Tempe

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 03/09/2016
Agenda Item: 3

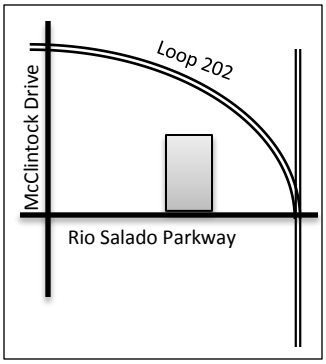
ACTION: Request for Development Plan Review consisting of a new two-story office building for BUILDING A AT 2100 RIO SALADO, located at 2100 East Rio Salado Parkway. The applicant is Todd Lawrence of Butler Design Group.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BUILDING A AT 2100 RIO SALADO (PL150428) The site is located east of Tempe Marketplace on a former landfill that is being redeveloped in phases through a Planned Area Development approved by Council on January 15, 2015. Phase one is currently under construction and consists of two hotels. The second phase was proposed for retail and commercial uses at the east and west sides of the private drive aligned with the intersection of Rockford Drive and Rio Salado Parkway. This portion of the site has not yet applied for design entitlements, however the proposed phase three of the 24 acre site is requesting approval of the site plan, landscape plan and elevations for a new two-story office building. The request includes the following:

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



Property Owner	Adrian Evarkiou, The Boyer Company
Applicant	Todd Lawrence of Butler Design Group
Current Zoning District	HID PAD, Heavy Industrial District with a Planned Area Development
Gross/Net site area	7.14 acres within the 24 acre PAD
Building Area	102,816 sf
Lot Coverage	16.5 (50% allowed by PAD)
Building Height	42’ 3” from top of curb to top of parapet (75 ft PAD max.)
Building Setbacks	25’ west front, 27’ south side, 322’ north side, 192’ east rear (0 ft front, 0 ft side, 0 ft street side, 0 ft rear in PAD)
Parking Setback	10 feet through PAD
Landscape area	19.4% provided (10%-12% min. required in PAD; 12% min. required where parking exceeds 125% of maximum allowed)
Vehicle Parking	542 provided (343 min. required, 720 max. allowed by PAD)
Bicycle Parking	10 spaces (10 spaces minimum)

ATTACHMENTS: Development Project File

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

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

COMMENTS:

This site is located on the north side of Rio Salado Parkway, south of the Salt River Channel and 202 Red Mountain Freeway. The 101 Freeway is located further east of the site and Tempe Marketplace is located directly west of the property. General Industrial, Service and Office uses are located south of the site within an established industrial area of north east Tempe. Tempe Marketplace is zoned RCC, Regional Commercial Center, and contains a movie theater, many restaurants and bars, many retail businesses and an entertainment district. The site operated as a sand and gravel mining operation and as a regional household land fill prior to closing twenty years ago. The applicant is working within the parameters of the existing site conditions and existing Heavy Industrial District (HID) zoning, to redevelop the site with two new hotels, offices, commercial retail and service uses, restaurants and bars. Office uses are allowed by right in the GID and HID zoning districts, but all other proposed uses require Use Permits within the HID zoning. This request is for a Development Plan Review for a two-story office building, site plan, elevations and landscape plan. The applicant is requesting the Development Review Commission take action on this design request. A separate application for a subdivision plat has been made to combine parcels and create new parcels for the individual sites within this phased development.

PRELIMINARY SITE PLAN REVIEW

January 20, 2016 the proposed project was reviewed through site plan review. Standard technical review comments related to details, refuse circulation, code requirements, fire access, and questions regarding design were made. The plan was fairly well developed and did not require significant design comment from staff. The amenity area for employees was not defined, and staff asked for a shade study for compliance with option 2 of the landscape code, for requisite shade in the parking area that was not feasible in required islands due to underground utilities. All comments and questions were addressed before the formal submittal.

PUBLIC INPUT

- Neighborhood meeting was not required
- No public input has been received at the completion of this report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is a 7.14 acre portion of a phased 24 acre site divided by a private drive that aligns with Rockford Drive south of Rio Salado Parkway. The first phase hotels are under construction on the west side of the drive, this office building is on the east side of the drive, set back behind a future commercial pad at the Rio Salado Parkway frontage. The building is pushed to the east of the lot, closest to the private drive, to screen the parking and provide easier pedestrian access to the hotels across the street, and future commercial to the south; creating a campus-like setting along the private drive. The building is rectilinear, oriented north to south along the narrow ends and the longest elevations being east and west oriented. The building has a bend in the form to follow the curvature of the road and to break the rectangular form. An amenity area on the south east side of the building provides a shaded ground floor gathering area for employees to use on breaks. The primary entrance to the building is centered on the eastern elevation, with a secondary entrance on the north side serving employees from the covered parking lot to the north. The surface parking is shaded by trees and shade canopies. The driveway to the south of the building aligns with the hotel drive, and is shared with the commercial lot to the south. Two other access drives are available, one further north on the site adjacent to the parking area, just south of a round about for the future northern developments; the other drive is at the north east corner of the lot, serving refuse and fire access, as well as future connectivity to the lots to the north of this site, which are planned for additional offices.

Building Elevations

The building has a variety of materials used on all four sides to add variation and visual interest to the site. The predominant material is painted tilt-slab concrete walls, broken by 8”x8”x16” integral colored cmu grouted in a contemporary stacked bond pattern. Large panel ceramic tiles accent the building in a mottled medium brown color that provides a rusted patina corten steel look with the durability of a product that will not run or stain adjacent materials. The product color name is steel corten,

this is not the product material; it is a ceramic tile product. The combinations of light and medium warm-grey tones, the ceramic tile, dark metal railings and awnings, and aluminum storefront glazing provide variation to the elevations. A deep overhang on the south west side shades the commercial windows and a large patio accessible to employees. The elevations have projected shade canopies, portions of the building are recessed or projecting from the main building, and varied in height along the flat parapet roof to break up the building massing. Windows are take on different shapes and sizes along the elevations, to become a building defining element between the walls of the structure, with changes in color along the wainscot and lintels of the windows. This will be the first new office building within the area, and sets the vision for the remainder of the commercial uses on site.

Landscape Plan

The 7 acre site was deep impact compacted and capped as part of the landfill closure process. As a result, the site is limited to what type of plant materials may be used to minimize water percolation into the lower soil levels. Low water use desert plants provide the palette for the site, in a relatively high density of tree coverage. The private drive is lined with Desert Museum Palo Verde and Thornless Hybrid Mesquite. The Mill and Lake District Streetscape Principles and Guidelines indicate this area as part of the Riparian Transition Zone, using Thornless Chilean Mesquite as the primary street tree, Sonoran Desert Museum Palo Verde as the secondary tree, and Honey Locust for third level tree plantings, other trees can be used on site or as accents, but these are the preferred species. The trees along the east side of the building are Southern Live Oak. The trees along the eastern property edge are Sissoo trees, providing a dense canopy of year-round leaf coverage. Mesquites are used along pedestrian paths, oriented to maximize shade to pedestrian areas, and Palo Verde is used in landscape islands adjacent to the shade canopies in the parking areas.

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 building is placed close to the street edge and is formed to contour with the road curvature, articulated by awnings and a balcony, projected and recessed building elements, and a diversity of window treatments to meet this criteria.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the proposed plan has western faced glazing under shade cover and recesses in the building wall, extensive landscape and shade coverage for parking and pedestrian comfort, and lighter colors of materials to reduce heat gain on the structure.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the range of product typically used in industrial areas varies greatly, as is demonstrated on the south side of Rio Salado Parkway. The proposed materials include tilt-slab concrete, integral colored stacked CMU block, a patina-look large scale ceramic tile, metal awnings and energy efficient windows; the proposed materials meet the criteria for quality, appropriateness and function and will complement the hotels and development within Tempe Marketplace.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building is limited in height due to structural design considerations over the landfill; as a two story building is 42' tall, as allowed by the previously approved Planned Area Development. The General Industrial District allows a building height of 35 feet in the industrial district, however, the height is measured from top of curb at Rio Salado Parkway, which is substantially lower due to the capped landfill. The proposed two-story building and surrounding landscape is appropriately scaled to the development within Tempe Marketplace and relative to surrounding uses.

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;* by breaking the building into smaller elements and shifting portions forward or back, separated by changes in material, the larger scale of the building is articulated into a well-defined assemblage of parts within the whole, leading the viewer to look on to the next section of the building. The deep overhangs defer to pedestrian comfort and scale.

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;* as described in the body of the report, the proposed use of materials, form of the building elements, and attention to details within the architecture meet this criteria.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site is set back from Rio Salado Parkway, the current public street accessible by transit. Future pedestrian connections to Tempe Marketplace will enable employees to walk to other uses in the area, and potentially utilize Orbit from this locations. Shade has been provided to enhance comfort along pedestrian areas, and a future connection will be made to the multi-modal path along the Salt River to the north.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The site is designed for safe and efficient pedestrian, bike, and vehicle circulation, there are no residential uses within the area.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the use of windows on all elevations, a large employee patio and balcony on the south side and the amenity area on the east side encourage activation of the site and visibility of all surrounding areas.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the use of different tree species to define portions of the site, and use of area specific vegetation help create an interesting palette of plantings throughout the property.

11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs will be handled by separate development plan review process.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting has been provided to meet the code requirements, without excessive over-lighting of the area.

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 will meet the development standards required under the Zoning and Development Code.
2. The PAD overlay process was specifically created to allow for greater flexibility, such as increased heights.
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 29, 2016 and landscape plan dated February 5, 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 locations as shown on the January 29, 2016 plan for both refuse and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.

3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

4. 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.

5. 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.

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.

