

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 02/09/2016  
Agenda Item: 4

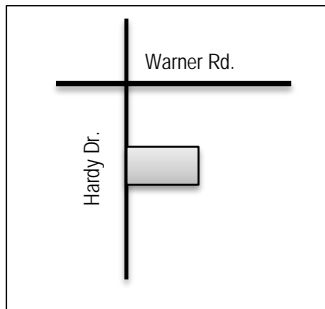
**ACTION:** Request for a Development Plan Review for a new 3,583 s.f. office building for INSEARCH CORP. (PL150483), located at 8845 South Hardy Drive. The applicant is Realty Asset Advisors.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** INSEARCH CORP. (PL150483) is the proposed redevelopment of an existing office and warehouse building for a mass grading contractor. The applicant requests to replace the existing 620 s.f. office building with a new 3,583 s.f. office building along with modifications to the existing warehouse and canopy covered areas. The request includes the following:

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



Property Owner	Insearch Corporation
Applicant	Daniel Fox, Realty Asset Advisors
Zoning District	GID, SWOD Overlay
Net site area	2.53 acres
Total Building Area	8,043 s.f.
Lot Coverage	4.7% (NS)
Building Height	18' (35' maximum allowed)
Building Setbacks	28' front, 6" south side, 79'-8" north side, 446'-8" rear (25', 0', 0', 0' min. required)
Landscape area	10% (10% minimum required)
Vehicle Parking	15 spaces (15 min. required)
Bicycle Parking	5 spaces (2 min. required)

**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

## **COMMENTS:**

This site is located on the east side of Hardy Drive, approximately 400' south of Warner Road. The property is in the GID zoning district and is surrounded by other GID zoned properties with industrial land uses. The site currently contains the office, warehouse building, and shade canopies for Insearch Corp., a mass grading contractor. City records indicate that the canopies were not processed through the city and no building permits were issued; the applicant will modify the existing canopies to comply with current codes. The east half of the property is used for parking for the company's construction vehicles.

This request includes the following:

1. Development Plan Review for a site plan, building elevations, and landscape plan for a new 3,583 s.f. single-story office building and associated warehouse and canopies.

## **PRELIMINARY SITE PLAN REVIEW**

- 12/9/2015: Preliminary Site Plan Review was completed. Primary comments from staff included: eliminate chain link fence and fully screen outdoor storage areas; provide 6' wide sidewalk along Hardy; provide required parking lot landscape islands; provide landscaping in the right-of-way between property line and new sidewalk; and modify exterior of existing warehouse building to match or compliment proposed office.
- 12/30/2015: Second Site Plan Review was completed. The revised plans addressed the majority of staff's previous comments. Comments made pertained to using a different stucco color to better compliment the other building colors and that colored elevations did not properly reflect the colors on the material sample board.

## **PUBLIC INPUT**

A neighborhood meeting was not required. As of the completion of this report, staff has not received public input.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

#### **Site Plan**

The site is 2.53 acres in size. Due to the development time period of the existing properties along this stretch of Hardy south of Warner Road, right-of-way improvements on the east side of the street are minimal. This new development will include the construction of sidewalk, curb, and gutter. These right-of-way improvements will occur for the full length of Hardy as other properties redevelop. The plan identifies a new 3,583 s.f. office building with an existing 1,579 s.f. warehouse and associated canopies that will remain on the property. The new parking lot is accessed by a single driveway off of Hardy Drive. A gate at the east end of the parking lot restricts access to the rear portion of the site where company trucks are stored.

#### **Building Elevations**

The new single-story office building will be constructed north of the existing warehouse/shop building. The office will be finished with "Smokey Topaz" painted stucco and corten steel panels. A metal canopy over the main entrance will be painted "Rockwood Red." Black honed concrete masonry planters are proposed along the north and west elevations, below the steel panels. A beige honed concrete masonry block wall will be located between the office and existing warehouse building to comply with code requirements to separate the building construction types.

The corrugated metal walls of the existing warehouse will be refinished to compliment the new office building. The west elevation will have a rusted finish and clear coat to match the corten steel panels. This wall will also have dark tinted glass windows added to compliment the office building. The east elevation will be painted to match the stucco of the office portion.

A new rusted corrugated metal wall will be added in front of the existing canopy on the south side of warehouse to screen the storage and equipment area to the east. Along the south side of the canopy, a honed concrete masonry wall will be added with a setback of approximately 6" from the south property line; this new wall is required in order to allow the existing canopy to remain in its current location and comply with code requirements. The existing canopies will be painted to match the main stucco color of the office building.

### Landscape Plan

The existing landscaping along Hardy is minimal. The project will provide the minimum street frontage landscaping as required by the Zoning and Development Code (ZDC). The plan identifies single-trunk Blue Palo Verde trees and drought-tolerant shrubs along the street frontage and within the parking lot. Lights are located in two of the parking lot landscape planters, and a condition is included to eliminate the lights in these locations and provide the two trees, as required by the ZDC.

