

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/28/2016  
Agenda Item: 4

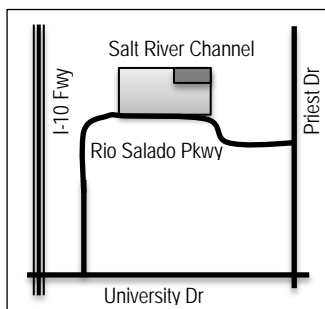
**ACTION:** Request for a Second Amended Planned Area Development and Development Plan Review for a new office building and parking garage for LPT RIO IV, located at 1870 W Rio Salado Parkway. The applicant is RSP Architects.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

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

**BACKGROUND INFORMATION:** LPT RIO IV (PL160152) is proposed new development in Liberty Center at Rio Salado consisting of three-story office building and parking garage. The Planned Area Development (PAD) Overlay for Liberty Center at Rio Salado was approved by City Council on August 22, 2013. The request includes the following:

1. Second Amended Planned Area Development Overlay for a new three-story office building and parking garage, to allow an additional story to the office building within the existing allowed building height.
2. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	John DiVall, Liberty Property Trust
Applicant	Shane Lucero, RSP Architects
Zoning District	GID – PAD, Rio Salado Overlay District
Gross / Net site area	13.35 acres, Lot 2 (76.3 acres entire development)
Total Building Area	244,000 s.f. office, 328,000 s.f. garage, Lot 2 (1,080,000 s.f. office and 1,035,702 s.f. garage entire development)
Lot Coverage	246,000 s.f. 42% (% maximum allowed)
Building Height	62 ft (80 ft maximum allowed by PAD13009)
Building Setbacks	45' south front, 55' west side, 40' east side, 53' north rear (25', 0', 0' min.)
Landscape area	82,978s.f. 14% (10% minimum required, 705,350 s.f. 21% total development provided)
Vehicle Parking	1434 spaces (1424 min. required) (4,515 total development required, 5527 total development provided)
Bicycle Parking	32 spaces (31 min. required) (110 total development required, 112 total development provided)

**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

Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS:

This site is located south of the Salt River Channel, east of the I-10 Freeway, north of Rio Salado Parkway and west of Priest Drive. The site is zoned GID, General Industrial District, with an existing Planned Area Development within the Rio Salado Overlay District. The existing entitlements for this property included a two-story office building, up to 44' tall, although the original Planned Area Development allowed an overall site building height of 80'. Since each lot has separate development standards, and the requested new office building is three-stories, the PAD must be amended to allow 62' in height, which is within the maximum previously determined by the PAD. Lot 2 is vacant, there are four existing offices, one existing warehouse, and four existing parking structures within Liberty Center Development.

This request includes the following:

1. Second Amended Planned Area Development
2. Development Plan Review which includes: site plan, landscape plan, building elevations and materials for a three-story 244,000 s.f. office building and 328,000 s.f. parking structure on 13.35 acres.

The applicant is requesting the Development Review Commission provide recommendations to City Council the items listed above. City Council hearings are scheduled for August 4<sup>th</sup> and 18<sup>th</sup>, 2016, pending action by the Commission. For further processing, a subdivision plat to modify the existing southern property line will be required.

## PRELIMINARY SITE PLAN REVIEW

April 20, 2016: First Site Plan Review included site plan, elevations and landscape plan. Comments primarily addressed general processing and technical details. Refuse circulation and access and property line adjustments were noted. Staff requested that shelter be provided over the entries to the building and over the stairwells from the parking structure. Staff asked for clarification on lighting design to reduce glare (current structures appear overlit). Elevations showed a painted concrete panel, however prior developments in the center used integral colored concrete, staff requested use of the same quality of product as previously approved. Comments on landscape included a request for a denser shade canopy tree in parking areas, accent plants at the entryways, taller plant material along the northern perimeter, more variety in plant material, where a single species was called out. The parking lot trees remained the hybrid thornless Palo Brea Palo Verde, more plant variety was added, taller plants were used along the perimeter and Ironwood Trees with a combination of formally planted understory plants accents the entryways on the north and south central spine of the building.

April 25, 2016: Formal submittal was made.

May 4, 2016: Second Site Plan Review determined that the first amendment application had not been finalized, and required completion prior to this request. The predominant comments were regarding formatting on the plans. Staff requested 3' screen walls around parking spaces. The applicant indicated this design was the same design as the existing structures and was located behind existing buildings and not a street front condition. The applicant kept the painted tilt concrete so that a uniform finish could be provided and maintained long term. Staff continued discussions regarding the need for shelter at the entrances and stairwells; significant shelter is provided along the frontage of the building along an arcade created by a recessed first floor, and shelter over the stairwells and entry points was added.

May 26, 2016: Final set of documents was provided to address all comments.

## PUBLIC INPUT

- Neighborhood meeting was required for the PAD amendment.
- Neighborhood meeting held: May 26<sup>th</sup> 2016 from 6:00 p.m. to 7:00 p.m. at the lobby of 1910 W Rio Salado Parkway.
- Community Development staff did not attend the meeting.
- There were no members of the public that attended the meeting, only the applicant was present.

**PROJECT ANALYSIS**

**CHARACTER AREA PLAN**

The site is located at the north west end of Character Area Three, known as the Downtown Tempe/Rio Salado/ASU character area which is currently in progress.

**PLANNED AREA DEVELOPMENT**

The requested amendment to the PAD is to allow an increase in building height for a three-story office building with general office and call center uses. The General Industrial District restricts building heights to 35 feet. The originally approved PAD building height increase to 80 feet was based on constraints identified by the Federal Aviation restrictions on height adjacent to the Doppler Very High Frequency Radio Range Tactical Air Navigation (DVORTAC) to the west of the development.

<b>LPT RIO IV – PAD Overlay</b>			
<b>Standard</b>	<b>EXISTING GID PAD LOT 2</b>	<b>PROPOSED 2<sup>nd</sup> Amended GID PAD</b>	<b>Change</b>
Building Height (feet) [Exceptions, see Section 4-205(A)] Building Height Maximum	80 ft.	From 44' to 62' for Lot 2	Increase
Maximum Lot Coverage (% of net site area)	100%	42%	No Change
Minimum Landscape Area (% of net site area)	10%	20%	No Change
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	25 ft	25 ft	No Change
Side	0 ft	0 ft	
Rear	0 ft	0 ft	
Office Use	80,000		Increase
Call Center Use	Unknown portion of total s.f.	60,900 s.f. office and 183,100 s.f. call center	-
Parking Structure	None, surface parked	328,000 s.f.	-
Vehicle Parking	345 required & 458 provided for office use	1,424 required & 1,434 provided 203 for office and 1221 for call center use	Increase from prior PAD, Meets Code for specified uses.
Bicycle Parking (Office & Call Center)	10 required & provided for office use	31 required & 32 provided for call center use	Meets Code

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans.* The site is located in an industrial employment center, increasing the size of the building provides greater opportunity for residents to work near home. The proximity to the freeway and existing bike path and mass transit facilitates a 20 minute city with easy access to employment.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The location is predominantly 1-2 story buildings, the hotels across the street are 6 stories, the proposed increase in height is appropriate for the surrounding context and remains within the allowable range of building heights near the DVORTAC and Sky Harbor International Airport.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed building is adjacent to existing buildings and parking structures within Liberty Center, another development will be built to the east of this lot. The property is the northern-most lot and terminates at the Salt River Channel with landscaped multi-modal path serving employees who may use the path for commuting or recreation.

**DEVELOPMENT PLAN REVIEW**

**Site Plan**

The building is oriented with the long axis facing north and south and narrow ends on the east and west. The building is split

slightly in the middle to break the rectangular form with a central spine with primary building entrances on both north and south sides adjacent to the surface parking. The parking structure to the east provides covered stairways, a landscaped plaza transitioning to the building, and a sheltered pedestrian arcade on both the north and south sides of the building from the plaza to the building entry. The arcade is created by a recessed first floor, and projecting upper floor levels supported by large columns. The site connects to adjacent properties to the south accessing Rio Salado Parkway, and shares a common drive to the west that terminates at a Salt River Channel overlook with landscape and hardscape features and a connection to the multi-modal path along the top of the levee. The vacant lot to the east is planned for future development, and may provide future street access to Priest Drive.

### **Building Elevations**

The three story building is 62' tall to the highest mechanical screening. Materials are consistent with existing Liberty Center office buildings on site. Materials include a combination of painted tilt slab concrete panels, painted exterior insulated stucco, painted structural steel, dark spandrel glazing, grey solarban glass, clear glass with white silk screening on glass piers (on the east and west ends of the building). Rusted gabion basket columns and monument walls are filled with site cobble fill, reminiscent of older construction in the area that utilized river rock from the Salt River. The neutral cream, taupe and tan colors are accented by a dark rust/brick red that ties in to the natural patina of the gabion baskets and pulls color from the stone. The energy efficient design shelters pedestrians from the parking areas to the building entrances. The colors and materials tie in the natural desert palette with a reference to cobblestone found in the Salt River bottom and red Papago Butte and Camelback bedrock seen across the channel and freeway to the north and north east.

### **Landscape Plan**

The Rio Salado Landscape Masterplan identified two zones of vegetative palettes within the overlay; the portion closest to the river reflective of a riparian environment with use of Desert Willow, Cottonwood and Ash trees, the portion further from the river reflective of the bosque environment with use of Palo Verde, Mesquite, Ironwood, Acacia and more xeric plants. Although this site is adjacent to the Salt River, it is in a portion that is planned to remain dry with only ephemeral water released during storm events. The proximity to the airport limits the plant palette to less riparian plants to discourage wildlife habitation close to the runways. Due to these contextual factors, the Liberty Center plant palette is a large and diverse representation of native, hybrid and xeric plants from similar environments in Texas and Mexico. The parking area uses Thornless hybrid Blue Palo Verde, the base of the building is shaded by Thornless hybrid Mesquite, Mesquite and Desert willow are used as a perimeter tree on the north edge of the landscape areas, Ironwood accent the entryways, accents of smaller Anacacho Orchid, Chitalpa and Texas Mountain Laurel are used in narrower planting areas. The proposed project limits the landscape area to that surrounding the building and parking area, and does not address the property located from the south edge of the bike path to the top of the levee. Decorative rock has been added to the slope of the retention basin, but it lacks vegetation. Due to ongoing discussions with Maricopa County Flood Control District and the Army Corps of Engineers, this portion of landscape is being deferred for further review, and is conditioned for an administrative approval at a later date. It is undetermined if trees will be allowed on the south side of the multi-modal path, due to changes to flood control regulations. The expected palette in this area would be combinations of native grasses, ground cover and shrubs, emphasizing the wave pattern of the rocks, as viewed from the air, with an emphasis on low water use non-invasive species.

