

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 30/22/2016  
Agenda Item: 4

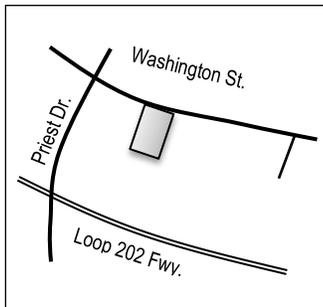
**ACTION:** Request for a Development Plan Review for a new 219,212 s.f. office building for THE GRAND AT PAPAGO PARK CENTER – PHASE 1, located at 1151 West Washington Street. The applicant is Lincoln Property Company.

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

**RECOMMENDATION:** Approval, subject to conditions

**BACKGROUND INFORMATION:** THE GRAND AT PAPAGO PARK CENTER – PHASE 1 (PL150314) will be the first building constructed within The Grand at Papago Park Center master planned development, which was approved by City Council in February 2013. The project will consist of a four-story office building and six-level parking garage. The request includes the following:

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



Property Owner	Papago Park Center, Inc.
Applicant	Doug Klocke, Lincoln Property Company
Zoning District	MU-4 PAD
Net site area	4.72 acres (lease area), 65.51 acres (PAD area)
Total Building Area	219,212 s.f. building, 289,758 s.f. garage
Lot Coverage	101,050 s.f., 49% of lease area, 3.5% of PAD area (50% max. allowed)
Building Height	46'-6" from midpoint of Priest (132' to 136' ft. max.)
Building Setbacks	33' street side (Washington St.) (25' min. required)
Landscape area	22% of lease area (20% minimum required)
Vehicle Parking	948 spaces (731 min. required)
Bicycle Parking	28 spaces (28 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  
 Reviewed by: Suparna Dasgupta, Principal Planner

## **COMMENTS:**

This site is currently vacant and is located on the south side of Washington Street, approximately 500 feet east of Priest Drive. The property is zoned MU-4 and is within The Papago Park Center Planned Area Development (PAD) Overlay. More specifically, the site is within The Grand at Papago Park Center master planned development, which extends from Washington Street on the north to Priest Drive on the west and the Loop 202 Freeway on the south to Parkside Drive on the east. The Grand was approved in 2013 as the 19<sup>th</sup> Amendment to the Papago Park Center PAD. The construction of this office building and associated garage will be the first phase of The Grand.

This request includes the following:

1. Development Plan Review for a four-story 219,212 s.f. office building and a six-level, 289,758 s.f. parking garage.

The applicant is requesting the Development Review Commission take action on the above item.

For further processing, the applicant will need approval of an Amended Planned Area Development Overlay to update The Papago Park Center PAD.

## **PRELIMINARY SITE PLAN REVIEW**

8/13/2015: Preliminary Site Plan Review was completed. Comments from staff included: private road to be developed with first phase; relocate the refuse enclosure; identify pedestrian path from public street to building entrance; provide wall elevations, including retaining wall; clarify building materials; recommend varying the building height; increase the use of decorative materials; recommend the use of colored glass to create a pattern across the building; provide a covered entry feature at main entrance; and incorporate decorative material used on office building into garage design.

10/28/2015: A Development Plan Review application was submitted, and a second Site Plan Review was completed. Comments by staff included: private road to be developed with first phase; relocate the refuse enclosure; provide a cover at main building entrance; incorporate stone back into the building design (stone was replaced with sand colored concrete); modify wall heights to draw less attention to rooftop mechanical screening; incorporate stone into the parking garage; and provide a sample of the metal panels.

## **PUBLIC INPUT**

A neighborhood meeting was not required. As of the completion of this report, staff has received no public input.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The lease area for this project is 4.72 acres of the entire 65.51 acres of The Grand master planned development. The site plan identifies a new four-story, L-shaped office building and a six-level parking structure adjacent to Washington Street. Direct vehicular access to the garage is provided off of Washington Street. Access is also provided from Papago Drive, which is a signalized intersection at Washington Street. The private drive leads to a vehicular drop-off point in front of the building and 15 surface parking spaces. Pedestrian access to the building is provided by a path off of Washington that connects to the third floor of the parking structure, to the parking structure elevators/stairs, and then across the courtyard and to the building. Pedestrian access is also provided from Papago Drive.

The site slopes significantly to the south with a grade difference of approximately 18' from the Washington Street right-of-way line to the building wall closest to Washington. This grade difference requires a retaining wall along Washington and a stepped retaining wall along Papago Drive that decreases in height as it nears Roosevelt Loop Road. This wall will be constructed of cast concrete, finished to match the sandblasted concrete of the building.

### **Building Elevations**

The building is constructed of precast concrete. The exterior design incorporates sandblasted concrete with 2" wide reveals and blue tinted vision and spandrel glass. Composite metal panels are used at first floor columns and on the roof to screen mechanical equipment. The parking structure includes finishes of sandblasted concrete with 2" wide reveals and perforated

metal panels.