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 setback of the proposed office building will have little deviation from that of the existing structures that will remain on the property. The contemporary design of the new office building incorporates canopies, raised planters, and windows, and will create an interesting contrast with the corrugated metal wall of the warehouse to the south.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the office building is designed with the main entrance on the north, limiting southern and western sun exposure. Canopy trees will be located along the west elevation, providing additional shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the stucco building will be accented with decorative metal panels. The existing corrugated metal wall and new corrugated wall will be finished with a rusted look to compliment the corten steel. The property is located in an industrial area, and the contemporary design will complement the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the existing structures, new office building, and proposed landscaping are appropriately scaled to the site and surroundings.
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 existing corrugated metal wall and new metal wall will have a decorative finish and glazing to relieve monotony and provide a pleasing appearance from the street.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* the buildings have sufficient architectural detail and interest.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the redevelopment of the site will include new sidewalk, curb, and gutter along Hardy Drive, providing a safer route for pedestrians.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* a pedestrian path is provided from the new sidewalk to the building entrance, safely separating it from vehicular routes.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* plans will comply with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscaping along Hardy Drive creates a clear pathway for pedestrians to the building entrance.*
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; n/a.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with code requirements.*

### **Conclusion**

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

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

### **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

#### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated January 11, 2016 and landscape plan last revised January 8, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

#### **Site Plan**

2. 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, as indicated.
3. 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.
4. Provide upgraded paving at the driveway consisting of unit paving or colored concrete. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that complements the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

## Building Elevations

7. The materials and colors are approved as presented:
  - Stucco – Sherwin Williams – Smokey Topaz SW6117
  - Existing corrugated metal west wall – acid etch existing painted finish and apply rust accelerator and clear coat
  - Proposed corrugated metal west wall – rusted finish and clear coat
  - Metal awning – Sherwin Williams – Rockwood Red SW2802
  - Windows at office building – PPG Solar Ban 60 Clear Surface 2
  - Windows at shops building – PPG Solar Ban 60 ¼ Graylite 2
  - Anodized aluminum window frame
  - Honed CMU planter walls – Trendstone – Black Mountain
  - Honed CMU fire rated walls – Trendstone – Malibu Sands
8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. 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.
11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
12. 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.

## Landscape

13. The landscape plan and lighting plan shall be modified to provide the following required trees:
  - One shade tree in the landscape planter on the east end of the row of parking spaces adjacent to the north property line.
  - One shade tree on the north end of the row of parking spaces east of the building.

The two light poles shown in these locations shall be relocated.

14. Irrigation notes:
  - a. Suggest providing 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.
15. 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.
16. 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.
17. 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

### Signage

18. Provide address sign on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

### CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://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.
- **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](http://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 entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide 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.
  - 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](http://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](http://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 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:**

November 19, 1980      Board of Adjustment approved a Use Permit to allow a mobile home for use as a caretaker residence in the I-2 zoning district for BRIENHOLDT CONTRACTING CO., located at 8845 South Hardy Drive.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review





## DEVELOPMENT PROJECT FILE

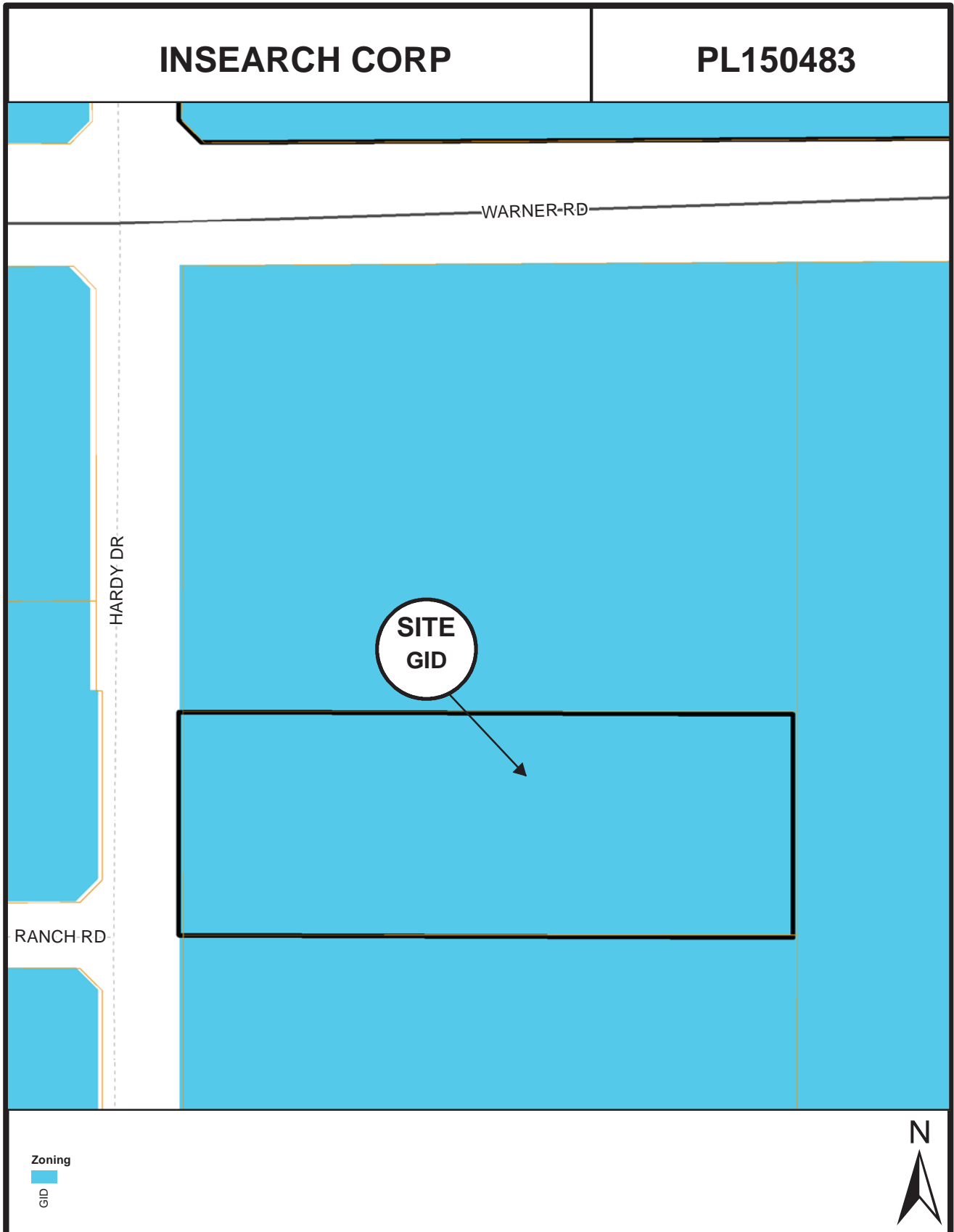
for  
INSEARCH CORP.  
(PL150483)