7. Shade canopies for parking areas:
   a. Provide an 8" fascia for the canopy structure.
   b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
   c. Relate canopy in color and architectural detailing to the buildings.
   d. Conceal lighting conduit in the canopy structure and finish conduit to match.

Floor Plans

8. Exit Security: In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

9. The materials and colors are approved as presented (January 29, 2016):
   Roof – flat with parapet
   Primary Building – Tilt Slab Concrete painted Dunn Edwards Muslin DE6227 (off-white)
   Secondary Building – Tilt Slab Concrete painted Dunn Edwards Play on Gray DE6228 (medium warm grey)
   Masonry - 8"x8"x16" Trenwyth Trendstone honed integral colored CMU Pebble Beach
   Tile - 3' x 9' Levantina Techlam Ceramic Tile color Steel Corten
   Building Accent – Dunn Edwards Calico Rock DE6229 (medium warm grey)
   Windows - Anodized aluminum frame – tinted blue-grey low-E rated
   Painted steel – Dunn Edwards Charcoal Sketch DET628 (dark warm grey)
   Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

11. Conceal roof drainage system within the interior of the building.

12. 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.

13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

14. 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

15. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

17. 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.

18. Include requirement to de-compact soil in planting areas on site and remove construction debris from planting areas prior to landscape installation.

19. 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.

20. 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.

Addressing

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

CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: 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 DS116 and DS118 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 : http://www.tempe.gov/home/showdocument?id=30871. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

- PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

- POLICE DEPARTMENT 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 ambush.
  - 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.

- TRAFFIC ENGINEERING:
  - Correctly indicate clear vision triangles at 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.

- 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.

- CIVIL ENGINEERING:
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.

- SOLID WASTE SERVICES:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - 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.

- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

HISTORY & FACTS:

1930	The area was under the jurisdiction of Maricopa County. According to Maricopa County Historic Flood Control aerial photos, the subject site was part of the natural flood plain of the ephemeral Salt River tributary.
1949	Sand and gravel deposits from periodic storm events led to excavation of the area for sand and gravel for construction. A transportation route was established in the general alignment of Rio Salado Parkway.
1959	Early grading and development of the area is visible in aerials.

1979	Industrial and operations were established sometime between 1960 and 1979, with former excavated gravel pits being repurposed for household waste deposit from the surrounding community.
1983	Discovery of underground aquifer contamination from businesses north of the Salt River led to a 13 mile area around Indian Bend Wash, from Indian Bend Road south to Apache Boulevard, being designated the Indian Bend Wash Superfund Site.
1993	Salt River was channelized by Flood Control District of Maricopa County, creating levee walls to contain future storm events and prevent erosion of surrounding properties. This same year, the land fill on this site ceased operations.
July 10, 1997	City Council authorized the Public Works Director to enter into Development Agreements with property owners in the County Island per Resolution No. 97.38. The Development Agreement guaranteed 1-2 Zoning in exchange for signing a petition and agreeing to the annexation. The Zoning Ordinance establishes "grandfathered rights" of existing uses and buildings
September 24, 1998	City Council authorized staff to proceed with the annexation at a public hearing.
October 14, 1999	City Council annexed the County Island by adopting Ordinance 99.34. The Council also issued a Request for Proposals for environmental remediation and redevelopment of the area.
February 22, 2000	Planning Commission procedurally denied a zoning change to 1-2 for 103 acres, by a 3-1 vote. Commissioners Mattson, Di Dimenico and Spitler dissented and Garth abstained due to conflict of interest. Four residents spoke in opposition to the zone change.
March 30, 2000	Council held the second public hearing for a request by the City to rezone 103 acres of the Rio Salado Annexation Area from AG Agricultural to 1-2 General Industrial. The zoning was granted by a 6-1 vote by Council. Several neighbors spoke, mostly in opposition to 1-2 zoning. Many wanted 1-3 zoning because that is the zoning they had in the County and would enable them to sell their properties to other 1-3 businesses.
June 7, 2001	City Council directed staff to explore possibilities of creating a redevelopment plan of the area, bounded by McClintock Drive to the west, the 101 Freeway to the east, Rio Salado Parkway to the south and the Rio Salado Project to the north.
August 28, 2001	Planning Commission continue4d the request for a zoning change from AG Agricultural and I-2 General Industrial to I-3 Heavy Industrial. Previous continued dates April 25, September 12, 2000; January 23, March 27, 2001.
September 13, 2001	City Council approved the Development Disposition Agreement (DDA) with property owners and the McClintock Rio Salado Parkway Redevelopment Area.
October 9, 2001	Planning Commission denied the request for a zoning change from AG, Agricultural and 1-2, General Industrial to 1-3 on a 4-3 vote.
November 29, 2001	City Council approved the request by Rio Salado Annexation Area (H. L. Kelly, property owner and authorized representative on behalf of property owners of the Rio Salado Annexation Area) to appeal the Planning & Zoning Commission denial for a zoning change from AG Agricultural District and 1-2 General Industrial District to 1-3 Heavy Industrial District for existing businesses. This request is on behalf of 35 parcels for approximately 50.3 acres who request 1-3 Heavy Industrial zoning.

July 2002	The City of Tempe submitted a petition to EPA for partial deletion of part of Indian Bend Wash Superfund Site in order to help facilitate an ongoing redevelopment project. The City requested the deletion of a 200-acre property known as the McClintock/Rio Salado Brownfield Redevelopment Area. This are included the former Allstate Mine Supply Subsite, Maricopa County Landfill, Old Tempe Landfill, Resources Reclamation Corporation of America Landfill, First Street Landfill and Bennett Family Trust Landfill. These properties are collectively referred to as the "South Indian Bend Wash (SIBW) Landfill Area." The area being deleted includes all of the soils in the SIBW Landfill Area and a majority of the groundwater underlying the SIBW Landfill Area hereinafter referred to as the "SIBW Deletion Area." – excerpt from EPA website
June 15, 2004	Redevelopment Review Commission approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, 1-2, General Industrial, 1-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, including site plan, landscape plan, building elevations and sign package consisting of 862,366 s.f. on 128.2 net acres, including three use permits and two variances, with changes to condition #2a, to extend timeframe from 6 months to 18 months for right-of-way dedication; and to continue the sign package. Approved conditions #1-#83 and continuing conditions #84-#96 with the sign package. (6-0 vote) Commissioner Huellmantel recused himself.
June 23, 2004	City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, 1-2,General Industrial, 1-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres.
January 20, 2005	City Council approved the new Zoning and Development Code.
February 19, 2005	This site was removed from the Rio Salado Overlay District.
April 29, 2014	Tellurian Development purchased the property east of Tempe Marketplace, including the former land fill site. Site preparation for development began immediately.
November 18, 2014	Development Review Commission heard and approved the request for phase one Development Plan Review for site plan, elevations and landscape plan for two hotels, and heard and approved the request for four Use Permits to allow hotels, retail and service uses, restaurants and bars within the development. The Commission recommended approval of the Planned Area Development Overlay.
December 4, 2014	City Council held a first hearing for this request.
January 15, 2015	City Council held a second hearing for this request and approved phase one of the development.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review

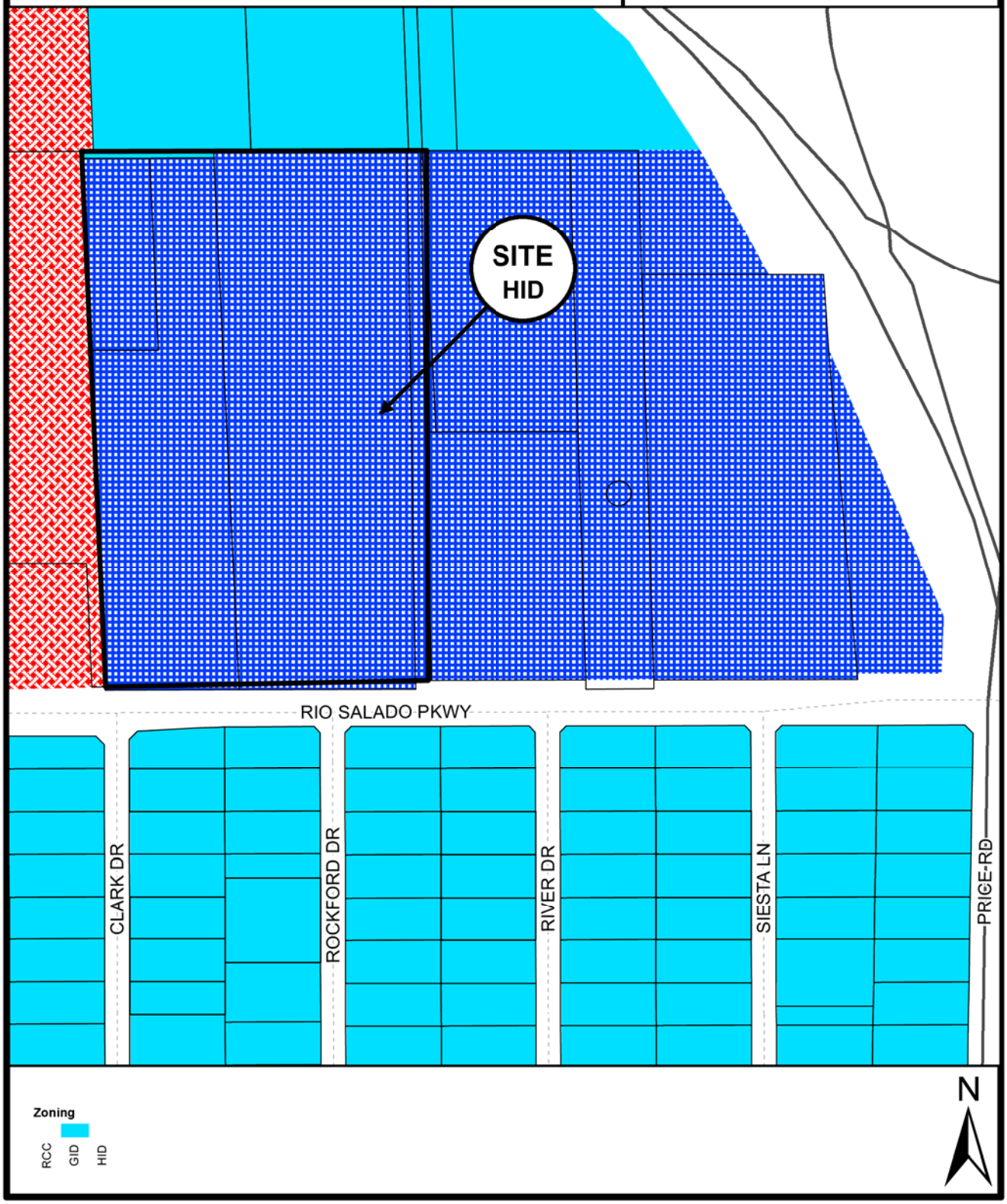
DEVELOPMENT PROJECT FILE
for
2100 RIO SALADO
(PL150428)

