank Lot 1
 5 Story Residential**
 Project Address: 12001 E. Rio Salado Pkwy.
 Tempe, Arizona
 Project Number: AP1408
 Issue Date: 3/10/2015



Exterior Elevations - BW



Dec 31, 2012

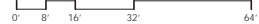
A5.1



1 North Elevation
 SCALE: 1/16" = 1'-0"



2 West Elevation
 SCALE: 1/16" = 1'-0"



MATERIALS LEGEND

- 1 STUCCO WALL SYSTEM
 PT 1 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM
 PT 2 SW 7064 - LRV 60%
 PASSIVE
- 3 STUCCO WALL SYSTEM
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 4 STUCCO WALL SYSTEM
 PT 4 SW 7068 - LRV 13%
 GRIFFLE GRAY
- 5 STUCCO WALL SYSTEM
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 6 LOW-E GLASS
 CLEAR
- 7 ANODIZED ALUMINUM STOREFRONT
 DARK BRONZE
 ARCADEA AB-7
- 8 VINYL WINDOW FRAMES
 WHITE
- 9 MASONRY WALL SYSTEM
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH
- 10 METAL GREEN SCREEN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 11 SCREEN BLOCK SQUARE PATTERN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 12 METAL DECK
 GALVANIZED
- 13 METAL RAILING
 PT 1 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 14 STEEL SHADE TRELLIS
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 15 FIBERGLASS DOOR FRAME
 PT 3 SW 7064 - LRV 60%
 PASSIVE
- 16 METAL FASCIA
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 17 EXHAUST LOUVER SYSTEM
 PT 4 SW 7068 - LRV 13%
 GRIFFLE GRAY
- 18 SIGNAGE BAND
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 19 RECESSED WALL
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 20 LOADING ROLL-UP DOOR
 PT 4 SW 7068 - LRV 13%
 GRIFFLE GRAY
- 21 S' PRIVACY SIE WALL
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH
- 22

Project Name:
**Southbank Lot 1
 5 Story Residential**
 Project Address: 12001 E. Rio Salado Pkwy
 Tempe, Arizona
 Project Number: AP1408
 Issue Date: 3/10/2015



Exterior Elevations - BW



Dec 31, 2012

A5.2



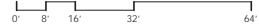
1 South Elevation
 SCALE: 1/16" = 1'-0"



2 East Elevation
 SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- 1 STUCCO WALL SYSTEM
 PT 3 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM
 PT 2 SW 7064 - LRV 60%
 PASSIVE
- 3 STUCCO WALL SYSTEM
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 4 STUCCO WALL SYSTEM
 PT 4 SW 7068 - LRV 13%
 GRIZZLE GRAY
- 5 STUCCO WALL SYSTEM
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 6 LOW-E GLASS
 CLEAR
- 7 ANODIZED ALUMINUM SIGNFRONT
 DARK BRONZE
 ARCADEA AB-7
- 8 VINYL WINDOW FRAMES
 WHITE
- 9 MANGONRY WALL SYSTEM
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH
- 10 METAL GREEN SCREEN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 11 SCREEN BLOCK SQUARE PATTERN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 12 METAL 8 DECK
 GLAZIARIZED
- 13 METAL RAILING
 PT 3 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 14 STEEL SHADE TRELLIS
 PT 3 SW 7069 - LRV 6%
 IRON ORE
- 15 FIBERGLASS DOOR FRAME
 PT 3 SW 7064 - LRV 60%
 PASSIVE
- 16 METAL FASCIA
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 17 EXHAUST LOUVER SYSTEM
 PT 4 SW 7068 - LRV 13%
 GRIZZLE GRAY
- 18 SIGNAGE BAND
 PT 4 SW 7068 - LRV 13%
 GRIZZLE GRAY
- 19 SIGNAGE BAND
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 20 RECESSED WALL
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 21 LOADING ROLL-UP DOOR
 PT 4 SW 7068 - LRV 13%
 GRIZZLE GRAY
- 22 S' PRIVACY SIE WALL
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH



Project Name:
**Southbank Lot 1
 5 Story Residential**
 Project Address: 12001 E. Rio Salado Pkwy.
 Tempe, Arizona
 Project Number: AP1408
 Issue Date: 3/10/2015



Exterior Elevations - Color



A5.3



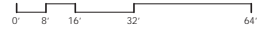
1 North Elevation
 SCALE: 1/16" = 1'-0"



2 West Elevation
 SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- 1 STUCCO WALL SYSTEM
 PT 3 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 2 STUCCO WALL SYSTEM
 PT 2 SW 7064 - LRV 60%
 PASSIVE
- 3 STUCCO WALL SYSTEM
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 4 STUCCO WALL SYSTEM
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
- 5 STUCCO WALL SYSTEM
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 6 LOW-E GLASS
 CLEAR
- 7 ANODIZED ALUMINUM STOREFRONT
 DARK BRONZE
 ARCADEA AB-7
- 8 VINYL WINDOW FRAMES
 WHITE
- 9 MANSIONRY WALL SYSTEM
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH
- 10 METAL GREEN SCREEN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 11 SCREEN BLOCK SQUARE PATTERN
 PT 3 SW 7066 - LRV 39%
 GRAY MATTERS
- 12 METAL DECK
 GLAZIARIZED
- 13 METAL RAILING
 PT 3 SW 7063 - LRV 74%
 NEBULOUS WHITE
- 14 STEEL SHADE TRELLIS
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 15 FIBERGLASS DOOR FRAME
 PT 3 SW 7064 - LRV 60%
 PASSIVE
- 16 METAL FASCIA
 PT 5 SW 7069 - LRV 6%
 IRON ORE
- 17 EXHAUST LOUVER SYSTEM
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
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 GRAY MATTERS
- 20 LOADING ROLL-UP DOOR
 PT 4 SW 7068 - LRV 13%
 CIRCLE GRAY
- 21 S PRIVACY SIE WALL
 FILLED & POLISH GROUND FACE
 OPAL COLOR, TRENWYTH



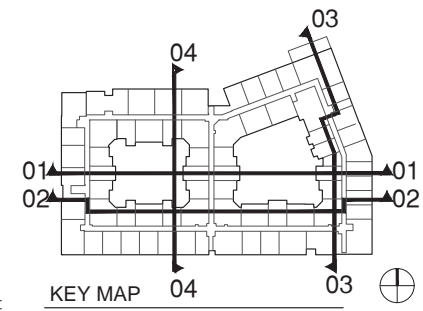
Project Name:
Southbank Lot 1
5 Story Residential
 Project Address: 12001 E. Rio Salado Pkwy.
 Tempe, Arizona
 Project Number: AP1408
 Issue Date: 3/10/2015