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-7. Letter of Explanation
8. Site Plan
9. Landscape Plan
- 10-11. Black and White Building Elevations
- 12-13. Colored Building Elevations
14. Building Sections
15. Floor Plan
- 16-19. Site Photos

**INSEARCH CORP**

**PL150483**



## Location Map

**INSEARCH CORP**

**PL150483**



HARDY DR



**Aerial Map**

January 11th, 2016

City of Tempe Planning Department  
31 East 5<sup>th</sup> Street, Garden Level  
Tempe, Arizona 85281

**RE: Development Plan Review Application - 8845 South Hardy Building Addition**

To The City of Tempe:

The proposed project is a new 3,583 Sq. Ft. office addition to an existing prefabricated steel shop structure located at 8845 South Hardy in Tempe, Arizona.

The owner, Insearch Corporation, a Tempe-based mass grading contractor has outgrown their existing 2,500 sq. ft. single-story office building and is seeking approval from the City of Tempe to demolish the existing offices and construct a new 3,583 sq. ft. single-story structure within the proximate footprint of the existing offices. When completed, the new offices will be attached to the existing metal shop building that will also receive a similar rust colored, sealed finish on the corrugated metal panel system and clear story windows to compliment the Corten wall sections proposed on the new building.

The building and site improvements have been designed to conform substantially with the City of Tempe Zoning and Development Code Criteria, Section 6-306D as further addressed below.

**1) Placement, Form and Articulation of Buildings and Structures Provide Variety and Streetscape**

The proposed project is essentially an addition to an existing structure. Building orientation will remain consistent with the existing primary axis oriented north/south. The new addition is somewhat limited to the constraints of the site while minimizing disruption to the existing operating business.

In terms of design, the new offices will feature a contemporary balanced form, articulated by variable parapet heights, architectural accents and articulating planes along the facades.

**2) Building Design and Orientation, together with landscape, combine to mitigate heat gain/retention**

The proposed project is an addition to an existing building on an existing site in an industrial zone. Existing landscaping is limited to the South Hardy Drive frontage, which consists of three large trees, minimal shrub counts and rock ground cover.

Building positioning and orientation (north/south axis) will remain virtually unchanged from the existing facility. Existing property ingress and egress will also remain unchanged however a new concrete paved apron, entry drive and parking surface will be added as a part of the site improvements.

The building entrance, a primary focal point of the design, is comprised of a full height storefront frame and glazing system that is oriented toward the North side of the building where street connectivity is greatest. The storefront glazing is purposely oriented to the north to reduce heat gain during the summer months and emphasize a stronger presence among the surrounding rather non-descript buildings along Hardy Drive. The main window sections will be low-E, double-glazed windows and will be shaded under metal canopies that extend beyond the main building plane.

Existing landscaping is essentially limited to the Hardy Road frontage and consists only three large mature trees that are overgrown, shed debris continuously and have suffered from lack of maintenance. The frontage is also currently void of any appreciable amount of ground cover. The existing trees will be removed and replaced with new proportionately sized specimen trees, low water use shrubs, accent plants and ground cover along the entire Hardy Road frontage, within large raised planters on the North and West

building facades, and in new parking islands at the ends of parking rows. New large Palo Verde trees will provide shading along the west exposure and at the bike racks per City Design Standards. The balance of the existing site is currently and will continue to be used for large earth moving tractor/trailer equipment parking and storage. As a result, landscaping within this truck parking and storage area is impractical except along a portion of the north property line where a new storm water retention area has been added. This retention area will be landscaped and included in the total sq. ft. area for on site landscaping required by the City of Tempe.