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 has no streetfront visibility but is viewed from the multi-modal path to the north. The building is designed with two fronts, facing north and south, and is articulated by changes in colors, materials, a slight break in the center of the building, and the use of projected and recessed areas and metal trellises that use light and shadow to provide variation to the building throughout the day.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building orientation provides high energy efficient windows, shade from projected upper floors and ground level shade trees and lighter building colors to mitigate heat gain and conserve energy. The landscaped plaza and shaded arcade provide a comfortable pedestrian experience leading to and from the building.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are predominantly the same as other buildings on site, however the use of natural stone veneer found on other street front buildings in Liberty Center is not used on this building; rock gabions are used.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the office building and parking structure with surrounding landscape are appropriately scaled to the site, which allows up to 80 feet in height.*
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 masses are broken up by the rock gabion columns, metal trellises, combinations of glazing, and the different colors of concrete and EFIS, with a projected upper floor shading the pedestrian walkway and creating a defined base and upper floor façade with a sense of movement along the arcade.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building is simple in material and form, similar to other structures within the development, with a strong rhythm in the façade.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site relies heavily on vehicle access due to location, but has the multi-modal path to the north for cyclists living further east along the lakefront.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the parking lots and garage are designed for safe circulation of the site for pedestrians, with shaded sidewalks leading to the building.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the project has been reviewed by police staff and designed for easy surveillance of surrounding areas. Activation of the site with call center tenants will provide more surveillance through evening hours.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the proposed landscape defines areas by the use of specific plants and continues a planting theme started with the first five lots developed within Liberty Center.*
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 were not a part of this request, and will be handled separately.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting was reviewed for minimum light levels and adjustments made to minimize visibility of the light fixtures on the garage, and reduce the light levels to prevent glare to surrounding areas.*

### **Conclusion**

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

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

## **PLANNED AREA DEVELOPMENT 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. A building permit application shall be made within two years of the date of City Council approval or the Planned Area Development may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Second Amended Planned Area Development approval shall be null and void.
3. The Second Amended Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
4. An amended Subdivision Plat to modify the south property line is required for this development and shall be recorded prior to issuance of building permits.

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

### **Site Plan**

1. The site plan is approved as submitted (May 26, 2016), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. 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.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. 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.
5. 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**

6. Exit Security:
  - a. 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.
7. 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.
8. 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**

9. The materials and colors are approved as presented (May 26, 2016):
- Roof – flat with parapet
  - Conc-1 - Primary Building – Tilt Panel Concrete with reveals – painted PT-1 – Dunn Edwards High Noon DEC743 (beige)
  - Conc-2 – Primary Building – Tilt Panel Concrete smooth faced – painted PT-2 Dunn Edwards Oatmeal Cookie DEA763 (cream) has an LRV of 78 and will need to be modified to comply with light reflectance level of no greater than 75.
  - Conc-2 –Building Accent – Tilt Panel Concrete smooth faced – painted PT-4 Sherwin Williams Dorian Grey SW7017 (medium warm grey)
  - EIFS-1 – Building Accent – Exterior Insulated Stucco System sand finished – PT-3 Dunn Edwards Cellar Door DEA157 (brick brown/red)
  - Stone-2 – Building columns and parking garage stair wall – rusted gabion basket with native site cobble fill
  - GL-1 - Windows – Solarban Gray Glass with clear anodized aluminum frame
  - GL-2 – Windows – Clear Spandrel Glass with Opacicoat (Harmony Solex) with clear anodized aluminum frame
  - GL-3 – Windows – Clear glass with white silk screen, with clear anodized aluminum frame
  - MTL-1 – Structural Steel trellis, canopy and accent – painted PT-3 Dunn Edwards Cellar Door DEA157 (brick brown/red)
  - MTL-2 – Metal deck – painted PT-2 Dunn Edwards Oatmeal Cookie DEA763
- 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. A separate landscape plan for the remainder of the property (north of the limit of work line indicated on plans presented) shall be submitted prior to issuance of building permits, for the completion of the landscape area adjacent to the multi-modal path. This plan shall include (but not be limited to) native grasses, combinations of non-invasive xeric ground cover and shrubs, designed to reflect the wave-pattern of the Rio Salado Landscape Masterplan. Location of trees to maximize shade is encouraged; however this plan will require coordination with the Flood Control District of Maricopa County prior to administrative approval by Planning staff.
18. 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.
19. 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.
20. 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.
21. 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

22. Provide address numerals on all four building elevations.
  - 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 numbers or letters to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals,



become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
  
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details 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.
  
- **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:**
  - 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 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:
  - 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.
- SOLID WASTE SERVICES:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
  - Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosures shall 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).
- DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

**HISTORY & FACTS:**

- February 14, 2013 City Council approved and entered into a Development Agreement with Liberty Property Limited Partnership.
- July 23, 2013 Development Review Commission recommended approval of a Planned Area Development Overlay and approved a Development Plan Review for six (6) new 2-story office development complex consisting of 600,000 sf. of total building area for LIBERTY CENTER AT RIO SALADO (PL130192), located at 1850 West Rio Salado Parkway.
- July 30, 2013 City Council introduced and held the first public hearing for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.
- August 22, 2013 City Council held the 2<sup>nd</sup> and final public hearing and approved LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.
- October 24, 2013 City Council approved an Amended Subdivision Plat for LIBERTY CENTER AT RIO SALADO (PL130192) located at 1850 West Rio Salado Parkway. The request includes the following: SBD13019 Amended Subdivision Plat consisting of three (3) lots.
- February 11, 2014 Development Review Commission approved a Development Plan Review consisting of a new warehouse building for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is Deutsch Architecture Group.
- March 25, 2014 Development Review Commission approved a Development Plan Review consisting of a new parking structure for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway.

NOTE: Prior Development Plan Review entitlements for this project were authorized by approval of the Development Review Commission. Modifications to the Planned Area Development process subsequently revised the authorizing body for Development Plan Reviews associated with a Planned Area Development. All future new or major developments within Liberty Center will be heard for recommendation by the Development Review Commission, and taken to City Council for decision of the design entitlements associated with the Planned Area Development.

June 3, 2016

Community Development Department Planning Division administratively approved the First Amended Planned Area Development of LIBERTY CENTER AT RIO SALADO, for site plan modifications.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

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



# DEVELOPMENT PROJECT FILE

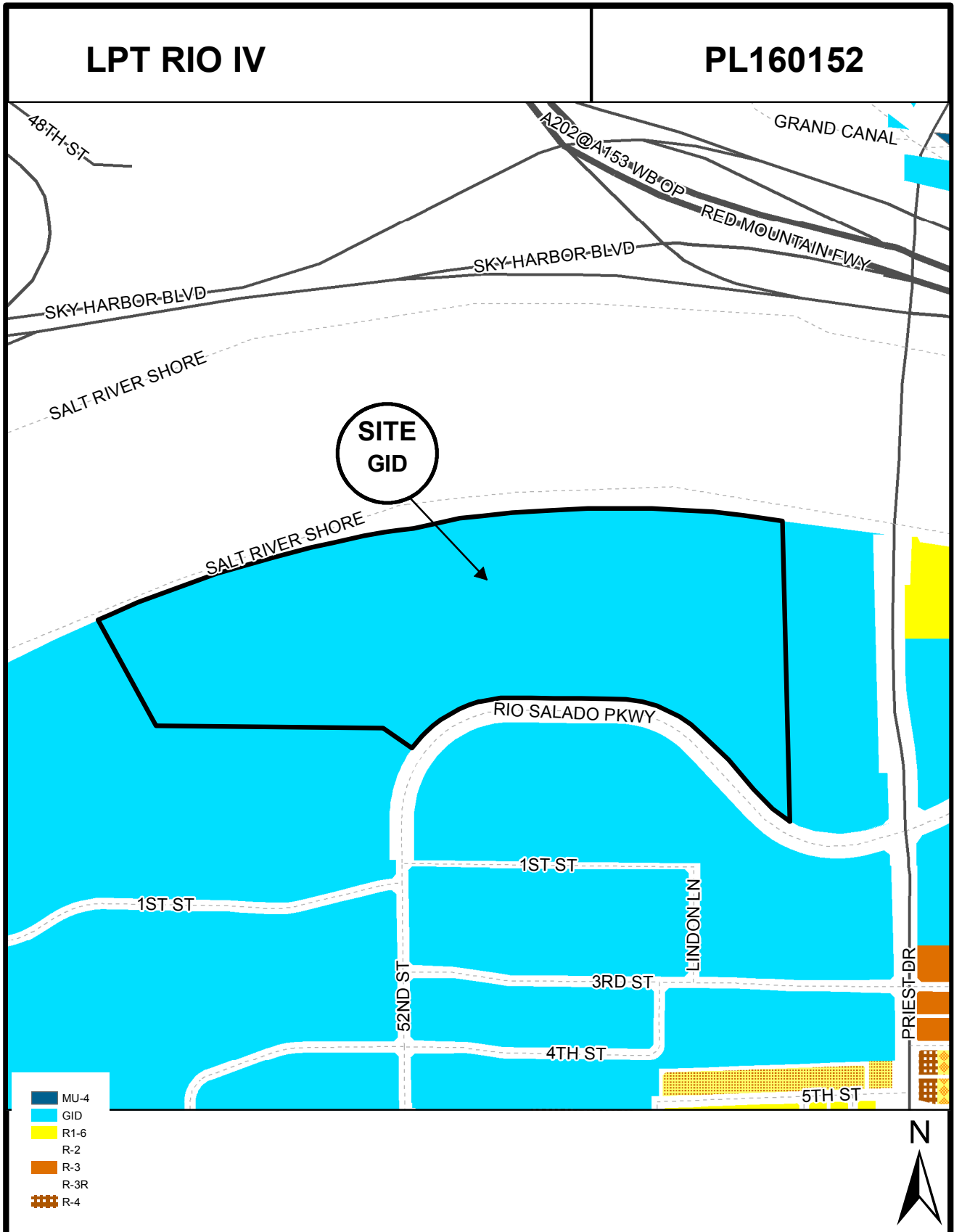
for

## LPT RIO IV (PL160152)

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. PAD Cover – Sheet PAD1
8. PAD Overall Site Plan – Sheet PAD2
9. PAD Enlarged East Side Site Plan – Sheet PAD3
10. PAD Enlarged Middle Site Plan – Sheet PAD4
11. PAD Enlarged West Side Site Plan – Sheet PAD5
12. Landscape Plan Overall – Sheet L001
13. Landscape Plan West Side of Lot 2 – Sheet L002
14. Landscape Plan East Side of Lot 2 – Sheet L003
15. Landscape Plan South East Side of Lot 2 – Sheet L004
16. Overall Site Masterplan – Sheet A001
17. Lot 2 Site Plan – Sheet A002
18. Site Context Photos – Sheet A003
19. First Floor Plan – Sheet A101
20. Second Floor Plan – Sheet A102
21. Third Floor Plan – Sheet A013

22. Garage Floor Plans – Sheet A014
23. Rendered Perspectives – Sheet A400
24. Entry Perspectives – Sheet A400.2
25. Office Blackline Elevations – Sheet A401
26. Office Color Elevations – Sheet A402
27. Garage Blackline Elevations – Sheet A403
28. Garage Color Elevations – Sheet A403
29. Building Sections – Sheet A501
30. Garage Building Sections – Sheet A502
- 31-32. Waiver of Rights and Remedies



**Location Map**

**LPT RIO IV**

**PL160152**



**Aerial Map**



## DEVELOPMENT PLAN REVIEW

### Site Plan

The site for the proposed new building and parking structures will have access from Rio Salado Parkway utilizing existing driveways along the street frontage. There is multiple connection points on to Rio Salado Parkway available, but in the initial phase there will be an east and west entrance on to either sides of the office building existing and proposed. The parking structure locations will replace the previously approved office building to accommodate the parking demand of the new office building. As a result of the location of the new parking deck, an adjustment to the previous approved lot line will need to be shifted further south to accommodate building separation requirements. The parking structure expansion of the previous approved parking deck was previously delineated in the previous plan, extending the two story structure.