### Landscape Plan

Blue Palo Verde and Native Mesquite trees exist along Washington Street, and the developer will provide additional trees of these types along the street frontage. Landscaping along Papago Drive on the outside of the retaining wall was installed by the property owner during the construction of the drive. Trees on the inside of the wall, within the lease area, are Texas Mountain Laurel. Within the parking lot, the applicant proposes Fan West Ash and Texas Ebony. Additional trees and shrubs on the south side of the building, adjacent to the private drive, will be reviewed through a separate Development Plan Review application.

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 parking structure is 33' from Washington Street, and the office building is setback more than 55'. Both structures are located at an angle to the street. The garage is articulated with perforated metal panels that create variation in height and deep reveals in the sandblasted concrete along the remaining structure walls. Along Washington Street, the office building has off-set wall planes and varied heights created by these same concrete panels.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the orientation of the L-shaped building creates shade at the main entrance. Shade trellises are also shown at both building entrances. All exterior glass is 1" insulated to mitigate heat gain. Trees are proposed directly adjacent to the building and in the parking lot to provide shade.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; this building will be the first one constructed as part of The Grand master planned development, and therefore, sets the stage for the quality of future development. The proposed materials of sandblasted concrete, energy efficient glass, and composite metal panels meet the criteria for superior quality.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the proposed office building and parking garage are appropriately scaled to the site and expected future development of the remaining land in the PAD.*
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; building design consists of a well-defined base and top with enhanced details at the pedestrian level.*
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; architectural details are appropriate to the scale and context of the development. The design incorporates sandblasted concrete to expose colorful stone aggregates. The precast concrete will also have 2" reveals, creating a pattern across the panels. Composite metal panels will enhance the base of the building, and perforated metal panels will screen and provide interest at the garage.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient vehicular and pedestrian access to the building. A pedestrian access point is provided off of Washington Street and through the garage so that one is not required to walk to Papago Drive to access the building.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian circulation routes are clearly delineated and separated from one another.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping adjacent to the building and near the vehicular drop-off area. Additional landscaping is provided near the northeast corner of the building to serve as a shaded gathering area for employees.*
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; not applicable.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All 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 for this site.
2. The project will meet the development standards required under the Planned Area Development Overlay.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

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

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

#### **General**

1. An Amended Planned Area Development Overlay for PAPAGO PARK CENTER is required and shall be submitted within 60 days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations, and landscape plan dated January 26, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
3. A Development Plan Review application for the private roadway design and landscaping (noted on the site plan as "roadway to be constructed by separate permit") shall be submitted at the time of construction document submittal and shall be approved prior to issuance of building permits. A Certificate of Occupancy for the office building shall not be issued prior to construction of the roadway.
4. Art in Private Development is required. The owner may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

#### **Site Plan**

5. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard or inside the building.
6. 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.

7. Provide upgraded paving at the parking garage driveway at Washington Street consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. 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.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

### **Floor Plans**

10. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit 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.
11. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side
12. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Provide exit stairs that are open to the exterior as indicated.
  - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
  - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
13. Parking Garage:
  - a. Minimum required parking dimensions shall be clear of any obstructions.
  - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
  - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

### **Building Elevations**

14. The materials and colors are approved as presented:
  - Architectural precast concrete – Coreslab – sandblasted finish
  - Vision and spandrel insulated glass – Viracon – 1" insulated Graphite Blue and Clear
  - Composite metal panels at building wall and rooftop mechanical screening – Alucobond
  - Perforated metal panels at garage – Kal Zip

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

15. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
16. Conceal roof drainage system within the interior of the building.
17. 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.
18. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
19. 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**

20. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

### **Landscape**

21. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
22. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape along street frontages for period of time that irrigation system is out of repair.
23. 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.
24. 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.
25. 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**

26. Provide address signs on the building elevations facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.

- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
  - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
  - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
  - 3) Do not illuminate roof address.

#### CODE/ORDINANCE REQUIREMENTS:

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

- 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 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 (Priest Drive).
- **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.
- 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.
- POLICE DEPARTMENT SECURITY REQUIREMENTS:
  - Refer to Tempe City Code Section 26-70 Security Plans.
  - 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:
  - 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.
- 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.
- CIVIL ENGINEERING:
  - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
  - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
  - 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.
- **SOLID WASTE SERVICES:**
    - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
    - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
    - 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.
- **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). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

**HISTORY & FACTS:**

July 20, 2006

The Redevelopment Review Commission approved the 18<sup>th</sup> Amended Planned Area Development for Papago Park Center for PAPAGO HILLS OFFICE BUILDING (RRC06016 / DS051061 / SPD-2006.51), consisting of a new 85,873 sf. building for office use on 8.01 acres, located at 1050 West Washington Street, in the GID, General Industrial Zoning District.