ATTACHMENTS:

1. Location Map
2. Aerial
3-5. Letter of Explanation
6. Site Plan
7. Landscape Plan
8. Shade Study
9. Black and White Building Elevations
10. Color Building Elevations
11. Building Sections
12-13. Floor Plans
14. Material Board (digital copy, original available at meeting)
15-16. Renderings
17-25. Photos

Tempe

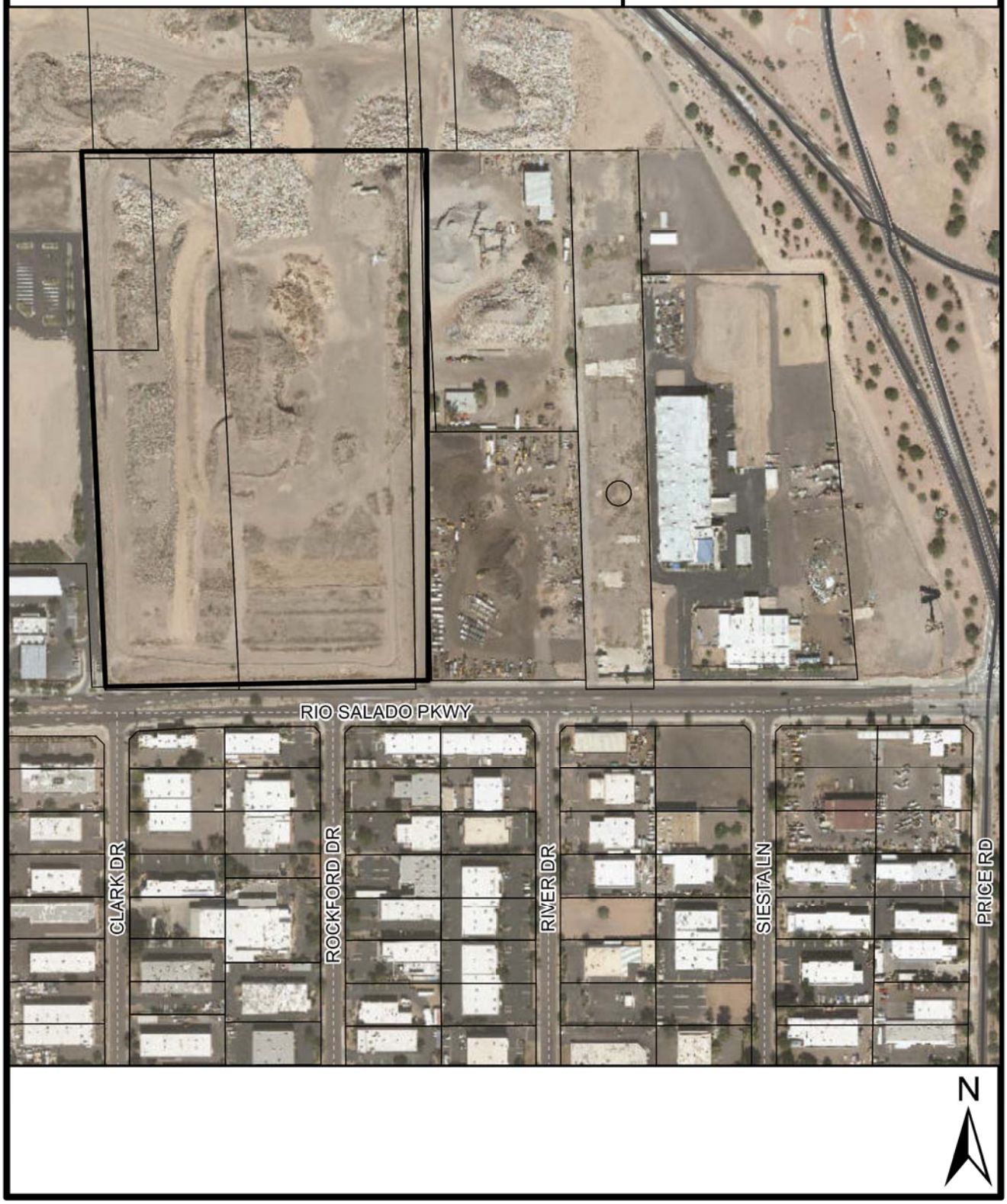
BUILDING A AT 2100 RIO SALADO	PL150248



Location Map

Tempe

BUILDING A AT 2100 RIO SALADO	PL150248



Aerial Map

February 1, 2016

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

Re: Letter of Explanation for Building A @ 2100 Rio Salado

Dear Ms. Kaminski,

Please accept this formal Letter of Explanation submitted by Butler Design Group on behalf of our client, The Boyer Company, for the proposed Building A @ 2100 Rio Salado Project ("Bldg A" or the "Project"). The narrative provided herein meets the Letter of Explanation requirements for the following applications: **Development Plan Review**

I. The Overall Development

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

The Overall Development is located directly east of the Tempe Marketplace. The site has gone through extensive clean-up and compaction to allow for the proposed new uses. The historic use of this site and the reclaimed status of the land has resulted in a grade/elevation differential, as compared to surrounding properties. As a result, it is generally 15 feet higher in elevation than Rio Salado Parkway's grade. A Planned Area of Development has been approved and vertical construction has begun on two hotels.

II. Development Plan Review Request

Building A @ 2100 Rio Salado will be a two story 102, 816 sf office building located on a 310,845 sf (7.14 Acre) site. The building will be oriented in a north/south direction to align with

the primary drive into the Overall Development. This drive has a subtle curve which is reflected in the articulation of the building plan, forming a shallow chevron shape. The southern corner of the building will have a prominent overhanging roof element which will act as a dramatic focal point for traffic entering the site.

The building's main entrance is located on the east side and is sheltered within a recess in the building façade. Canopies and landscaping will provide shade at the entrance plaza level. The site design includes a combination of parking canopies and tree canopies that will ultimately provide shade over 20% of the parking area to help mitigate the heat island effect.

The building design includes a palette of colors and materials organized to break-up the linear nature of the building. The primary wall structure for the building is tilt panel concrete construction with punched window openings. The southwestern portion of the building differs in that full height glass and steel elements will be used to highlight the façade along drive up to the building. Further articulation around the building includes masonry veneers, large format tiles, metal wall panels, and exposed steel elements that together combine to provide an elegant design solution.

The building will have a second floor height of sixteen feet above the ground floor, with an overall height of approximately forty-two feet above the lowest adjacent top-of-curb elevation along the private drive. These heights are typical for office developments of this caliber. The building massing and landscaping will provide a comfortable feel without being overwhelming or out of scale.

The building massing is articulated horizontally and vertically to provide a fluid visual experience. Various rhythms are established by the building structure, enhancements, and landscaping to provide a pleasing aesthetic.

Subtly, each portion of the façade has detail elements that address the proximity of the users. In areas where people will congregate such as the main entrance plaza, the design will include elements to provide a pleasing setting, including: seating areas, raised planters, shaded walkways, and enhanced walkway materials.

Building A is located along the Overall Development's primary entrance drive. This provides direct access to Rio Salado Parkway – a primary route on the City's public transit system. Ultimately the Overall Development will also connect to Tempe Marketplace to the west and to the Multi Use path along the Rio Salado riverbed and Tempe Town Lake. The private drive itself has eight foot wide sidewalks along each side which will allow for circulation to this development and to future developments within the site. Direct connection to the Multi Use path will be constructed with the future development of the perimeter lots along the path.

The site is organized with three vehicular access points, which lead to the parking areas to the east of the building. Dedicated walkways are placed in the parking field to separate pedestrians and vehicles. A pedestrian walkway also encircles the building to provide access to the rest of the development.

The principals of the City's CPTED principles will be integrated into the development. The building has limited access points, well-lit parking, entrance and circulation areas, and elements to provide natural surveillance. The development of this office building will also include the required provisions for Public Safety Radio Coverage in and around the building.

Landscaping is provided throughout the site to complement the building architecture and to enhance certain focal points. Pedestrian areas in particular will have landscape accents.

Although signage will be submitted under a separate submittal, the intent is to provide freestanding and building mounted signage that is in conformance with overall development's criteria, and still integrate site specific elements incorporating colors and materials of this specific project.