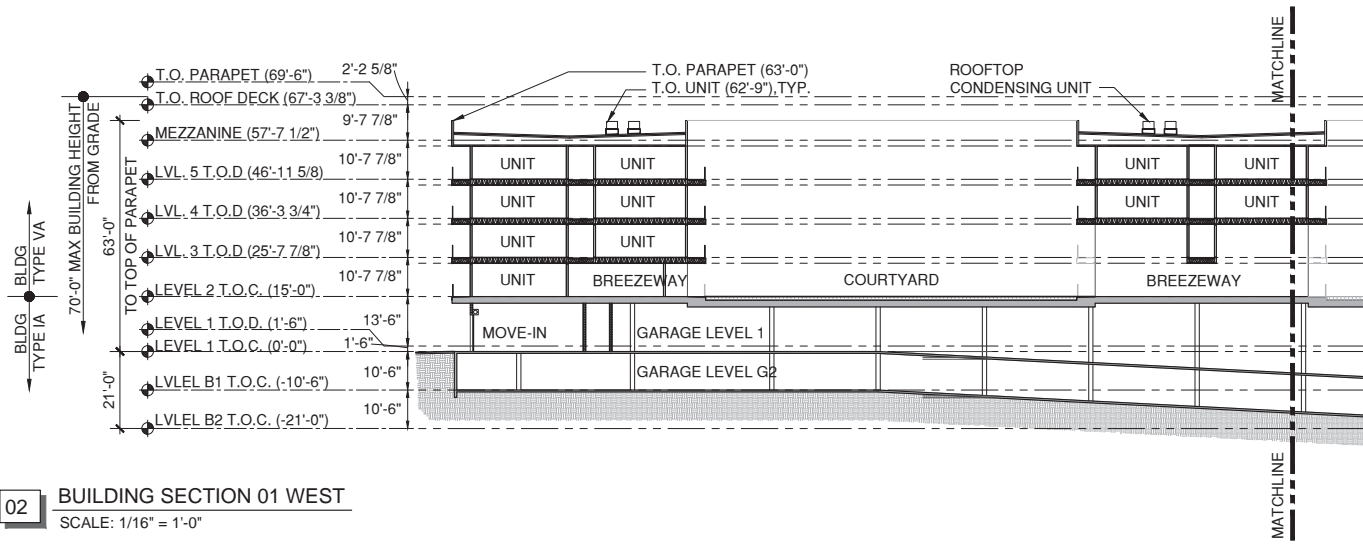
Exterior Elevations - Color



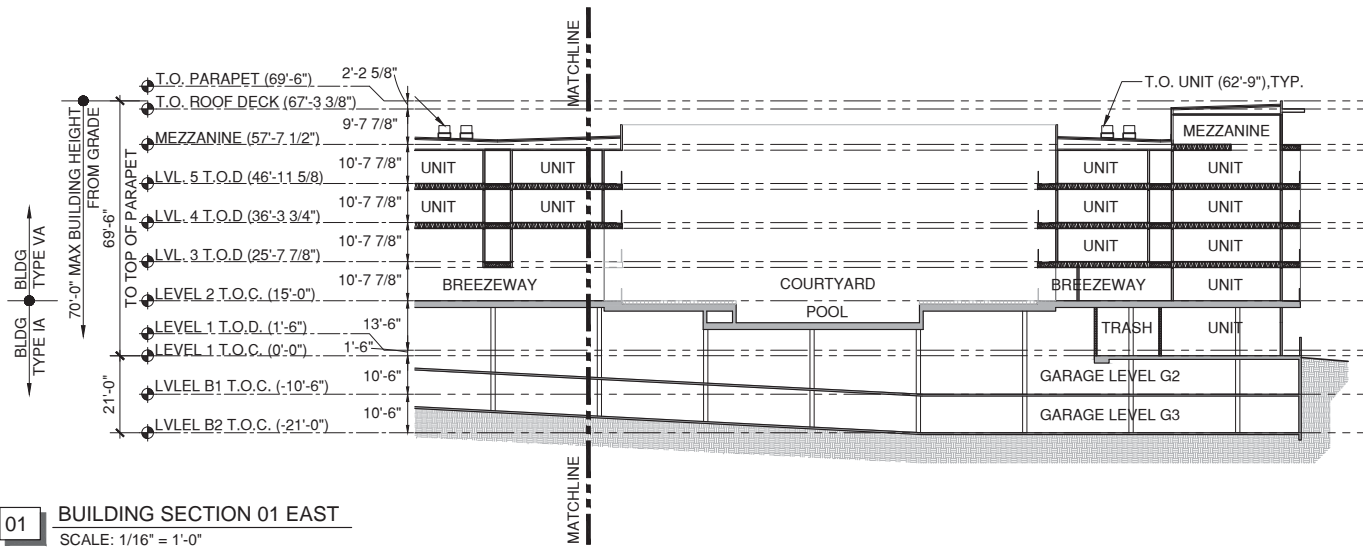
A5.4



KEY MAP
 SCALE: NOT TO SCALE



02 BUILDING SECTION 01 WEST
 SCALE: 1/16" = 1'-0"



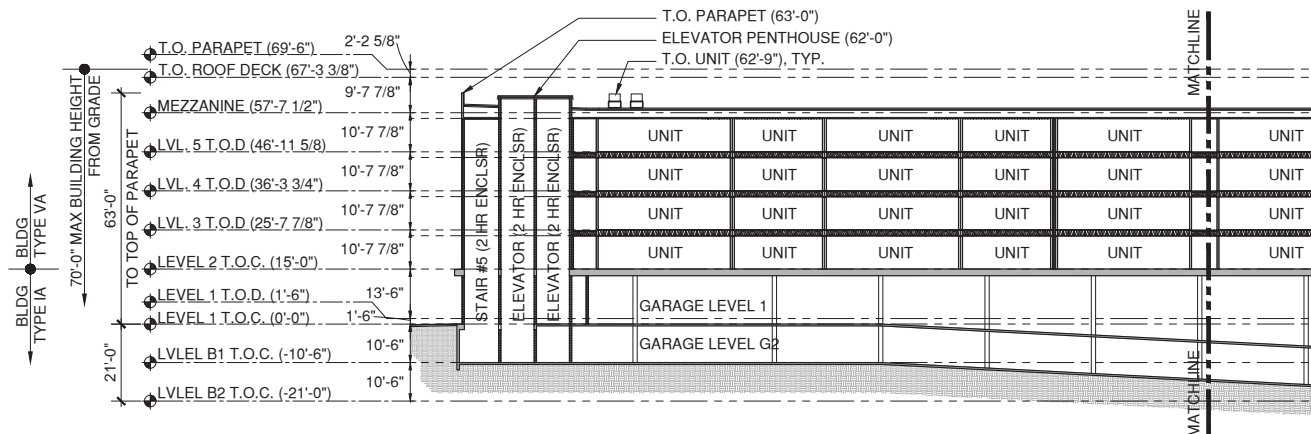
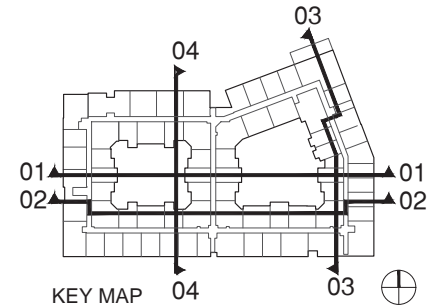
01 BUILDING SECTION 01 EAST
 SCALE: 1/16" = 1'-0"

Project Name:
 Southbank Lot 1
 5 Story Residential
 Project Address: 1200 E. Rio Salado Pkwy
 Tempe, Arizona
 Project Number: AP1412
 Issue Date: 3/10/2015

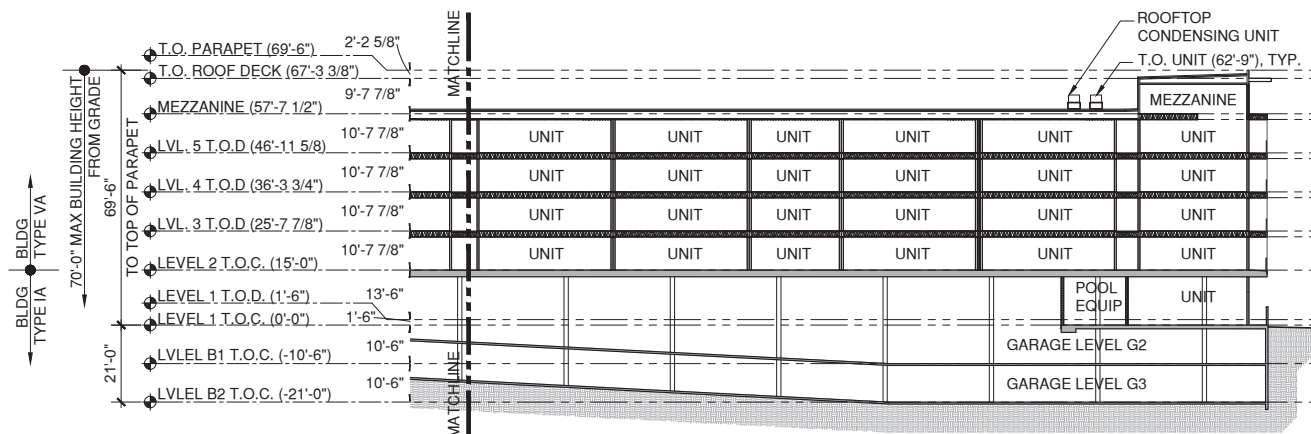


BUILDING SECTIONS

Dec 31, 2012



03 BUILDING SECTION 02 WEST
 SCALE: 1/16" = 1'-0"



02 BUILDING SECTION 02 EAST
 SCALE: 1/16" = 1'-0"

Project Name:
 Southbank Lot 1
 5 Story Residential
 Project Address: 1200 E. Rio Salado Pkwy
 Tempe, Arizona
 Project Number: AP1412
 Issue Date: 3/19/2015



BUILDING SECTIONS



A6.2

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Caliper	Max Height
Trees				
	<i>Acacia amara</i> Majago Acacia	36" box	2" or greater	20'
	<i>Dalbergia sissoo</i> Sissoo Tree	36" box	2" or greater	30'
	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	24" box	1.5" or greater	25'
	<i>Phoenix dactylifera</i> Date Palm	14"	2" or greater	60'
	<i>Pistacia chinensis</i> Chinese Pistache	36" box	2" or greater	40'
	<i>Populus fremontii</i> Fremont Cottonwood	existing	2" or greater	40'
	<i>Quercus virginiana</i> Southern Live Oak	36" box	2" or greater	40'

Sym.	Plant Name	Size
	<i>Bougainvillea 'Barbara Karst'</i> Bougainvillea	15 gal.
	<i>Bougainvillea 'San Diego Red'</i> Bougainvillea	15 gal.