- January 8, 2013            Development Review Commission recommended approval of the request for Zoning Map Amendment from the General Industrial District to MU-4, Mixed-Use High Density District and an Amended Planned Area Development Overlay for a proposed commercial and residential development for THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.
- January 24, 2013            City Council introduced and heard the first public hearing for THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.
- February 7, 2013            City Council held the second public hearing and approved THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.
- October 17, 2014            The Community Development Department Planning Division approved a Development Plan Review for the entry road site plan, landscape plan, and lighting plan for THE GRAND AT PAPAGO PARK CENTER – LOOP ROAD (PL120232), located at 1151 West Washington Street. This approval included the entrance drive and associated landscaping only.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



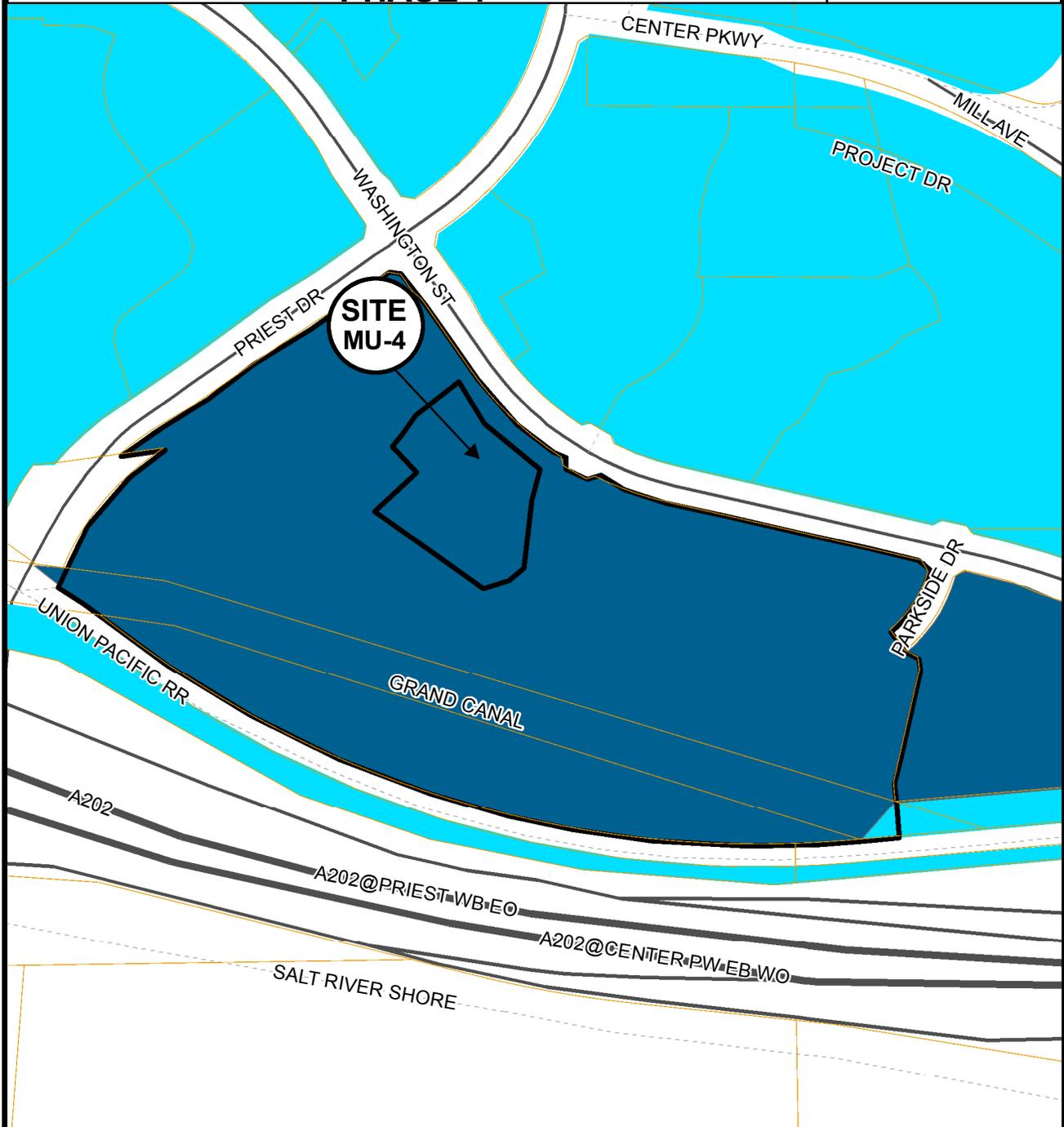
**DEVELOPMENT PROJECT FILE**  
for  
**THE GRAND AT PAPAGO PARK CENTER – PHASE 1**  
**(PL150314)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Cover Sheet
6. Vicinity Map
7. Site Plan
8. Landscape Plan
9. Retaining Wall Elevations
- 10-12. Black and White Building Elevations
- 13-15. Colored Building Elevations
16. Building Sections
- 17-21. Floor Plans
- 22-26. Colored Perspectives
- 27-28. Approval letter from the Papago Park Center Architectural Review Committee