### Building Elevations

The city Council previously approved a PAD for the site. The maximum allowed building height must stay beneath the 1182 elevation, within 750' of the center of the DVORTAC, and the height may increase at a 1.2 degree slope from the top of the plateau at the center of the DVORTAC. This ranges from a maximum 1102 to 1219 feet above sea level or approximately 45-80'. The portion of the site for the office building IV and parking Structure IV has a maximum building height of +/- 57'-0", while the remaining portion for the parking structure has a height up to +/-25'-0".

The office building elevation facades will have a north and southern entrance to the building. The building's' long dimension will run east/west direction. The building provides complementary colors and material with the previous approved office buildings, consisting of spandrel gray tint glazing with clear glazing at the windows, metal canopies and painted concrete matching the centers color. The building will have a metal shade fin at the primary entrance, secondary entrance and West façade. A dark brown color connects the second and third level windows across the building, defining the base of the building from the upper second and third level. The building provides uniformity and consistency complementary to the business campus.

The elevations for the all parking structure provide a simplistic rhythm with horizontal concrete reveals across the second level deck. The structure uses matching building colors and materials found in the existing approved office buildings, including gabion rock walls found at each exit point of the garage. The design matches the context of the office project, while the placement of the parking is tucked away from street view.

### Landscape Plan

The landscape plan does not add any additional landscape than what was already approved for the site, other than a few accent points from the walkways to the garage. The site takes into account a native plant palette along with the use of rusted metal gabion rock walls, with materials used from the site. The overall plan for Liberty Center will include several landscaped amenities for the user, including a pedestrian path that connects to the existing City of Tempe's' bike and walking trail along the Rio Salado connecting back to the Tempe Town lake and Beach park, an existing outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The entry drive and street frontage along Rio Salado Parkway is part of the previous approved landscape plan for the center.

### 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 sites are setback far from the public street. The buildings position from the street provides architectural elements at the Western Façade and midpoint of the structure, consistent with the other approved buildings.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* In addition to the site increasing the amount of shade around the surface parking lot areas (up to 23% shade coverage), the addition of a parking structure will increase the amount of shade for increased hum comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials found in the project are typical of this construction type. The project intends to adaptively re-use existing rock from the site and incorporated in the gabion rock wall design throughout the campus.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The site is appropriate in scale and will be in compliance with the maximum allowed height for this location.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The building has a defined base with horizontal score patterns, full height to top of parapet curtain wall and gabion rock materials to identify entry points. The architectural metal canopies at the center and western facade of the site provide breaks in the building relief.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* The building provides a consistent detail throughout the project site conducive to the arid climate.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site is located in an area designated for corporate office/business. Although the site is less than a half mile from the town lake recreational area. Multi-modal access to the levee trail system will be available from the site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* This site will utilize the approved site plan circulation for the Liberty Center complex.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* This site will be in compliance with crime prevention standards currently adopted.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* The landscape plan provides accents throughout the project site that is consistent with a desert landscape palette.
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;* Signage for the building is not part of this review.
12. *Lighting is compatible with the proposed building (s) and adjoining buildings and uses, and does not create negative effects;* The project's lighting will be in compliance with the night time dark sky regulations and will match the existing site lighting throughout the business campus.

## PLANNED AREA DEVELOPMENT OVERLAY

Request for a Planned Area Development Overlay Modification for (1) new 3- story office building, 244,000 sf and (1) new 2- Story parking structure, 328,000 sf for LIBERTY CENTER AT RIO SALDO, located at 1840 W. Rio Salado Parkway and 1870 W. Rio Salado Parkway on a 13 acre site that is within an existing development of 73 net acres.

PAD13009          Planned area development Overlay for Development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.

### Request overview – Entitlements

Liberty Property Trust seeks a Planned Area Development overlay (PAD) amendment to modify the existing approved PAD; a Development Plan Review (DPR) for.....

Requested modifications to the Liberty Center at Rio Salado (PAD)

1. Increase building square footage and building height;
  - a. The building IV height is proposed to be increased by +/- 13'-0" from +/- 44'-0" to +/- 57'-0" (to top of mechanical screen wall. The increase is mainly due to the increased floor to ceiling heights LPT is using 12'-0" and the increase of stories from 2 to 3. Therefore, the PAD must be amended to show this height increase.
  - b. The building IV area is proposed to be increased by about 164,000 sf from +/- 80,000 sf to 244,000.
2. Proposed new parking structure where building V was originally planned.
3. The building IV area is proposed to be increased by about 164,000 sf from +/- 80,000 sf to 244,000 sf. In-lieu of two buildings there will only be one.

### Section 6-305.D. Approval Criteria for Planned Area Development Overlay (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;*

The General Plan sets forth Tempe's desire to develop as a leader in Urban Living. The plan's guiding principles – balanced land use, enhanced quality of life, increased economic vitality, greater accessibility, and sustainability and environmental stewardship – are crafted to take advantage of Tempe's enviable location and amenities to make Tempe the best urban city in Arizona for residents to live, work, learn and play. The LPT development embraces these same principles to create a dynamic, sustainable, office/warehouse project with identifiable character with an adjacency to Tempe Town Lake.

The requested PAD overlay modification will allow LPT to fulfill a number of the goals and objectives found throughout the General Plan and create a project that embodies the plan's guiding principles. The project conforms to the projected land use.

Liberty Center at Rio Salado provides new complementary development with adjacency to First Tier Town Lake/Downtown/ASU /Stadium District Hub. Liberty Center elegant architecture and unique landscape cultivate an elevated quality of life for Tempe's work force. The site enjoys prime access to Tempe's multi-modal transportation

network, retail and Town Lake amenities, making it highly accessible to users. The project design utilizes a number of sustainable strategies to maximize environmental efficiency.


2. *Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed;*

The standards previously approved for the Liberty Center at Rio Salado took into consideration the special location and context of the area next to Tempe Town Lake and the adjacent walkway that links the two together. LPT seeks to modify only two previously approved elements for this site; building size and height.

3. *The development appropriately mitigates transitional impacts on the immediate surrounds;*

Liberty Center at Rio Salado has been designed to ensure a compatible development that appropriately mitigates any impacts on the immediate surroundings. The design details create an aesthetically pleasing development that will enhance the surrounding area. The center incorporates a pedestrian plaza, public exterior spaces, permeable pedestrian accessibility, and generous landscaping to enhance the pedestrian realm, improve walkability, and create connectivity to the Town Lake and surrounding development via a connected bike/ pedestrian pathway.

Prepared by:



Shane Lucero  
RSP Architects

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

## ACKNOWLEDGEMENT

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

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

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
 LIBERTY PROPERTY TRUST  
 BY \_\_\_\_\_ OWNER DATE \_\_\_\_\_

## LEGAL DESCRIPTION

Liberty Center at Rio Salado  
Units 2, 3, 4 and 5

Lot 1 of Liberty Center at Rio Salado Unit 2 as shown on Final Plat recorded in Book 1193, page 12, Maricopa County Records (M.C.R.), Lots 1, 2 and 4 of Liberty Center at Rio Salado Unit 3 as shown on Final Plat recorded in Book 1212, page 17, M.C.R., Lot 1 of Liberty Center at Rio Salado Unit 4 as shown on Final Plat recorded in Book 1217, page 39, M.C.R., and Lots 1 and 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, M.C.R., all lying within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 3,285,216 square feet or 75.4182 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat for Liberty Center at Rio Salado Unit 5 recorded in Book 1254, page 43, Maricopa County Records and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of October, 2012. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

## OWNER/DEVELOPER

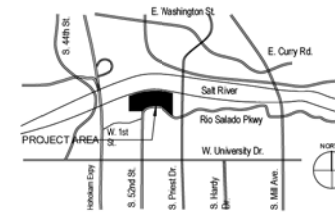
LIBERTY PROPERTY TRUST  
15333 N. PIMA RD, STE 375  
SCOTTSDALE, AZ 85260  
CONTACT: JOHN DIVALL  
PHONE: 480/860-3161

## PROJECT DATA

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1700	1910	1970	1990	2010	2070	2090
SITE AREA	6.23 AC 271,378 SF	8.14 AC 350,138 SF	10.35 AC 448,520 SF	10.32 AC 446,530 SF	7.9 AC 344,124 SF	6.4 AC 280,340 SF	6.4 AC 280,340 SF
BUILDING AREA	90,000 SF	160,000 SF	240,000 SF	160,000 SF	120,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (ft)	40'	40'	50'	40'	40'	40'	40'
LANDSCAPE COVERAGE (required / provided)	10% / 10%	10% / 4%	10% / 4%	10% / 4%	10% / 4%	10% / 4%	10% / 4%
BUILDING SETBACKS (required / provided)							
FRONT (feet)	25 / 25'	25 / 40'	25 / 50'	25 / 100'	25 / 40'	25 / 10'	25 / 40'
SIDE	0 / 10'	0 / 20'	0 / 40'	0 / 10'	0 / 40'	0 / 10'	0 / 20'
REAR (feet)	0 / 10'	0 / 20'	0 / 40'	0 / 20'	0 / 40'	0 / 30'	0 / 20'
STREET (feet)	25 / 20'	25 / 40'	N/A	25 / 100'	N/A	25 / 10'	N/A
VEHICLE PARKING (REQ. / PROVIDED)	400 / 576	600 / 1038	1221 / 1424	801 / 910	721 / 810	300 / 442	214 / 317
ACCESSIBLE PARKING (REQ. / PROVIDED)	12 / 14	15 / 15	20 / 31	15 / 20	17 / 20	9 / 10	7 / 7
BICYCLE PARKING (REQ. / PROVIDED)	12 / 12	15 / 16	20 / 31	20 / 20	19 / 20	8 / 8	5 / 5
SITE ZONING	GIC (GENERAL INDUSTRIAL)						
TOTAL SITE ACREAGE (GROSS/NET)	76.30 AC / 76.47						
TOTAL DEVELOPMENT SF	2,115,702 SF (1,085,000 OFFICE + 1,030,702 SF Garage)						
TOTAL LOT COVERAGE	1,432,851 SF (611,000 OFFICE + 491,851 SF Garage)						
TOTAL LANDSCAPE AREA	2,433,988 SF (27%) (99,851 Lot Coverage) / (2,334,137 NET SF)						
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 4,537						
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	181 / 112						

(1) 8' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD #13000, PL 130102  
 (2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD #13000, PL 130102

## LOCATION MAP



## CONDITIONS OF APPROVAL: PL160152

- A building permit application shall be made on or before \_\_\_\_\_, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
- The property Owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. 12-1134 that may now or in the future exist, as a result of the City's approval of this application, including any conditions, stipulations and/or modifications imposed as a condition of approval the signed form shall be submitted to the Community Development Department no later than \_\_\_\_\_, or the approval shall be null and void.
- The Planned Area Development 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.