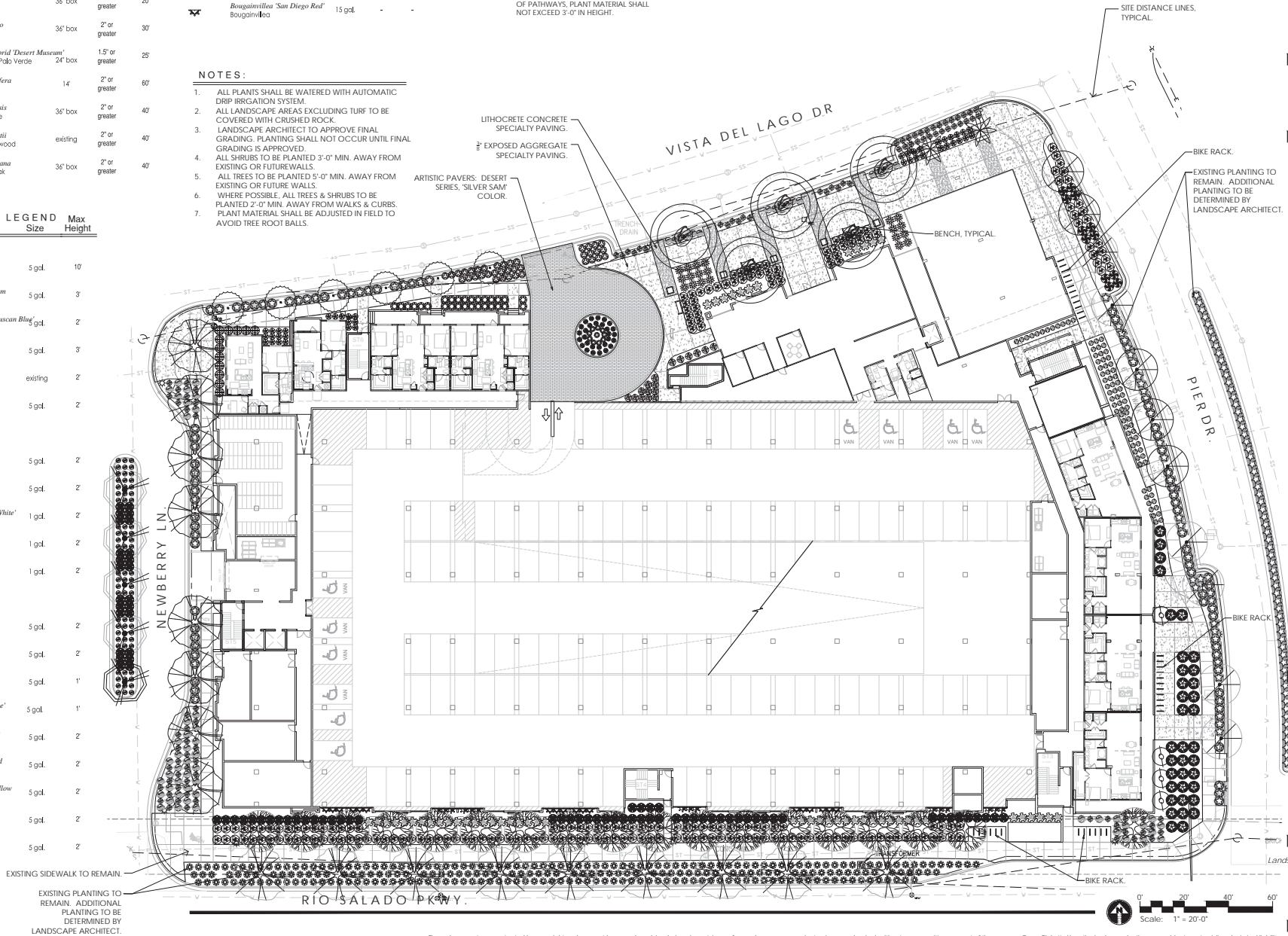
- NOTES:**
1. PLANT MATERIAL ADJACENT TO VEHICULAR PARKING SHALL NOT EXCEED 2'-0" IN HEIGHT.
 2. PLANT MATERIAL WITHIN 6'-0" OF PATHWAYS SHALL NOT EXCEED 2'-0" IN HEIGHT. BETWEEN 6'-0" AND 12'-0" OF PATHWAYS, PLANT MATERIAL SHALL NOT EXCEED 3'-0" IN HEIGHT.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Max Height
Shrubs			
	<i>Cordia alliodora</i> Mexican Olive	5 gal.	10'
	<i>Lamprophyllum zygophyllum</i> Blue Ranger	5 gal.	3'
	<i>Rosmarinus officinalis</i> Tuscan Blue Upright Rosemary	5 gal.	2'
	<i>Ruellia brittaniana</i> Ruellia	5 gal.	3'
	<i>Salvia species</i>	existing	2'
	<i>Salvia greggii</i> Autumn Sage	5 gal.	2'
Groundcover			
	<i>Eremophila glabra</i> Mingrew Gokj	5 gal.	2'
	<i>Gaura lindheimeri</i> Pink Gaura	5 gal.	2'
	<i>Lantana montevidensis</i> 'White' White Lantana	1 gal.	2'
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	2'
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	2'
Accents			
	<i>Agave ocahui</i> Ocahui Agave	5 gal.	2'
	<i>Agave palmeri</i> Palmer's Agave	5 gal.	2'
	<i>Aloe saponaria</i> Socap Aloe	5 gal.	1'
	<i>Bulbine frutescens</i> 'Orange' Orange Bulbine	5 gal.	1'
	<i>Euphorbia antisyphilitica</i> Candelilla	5 gal.	2'
	<i>Hesperaloe parviflora</i> red Red Yucca	5 gal.	2'
	<i>Hesperaloe parviflora</i> yellow Yellow Hesperaloe	5 gal.	2'
	<i>Muhlenbergia rigida</i> Nashville Deer Grass	5 gal.	2'
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.	2'



GREY PICKETT
Landscape Architecture Group
2440 E. Camelback Road, Suite 200
Phoenix, Arizona 85016
480.409.8000 ext. 400.400.0000









Southbank Lot 1
Tempe, Arizona

project # JL8006
scale: 1" = 20'-0"
issued for Submittal
date: 04/17/2015
drawing: Landscape Plan - street level

L3.0
of

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PLANT MATERIALS LEGEND

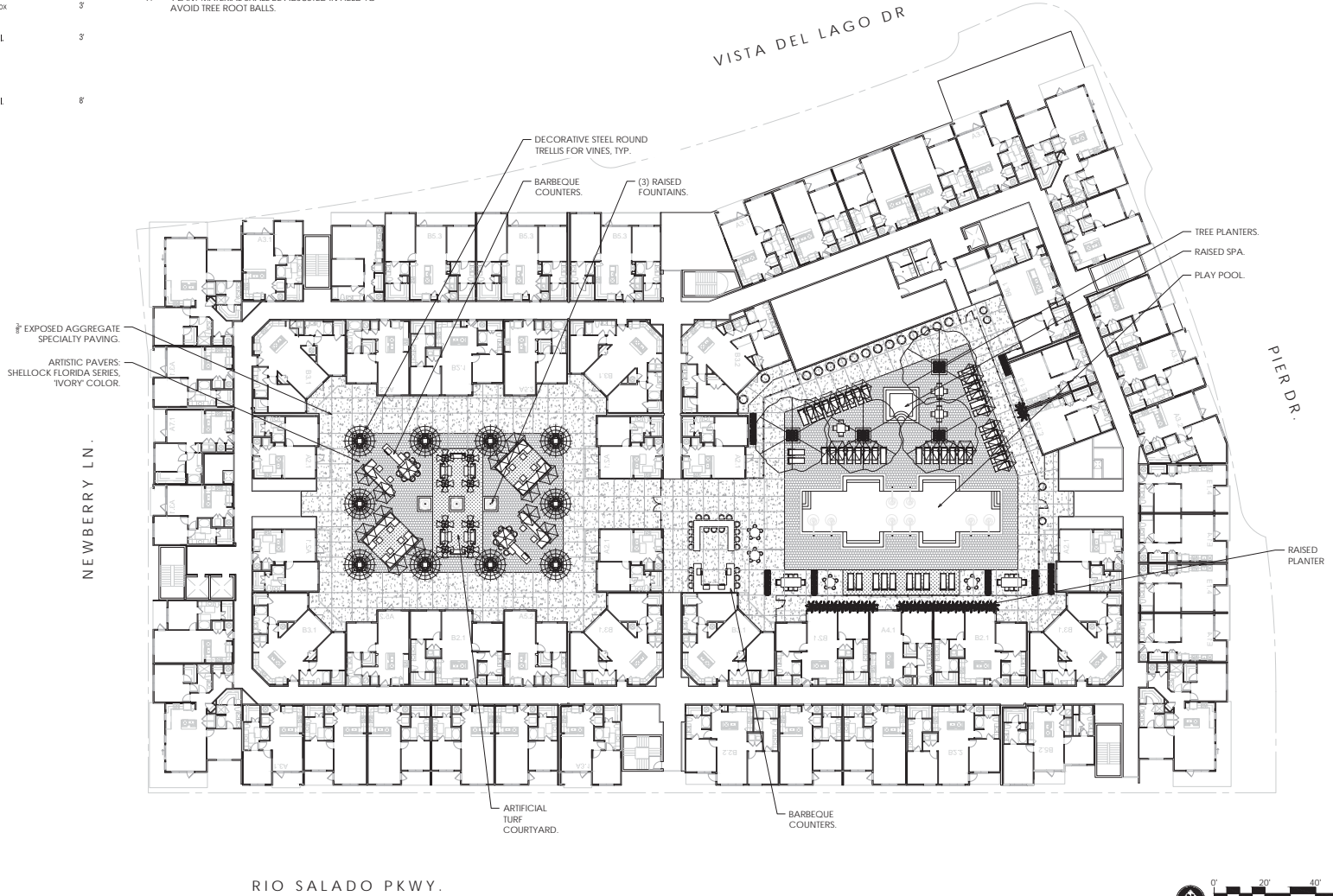
Sym.	Plant Name	Size	Caliper	Max Height
Trees				
	<i>Ficus microcarpa nitida</i> Ficus	36" box	2" or greater	40'
	<i>Trachycarpus fortunei</i> Windmill Palm	24" box	2" or greater	40'
Accents				
	<i>Aloe variegata</i> Tiger Aloe	5 gal.		1'
	<i>Cycas revoluta</i> Sago Palm	24" box		3'
	<i>Pedilanthus macrocarpus</i> Lody's Slipper	5 gal.		3'
Vines				
	<i>Pandorea jasminoides</i> Bower Vine	5 gal.		8'