**3) Materials of Superior Quality, Providing Detail Appropriate with Their Location and Function While Complimenting the Surroundings.**

Class-A finishes comprised of painted stucco walls accented with Corten Steel or similar rusted metal panels, steel awnings and CMU stack-bond raised planters that face the South Hardy Drive frontage and adjacent to the main entry. Fenestration will feature full height butt joint tinted glazing set in clear anodized aluminum storefront frames, and clearstory punched windows. Additional punched clearstory windows have been added to the existing structure to compliment the new addition. The existing corrugated metal panels will also be finished in treatment and color consistent with the Corten rusted finished featured on the new addition.

**4) Building Structures, and Landscape Elements Are Appropriately Scaled, Relative To The Site and Surroundings.**

The project scope includes the demolition of an existing one-story building which will be replaced with a new one-story structure of similar size and scale. Surrounding properties consist of storage lot facilities, construction yard for a local concrete contractor and other single-story, single and multi-tenant industrial and light manufacturing operations across South Hardy Drive to the West. Building Orientation will remain unchanged from its existing use.

The design calls for multiple textures, materials and color palate that is sensitive to the needs of the owner as well as the surrounding properties. The owner's primary business is as a mass grading earth-moving contractor. As a result, the building finishes are purposely designed to feature raw materials such as natural rusting Corten steel panels and honed integrally colored masonry with exposed aggregate finish in select locations.

**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.**

As noted above, Class-A finishes are proposed and comprised of painted stucco walls accented with Corten Steel or similar rusted metal panels, steel awnings and CMU stack-bond raised planters that face the South Hardy Drive frontage and adjacent to the main entry. Fenestration will feature full height butt joint tinted glazing set in clear anodized aluminum storefront frames, and clearstory punched windows. Additional punched clearstory windows have been added to the existing structure that will compliment the new addition. The existing corrugated metal panels will also be refinished in treatment and color consistent with the new addition.

**6) Building Facades Provide Architect Detail And Interest Overall With Visibility At Street Level (Particular, Special Treatment Of Windows, Entries And Walkways With Particular Attention To Proportionality, Scale, Materials, Rhythm, etc.) While Responding To Varying Climatic And Contextual Conditions.**

The building entrance, a primary focal point of the design, is comprised of a full height storefront frame and glazing system that is oriented toward the North side of the building where street view is greatest. Articulation is provided with variable parapet heights, and articulating facades on the primary (south and west) elevations. Texture is added with the use of naturally rusted Corten Steel panels and honed block planter walls. Metal canopies will provide shading over the full height storefront glazing system and over windows at the northeast corner of the building. Windows will be insulated double-glazed set in clear

anodized aluminum frames. The new addition is proportionately well balanced and in appropriate scale to the existing building.

**7) Plans Take Into Account Pleasant And Convenient Access To Multi-Modal Transportation Options And Support The Potential For Transit Options.**

There are currently no public sidewalks located along the property frontage. The site improvements will include a new 6' wide sidewalk along South Hardy Drive that will continue to the north edge of the property as required by the City of Tempe Development Standards.

Five (5) Bicycle racks will also be provided in a shaded area near the entrance per City standards.

**8) Vehicular Circulation Is Designed To Minimize Conflicts With Pedestrian Access And Circulation, And With Surrounding Residential Uses.**

A new interior barrier free path of travel will be provided from the building entrance to the public sidewalk as shown. This path of travel is designed directly adjacent to the building and is distinctly separated from the vehicular path of travel into the site.

**9) Plans Appropriately Integrate Crime Prevention Through Environmental Design Principals Such As Territoriality, Natural Surveillance, Access Control, Activity Support, And Maintenance.**

The site will be secured by the existing perimeter fencing along the east, south and north boundaries and new automatic rolling gate at the back (east) end of the new parking surface. This west facing gate and fence will serve as an architectural site feature and finished in natural rusting metal components to screen the truck-parking surface after hours. The screen wall design has not yet been finalized but will be presented to Planning And Zoning for approval.

New site illumination will be provided along the north perimeter of the paved parking surface and supplemented by wall mounted and recessed soffit mounted lighting along the new north, and west building walls.

**10) Landscape Accents And Provides Delineation Form Parking, Buildings, Driveways and Pathways.**

The South Hardy Drive frontage will be fully improved with hard and softscape improvements including new sidewalk and vertical curb. New proportionately sized specimen trees, low water use shrubs, accent plants and ground cover will be provided along the entire South Hardy Drive frontage, within large raised planters on the North and West building facades, and in new parking islands proposed in the parking lot. New large Palo Verde trees will provide shading from the west. New fully landscaped parking islands are provided at the ends of each parking

**11) Signs Have Design, Scale, Proportion, Location, And Color Compatible With The Design, Colors, Orientation And Materials Of The Building Or Site On Which They Are Located.**

The proposed building is a single purpose facility with a single owner/occupied tenant. Signage will be limited to the address numbers at the top of the awning over the main entry and vinyl lettering on the entry glazing depicting "Insearch Corporation" and "Galaxy" group of companies.

The applicant is proposing to construct a ground mounted, ground lit monument sign on the south side of the entry drive. The design for this sign has not yet been finalized but will compliment the building in terms of materials, color and texture and comply with City of Tempe signage ordinances.