DS160313

PL160152

REC16101

REC16101

PL160152

DS160313



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480.889.2300 fax  
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Consultants

Contractors



Project For  
**LIBERTY PROPERTY TRUST**

RIO SALADO  
BUILDING IV /  
GARAGE IV

Project No. 0364.032.06  
 Drawn By JS  
 Checked By SL  
 Date 05/26/2018

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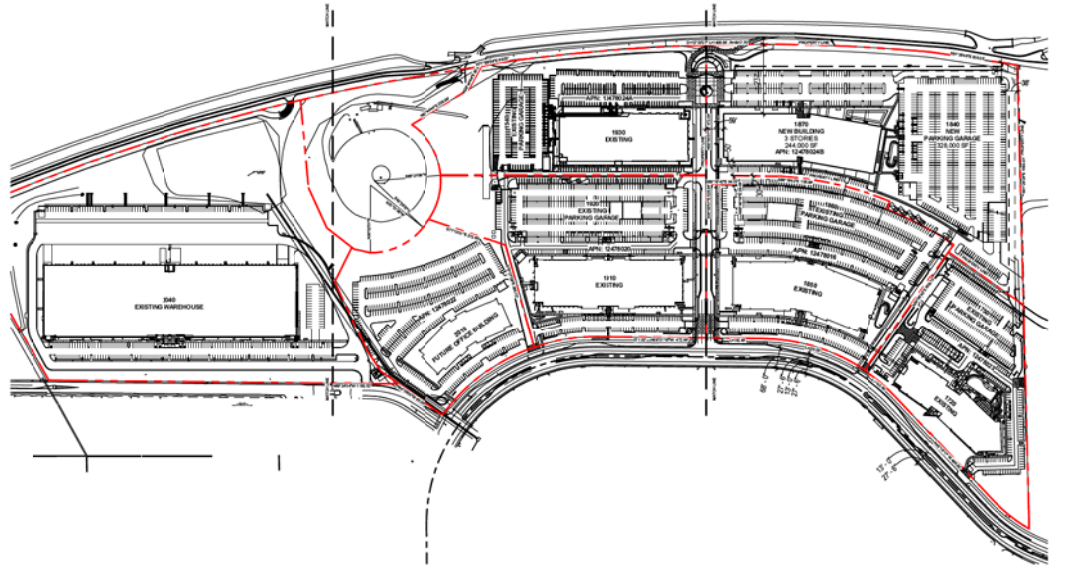
Revisions		
No.	Date	Description

LIBERTY CENTER AT RIO SALADO  
1720-2040 W Rio Salado  
Tempe, AZ 85281

PAD1

PAD1

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



1 SITE PLAN - MASTERPLAN PAD  
1" = 200'-0"

GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F. 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F. 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204	1700	1800	1870	1910	1930	2010	2060
SITE ADDRESS	1700	1800	1870	1910	1930	2010	2060
SITE AREA	6.23 AC 271,579 SF	9.14 AC 394,139 SF	13.35 AC 581,526 SF	10.32 AC 449,539 SF	7.9 AC 344,124 SF	6.4 AC 280,346 SF	6.4 AC 280,346 SF
BUILDING AREA	90,000 SF	180,000 SF	240,000 SF	360,000 SF	135,000 SF	70,000 SF	210,000 SF
BUILDING HEIGHT (2)	44'	44'	62'	44'	46'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 50%	10% / 44%	10% / 42%	10% / 46%	10% / 45%	10% / 42%	10% / 44%
BUILDING SETBACKS required / provided							
FRONT (South)	25' / 20'	25' / 50'	25' / 50'	25' / 100'	25' / 40'	25' / 50'	25' / 50'
SIDE	0' / 30'	0' / 23'	0' / 40'	0' / 30'	0' / 40'	0' / 102'	0' / 23'
REAR (North)	0' / 31'	0' / 23'	0' / 40'	0' / 20'	0' / 40'	0' / 300'	0' / 23'
STREET (South)	25' / 20'	25' / 50'	N/A	25' / 100'	N/A	25' / 50'	N/A
VEHICLE PARKING QTY.							
REQUIRED	400	608	1221	801	731	300	314
PROVIDED	578	1038	1434	910	810	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	20	15	17	9	7
PROVIDED	14	15	31	30	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	31	30	19	8	5
PROVIDED	12	16	31	30	20	8	5

SITE ZONING	GID (GENERAL INDUSTRIAL)
TOTAL SITE ACREAGE (GROSSNET)	76.30 AC / 79.67
TOTAL DEVELOPMENT SF	2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage)
TOTAL LOT COVERAGE	1,102,851 SF (811,000 OFFICE + 481,851 SF Garage)
TOTAL LANDSCAPE AREA	2,433,880 SF (27%) (890,851 Lot Coverage) / (1,333,739 NSF 58%)
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 3,527
TOTAL BIKE PARKING REQUIRED/PROVIDED (3)	119 / 112

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)  
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

REC16101

PL160152

DS160313

DS160313

PL160152

REC16101

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Consultants

Certification



Project For  
**LIBERTY PROPERTY TRUST**

RIO SALADO  
BUILDING IV /  
GARAGE IV

Project No. 6364\_032.06

Drawn By JS

Checked By SL

Date 05/26/2018

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Revisions

No.	Date	Description

LIBERTY CENTER AT RIO SALADO

1720-2040 W Rio Salado

Tempe, AZ 85281

PAD2

PAD2

PAD2

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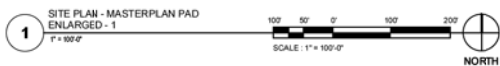
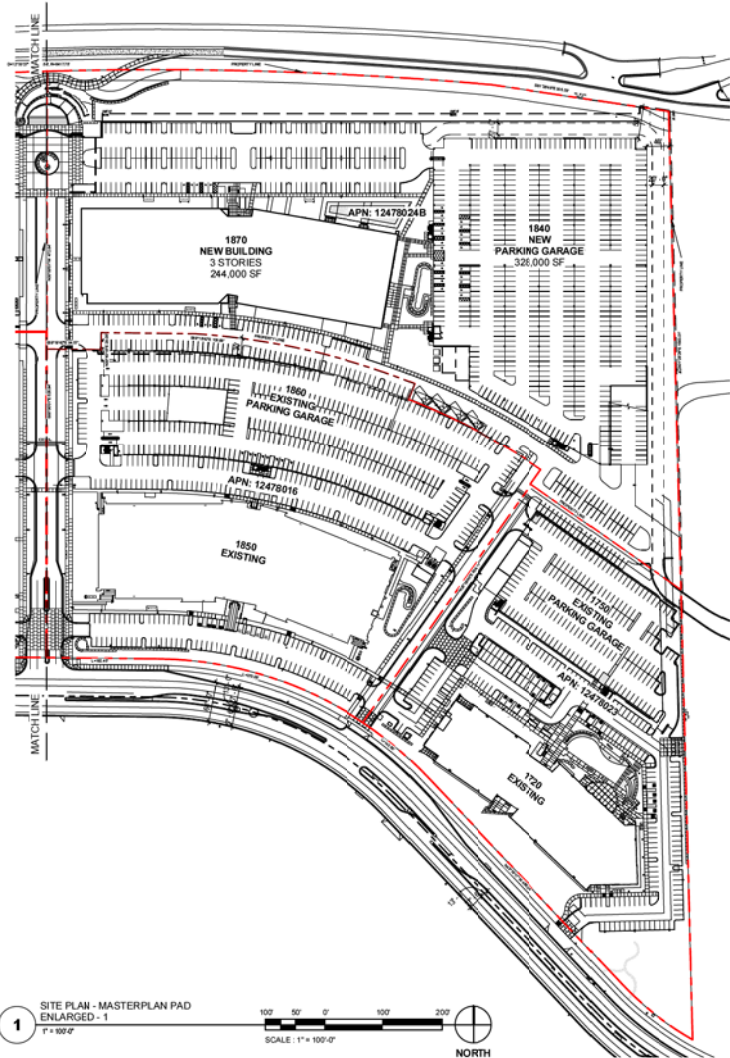
PAD2

PAD2

PAD2

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5/25/2018 4:58:54 PM

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1700	1830	1838	1910	1930	2010	2046
SITE AREA	6.23 AC 271,370 SF	0.14 AC 395,136 SF	13.35 AC 581,526 SF	10.32 AC 449,330 SF	7.9 AC 344,124 SF	6.4 AC 280,348 SF	6.4 AC 280,348 SF
BUILDING AREA	95,000 SF	190,000 SF	240,000 SF	190,000 SF	130,000 SF	75,000 SF	215,000 SF
BUILDING HEIGHT (1)	44'	44'	52'	44'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 44%	10% / 42%	10% / 40%	10% / 40%	10% / 42%	10% / 4%
BUILDING SETBACKS required / provided							
FRONT (feet)	25 / 26'	25 / 16'	25 / 15'	25 / 100'	25 / 45'	25 / 16'	25 / 8'
SIDE	0 / 33'	0 / 23'	0 / 40'	0 / 33'	0 / 40'	0 / 152'	0 / 22'
REAR (feet)	0 / 13'	0 / 25'	0 / 40'	0 / 20'	0 / 40'	0 / 300'	0 / 25'
STREET (feet)	25 / 26'	25 / 16'	N/A	25 / 100'	N/A	25 / 16'	N/A
VEHICLE PARKING QTY.							
REQUIRED	480	958	1231	851	731	300	314
PROVIDED	576	1038	1424	910	810	462	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	26	15	17	9	7
PROVIDED	14	15	31	20	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	31	20	19	8	5
PROVIDED	12	15	31	20	20	8	5
SITE ZONING: GID (GENERAL INDUSTRIAL)							
TOTAL SITE ACRES (GROSS/NET)							
TOTAL DEVELOPMENT SF (1,080,000 OFFICE + 1,035,702 SF Garage)							
TOTAL LOT COVERAGE (811,000 OFFICE + 481,851 SF Garage)							
TOTAL LANDSCAPE AREA (2,432,888 SF (27%) (88,851 Lot Coverage)   (1,323,739 NSF Site)							
TOTAL PARKING REQUIRED/PROVIDED (4,919 / 5,537)							
TOTAL BIKE PARKING REQUIRED/PROVIDED (2) (110 / 112)							