**THE GRAND AT PAPAGO PARK CENTER  
PHASE 1**

**PL150314**



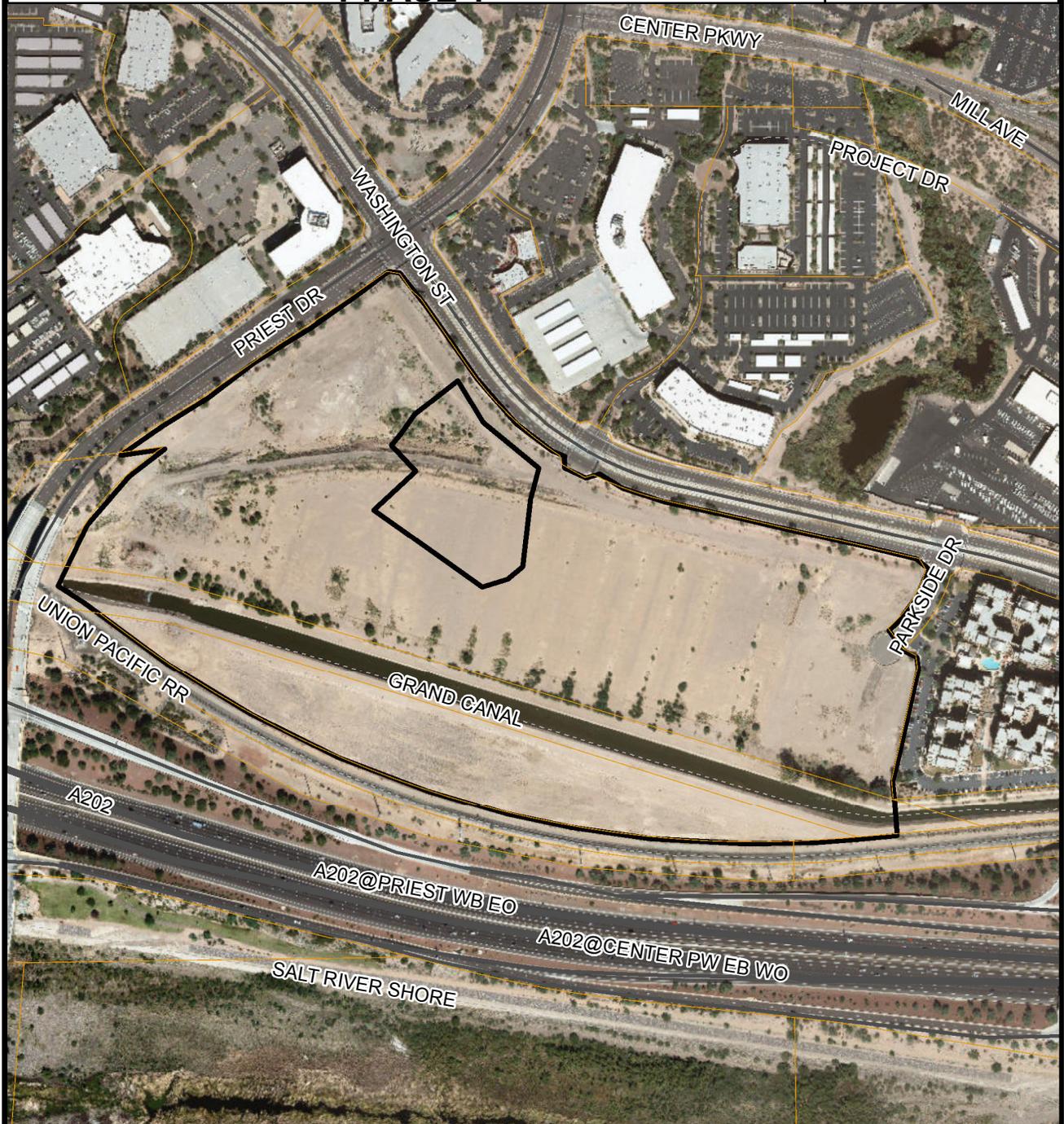
Zoning



**Location Map**

**THE GRAND AT PAPAGO PARK CENTER  
PHASE 1**

**PL150314**



**Aerial Map**



March 11, 2016

City of Tempe – Letter of Explanation

The Grand at Papago Park – Parcel #1 – 1151 W. Washington Street, Tempe AZ

Low Rise Building & parking structure Development Review

Thank you for reviewing our submitted Plan development for a Phase I of the Grand at Papago Park center. Phase I is a 4 story office building with its associated 6 level garage located South of Washington street and East of Priest drive.

The office building shall have a concrete structure and the exterior skin will be made up of two architectural systems. The wings of the building have a precast systems that incorporates a ribbon window system with butt glaze mullions. In the locations of the precast wall where it overlap the window wall system the precast panels extend and overlap giving the wall a floating effect. At the main entry along with the north east corner and south west corner of the wings, a window wall system is set back allowing the precast wall to float by allowing for the floating effect. Starting at the south entrance and wrapping around the wings, there is a window wall system that projects out from the precast wall. The window wall system over laps also giving the appearance of a floating Glass element. The base of the building is recessed and has columns with metal paneling, further pronouncing the layering effect of the two systems.

The office building orientation protects the front entry from direct sun light and the walking space between the front entry and parking structure is shaded from morning and afternoon sun. A trellis sun shade elements have been incorporated into both the north main entry and south secondary entrance adding further protection from the sun and rain. A larger canopy on the main entrance extends 3 bays at the ground level this establishes an appropriate sense of scale and visual que as the main building entry. A larger tree is located at the center turn around which will also provide foot traffic shade when traveling between the office building and parking structure during day time hours.

From the North side of the site to the south there is roughly a 20' grade change that is broken up with a retaining wall. The retaining wall runs parallel to the PUE on the north side and parallel to Papago Drive on the east side. The east side of the retaining wall steps gradually following the grade change of Papago Drive.