**12) Lighting Is Compatible with the Proposed Building(s) And Adjoining Buildings And Uses, And Does Not Create Negative Effects**

The property is currently surrounded by a RV and boat storage facility to the North and a construction yard to the south. There are no adjacent buildings that directly abut the site. New lighting proposed for the site

will be designed to comply with City of Tempe standards for this zoning and use. A photometric study is included in the attached package. We propose to install new LED fixtures on 14' high light standards along the north boundary of the new paved parking surface and at the trash and recycle bins on the south side of the property. Recessed down lights will be set under the metal canopies that extend over the main entry and at the northeast canopy to supplement the site lighting.

We believe the new Insearch Offices will encourage the renovation of existing neighboring properties along South Hardy Drive and set a higher benchmark standard for future construction projects within the subject GID.

Respectfully Submitted,

Realty Asset Advisors SW, Inc.

Daniel Fox, RA, NCARB, LEED GA

## Request for Site Plan Approval

### Salient Project Facts

**Proposed Use:** New single-story administration offices at the existing property location of:

Insearch Corp.  
8845 South Hardy  
Tempe, Arizona 85284

**Existing Zoning:** GID - General Industrial District

**Proposed Zoning:** GID - General Industrial District

**Assessors Parcel #:**  
301-60-003Y

**Legal Description:**

A portion of the West half of the Northeast Quarter of Section 21, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

**Project Description:**

Site Plan Review for new 3,500 sf single-story corporate offices proposed to replace the existing 2,500 sf single-story office building for Insearch Corp. a Tempe-based mass-grading contractor. The existing offices will be demolished to make way for the new offices attached to the existing prefabricated metal shop building. Existing use and occupancy shall remain unchanged.

**Site Area:**

110,054.60 sf or 2.53 acres

**Building Setbacks - Existing:**

Front:	25'
Parking:	20'
Rear:	0'
Side:	0'
Street Side:	25'
Street Side Parking:	20'

**Building Setbacks - Proposed:**

Front:	25'
Parking:	20'
Rear:	0'
Side:	0'
Street Side:	25'
Street Side Parking:	20'

<b>Maximum Allowable Building Height:</b>	35'
<b>Existing Building Height:</b>	17'-6"
<b>Proposed Building Height (top of new parapet):</b>	18-6'
<b>New Addition:</b>	14'

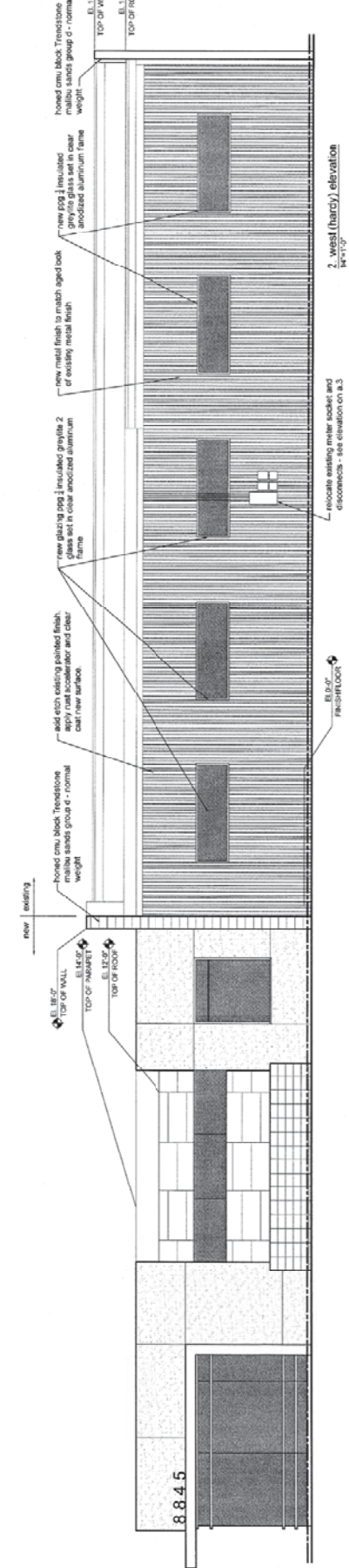
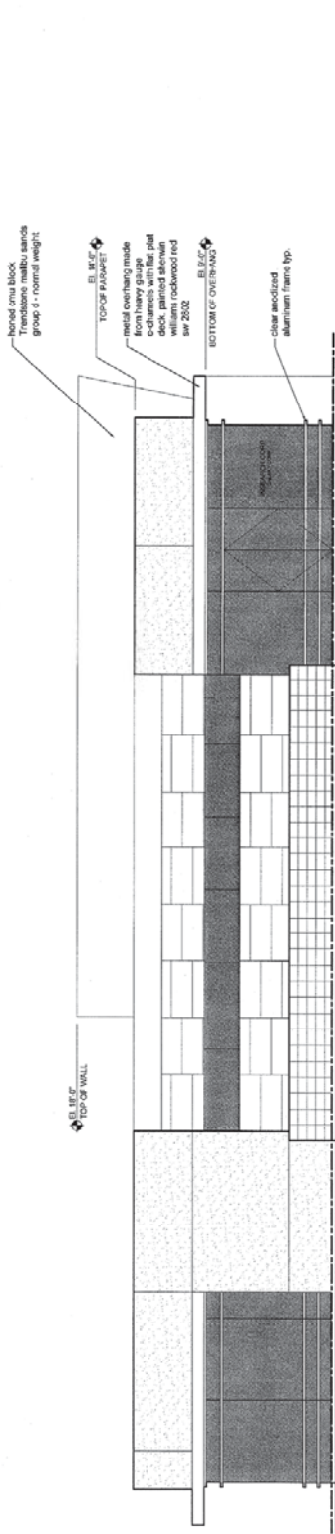