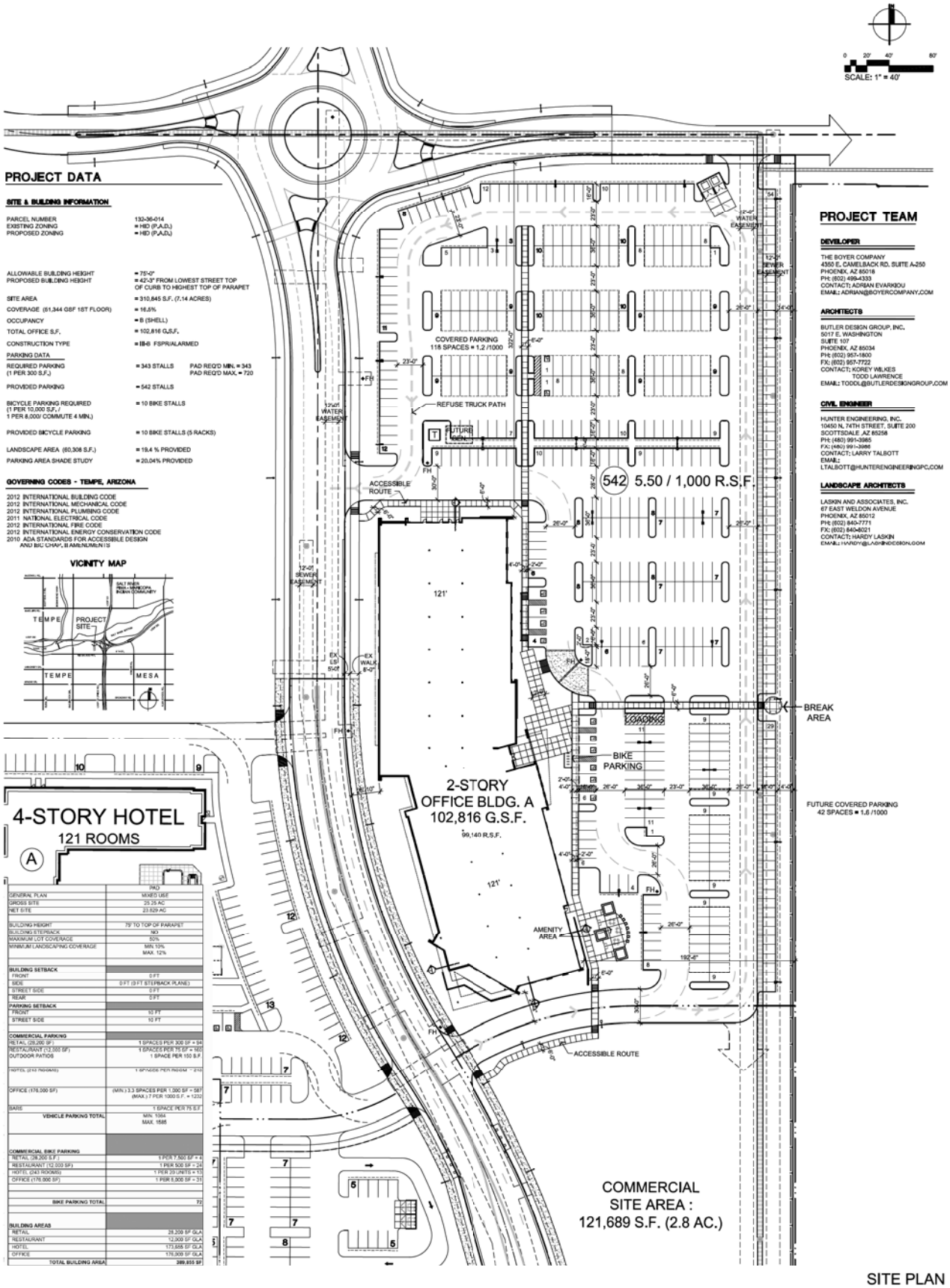
The lighting proposed for parking areas will match what has been used on the adjacent hotel sites for consistency. Accent lighting will be used for safety and to enhance the pedestrian areas around the building and site.

The address of this building will be 2120 E Rio Salado as reviewed by the Permit Center Supervisor. Suite plans will be submitted for review under separate cover.

Lastly, this development will contribute to the Art in Private Development program, although at this point it has not been determined if that will be a monetary contribution or an art installation.

Regards,

Korey Wilkes
Butler Design Group



GENERAL PLAN	MIXED USE
GROSS SITE	23.29 AC
NET SITE	23.629 AC
BUILDING HEIGHT	75' TO TOP OF PARAPET
BUILDING STEPBACK	NO
MAXIMUM LOT COVERAGE	50%
MINIMUM LANDSCAPING COVERAGE	MIN 10% MAX 12%
BUILDING SETBACK	
FRONT	0 FT
SIDE	0 FT (0 FT STEPBACK PLANE)
STREET SIDE	0 FT
REAR	0 FT
PARKING SETBACK	
FRONT	10 FT
STREET SIDE	10 FT
COMMERCIAL PARKING	
RETAIL (28,200 SF)	1 SPACES PER 300 SF = 94
RESTAURANT (12,000 SF)	1 SPACES PER 75 SF = 160
OUTDOOR PATIOS	1 SPACE PER 150 S.F.
HOTEL (243 ROOMS)	1 SPACES PER ROOM = 243
OFFICE (176,000 SF)	(MIN.) 3.3 SPACES PER 1,000 SF = 581 (MAX.) 7 PER 1000 S.F. = 1232
BARE	1 SPACE PER 75 S.F.
VEHICLE PARKING TOTAL	MIN. 1084 MAX. 1585
COMMERCIAL BIKE PARKING	
RETAIL (28,200 S.F.)	1 PER 7,500 SF = 4
RESTAURANT (12,000 SF)	1 PER 500 SF = 24
HOTEL (243 ROOMS)	1 PER 20 UNITS = 13
OFFICE (176,000 SF)	1 PER 8,000 SF = 31
BIKE PARKING TOTAL	72
BUILDING AREAS	
RETAIL	28,200 SF GLA
RESTAURANT	12,000 SF GLA
HOTEL	173,935 SF GLA
OFFICE	176,000 SF GLA
TOTAL BUILDING AREA	**389,955 SF**

SITE PLAN

01-29-16

15096-ST19

BOYER

Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd.

Tempe, Arizona

ATTACHMENT 6

22417 RICHARD R. BUTLER 01-29-16 REGISTERED ARCHITECT

EXPIRES: 3/31/2017

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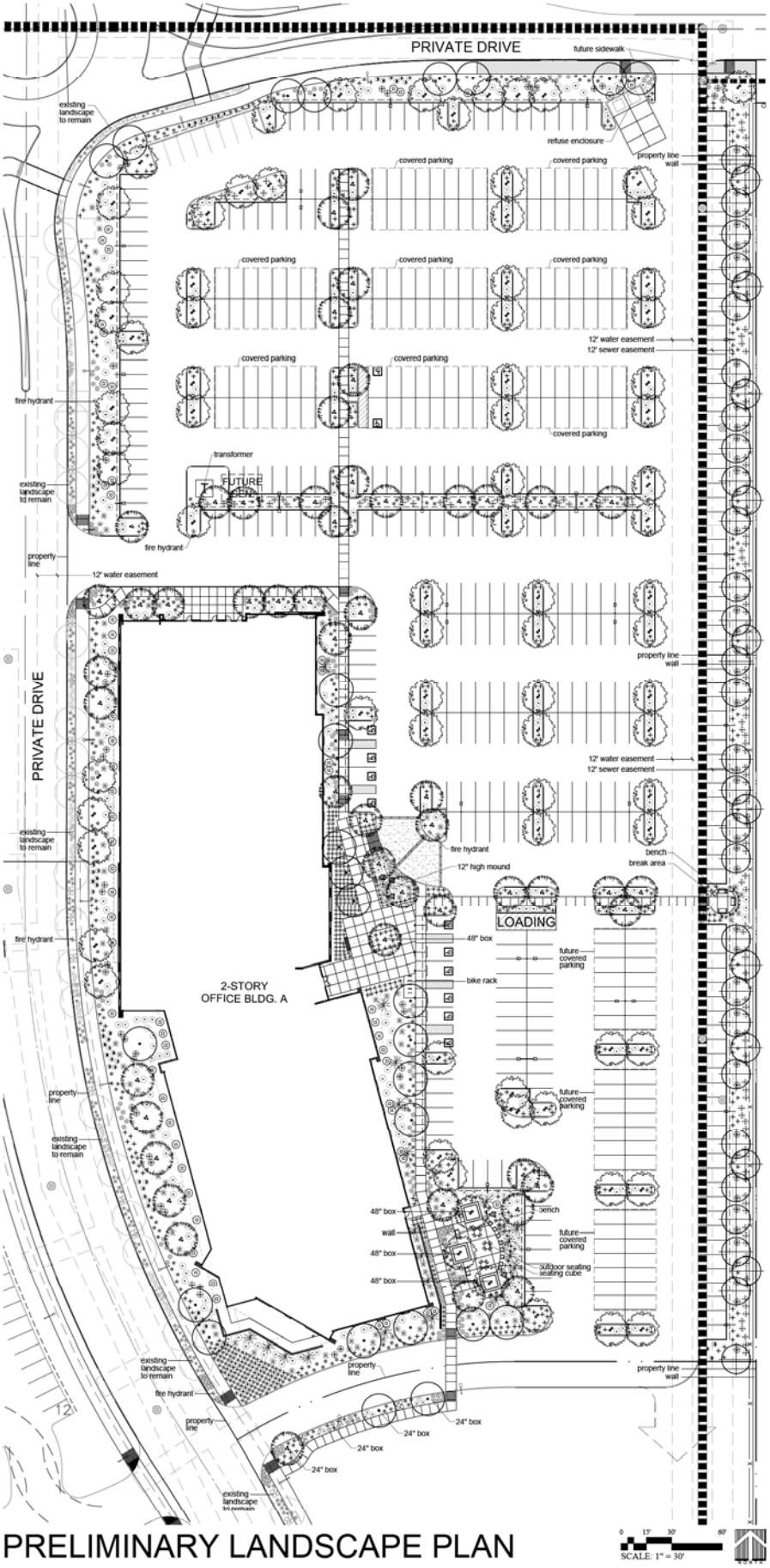
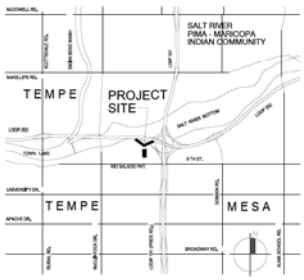
architects & planners