INERTS

Sym.	Description
	ARTIFICIAL TURF

NOTES:


- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

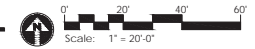


GREY PICKETT
Landscape Architecture Group
1100 North Central Expressway, Suite 200
Tempe, Arizona 85281
480.909.8800 or 480.909.0001



Southbank Lot 1
Tempe, Arizona

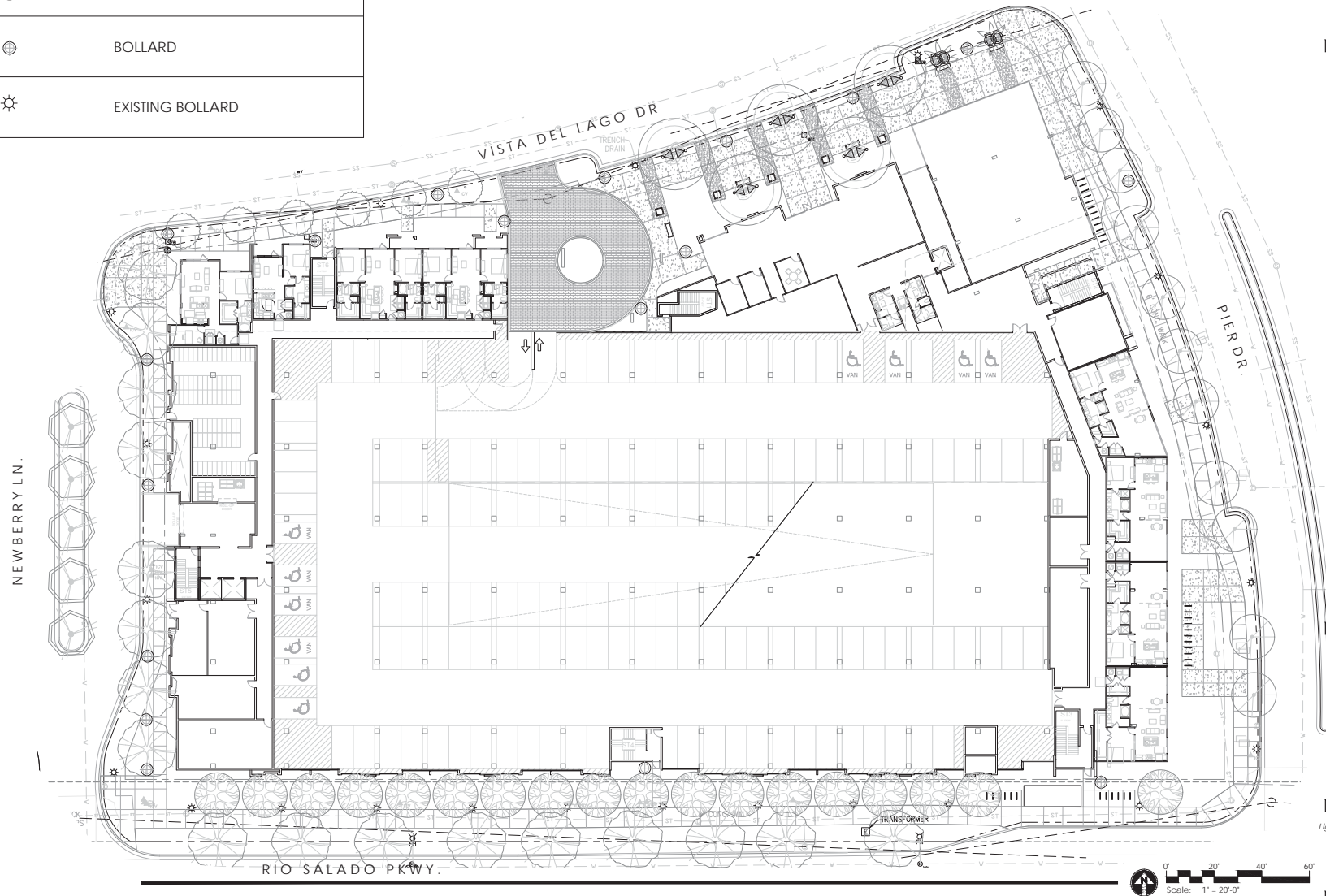
revisions:

 project #: JL8006
 scale: 1" = 20'-0"
 issued for: Submittal
 drawn by: TEAM
 date: 04/17/2015
 drawing: Landscape Plan - pool level



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LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION
	TREE UPLIGHT
	PALM WELL LIGHT
	BOLLARD
	EXISTING BOLLARD



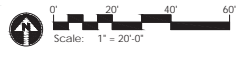
GREY PICKETT
 Landscape Architecture
 2440 E. Camelback Road, Suite 200
 Phoenix, Arizona 85016
 480.699.8888



Southbank Lot 1
 Tempe, Arizona

revisions:
 project #: JL8006
 scale: 1" = 20'-0"
 issued for Submittal
 date: 04/17/2015
 drawing: Lighting Plan - street level

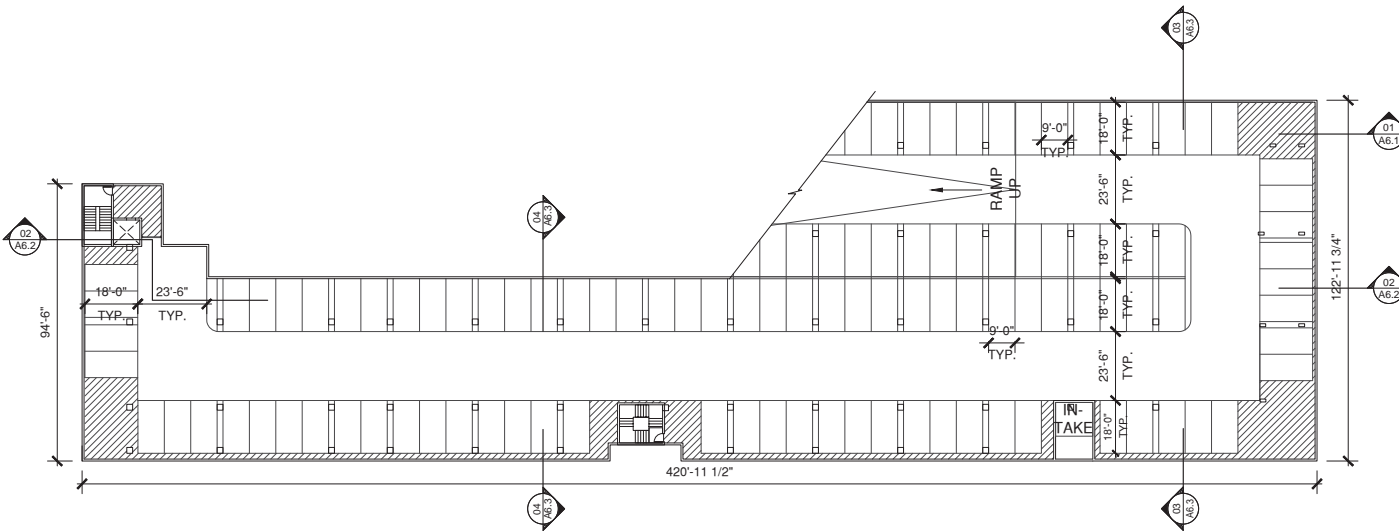
L5.0
 of



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GARAGE NOTES

1. ALL STAIR AND BIKE PARKING DOORS TO HAVE FIRE RATED GLASS VISION PANELS.
2. PROVIDE CONVEX MIRRORS AT ALL BLIND CORNERS.
3. PAINT ALL CEILINGS, WALLS AND COLUMNS WITH MINIMUM 75 LTV PAINT.