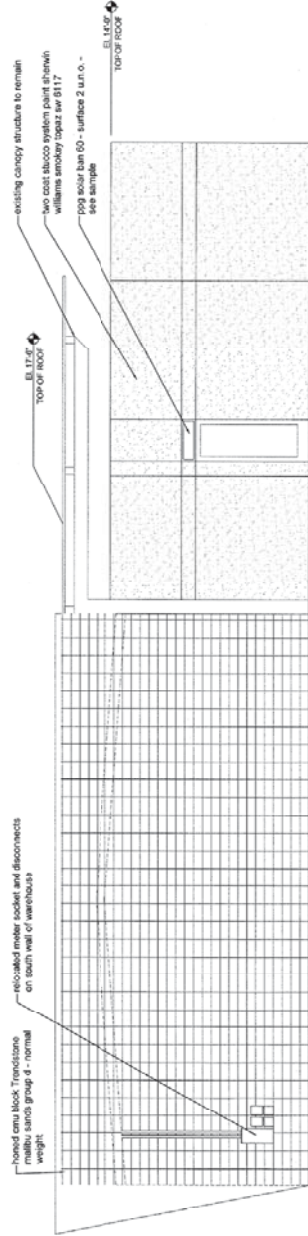
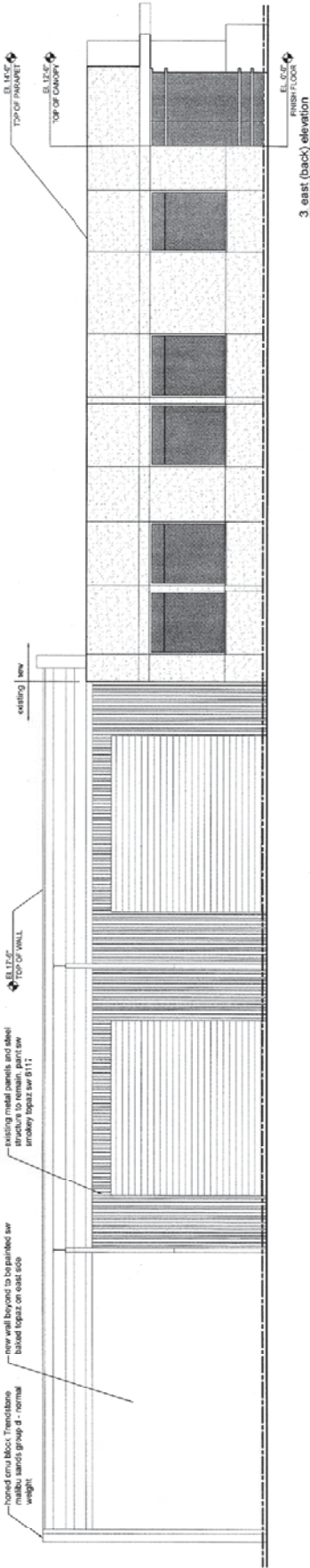
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  - honed emu block - Trendstone black mountain color group b medium weight
  - pgg solar tan 60 - surface 2 or equal - see sample (new windows at shop area to be 3 greytile 2)
  - offen steel with clear coat, natural rusted finish see sample board for color











materials legend:

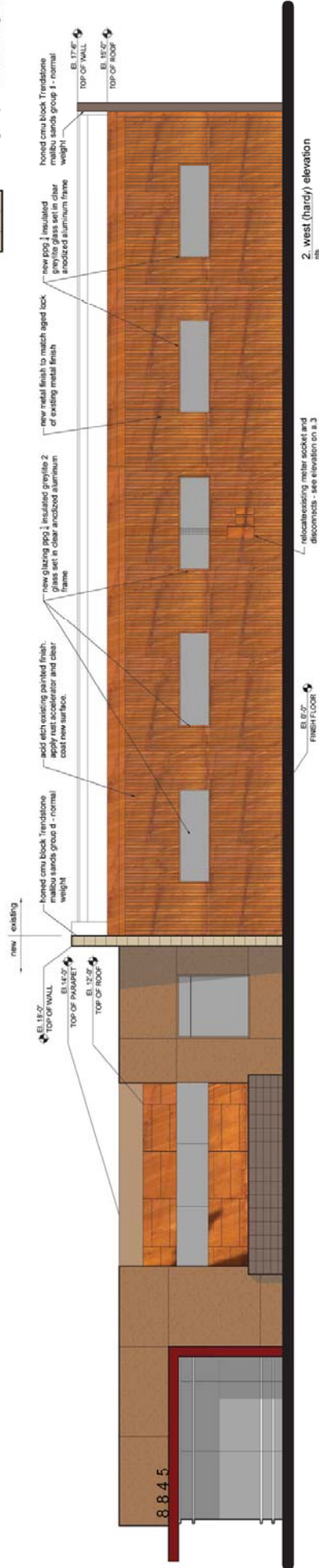
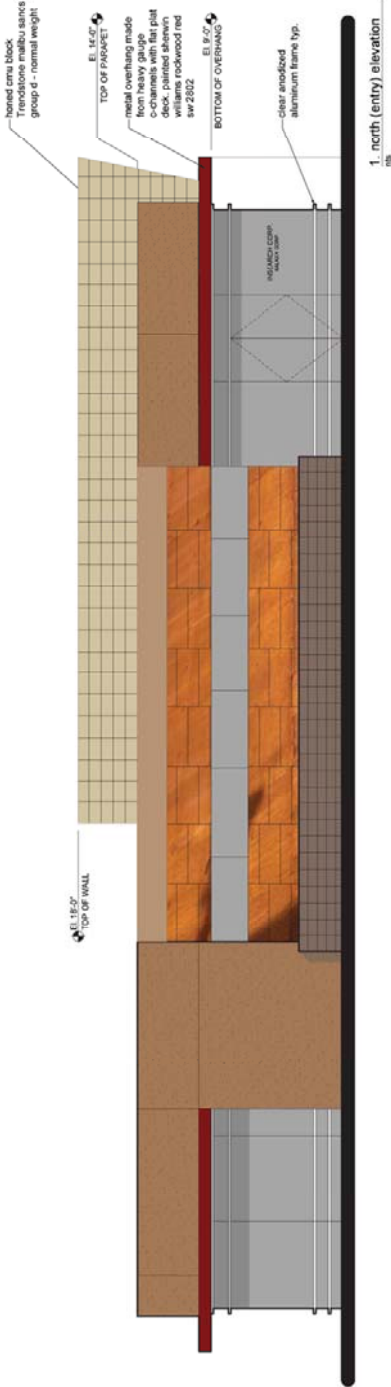
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- : honed onyx block - Trendstone black mountain color group b medium weight
- : cortina steel with clear coat, natural hatched finish see sample board for color
- : egg solar tan 60 - surface 2 or equal - see sample (new windows at shop area to be 1 gray iso 2)











**MATERIALS LEGEND**

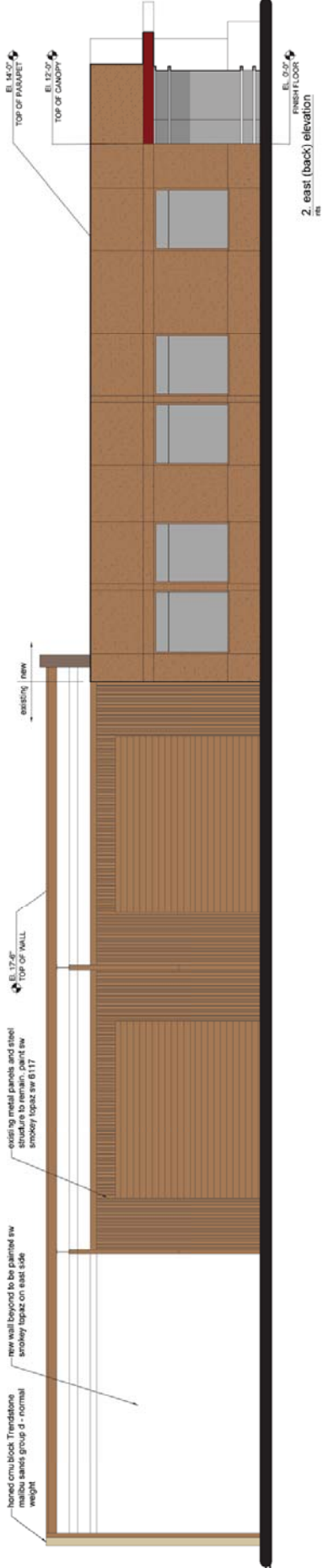
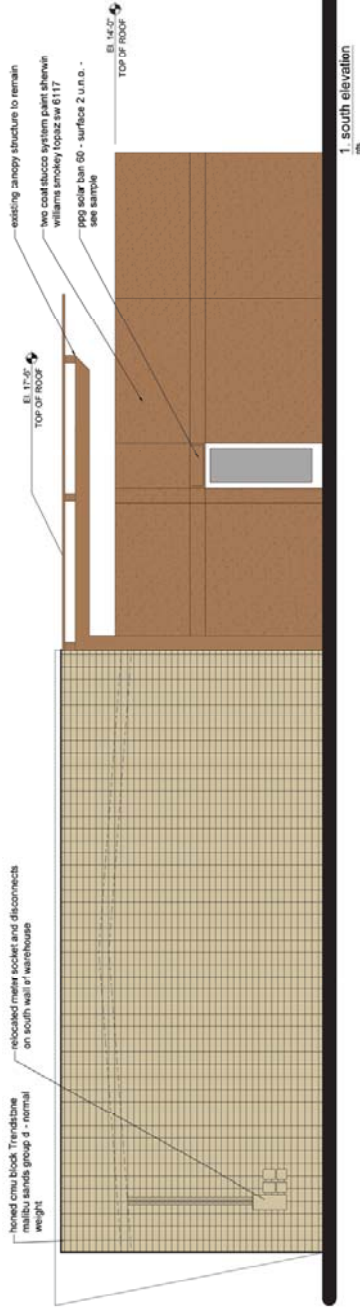
-  : two coat stucco system paint sherwin williams smokey topaz sw 6117
-  : corten steel with clear coat, natural rusted finish, see sample board for color
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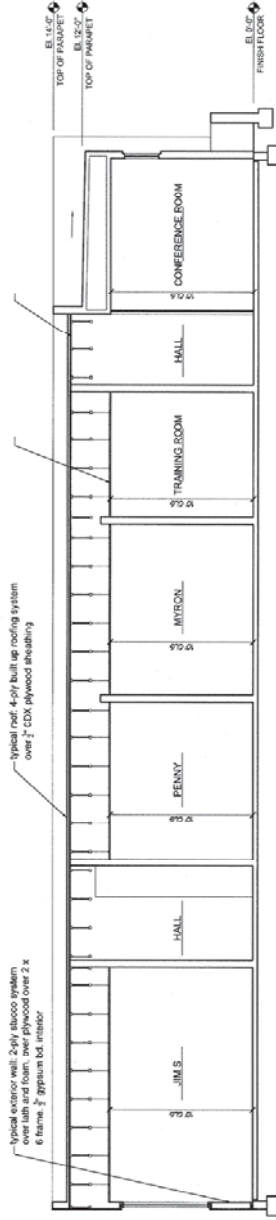
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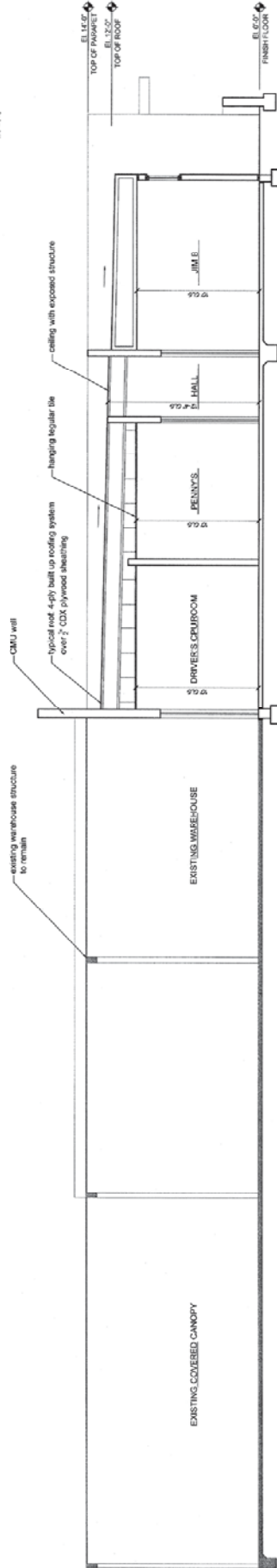