The North side of the project will provide sitting and eating locations were the micro climate between the building and retention wall should remain comfortable during most of the year and create separation from vehicular traffic behind the retaining wall.

The parking garage will have three vehicular access points. The finish floor of the ground level of the Garage is 1151', at this level there will be two access points from the sites internal drives. The third access point is directly off of Washington St. and has direct access to the third level of the garage at elevation 1173'.

The grade change and retaining wall allows the precast garage first two levels to sit below the grade of Washington St. giving the appearance from Washington Street of a four level garage rather than six. Kalzip panels have been added to the corners of the garage that project out and mimic the layering effect on the building. Also the precast detailing is articulated in such a way to also mimic the precast detailing of the building.

The Landscape plan, Plant material and ground cover are focused integration of the City of Tempe Crime Prevention through environmental design principles.

We appreciate your review of our proposed project at The Grand at Papago Park. Should you have a questions please call me at (480) 363-9482.

Best Regards

Douglas Klocke  
Lincoln Property Company  
Cell (480) 363-9482  
Email: [DKlocke@LPC.com](mailto:DKlocke@LPC.com)



**THE GRAND**  
AT PAPAGO PARK CENTER  
PHASE I  
1151 W. WASHINGTON ST



**OWNER**  
PAPAGO PARK CENTER, INC  
1521 N. Papago Center Dr.  
Tempe, AZ 85281

**DEVELOPER**  
Lincoln Property Company  
3121 East Camelback Rd, Suite 318  
Phoenix, AZ 85016

**ARCHITECT**  
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DALLAS, TX 75201

**STRUCTURAL ENGINEER**  
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**CIVIL ENGINEER**  
AMEC Foster Wheeler  
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Phoenix, AZ 85034