01 GARAGE LEVEL 3 PLAN
SCALE: 1"=20'-0"



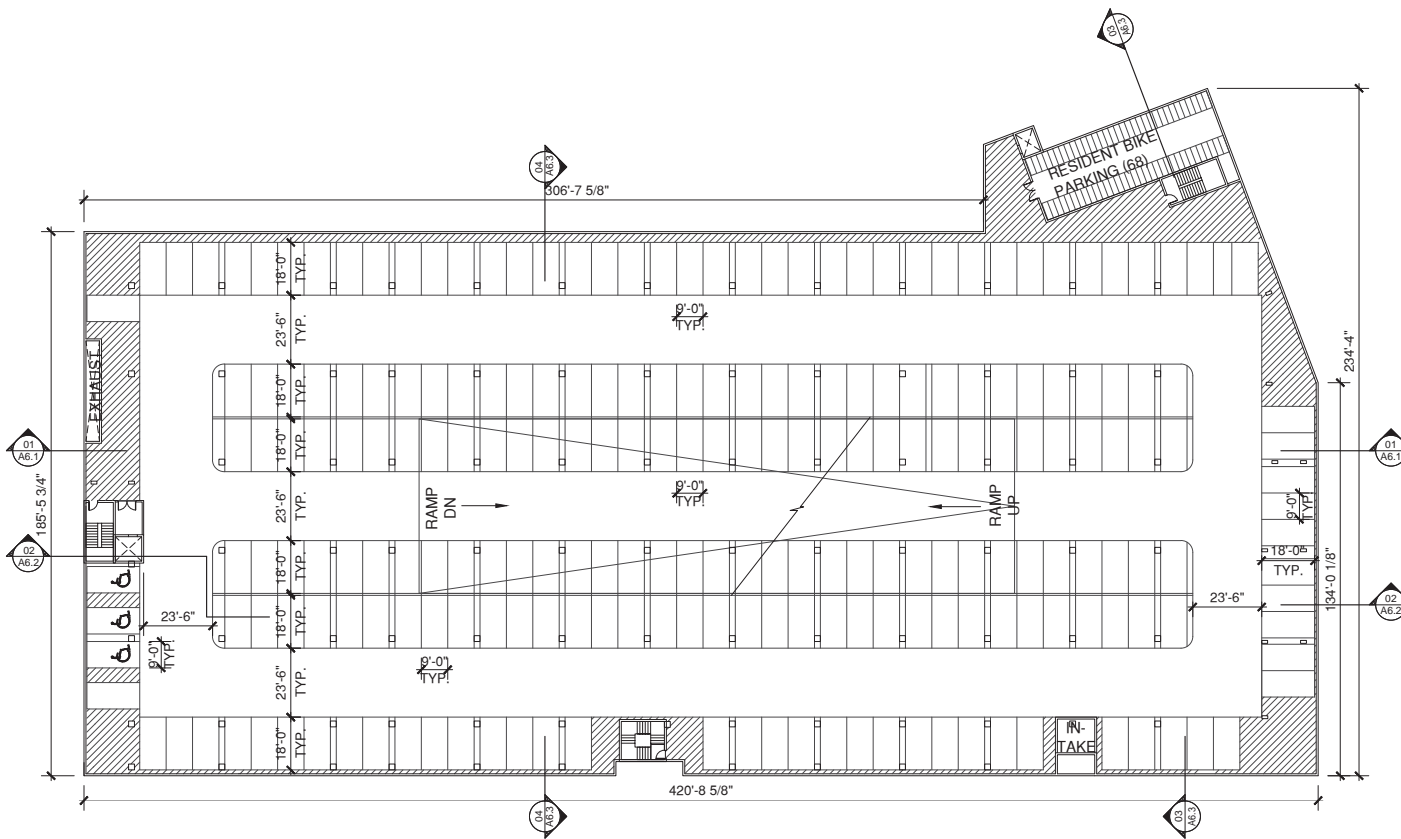
GARAGE LEVEL 3 PLAN



Dec 31, 2012

A4.1

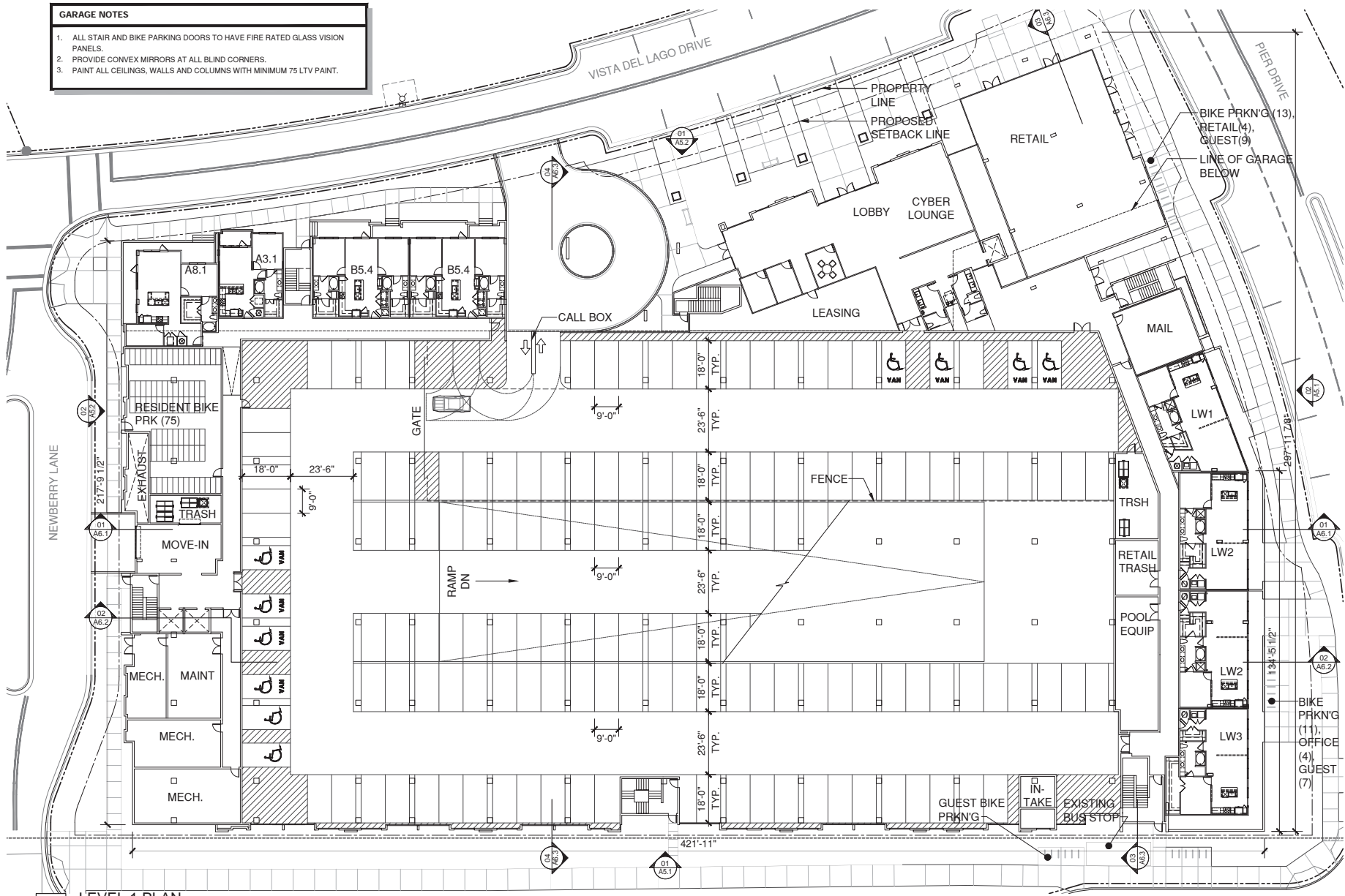
- GARAGE NOTES**
1. ALL STAIR AND BIKE PARKING DOORS TO HAVE FIRE RATED GLASS VISION PANELS.
 2. PROVIDE CONVEX MIRRORS AT ALL BLIND CORNERS.
 3. PAINT ALL CEILINGS, WALLS AND COLUMNS WITH MINIMUM 75 LTV PAINT.



01 GARAGE LEVEL 2 PLAN
SCALE: 1"=20'-0"



- GARAGE NOTES**
1. ALL STAIR AND BIKE PARKING DOORS TO HAVE FIRE RATED GLASS VISION PANELS.
 2. PROVIDE CONVEX MIRRORS AT ALL BLIND CORNERS.
 3. PAINT ALL CEILINGS, WALLS AND COLUMNS WITH MINIMUM 75 LTV PAINT.



01 LEVEL 1 PLAN
SCALE: 1/16" = 1'-0"



Project Name:
**Southbank Lot 1
5 Story Residential**
Project Address: 1200 E. Rio Salado Pkwy
Tempe, Arizona
Project Number: AP1412
Issue Date: 3/10/2015