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)  
 (2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)



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Consultants

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Project For



RIO SALADO  
 BUILDING IV /  
 GARAGE IV

Project No. 6364.032.06  
 Drawn By JS  
 Checked By SL  
 Date 05/26/2018

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Revisions		
No.	Date	Description

LIBERTY CENTER AT RIO SALADO  
 1720-2040 W Rio Salado  
 Tempe, AZ 85281

PAD 3

PAD3

REC16101

PL160152

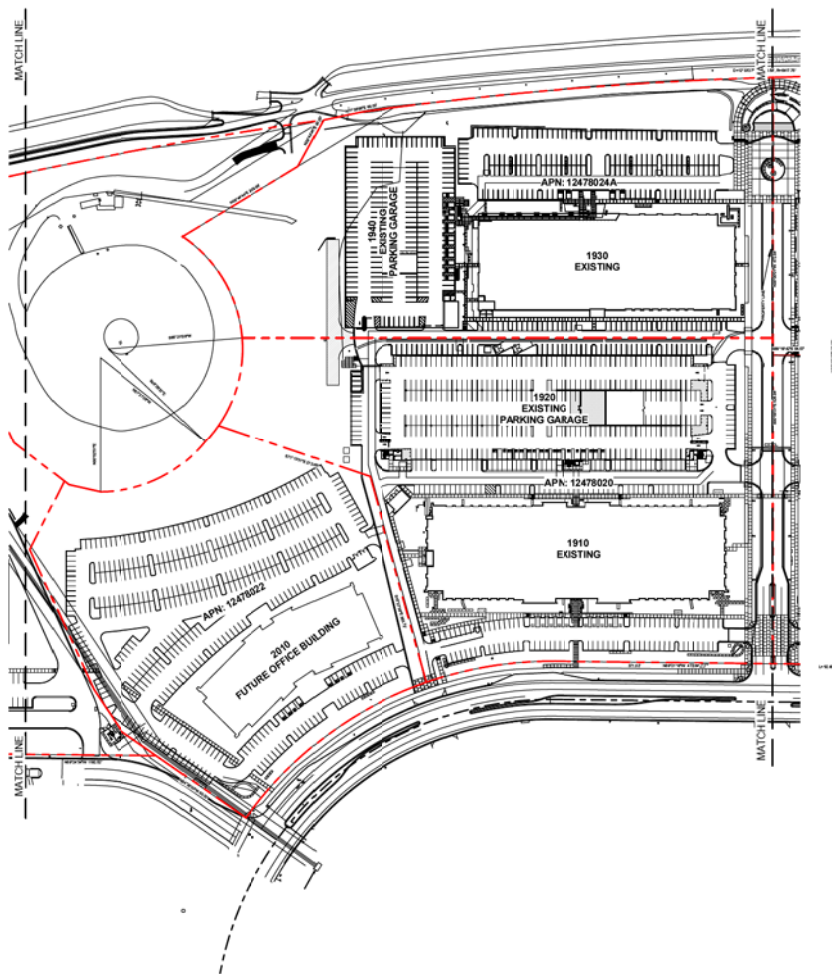
DS160313

DS160313

PL160152

REC16101

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1208	1830	1870	1910	1930	2010	2040
SITE AREA	6.25 AC 271,376 SF	9.14 AC 398,138 SF	13.35 AC 581,108 SF	13.32 AC 440,539 SF	7.3 AC 314,124 SF	0.4 AC 200,346 SF	6.4 AC 280,346 SF
BUILDING AREA	96,000 SF	100,000 SF	244,000 SF	160,000 SF	125,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (1)	44'	44'	62'	44'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 4%	10% / 4%	10% / 4%	10% / 4%	10% / 4%	10% / 4%
BUILDING SETBACKS required / provided							
FRONT (feet)	25' / 20'	25' / 60'	25' / 100'	25' / 100'	25' / 45'	25' / 100'	25' / 60'
SIDE	0' / 20'	0' / 20'	0' / 100'	0' / 20'	0' / 40'	0' / 100'	0' / 20'
REAR (feet)	0' / 15'	0' / 20'	0' / 60'	0' / 20'	0' / 40'	0' / 100'	0' / 20'
STREET (feet)	25' / 20'	25' / 60'	N/A	25' / 100'	N/A	25' / 100'	N/A
VEHICLE PARKING QTY.							
REQUIRED	400	600	1221	801	731	300	314
PROVIDED	576	1038	1404	910	810	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	26	15	17	9	7
PROVIDED	14	15	31	20	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	31	20	16	8	5
PROVIDED	12	16	31	20	20	8	5
SITE ZONING	GID (GENERAL INDUSTRIAL)						
TOTAL SITE ACRES (GROSSNET)	76.30 AC / 79.67						
TOTAL DEVELOPMENT SF	2,115,792 SF (1,080,000 OFFICE + 1,035,792 SF Garage)						
TOTAL LOT COVERAGE	1,802,851 SF (911,000 OFFICE + 491,851 SF Garage)						
TOTAL LANDSCAPE AREA	2,433,880 SF (27%) (800,851 Lot Coverage) / (3,323,739 NSF Site)						
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 5,527						
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112						

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)  
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

1 SITE PLAN - MASTERPLAN PAD ENLARGED - 2  
1" = 100'



DS160313

PL160152

REC16101

REC16101

PL160152

DS160313



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Certification



Project For  
**LIBERTY PROPERTY TRUST**

RIO SALADO  
BUILDING IV /  
GARAGE IV

Project No. 6364.032.06  
Drawn By JS  
Checked By SL  
Date 05/26/2016

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Revisions	
No.	Description

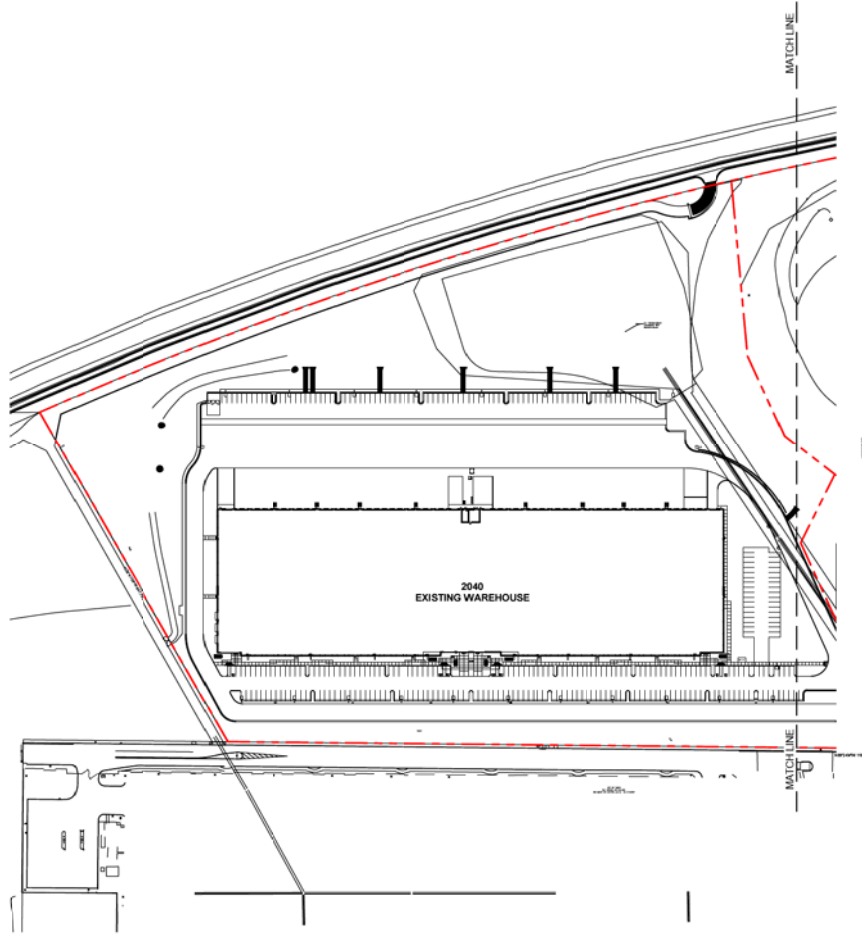
LIBERTY CENTER AT RIO SALADO  
1720-2040 W Rio Salado  
Tempe, AZ 85281

PAD 4

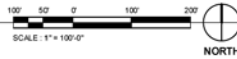
PAD4



# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



1 SITE PLAN - MASTERPLAN PAD  
ENLARGED - 3  
1" = 100'-0"



DS160313

PL160152

REC16101

GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1328	1830	1870	1930	1930	2510	2640
SITE AREA	6.25 AC 271,378 SF	9.14 AC 398,138 SF	13.35 AC 581,528 SF	15.32 AC 665,539 SF	7.8 AC 344,124 SF	0.4 AC 206,348 SF	0.4 AC 206,348 SF
BUILDING AREA	96,000 SF	160,000 SF	244,000 SF	160,000 SF	135,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (1)	44'	44'	62'	44'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 4%	10% / 42%	10% / 4%	10% / 4%	10% / 42%	10% / 4%
BUILDING SETBACKS required / provided							
FRONT (feet)	25' / 20'	25' / 60'	25' / 50'	25' / 100'	25' / 40'	25' / 10'	25' / 60'
SIDE	0' / 10'	0' / 25'	0' / 40'	0' / 25'	0' / 40'	0' / 100'	0' / 25'
REAR (feet)	0' / 15'	0' / 25'	0' / 40'	0' / 25'	0' / 40'	0' / 100'	0' / 25'
STREET (feet)	25' / 20'	25' / 60'	N/A	25' / 100'	N/A	25' / 10'	N/A
VEHICLE PARKING QTY.							
REQUIRED	400	600	1221	801	731	300	314
PROVIDED	076	1036	1424	910	810	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	29	15	17	9	7
PROVIDED	14	15	31	20	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	31	20	19	8	5
PROVIDED	12	15	31	20	20	8	5
SITE ZONING	GID (GENERAL INDUSTRIAL)						
TOTAL SITE ACRES (GROSS NET)	76.30 AC / 79.67						
TOTAL DEVELOPMENT SF	2,115,702 SF			(1,020,000 OFFICE + 1,095,702 SF Garage)			
TOTAL LOT COVERAGE	1,402,851 SF			(911,000 OFFICE + 491,851 SF Garage)			
TOTAL LANDSCAPE AREA	2,433,880 SF (27%)			(808,851 Lot Coverage) / (1,323,739 NSF Site)			
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 4,527						
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112						

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)  
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