**LANDSCAPE ARCHITECT**  
GB&A  
6115 Camelback Rd.  
Scottsdale, AZ 85250



THE GRAND AT PAPAGO PARK CENTER : PHASE I

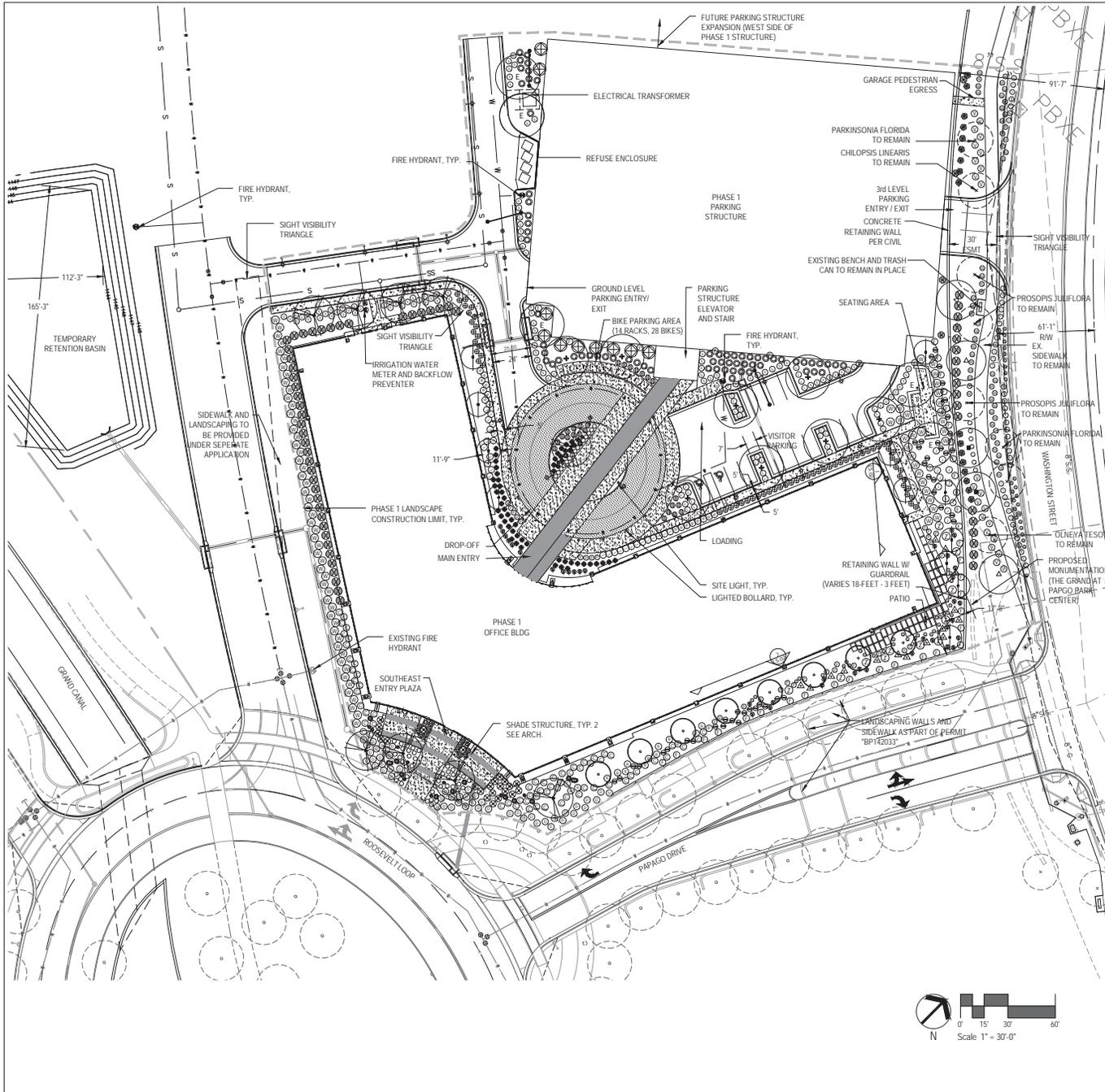
TEMPE AZ

01/26/2016

DEVELOPMENT  
APPLICATION







- LEGEND**
- PAVING TYPE 1: 3/8" CRUSHED EXPOSED AGGREGATE, INTEGRAL COLOR DAVIS 'PEBBLE'
  - PAVING TYPE 2: 3/8" CRUSHED EXPOSED AGGREGATE, INTEGRAL COLOR DAVIS 'PEBBLE' - VEHICULAR RATED
  - PAVING TYPE 3: INTEGRAL COLOR CONCRETE DAVIS 'TAUPE' - ACID ETCH FINISH
  - PAVING TYPE 4: PRECAST CONCRETE PAVER PAVING - ACKER-STONE FACE MIX DEL RIO GRIND FINISH - PEWTER

**PLANT LEGEND**

TREES:	BOTANICAL NAME/COMMON NAME	SIZE	QTY.	REMARKS	MIN. CALIPER
+	Existing Tree-protect			Protect in Place	
○	Ebenopsis ebano/ Texas Ebony	24" Box	5	Single Trunk	1.5
○	Fraxinus penn. 'Fan West' / 'Fan West' Ash	24" Box	8	Single Trunk	1.5
○	Olneya tesota/ Ironwood	36" Box	3	Low-breaking multi-trunk	1.5-2.25
○	Parkinsonia florida/ Blue Palo Verde	36" Box	2	Low-breaking multi-trunk	1.5-2.25
○	Prosopis juliflora/ Arizona Native Mesquite	36" Box	2	Low-breaking multi-trunk	1.5-2.25
○	Platanus cerasifera/ Purple Leaf Plum	24" Box	13	Single Trunk	1.0-1.5
○	Sophora secundiflora/ Texas Mountain Laurel	36" Box	8	Low-breaking multi-trunk	1.5

**VINES**

BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
○ Ficus pumila	Creeping Fig	5 Gal	41	Plant 10" from wall
○ Parthenocissus 'Hacienda Creeper'	'Hacienda Creeper'	5 Gal	4	Plant 10" from wall

**SHRUBS/GROUNDCOVERS**

BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
○ Ambrosia deltoidea	Triangleleaf Bursage	5 Gal	23	MAX. HEIGHT 2' H
○ Convolvulus neocorum	Bush Morning Glory	5 Gal	25	2' H
○ Dalea capitata Sierra Gold	Sierra Gold Dalea	5 Gal	51	2' H
○ Ericameria laricifolia Aguirre	Turpentine Bush	5 Gal	44	2' H
○ Jasminum sambac	Sambac Jasmine	5 Gal	38	10' H
○ Lantana 'Spreading Sunset'	Spreading Sunset Lantana	5 Gal	98	3' H
○ Lantana 'New Gold'	New Gold Lantana	5 Gal	32	2' H
○ Plumbago auriculata	Cape Plumbago	5 Gal	67	8' H
○ Rhus ovata	Sugar Bush	5 Gal	10	8' H
○ Ruellia brittoniana	Blue Ruellia	5 Gal	31	3' H
○ Ruellia peninsularis	Desert Ruellia	5 Gal	61	2' H
○ Russelia equisetiformis	Coral Fountain	5 Gal	66	3' H
○ Vigiera parshii	Goldeneye	5 Gal	23	3' H
○ Wedelia trilobata	Yellow Dot	5 Gal	82	12' H

**ACCENTS**

● Agave geminiflora	Twin-flowered Agave	5 Gal	55	3' H
● Agave murphyi	Murphy's Agave	5 Gal	52	3' H
● Asclepias subulata	Desert Milkweed	5 Gal	17	4' H
● Aspidistra elatior	Cacti Iron Plant	5 Gal	34	3' H
● Cycas revoluta	Sago Palm	5 Gal	16	15' H
● Diestes bicolor	Fortnight Lily	5 Gal	43	18' H
● Echinocactus grusonii	Golden Barrel	5 Gal	66	2' H
● Muhlenbergia capillaris 'Regal Mist'	Regal Mist Grass	5 Gal	63	3' H
● Pachyrhizus marginatus	Mexican Fence Post	5 Gal	12	20' H
● Portulacaria alfa	Elephant Food	5 Gal	23	12' H
● Setcreasea pallida	Purple Heart	5 Gal	30	18' H
● Strellizia reginae	Bird of Paradise	5 Gal	37	5' H
● Zamia furfuracea	Mexican Cycad	5 Gal	12	4' H

**BOULDERS DIMENSIONS**

APPROX. TONNAGE	TYPE / QTY
2' X 2' X 2'	0.5 TON Surface Select 11
3' X 3' X 2'	1 TON Surface Select 12
4' X 3' X 3'	2 TONS Surface Select 2

**NOTES:**

- All planting areas will be covered with decomposed granite, 2" deep, "Oracle Brown" to match the Grand Loop Road Project
- All tree trunks are a minimum of 20-feet from light poles
- No retention occurs within RW

**SITE DATA / LANDSCAPE CALCULATIONS:**

Project Scope Gross Area: 184,492 s.f.  
 Project Scope Net Area (gross less Tempe RW): 182,218 s.f.