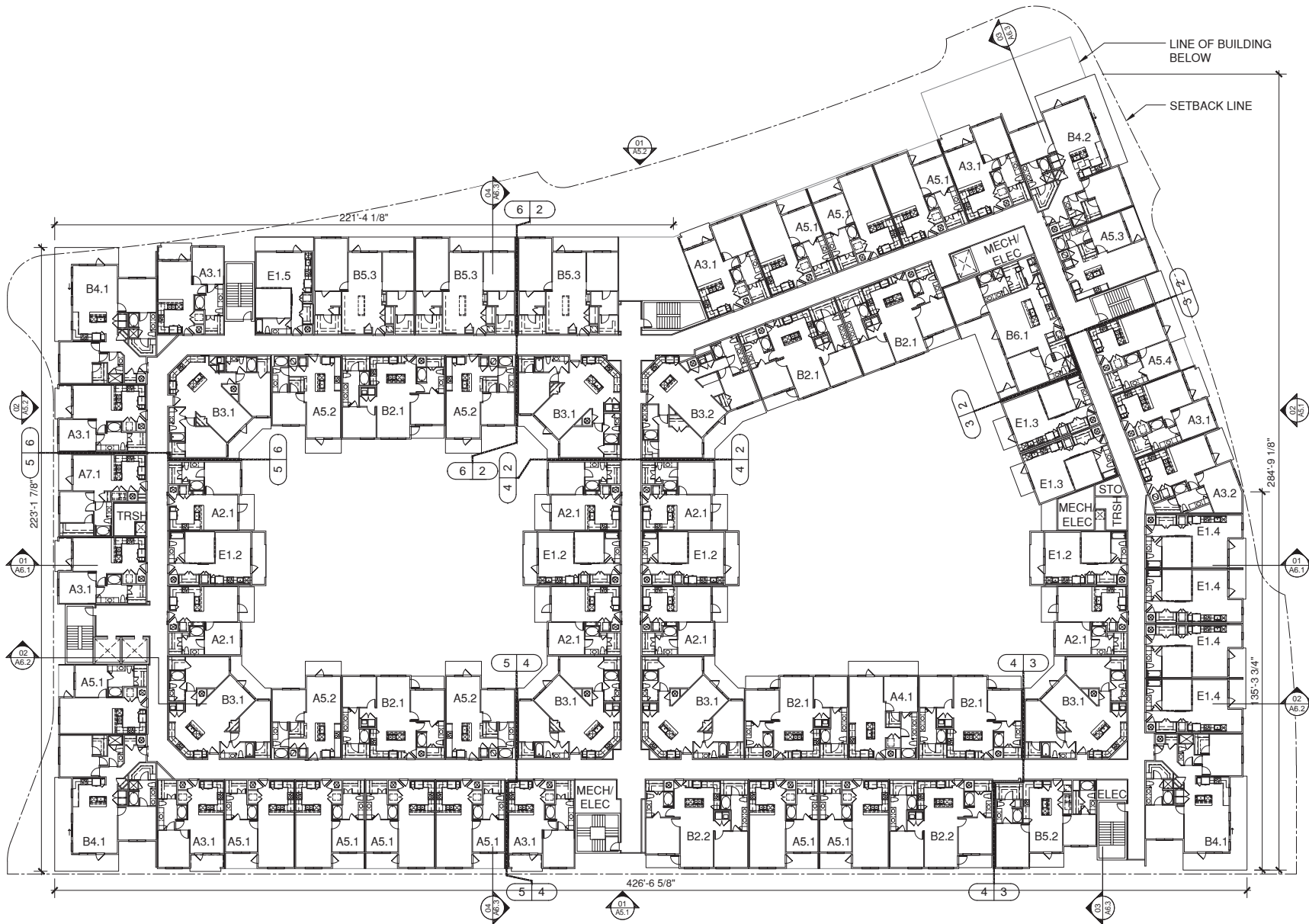


LEVEL 1 PLAN



Dec 31, 2012

A4.3



01 LEVEL 4 PLAN
SCALE: 1/16" = 1'-0"

Allen
7154 East Station Drive
Fourth Floor
Scottsdale, Arizona 85251
480 950 2800 Fax: 480 950 9800
www.allenphilp.com

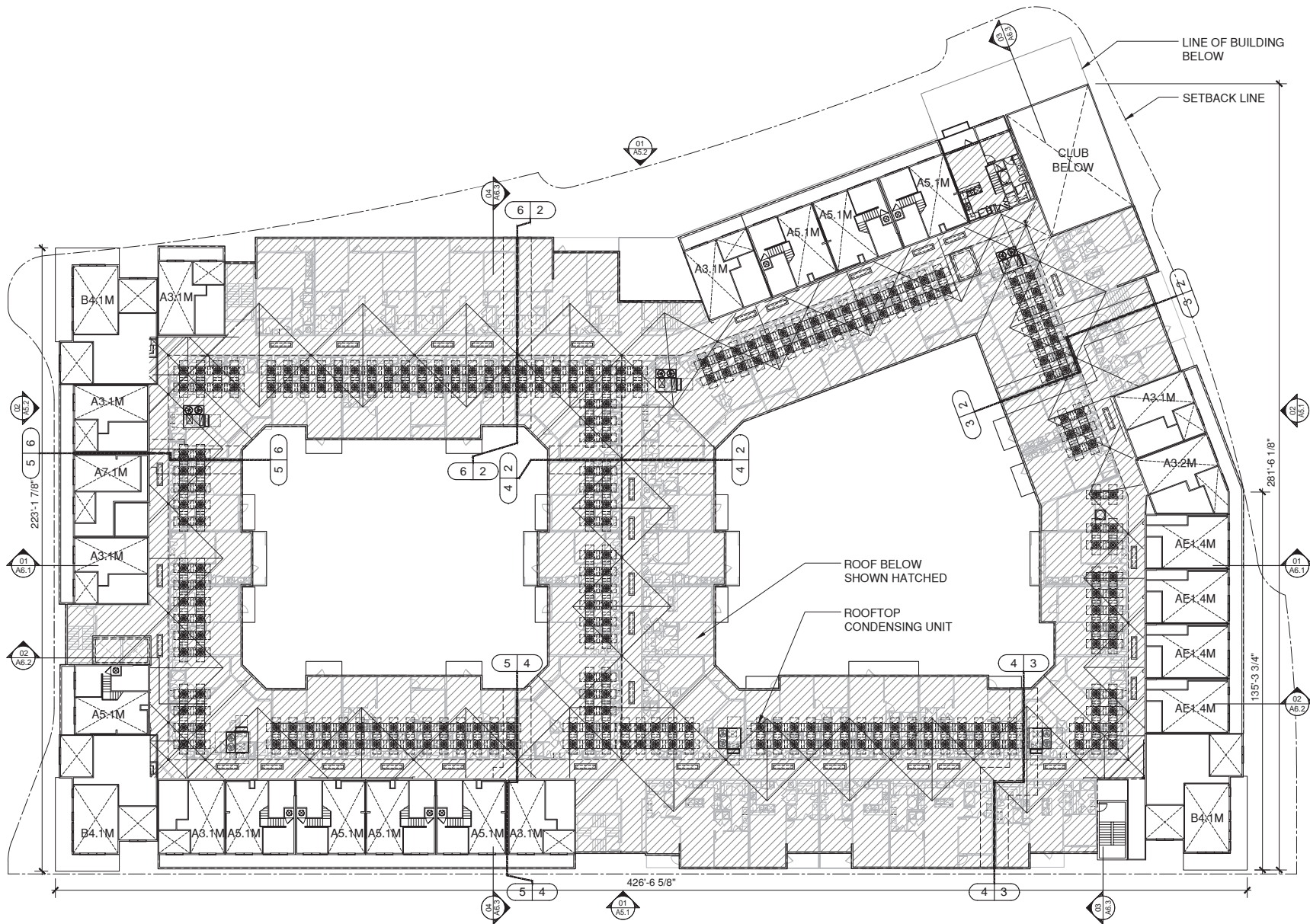


Project Name:
**Southbank Lot 1
5 Story Residential**
Project Address: 1200 E. Rio Salado Pkwy
Tempe, Arizona
Project Number: AP1412
Issue Date: 3/19/2015