REC16101

PL160152

DS160313



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Project For



RIO SALADO  
BUILDING IV /  
GARAGE IV

Project No. 6364\_032\_06

Drawn By JS

Checked By SL

Date 05/26/2016

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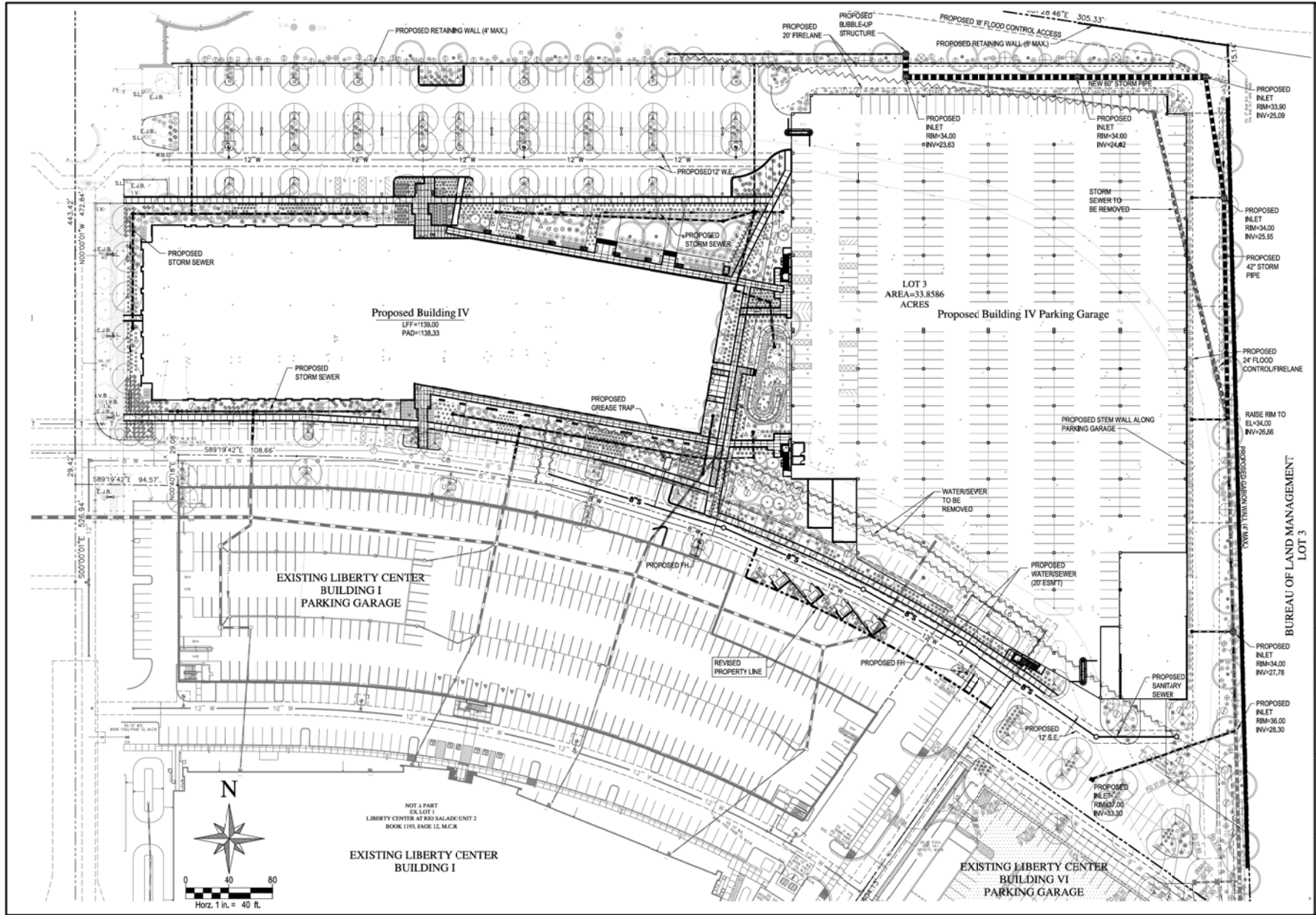
Revisions

No.	Date	Description

LIBERTY CENTER AT RIO  
SALADO  
1720-2040 W Rio Salado  
Tempe, AZ 85281

PAD5

PAD5



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**LIBERTY CENTER AT RIO SALADO**  
**BUILDING IV**  
**CONCEPTUAL IMPROVEMENT PLAN**  
 UTILITY/50% LANDSCAPE PLAN

BUREAU OF LAND MANAGEMENT  
 LOT 3

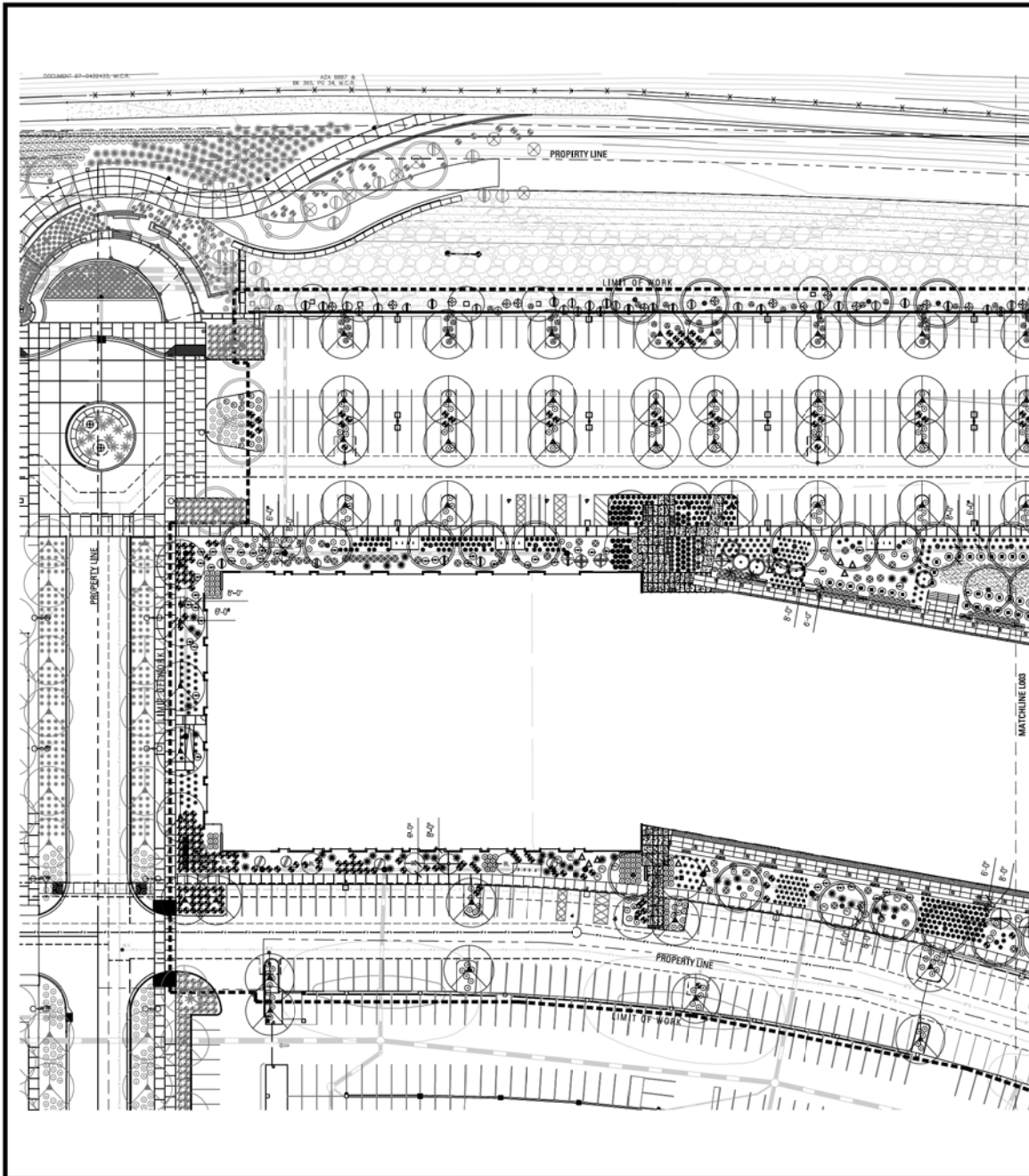
REV	DESCRIPTION	DATE

**NOT FOR CONSTRUCTION**

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 SCALE (HORIZONTAL) 1" = 40'  
 SCALE (VERTICAL) N/A  
 DATE Submitted 05/28/2018  
 05/16/2015  
 JOB NUMBER 164445  
 SHEET C2 OF 2