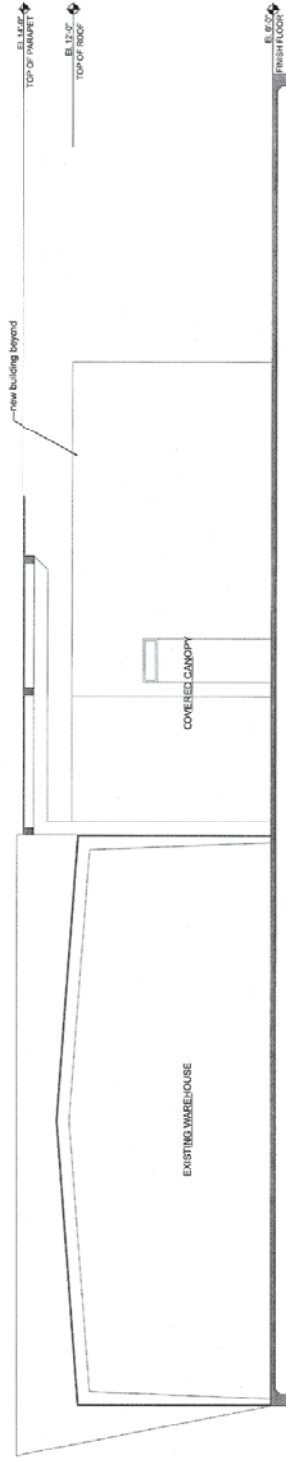
hanging regular tile ceiling with exposed structure



1. longitudinal section 1/4"=1'-0"



2. cross section 1/4"=1'-0"



3. cross section 1/4"=1'-0"





## PROJECT PHOTOS - EXISTING BUILDING

1. Direct front view from South Hardy Drive frontage.



2. Southwest corner as viewed from South Hardy Drive. This open bay will be enclosed and concealed from the street when completed.



3. View looking north along the property frontage from the southwest corner of the site.



4. Existing office portion of the building that will be demolished to make way for the new offices.



5. North elevation, existing offices to be demolished.



6. View toward the existing offices from the backside of the site. Area shown will be demolished to the prefabricated metal building structure in background.



7. Direct view from the backside of the property.  
Existing concrete pavement will remain but added  
on to.



## SURROUNDING PROPERTIES

1. View looking north along the Hardy Road  
frontage. Tempe RV and Boat Storage facility  
borders the Insearch Corp. property to the north.



2. View looking south along the South Hardy Drive  
frontage. Single level multi-tenant buildings to the  
west and south of the Insearch Corporation site.  
Storage yard for Temcon Concrete borders the  
subject property to the south.



3. Single level multi-tenant office, storage and light industrial buildings across South Hardy Drive to the west.