VICINITY MAP



LANDSCAPE LEGEND:

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

TREES	SIZE
Quercus virginiana 'Heritage' Southern Live Oak	48" box U.O.N
Carnegiea gigantea Saguaro	8' spear no holes, no scars
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" box standard
Prosopis 'hybrid' Hybrid Thornless Mesquite	36" box U.O.N.
Fouquieria splendens Ocotillo	10' - 8 cane min
Dalbergia sissoo Sissoo Tree	15 gallon

SHRUBS / ACCENTS / VINES	SIZE
Yucca rupicola Twistleaf yucca	5 gallon
Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 gallon
Dasylirion wheeleri Desert Spoon	5 gallon
Agave Americana varigata Varigated Century Plant	5 gallon
Tecoma stans "Orange Jubilee" Orange Jubilee	5 gallon
Callistemon citrinus 'Little John' Dwarf Bottlebrush	5 gallon
Dasylirion quadrangulatum Toothless Desert Spoon	5 gallon
Ruellia peninsularis Desert Ruellia	5 gallon

GROUNDCOVERS	SIZE
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1gallon 50/50mix
Euphorbia biglandulosa Gopher Plant	1 gallon
Convolvulus cneorum Bush Morning Glory	1 gallon
Rosmarinus officinalis 'Prostratus' Creeping rosemary	5 gallon
Decomposed Granite- 1/2" select Express Gold 2" min thickness in all landscape areas Submit samples to L.A.	

SITE ELEMENTS	
Metal Header	6"

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 250
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com

02-5-16
15096-ST19

PRELIMINARY LANDSCAPE PLAN

BOYER

Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd.
Tempe, Arizona

ATTACHMENT 7

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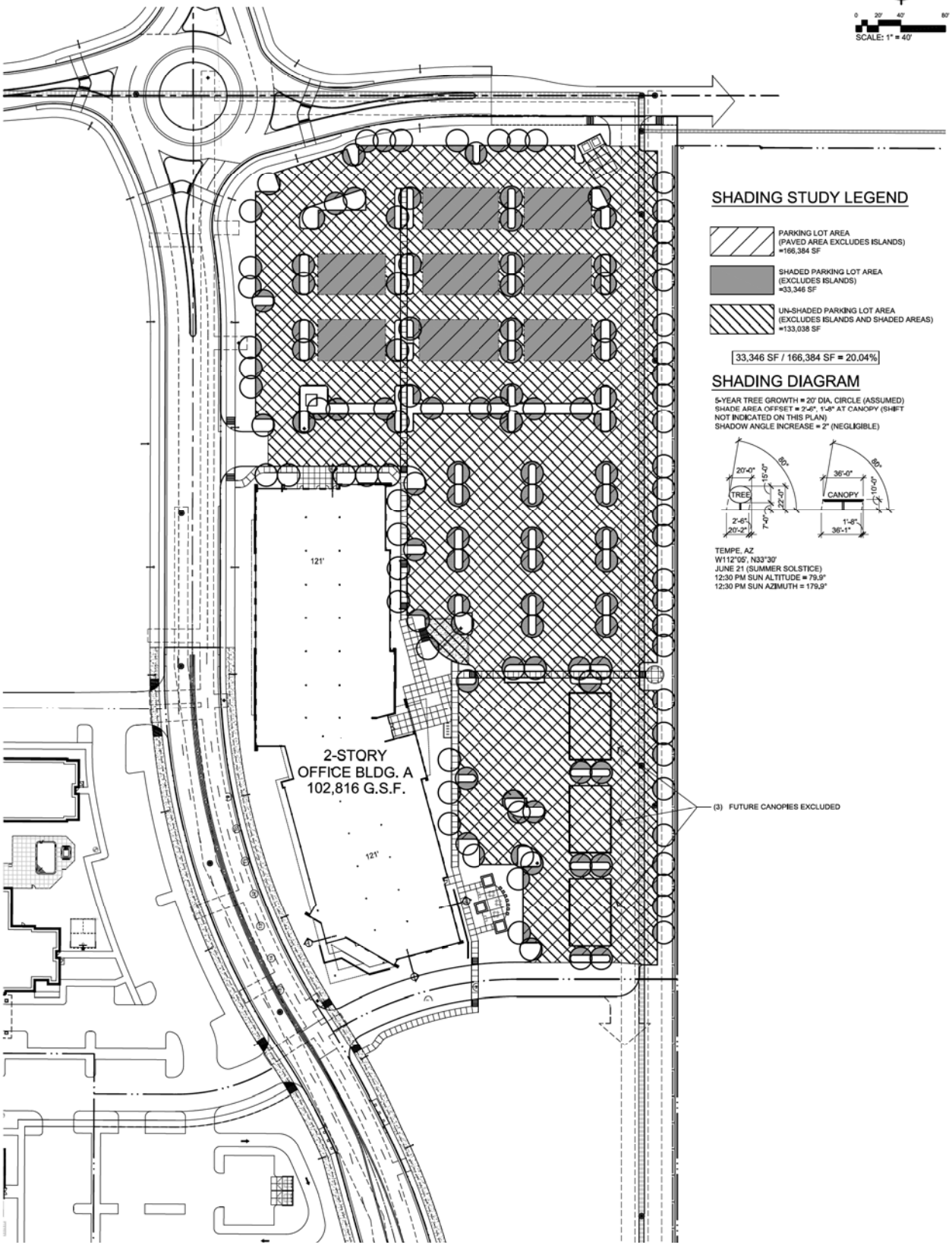

SHADING STUDY

01-29-16

15096-ST18

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Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd.

Tempe, Arizona

ATTACHMENT 8

EXPIRES: 3/31/2017

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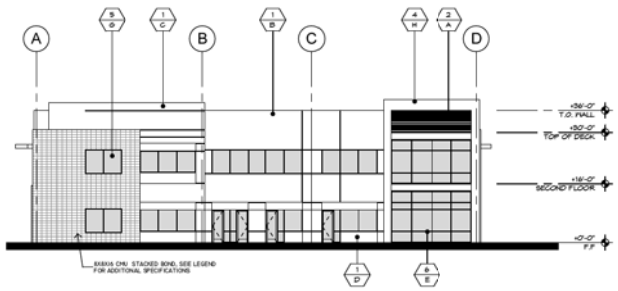
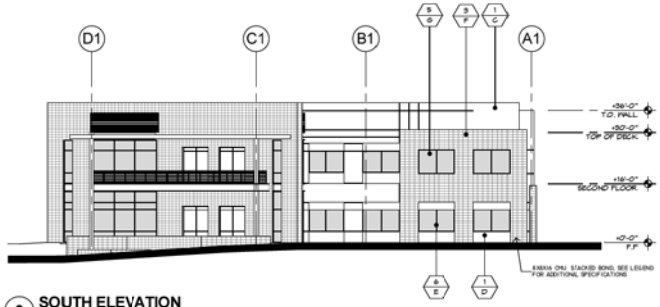
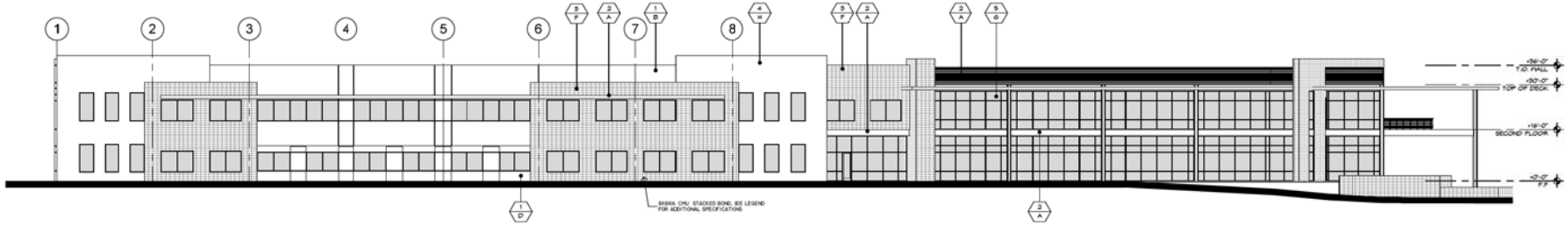
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

FINISHES			
SYMBOL	NAME	MODEL	MANUFACTURER
A	CHARCOAL SKETCH	DET628	DUNN EDWARDS
B	MUSLIN	DEA221	DUNN EDWARDS
C	PLAY ON GRAY	DEA228	DUNN EDWARDS
D	CALICO ROCK	DEA224	DUNN EDWARDS
E	CLEAR ANODIZED	-	-
F	PEBBLE BEACH	TRENDSTONE	TRENWYTH
G	TINTED BLUE/GRAY	-	-
H	STEEL CORTEN	TECHLAM	LEVANTINA

MATERIALS	
SYMBOL	NAME
1	TILT CONCRETE
2	STEEL CANOPY, STRUCTURAL ELEMENTS
3	INTREGAL COLOR GROUND FACE MASONRY
4	CERAMIC TILE
5	GLASS
6	ALUMINUM STOREFRONT SYSTEM