XXX-KX-XXXX

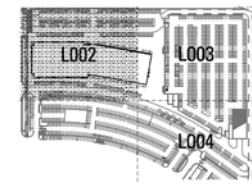




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**PLANT LEGEND:**

SYMBOL	TYPE	SIZE	QTY.	CALIF. #	MATURE CANOPY
<b>TREES</b>					
■	Agave willardiana Palo Blanco	2' Box	17	1.0-1.5	19'-0"
●	Bauhinia lunarioides Anacacho Orchid	15 gallon	5	0.75-1.0	12'-0"
○	Cercidium floribum Blue Palo Verde	3/8" Box	-	1.75-2.25	30'-0"
□	Chilopsis linearis Desert Willow	2' Box	10	1.0-1.5	25'-0"
▲	Chitipa tachkentensis Fire Dawn	2' Box	-	1.0-1.5	25'-0"
■	Olneya tesota Ironwood	4/8" Box	5	-	30'-0"
□	Prosopis juliflora Thornless Hybrid Mesquite	3/8" Box	69	1.75-2.5	30'-0"
□	Parthenocissus praecox NZT Thornless Sonoran Palo Verde	3/8" Box	65	1.75-2.25	29'-0"
○	Sophora secundiflora Texas Mountain Laurel	3/8" Box	9	1.25-2.0	19'-0"
<b>SHRUBS</b>					
○	Ambrosia deltoidea Bursage	1 Gallon	216	2'-0"	-
○	Callitriche eriophylla Indian Fairy Duster	1 Gallon	99	3'-0"	-
○	Cordia alliodora Texas Olive	5 Gallon	21	10'-0"	-
○	Dodonaea viscosa Hop Bush	1 Gallon	-	12'-0"	-
○	Eriocaulon fasciosum Brittonbush	1 Gallon	130	3'-0"	-
○	Ericameria laricina Turpentine Bush	1 Gallon	305	2'-0"	-
○	Justicia californica Chuparosa	1 Gallon	72	4'-0"	-
○	Justicia spicigera Mexican Ironspike	1 Gallon	68	3'-0"	-
○	Lantana montevidensis New Gold	1 Gallon	282	2'-0"	-
○	Lantana montevidensis Purple Trailing Lantana	1 Gallon	14	2'-0"	-
○	Larrea tridentata Creosote	5 Gallon	9	6'-0"	-
○	Ruellia brittoniana Ruella	1 Gallon	51	2'-0"	-
○	Tecoma stans x yellow bells Capersara	5 Gallon	67	6'-0"	-
<b>GROUNDCOVERS/VINES</b>					
○	Solanum elaeagnifolium Desert Marigold	1 Gallon	-	1'-0"	-
○	Parthenocissus sp Healdia Creeper	5 Gallon	4	6' to 1'	-
○	Penstemon parryi Parry's Penstemon	1 Gallon	-	2'-0"	-
○	Portulacaria alba Elephant's Foot	1 Gallon	-	4'-0"	-
○	Sotolosa pallida Purple Heart	1 Gallon	80	6' to 1'	-
<b>RELOCATED PLANTS</b>					
○	Lantana montevidensis New Gold	1 Gallon	6	2'-0"	-
<b>ACCENTS</b>					
○	Agave desertiana Smooth Agave	15 Gallon	9	3'-0"	-
○	Agave parryi truncata Arizona Agave	5 Gallon	28	3'-0"	-
○	Aloe barbadensis Yellow Blooming Aloe	5 Gallon	283	2'-0"	-
○	Aloe x blue elite Blue Elite Aloe	5 Gallon	58	1'-0"	-
○	Bouteloua curtipendula Skiratoas Grama	1 Gallon	282	2'-0"	-
○	Buddleia integrifolia Butterfly Bush	1 Gallon	-	2'-0"	-
○	Cereus peruvianus Porcelain Apple Cactus	15 Gallon	-	6'-0"	-
○	Dasylirion leptocarpum Green Desert Spoon	5 Gallon	85	5'-0"	-
○	Euphorbia antisyphilitica Candillita	1 Gallon	95	2'-0"	-
○	Euphorbia royleana Churee	15 Gallon	-	6'-0"	-
○	Fouquieria splendens Ocotillo	6'-0" Height	-	15'-0"	-
○	Hesperaloe parviflora Hesperaloe	3 Gallon	196	1'-0"	-
○	Hesperaloe parviflora Giant Hesperaloe	5 Gallon	3	6'-0"	-
○	Muhlenbergia rigida Navelwort Purple Muntz	5 Gallon	94	2'-0"	-
○	Opuntia ficus-indica Indian Fig	5 Gallon	39	15'-0"	-
○	Pedilanthus macrocarpus Slipper Plant	5 Gallon	70	3'-0"	-
○	Pachycercus marginatus Mexican Fence Post	15 Gallon	5	3'-0"	-
○	Yucca baccata Banana Yucca	5 Gallon	3	4'-0"	-
○	Yucca pallida Pale Leaf Yucca	5 Gallon	10	2'-0"	-
○	Yucca rostrata Beaked Yucca	15 Gallon	13	10'-0"	-
○	Yucca repens Twisted Leaf Yucca	15 Gallon	36	2'-0"	-



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Project For:  
**LIBERTY PROPERTY TRUST**

**RIO SALADO BLDG 4 SITE**

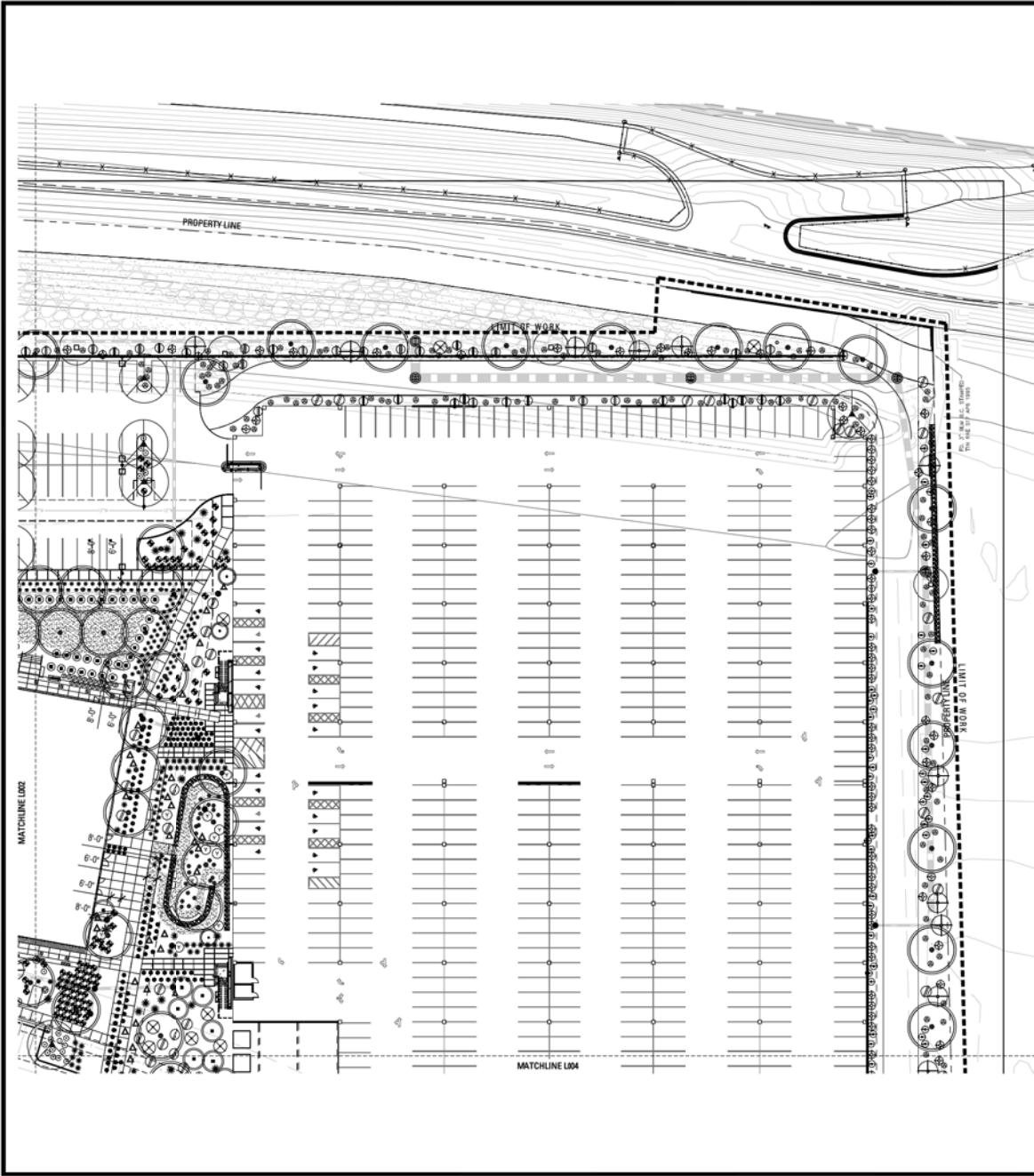
Project No. 9998.000.00  
 Drawn By R. Sacha  
 Checked By R. Sacha  
 Date 05/25/16

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Revisions	No.	Date	Description

**PLANTING PLAN**

**L002**

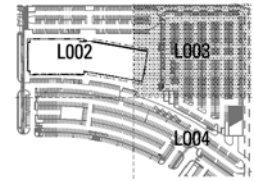


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**PLANT LEGEND:**

SYMBOL	TYPE	SIZE	QTY.	CALIFR	MATURE CANOPY
<b>TREES</b>					
□	Agave willardii Palo Blanco	2' Box	17	1.0-1.5	19'-0"
○	Bauhinia lunarioides Anacacho Orchid	15 gallon	5	0.75-1.0	12'-0"
○	Cercidium floribundum Blue Palo Verde	3/8" Box	-	1.75-2.25	30'-0"
○	Chilopsis linearis Desert Willow	2' Box	10	1.0-1.5	25'-0"
○	Chitipa tachkentensis Fink Dawn	2' Box	-	1.0-1.5	25'-0"
○	Olneya tesota Ironwood	4/8" Box	5	-	30'-0"
○	Prosopis juliflora Thornless Hybrid Mesquite	3/8" Box	69	1.75-2.5	30'-0"
○	Parthenocissus praecox Thornless Sonoran Palo Verde	3/8" Box	65	1.75-2.25	29'-0"
○	Sophora secundiflora Texas Mountain Laurel	3/8" Box	9	1.25-2.0	19'-0"

SYM	TYPE	SIZE	QTY.	HEIGHT	SYM	TYPE	SIZE	QTY.	HEIGHT
<b>SHRUBS</b>					<b>ACCENTS</b>				
○	Ambrosia deltoidea Bursage	1 Gallon	216	2'-0"	○	Agave desmetiana Smooth Agave	15 Gallon	9	3'-0"
○	Calliandra eriophylla Indian Fairy Duster	1 Gallon	99	3'-0"	○	Agave parryi truncata Yucca Agave	5 Gallon	28	3'-0"
○	Cordia alliodora Texas Olive	5 Gallon	21	10'-0"	○	Aloe barbadensis Yellow Blooming Aloe	5 Gallon	283	2'-0"
○	Dodonaea viscosa Hopp Bush	1 Gallon	-	12'-0"	○	Aloe x blue elite Blue Eli Aloe	5 Gallon	58	1'-0"
○	Encelia farinosa Brittonbush	1 Gallon	130	3'-0"	○	Bouteloua curtipendula Skiratoos Grama	1 Gallon	282	2'-0"
○	Ericameria laricina Turpentine Bush	1 Gallon	305	2'-0"	○	Buddleia integrifolia Butterfly Bush	1 Gallon	-	2'-0"
○	Justicia californica Chuparosa	1 Gallon	72	4'-0"	○	Cereus peruvianus Porcelain Apple Cactus	15 Gallon	-	6'-0"
○	Justicia spicigera Mexican Honeycreeper	1 Gallon	68	3'-0"	○	Dasylirion acrotrichum Green Desert Spoon	5 Gallon	85	5'-0"
○	Lantana montevidensis New Gold	1 Gallon	282	2'-0"	○	Euphorbia antisyphilitica Candleilla	1 Gallon	95	2'-0"
○	Lantana montevidensis Purple Trailing Lantana	1 Gallon	14	2'-0"	○	Euphorbia royleana Churne	15 Gallon	-	6'-0"
○	Larrea tridentata Creosote	5 Gallon	9	6'-0"	○	Fouquieria splendens Ocotillo	6'-8" Height	-	15'-0"
○	Ruellia brittaniana Ruebella	1 Gallon	51	2'-0"	○	Hesperaloe parviflora Red Yucca	3 Gallon	196	1'-0"
○	Tecomara stans x yellow bells Caperanea	5 Gallon	67	6'-0"	○	Hesperaloe parviflora Giant Hesperaloe	5 Gallon	3	6'-0"
<b>SYM TYPE</b>					<b>SYM TYPE</b>				
○	Solanum elaeagnifolium Desert Marigold	1 Gallon	-	1'-0"	○	Muhlenbergia rigida Navelroot Purple Muntly	5 Gallon	94	2'-0"
○	Parthenocissus sp Hedclenda Creeper	5 Gallon	4	6' to 11'	○	Opuntia ficus-indica Indian Fig	5 Gallon	39	15'-0"
○	Penstemon parryi Parry's Penstemon	1 Gallon	-	2'-0"	○	Pithecellobium macrocarpum Slipper Plant	5 Gallon	70	3'-0"
○	Portulacaria afra Elephant's Foot	1 Gallon	-	4'-0"	○	Pachycercus marginatus Mexican Fence Post	15 Gallon	5	3'-0"
○	Sarcocolla pallida Purple Heart	1 Gallon	80	6' to 11'	○	Yucca baccata Banana Yucca	5 Gallon	3	4'-0"
<b>TYPE</b>					<b>TYPE</b>				
○	Lantana montevidensis New Gold	1 Gallon	6	2'-0"	○	Yucca pallida Pale Leaf Yucca	5 Gallon	10	2'-0"
○	Lantana montevidensis New Gold	1 Gallon	6	2'-0"	○	Yucca rostrata Beaked Yucca	15 Gallon	13	10'-0"
○	Lantana montevidensis New Gold	1 Gallon	6	2'-0"	○	Yucca repens Twisted Leaf Yucca	15 Gallon	36	2'-0"