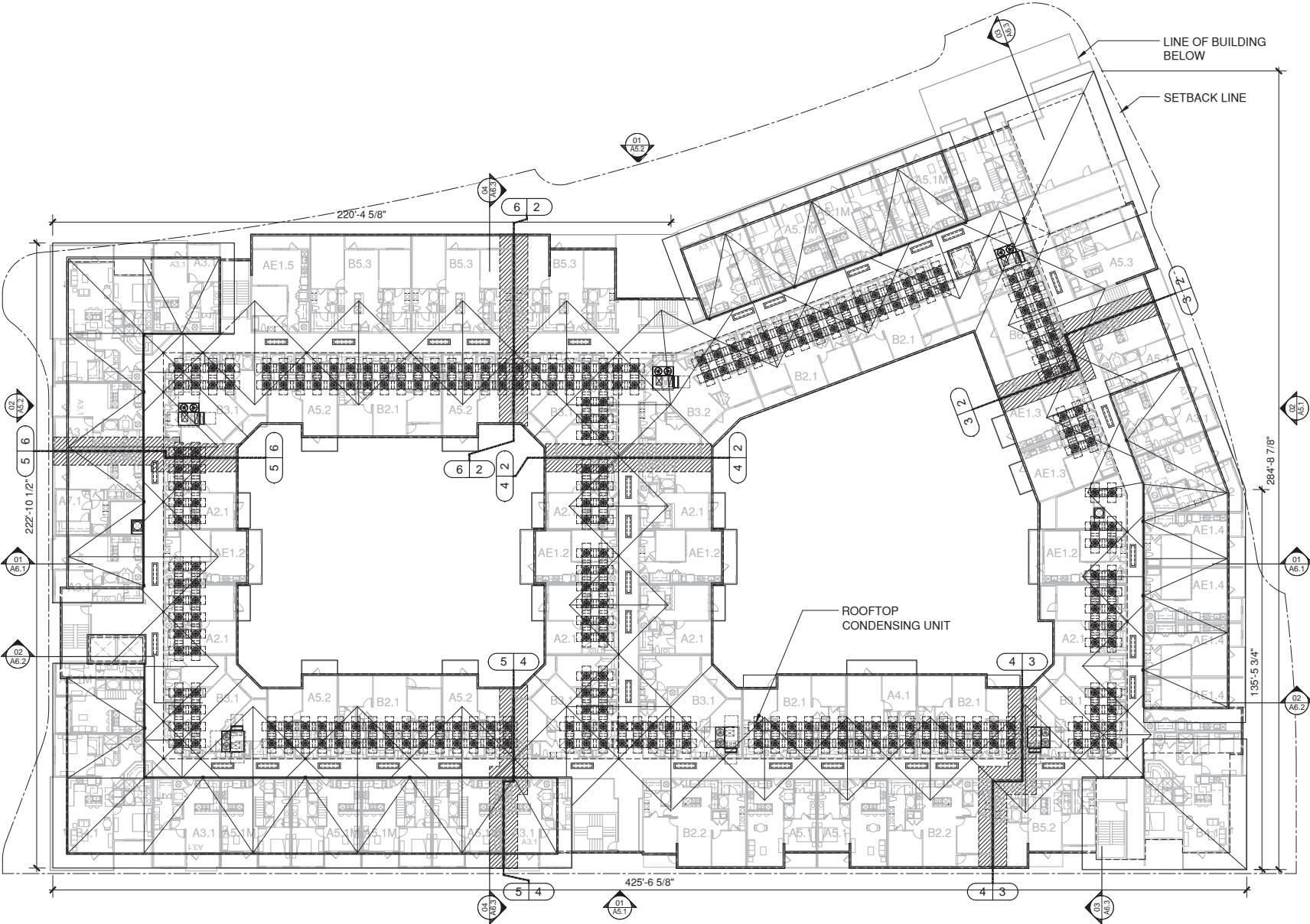
LEVEL 4 PLAN

A4.6
Dec 31, 2012
©2014 ALLEN ALLEN & PHILP ARCHITECTS PC



01 LEVEL 5 MEZZANINE PLAN
 SCALE: 1/16" = 1'-0"





01 ROOF PLAN

 SCALE: 1/16" = 1'-0"

Project Name:

Southbank Lot 1

5 Story Residential

 Project Address: 1200 E. Rio Salado Pkwy

 Tempe, Arizona

 Project Number: JBP412

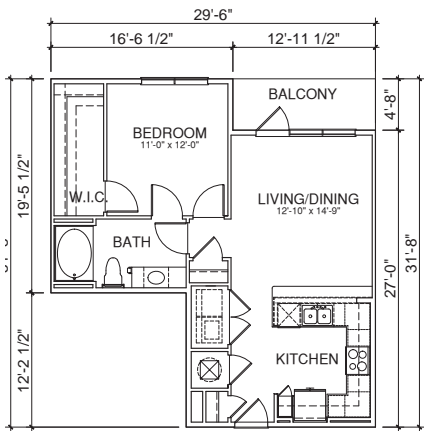
 Issue Date: 3/10/2015



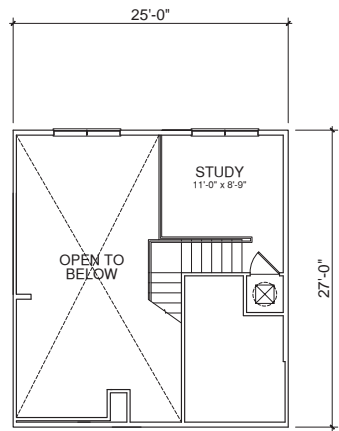
ROOF PLAN



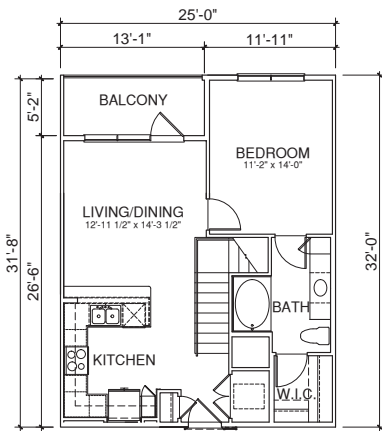
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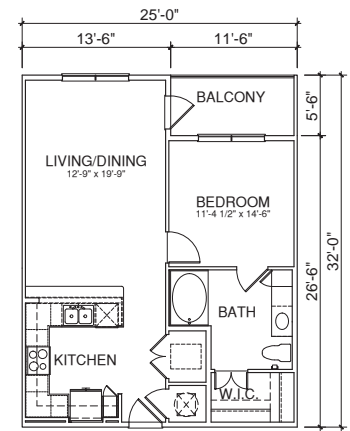
08 UNIT A7 PLAN
SCALE: 3/16" = 1'-0" 723 SF



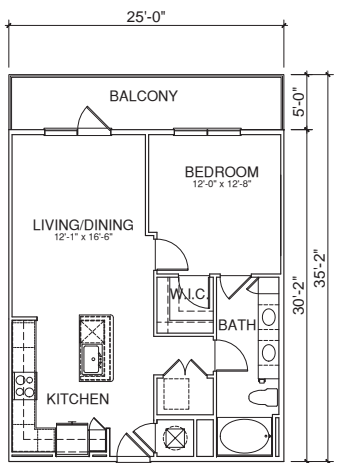
07 UNIT A5M 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



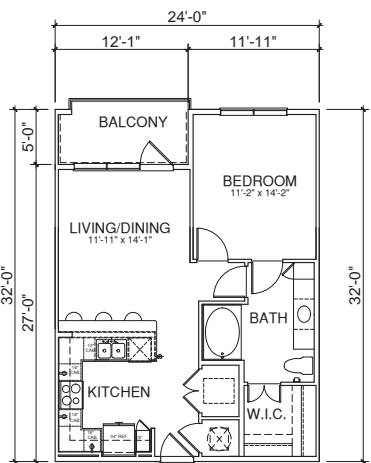
06 UNIT A5M 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0" 849 SF



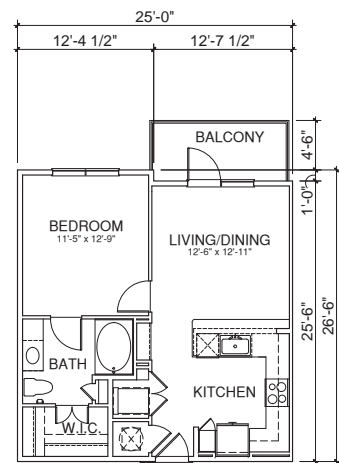
05 UNIT A5 PLAN
SCALE: 3/16" = 1'-0" 721 SF



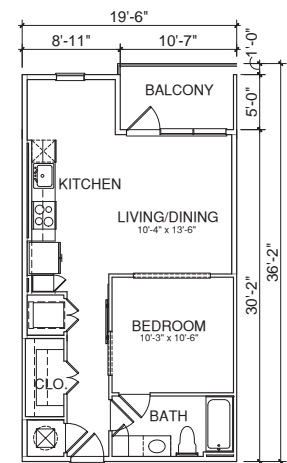
04 UNIT A4 PLAN
SCALE: 3/16" = 1'-0" 754 SF



03 UNIT A3 PLAN
SCALE: 3/16" = 1'-0" 708 SF



02 UNIT A2 PLAN
SCALE: 3/16" = 1'-0" 650 SF



01 UNIT AE1 PLAN
SCALE: 3/16" = 1'-0" 588 SF

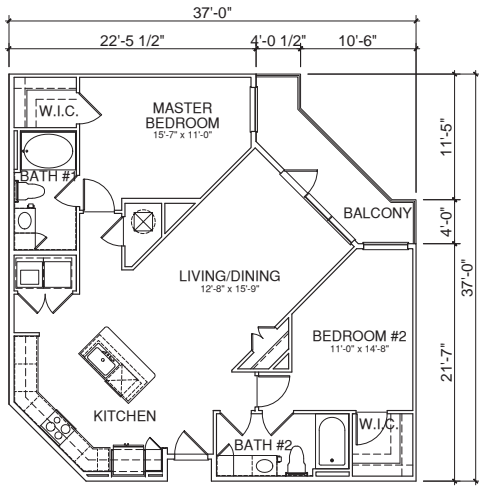


UNIT PLANS

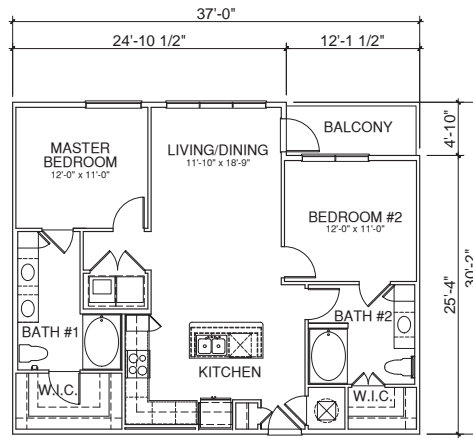


Dec 31, 2012

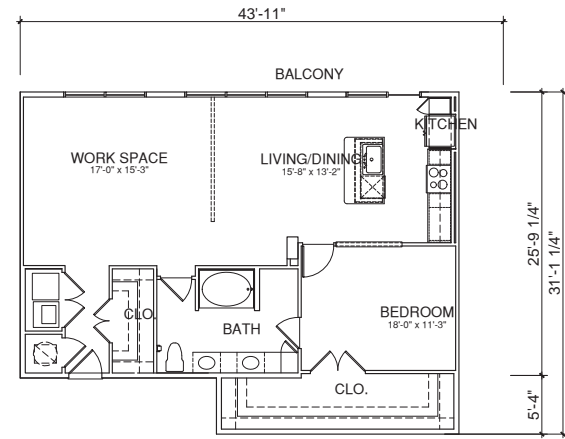
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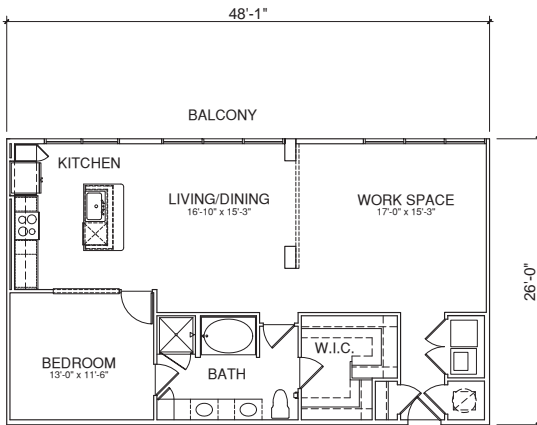
06 UNIT B3 PLAN
SCALE: 3/16" = 1'-0" 1,155 SF