01/29/16
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22481
RICHARD R. BUTLER
01-29-16
REGISTERED ARCHITECT
EXPIRES: 3/31/2017

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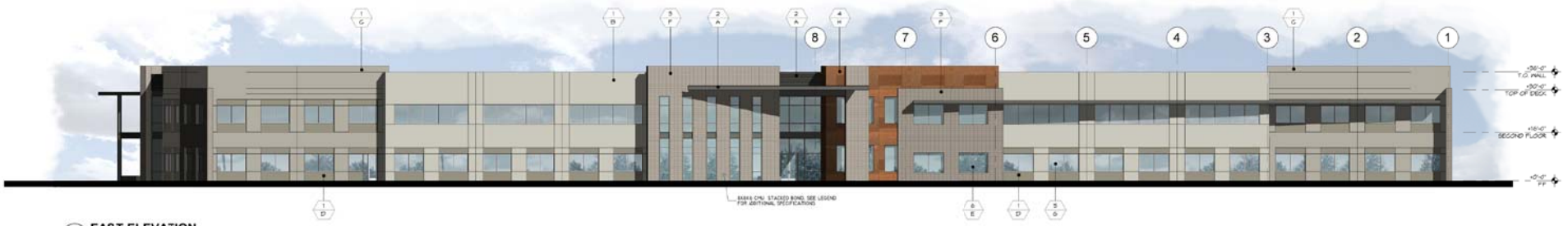
BOYER

Building A @ 2100 Rio Salado

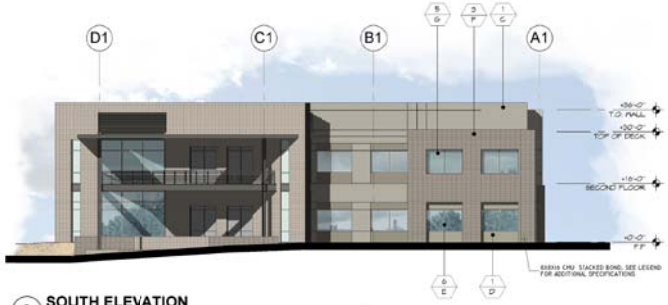
2120 East Rio Salado Blvd. Tempe, AZ

BUILDING ELEVATIONS



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

2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

FINISHES			
SYMBOL	NAME	MODEL	MANUFACTURER
A	CHARCOAL SKETCH	DET628	DUNN EDWARDS
B	MUSLIN	DEC621	DUNN EDWARDS
C	PLAY ON GRAY	DEC628	DUNN EDWARDS
D	CALICO ROCK	DEC624	DUNN EDWARDS
E	CLEAR ANODIZED	-	-
F	PEDDLE DEACH	TRENDSTONE	TRENWYTH
G	TINTED BLUE/GRAY	-	-
H	STEEL CORTEN	TEGHLAM	LEVANTINA

MATERIALS	
SYMBOL	NAME
1	TILT CONCRETE
2	STEEL CANOPY STRUCTURAL ELEMENTS
3	INTEGRAL COLOR GROUND FACE MASONRY
4	CERAMIC TILE
5	GLASS
6	ALUMINUM STOREFRONT SYSTEM

1/29/16
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22417
RICHARD R. BUTLER
01-29-16
EXPIRES: 3/31/2017

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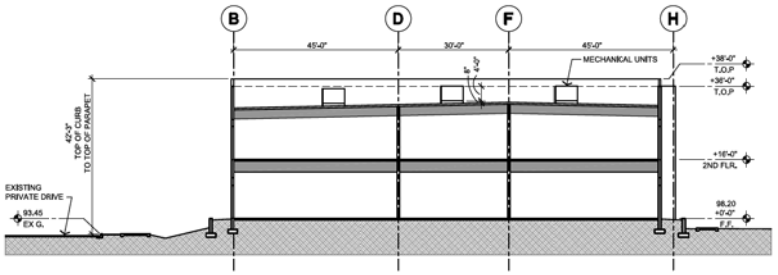
BOYER

Building A @ 2100 Rio Salado

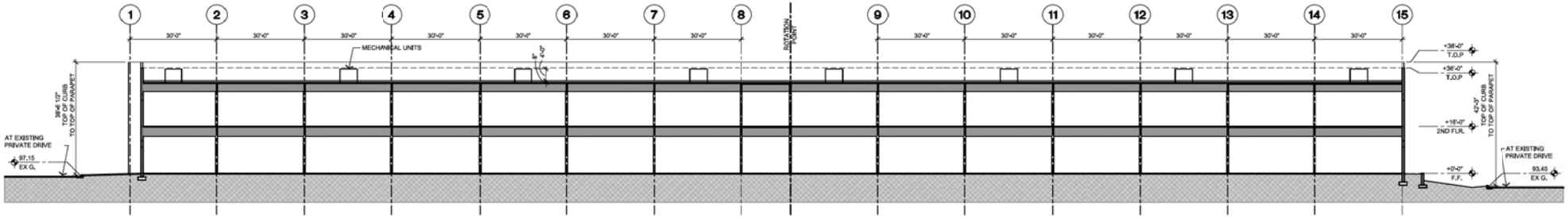
2120 East Rio Salado Blvd. Tempe, AZ

BUILDING ELEVATIONS

ATTACHMENT 10



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



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

BUILDING SECTIONS
01-29-16
15096 SECTIONS

BOYER

Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd.
Tempe, Arizona

22417 RICHARD R. BUTLER 01-29-16 REGISTERED ARCHITECT
EXPIRES: 3/31/2017

Butler Design Group, Inc
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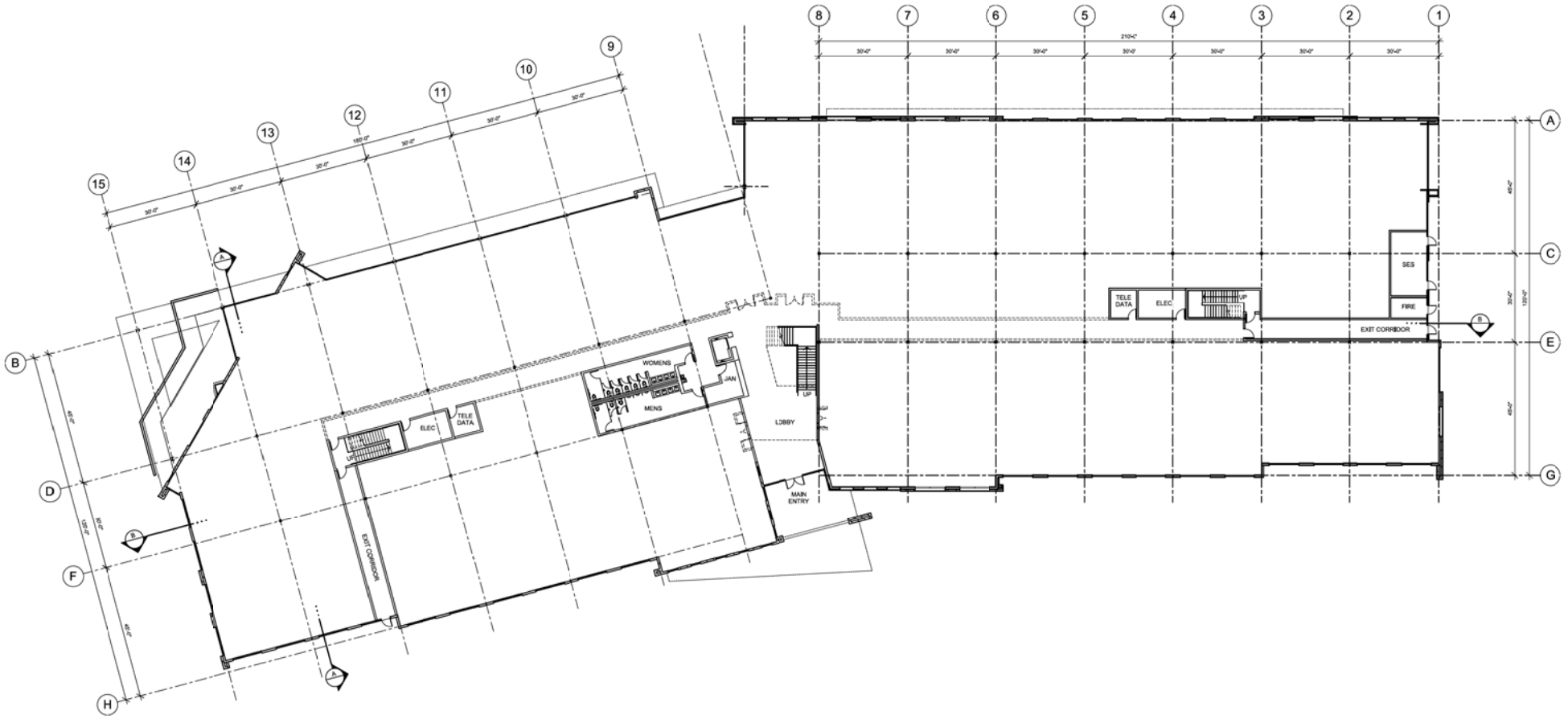
ATTACHMENT 11



GROSS FLOOR AREA: 50,207 S.F

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

LEVEL ONE FLOOR PLAN

01-29-16

15096

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Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd.