Landscape Area required: 20% of Net = 36,444 s.f.  
 Landscape Area provided: 40,159 s.f. (22%)  
 Landscape Area in RW: 1,522 s.f.

Parking lot landscape area required: 623 s.f. (10% of lot surface area 6225 s.f.)  
 Parking Lot Landscape Area provided: 3,123 s.f. (50%)  
 Turf Percentage: 0%

Street Frontage - 1 tree per 30 lineal street frontage: 350 L.F. of street frontage.  
 Street Frontage 13 total provided (8 existing trees to remain: 5 proposed)

**PRELIMINARY NOT FOR CONSTRUCTION**

**HKS**

OWNER: Salt River Project  
 1525 N Project Dr  
 Tempe, AZ 85281

DEVELOPER: Lincoln Property Company  
 3131 East Camelback Rd, Suite 318  
 Phoenix, AZ 85016

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STRUCTURAL ENGINEER: BROCKETTE DAVIS DRAKE  
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MEP ENGINEER: CORD  
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CIVIL ENGINEER: AMEC Foster Wheeler  
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LANDSCAPE ARCHITECT: HKS  
 6115 Camelback Rd  
 Scottsdale, AZ 85250

**THE GRAND AT PAPAGO PARK CENTER**  
 1151 W WASHINGTON ST

KEY PLAN

REVISION

HKS PROJECT NUMBER: 17441.000  
 DATE: 01/26/16  
 ISSUE: DEVELOPMENT APPLICATION  
 SHEET TITLE: PRELIMINARY LANDSCAPE PLAN  
 SHEET NO. LS.01

PL # 150341

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**OWNER**  
PAPAGO PARK CENTER, INC.  
1521 N. Project Center Dr.  
Tempe, AZ 85281

**DEVELOPER**  
Linxon Property Company  
3131 East Camelback Rd., Suite 318  
Phoenix, AZ 85016

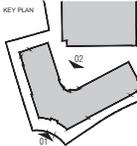
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**LANDSCAPE ARCHITECT**  
Giblin  
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Scottsdale, AZ 85250



REVISION

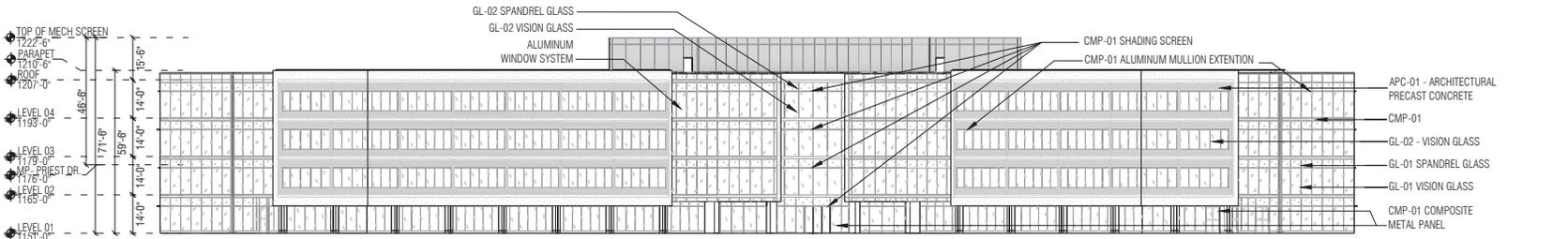

HKS PROJECT NUMBER  
17441.000  
DATE  
1/26/16

ISSUE  
DEVELOPMENT  
APPLICATION  
SHEET TITLE

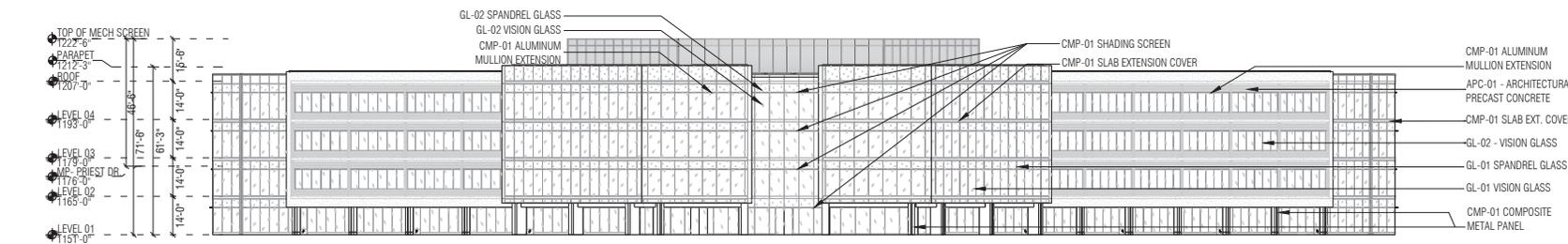
BUILDING  
ELEVATIONS  
SHEET NO.