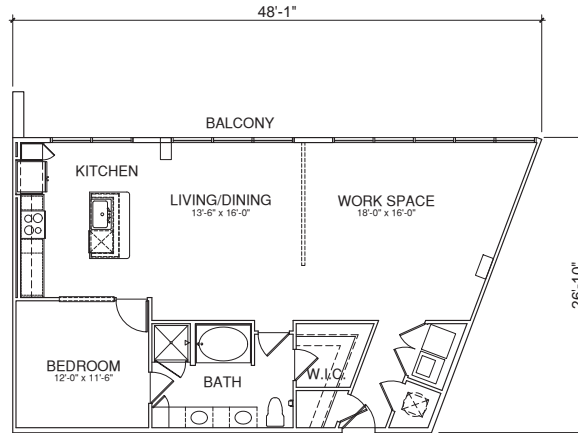
05 UNIT B2 PLAN
SCALE: 3/16" = 1'-0" 1,057 SF



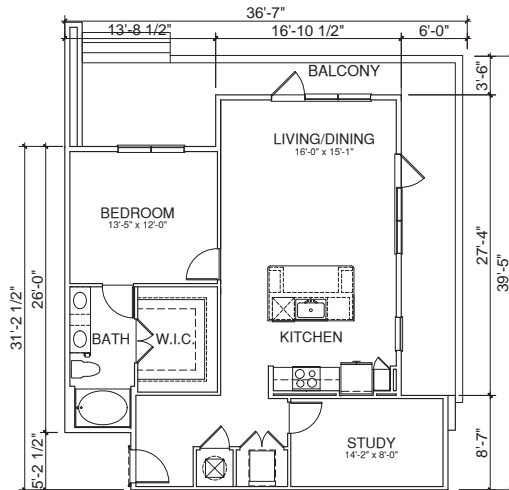
04 UNIT LW3 PLAN
SCALE: 3/16" = 1'-0" 1,242 SF



03 UNIT LW2 PLAN
SCALE: 3/16" = 1'-0" 1,140 SF



02 UNIT LW1 PLAN
SCALE: 3/16" = 1'-0" 1,157 SF



01 UNIT A8 PLAN
SCALE: 3/16" = 1'-0" 1,041 SF

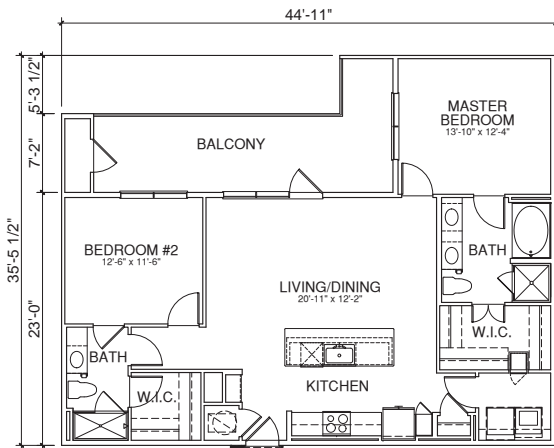


UNIT PLANS

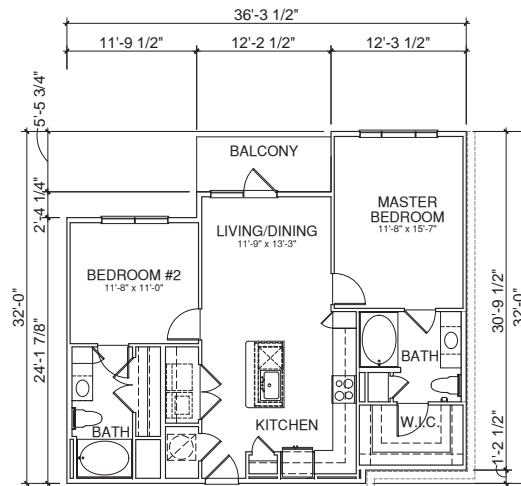


Dec 31, 2012

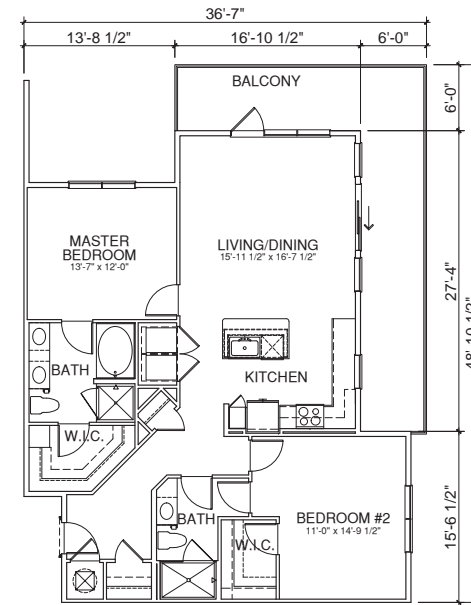
A2.2



03 UNIT B6 PLAN
 SCALE: 3/16" = 1'-0" 1,217 SF



02 UNIT B5 PLAN
 SCALE: 3/16" = 1'-0" 1,001 SF



01 UNIT B4 PLAN
 SCALE: 3/16" = 1'-0" 1,285 SF

Project Name:
 Southbank Lot 1
 5 Story Residential
 Project Address: 1200 E. Rio Salado Pkwy
 Tempe, Arizona
 Project Number: AP1412
 Issue Date: 3/16/2015



UNIT PLANS



Dec 31, 2012

A2.3



South East Corner Perspective



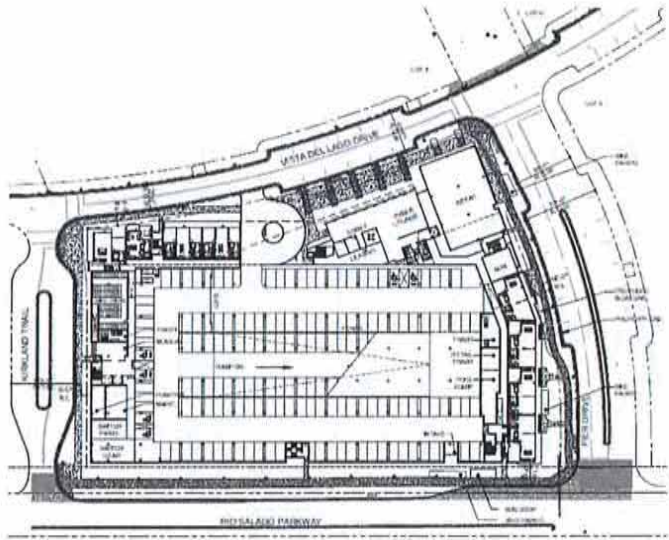
North East Corner Perspective



North West Corner Perspective



Southbank Lot 1 Parking Analysis



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EXPIRES ON
6.30.16

Project Number: 150796
May 6, 2015

Executive Summary

This Southbank Lot 1 Parking Analysis provides an evaluation of the appropriate number of parking spaces for the proposed Southbank Lot 1 development. **The current plan provides 469 parking spaces**, which is a 5.3% reduction from the City of Tempe Zoning Code which would require 495 parking stalls.

Due to the development's close proximity to local businesses including the new State Farm campus, restaurants and entertainment venues as well as the Arizona State University campus, the proposed Southbank Lot 1 development is very likely to attract active and fitness conscious residents. These types of residents are more likely to use alternatives modes of transportation.

Three other parking demand calculations for this proposed development were evaluated:

1. *ITE Parking Generation* - Parking demand was calculated based on the ITE Parking Generation, 4th Edition resulting in **391 parking stalls**.
2. *City of Scottsdale Code* – Parking demand was calculated based on the current City of Scottsdale Code resulting in **410 parking stalls**.
3. *City of Phoenix Code* – Parking demand was calculated based on the current City of Phoenix Code resulting in **338 parking stalls**.

Considering the potential demographics of active and fitness conscious resident; the three calculations above; the location of the proposed development; and, the surrounding network of pedestrian, bicycle and transit facilities, the 469 parking spaces provided by the proposed Southbank Lot 1 development should sufficiently accommodate the expected parking demand.