Tempe, Arizona

2317 RICHARD R. BUTLER 01-29-16 REGISTERED ARCHITECT

EXPIRES: 3/31/2017

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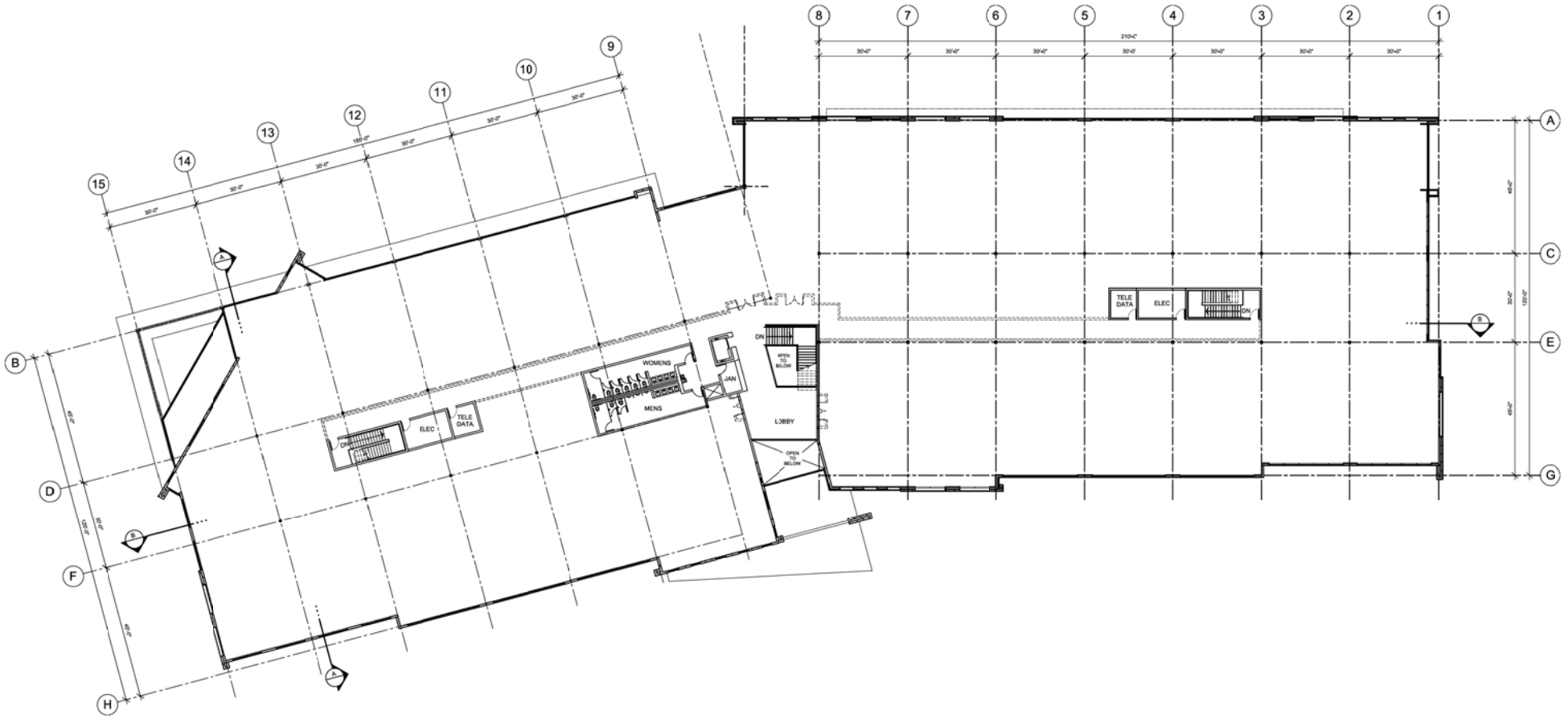
ATTACHMENT 12



GROSS FLOOR AREA: 51,336 S.F

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

LEVEL TWO FLOOR PLAN

01-29-16

15096

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Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd.

Tempe, Arizona

2417 RICHARD R. BUTLER 01-29-16

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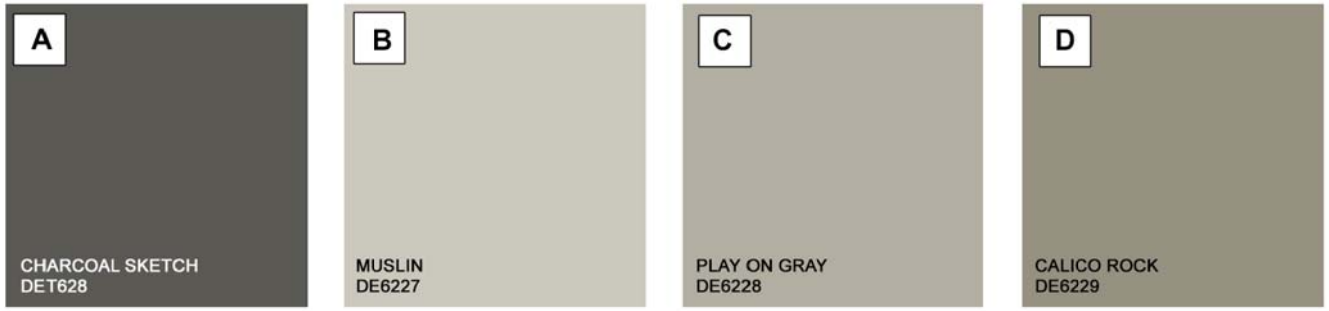
ATTACHMENT 13

PAINT COLOR PALETTE by Dunn Edwards



TILE by LEVANTINA

STOREFRONT

MASONRY by TRENWYTH

TILE PATTERN: FULL SIZE TILE IS 39" X 118"
SIZES IN PATTERN:
39" X 118"
39" X 78"
39" X 39"
20" X 118"
20" X 78"
20" X 39"

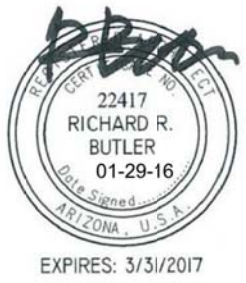
FINISHES			
SYMBOL	NAME	MODEL	MANUFACTURER
A	CHARCOAL SKETCH	DET628	DUNN EDWARDS
B	MUSLIN	DE6227	DUNN EDWARDS
C	PLAY ON GRAY	DE6228	DUNN EDWARDS
D	CALICO ROCK	DE6229	DUNN EDWARDS
E	CLEAR ANODIZED	-	-
F	PEBBLE BEACH	TRENDSTONE	TRENWYTH
G	TINTED BLUE/GRAY	-	-
H	STEEL CORTEN	TECHLAM	LEVANTINA

BOYER

COLOR AND MATERIAL BOARD

Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd. Tempe, AZ



EXPIRES: 3/31/2017

1/29/16
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2 EAST ENTRY - VIEW 1
SCALE:

1 EAST ENTRY - VIEW 2
SCALE:

01/29/16
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Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd. Tempe, AZ

PERSPECTIVES

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Building A @ 2100 Rio Salado

2120 East Rio Salado Blvd. Tempe, AZ

01.29.16
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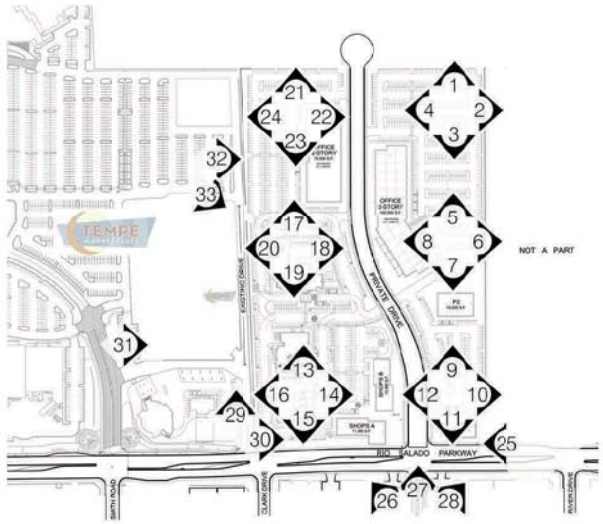
ATTACHMENT 16

1 NEC LOOKING NORTH
SCALE: NTS

2 NEC LOOKING EAST
SCALE: NTS

3 NEC LOOKING SOUTH
SCALE: NTS

4 NEC LOOKING WEST
SCALE: NTS



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SITE CONTEXT PHOTOS

Building A @ 2100 Rio Salado

Proposed Office Development

Tempe, Arizona

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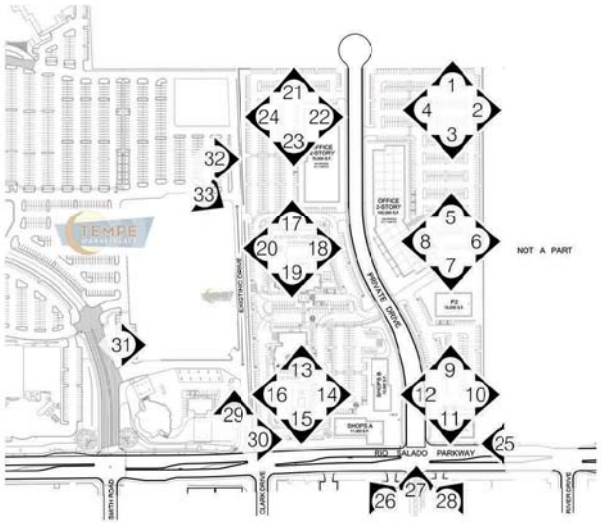
5 EAST SIDE LOOKING NORTH
SCALE: NTS

6 EAST SIDE LOOKING EAST
SCALE: NTS

7 EAST SIDE LOOKING SOUTH
SCALE: NTS

8 EAST SIDE LOOKING WEST
SCALE: NTS



01-29-16
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SITE CONTEXT PHOTOS