A5.02

PL # 150341



**02 EAST WING WEST ELEVATION**  
1" = 20'-0"  
0 20 40ft



**01 WEST WING NORTH ELEVATION**  
1" = 20'-0"  
0 20 40ft

- LEGEND: EXTERIOR ELEVATIONS
- GL-01 VISION GLASS
  - GL-02 SPANDREL GLASS
  - GL-02 VISION GLASS
  - CMP-01 ALUMINUM
  - GL-01 SPANDREL GLASS
  - APC-01 PRECAST CONCRETE





**OWNER**  
PAPAGO PARK CENTER, INC.  
1521 N. Project Center Dr.  
Tempe, AZ 85281

**DEVELOPER**  
LIXON Property Company  
3131 East Camelback Rd., Suite 318  
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**CIVIL ENGINEER**  
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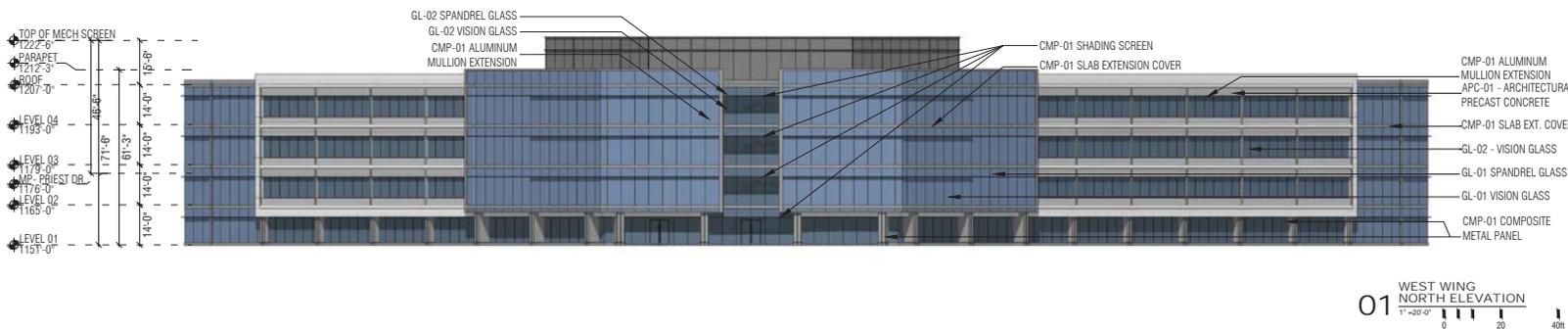
**LANDSCAPE ARCHITECT**  
Giffen  
6115 Camelback Rd.  
Scottsdale, AZ 85250



REVISION	DESCRIPTION
01	ISSUED FOR PERMIT
02	REVISED PER COMMENTS

HKS PROJECT NUMBER  
17441.000  
DATE  
1/26/16  
ISSUE  
DEVELOPMENT  
APPLICATION  
SHEET TITLE  
COLORED  
BUILDING  
ELEVATIONS  
SHEET NO.  
A5.04

PL # 150341



**LEGEND: EXTERIOR ELEVATIONS**

	GL-01 GLASS		CMP-01 ALUMINUM
	GL-02 GLASS		APC-01 PRECAST CONCRETE



























PAPAGO PARK CENTER

March 10, 2016

David Krumwiede  
Lincoln Property Company  
3131 East Camelback Road, Suite 318  
Phoenix, AZ 85016

Re: Architectural Review Committee - Approval

Dear Dave,

Thank you for the re-submittal of the Grand at Papago Park Center Phase I prepared by HKS Architects on March 7, 2016 (“Architectural Submission”).

Please note the following:

**Building Elevations & Parking Structure** – Approved consistent with HKS Architects March 7, 2016 Architectural Submission.

**General Comments**

- 1) This approval is limited to the building and parking structure only. Off-site improvements including looped water-line, sewer-line, and street improvements are to be approved separately.
- 2) The handrail material used on the retaining wall shall be stainless steel, finished to match stainless steel handrail on Loop Road immediately east of the site.
- 3) Light bollard – BEGA 8554LED Bronze to match Loop Road
- 4) Light pole and fixture – Valmont Aluminum Alloy 60 Grit Sanded Finish with Lithonia D-Series LED (Catalog number DSX! LED 60C 1000 30K T2M 480 MA DNATXD – See cut sheet included.
- 5) No smoking shall be permitted at or near 01 West Wing North Elevation facing the future water feature.
- 6) All directional signage shall be installed in accordance with the Comprehensive Sign Plan which is dated March 27, 2015.

The Architectural Review Committee appreciates your efforts and looks forward to seeing you commence construction on this building shortly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Rosen', with a long horizontal flourish extending to the right.

Mitchell B. Rosen

Development Manager for Papago Park Center