Building A @ 2100 Rio Salado

Proposed Office Development

Tempe, Arizona

Butler Design Group, Inc
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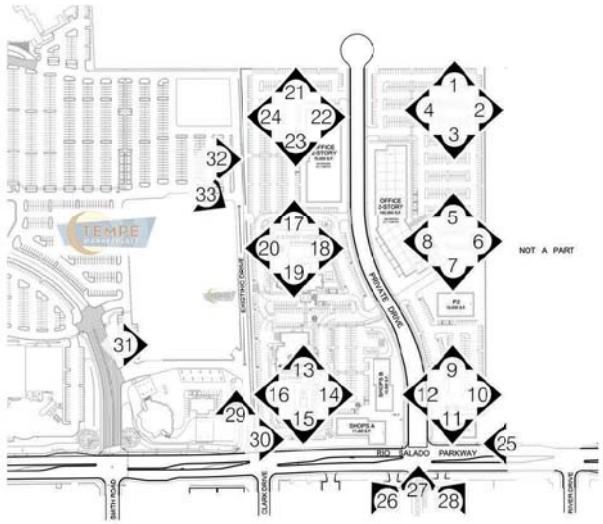
9 SEC LOOKING NORTH
SCALE: NTS

10 SEC LOOKING EAST
SCALE: NTS

11 SEC LOOKING SOUTH
SCALE: NTS

12 SEC LOOKING WEST
SCALE: NTS



01-29-16
15096

SITE CONTEXT PHOTOS

Building A @ 2100 Rio Salado

Proposed Office Development

Tempe, Arizona

Butler Design Group, Inc
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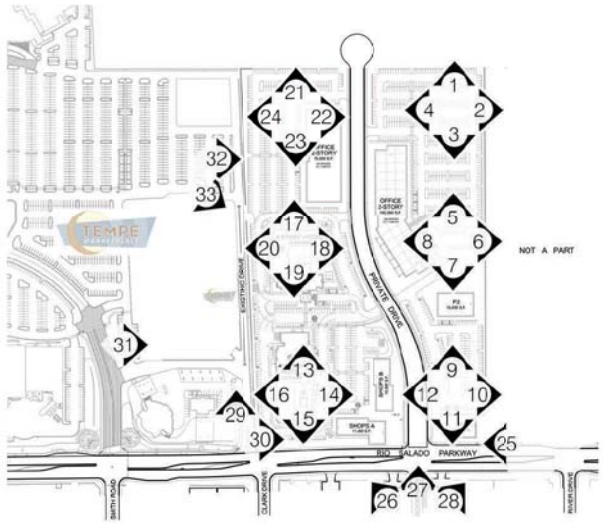
13 SWC LOOKING NORTH
SCALE: NTS

14 SWC LOOKING EAST
SCALE: NTS

15 SWC LOOKING SOUTH
SCALE: NTS

16 SWC LOOKING WEST
SCALE: NTS



01-29-16
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SITE CONTEXT PHOTOS

Building A @ 2100 Rio Salado

Proposed Office Development

Tempe, Arizona

Butler Design Group, Inc
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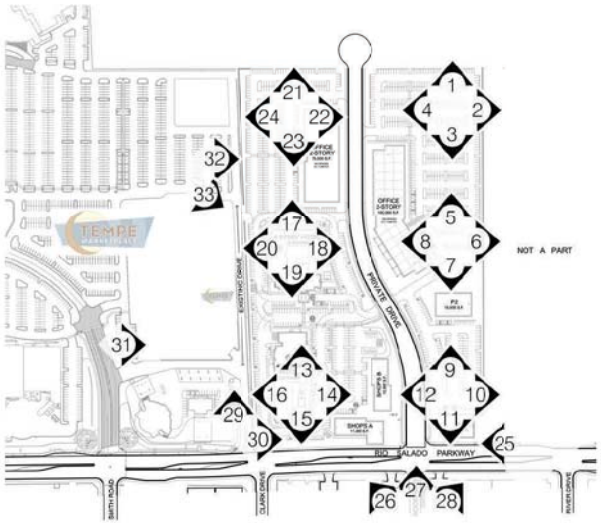
17 WEST SIDE LOOKING NORTH
SCALE: NTS

18 WEST SIDE LOOKING EAST
SCALE: NTS

19 WEST SIDE LOOKING SOUTH
SCALE: NTS

20 WEST SIDE LOOKING WEST
SCALE: NTS



01-29-16
15096

SITE CONTEXT PHOTOS

Building A @ 2100 Rio Salado

Proposed Office Development

Tempe, Arizona

Butler Design Group, Inc
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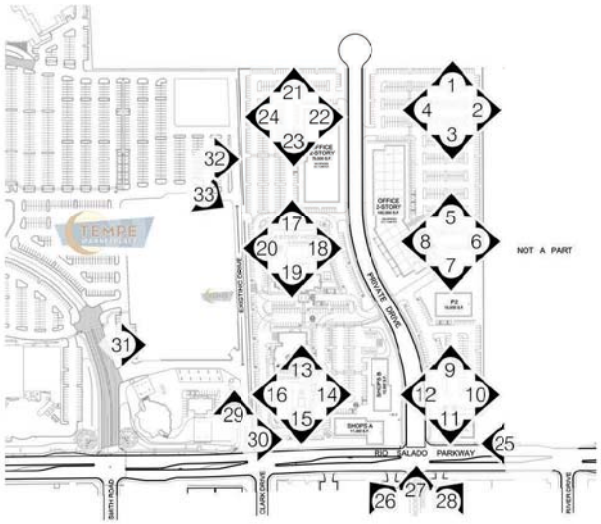
21 NWC LOOKING NORTH
SCALE: NTS

22 NWC LOOKING EAST
SCALE: NTS

23 NWC LOOKING SOUTH
SCALE: NTS

24 NWC LOOKING WEST
SCALE: NTS



01-29-16
15096

SITE CONTEXT PHOTOS

Building A @ 2100 Rio Salado

Proposed Office Development

Tempe, Arizona

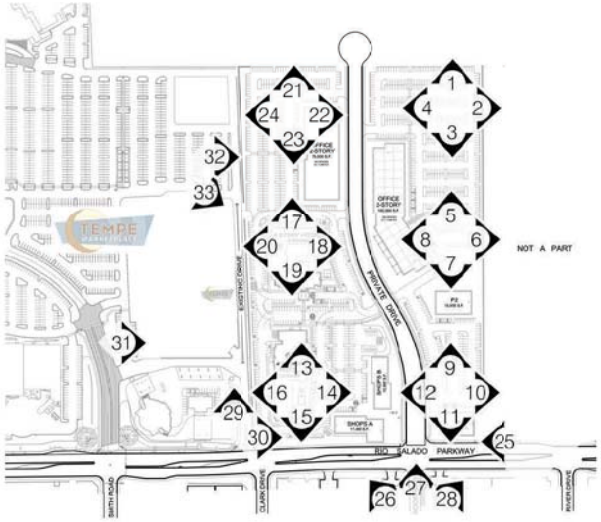
Butler Design Group, Inc
architects & planners

25 SEC LOOKING WEST
SCALE: NTS

26 ROCKFORD DRIVE LOOKING NORTHWEST
SCALE: NTS

27 ROCKFORD DRIVE LOOKING NORTH
SCALE: NTS

28 ROCKFORD DRIVE LOOKING NORTHEAST
SCALE: NTS



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SITE CONTEXT PHOTOS

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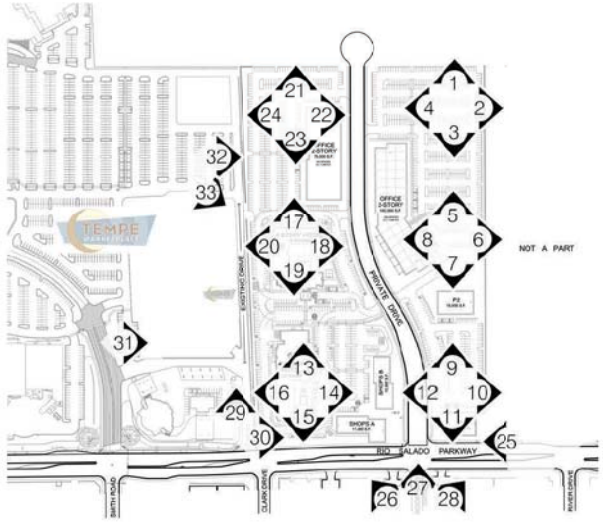
29 SEC TEMPE MARKETPLACE LOOKING NORTH
SCALE: NTS

30 SEC TEMPE MARKETPLACE LOOKING EAST
SCALE: NTS

31 TEMPE MARKETPLACE LOOKING EAST
SCALE: NTS



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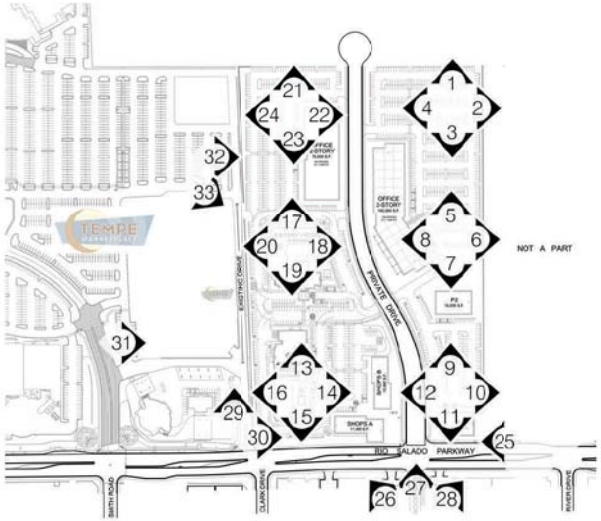
32 TEMPE MARKETPLACE LOOKING EAST
SCALE: NTS

33 TEMPE MARKETPLACE LOOKING SOUTHEAST
SCALE: NTS



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