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**RIO SALADO BLDG 4 SITE**

Project No.	9998.000.00
Drawn By	R. Sacha
Checked By	R. Sacha
Date	05/25/16

NOTES: The designer assumes and disclaims liability for any errors or omissions in this drawing. The contractor shall verify all quantities and materials shown on this drawing. The contractor shall verify all quantities and materials shown on this drawing. The contractor shall verify all quantities and materials shown on this drawing. The contractor shall verify all quantities and materials shown on this drawing.

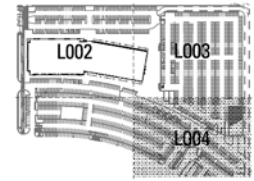
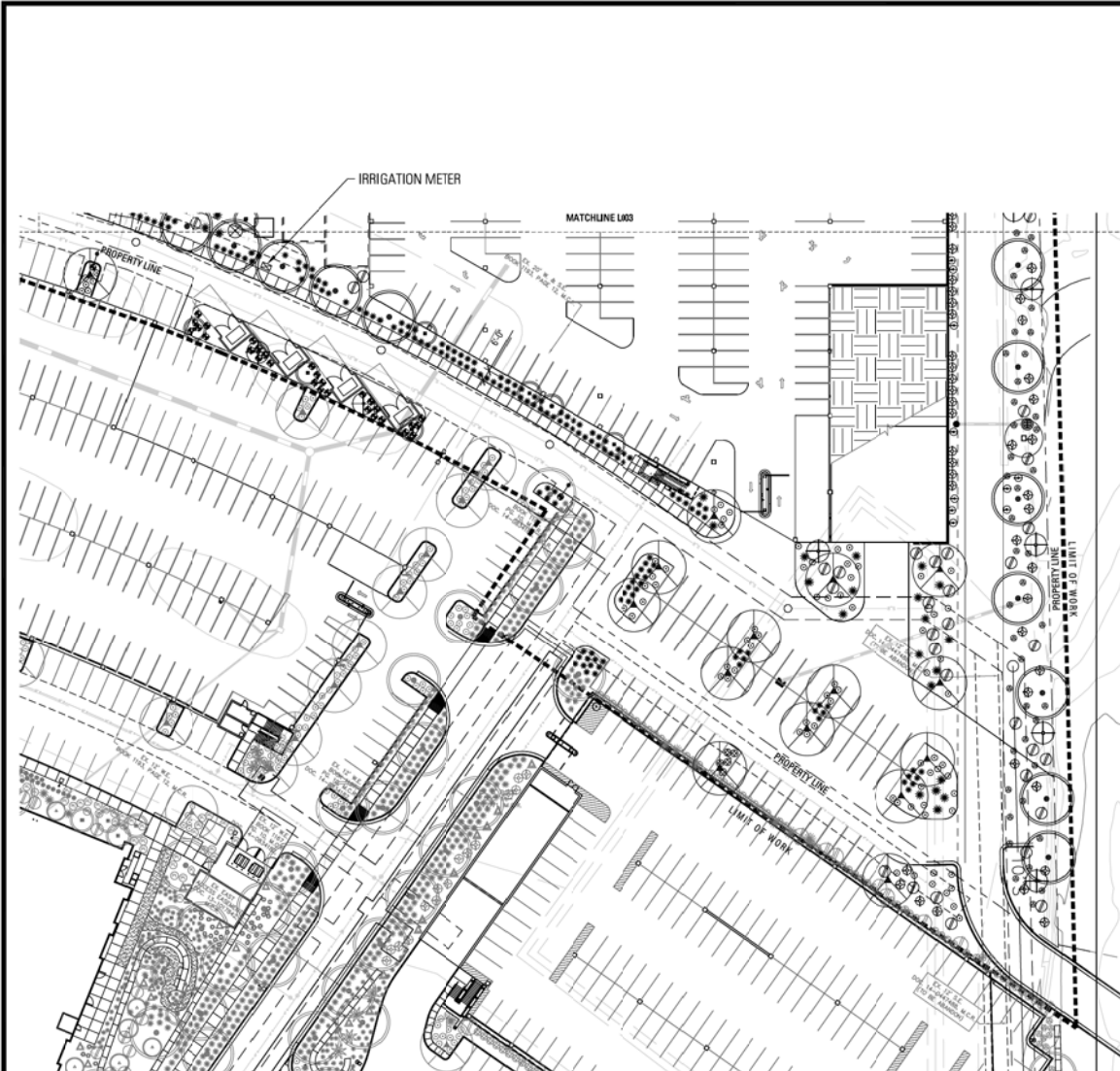
No.	Date	Description

**PLANTING PLAN**

**L003**

PLANT LEGEND:

SYMBOL	TYPE	SIZE	QTY.	CALIFPR	MATURE CANOPY
<b>TREES</b>					
(Symbol)	Acacia willardiana Palo Blanco	2" Box	17	1.0-1.5	19'-0"
(Symbol)	Bauhinia lunifolios Anacacho Orchid	15 gallon	5	0.75-1.0	12'-0"
(Symbol)	Caroidium floriam Blue Palo Verde	3/8" Box	-	1.75-2.25	30'-0"
(Symbol)	Chilopsis linearis Desert Willow	2" Box	10	1.0-1.5	25'-0"
(Symbol)	Chitipa azuleiventris Fink Dawn	2" Box	-	1.0-1.5	25'-0"
(Symbol)	Olneya tesota Ironwood	4 1/2" Box	5	-	30'-0"
(Symbol)	Prosopis hybrid/Phoenix Thornless Hybrid Mesquite	3/8" Box	69	1.75-2.5	30'-0"
(Symbol)	Panicum praeceae M7 Thornless Sonoran Palo Verde	3/8" Box	65	1.75-2.25	29'-0"
(Symbol)	Sophora secundiflora Texas Mountain Laurel	3/8" Box	9	1.25-2.0	19'-0"
<b>SHRUBS</b>					
(Symbol)	Ambrosia deltoidea Bursage	1 Gallon	216	2'-0"	
(Symbol)	Calliandra eriophylla Noddy Fairy Duster	1 Gallon	99	3'-0"	
(Symbol)	Cordia alliodora Texas Olive	5 Gallon	21	10'-0"	
(Symbol)	Dodonaea viscosa Hopp Bush	1 Gallon	-	12'-0"	
(Symbol)	Encelia farinosa Brittonbush	1 Gallon	130	3'-0"	
(Symbol)	Ericameria laricina Turpentine Bush	1 Gallon	305	2'-0"	
(Symbol)	Justicia californica Chuparosa	1 Gallon	72	4'-0"	
(Symbol)	Justicia spicigera Mexican Hempnastyle	1 Gallon	68	3'-0"	
(Symbol)	Lantana montevidensis New Gold	1 Gallon	282	2'-0"	
(Symbol)	Lantana montevidensis Purple Trailing Lantana	1 Gallon	14	2'-0"	
(Symbol)	Larrea tridentata Creosote	5 Gallon	9	6'-0"	
(Symbol)	Ruellia brittaniana Rue/Ela	1 Gallon	51	2'-0"	
(Symbol)	Tecoma stans x yellow bells Capersasa	5 Gallon	67	6'-0"	
<b>RELOCATED PLANTS</b>					
(Symbol)	Lantana montevidensis New Gold	1 Gallon	6	2'-0"	
<b>ACCENTS</b>					
(Symbol)	Agave desertiana Smooth Agave	15 Gallon	9	3'-0"	
(Symbol)	Agave parryi truncata Yucca Agave	5 Gallon	28	3'-0"	
(Symbol)	Aloe barbadensis Yellow Blooming Aloe	5 Gallon	283	2'-0"	
(Symbol)	Aloe x blue el Blue El Aloe	5 Gallon	58	1'-0"	
(Symbol)	Bouteloua curtipendula Skiratoas Grama	1 Gallon	282	2'-0"	
(Symbol)	Buddleia intescens Butterfly	1 Gallon	-	2'-0"	
(Symbol)	Cereus peninsularis Porcupine Apple Cactus	15 Gallon	-	6'-0"	
(Symbol)	Dasylirion acrostichum Green Desert Spoon	5 Gallon	85	5'-0"	
(Symbol)	Euphorbia antisyphilitica Candillita	1 Gallon	95	2'-0"	
(Symbol)	Euphorbia royleana Chinee	15 Gallon	-	6'-0"	
(Symbol)	Fouquieria splendens Ocotillo	6'-0" Height	-	15'-0"	
(Symbol)	Hesperaloe parviflora Brakenlight Red Yucca	3 Gallon	196	1'-0"	
(Symbol)	Hesperaloe parviflora Giant Hesperaloe	5 Gallon	3	6'-0"	
(Symbol)	Muhlenbergia rigida Navahol Purple Muhly	5 Gallon	94	2'-0"	
(Symbol)	Opuntia ferox-indica Indian Fig	5 Gallon	39	15'-0"	
(Symbol)	Pedilanthus macrocarpus Slipper Plant	5 Gallon	70	3'-0"	
(Symbol)	Pachycercus marginatus Mexican Fence Post	15 Gallon	5	3'-0"	
(Symbol)	Yucca baccata Banana Yucca	5 Gallon	3	4'-0"	
(Symbol)	Yucca pallida Pale Leaf Yucca	5 Gallon	10	2'-0"	
(Symbol)	Yucca rostrata Beaked Yucca	15 Gallon	13	10'-0"	
(Symbol)	Yucca repens Twisted Leaf Yucca	15 Gallon	36	2'-0"	



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**RIO SALADO BLDG 4 SITE**

Project No. 9998.000.00  
 Drawn By R. Sacha  
 Checked By R. Sacha  
 Date 05/25/16

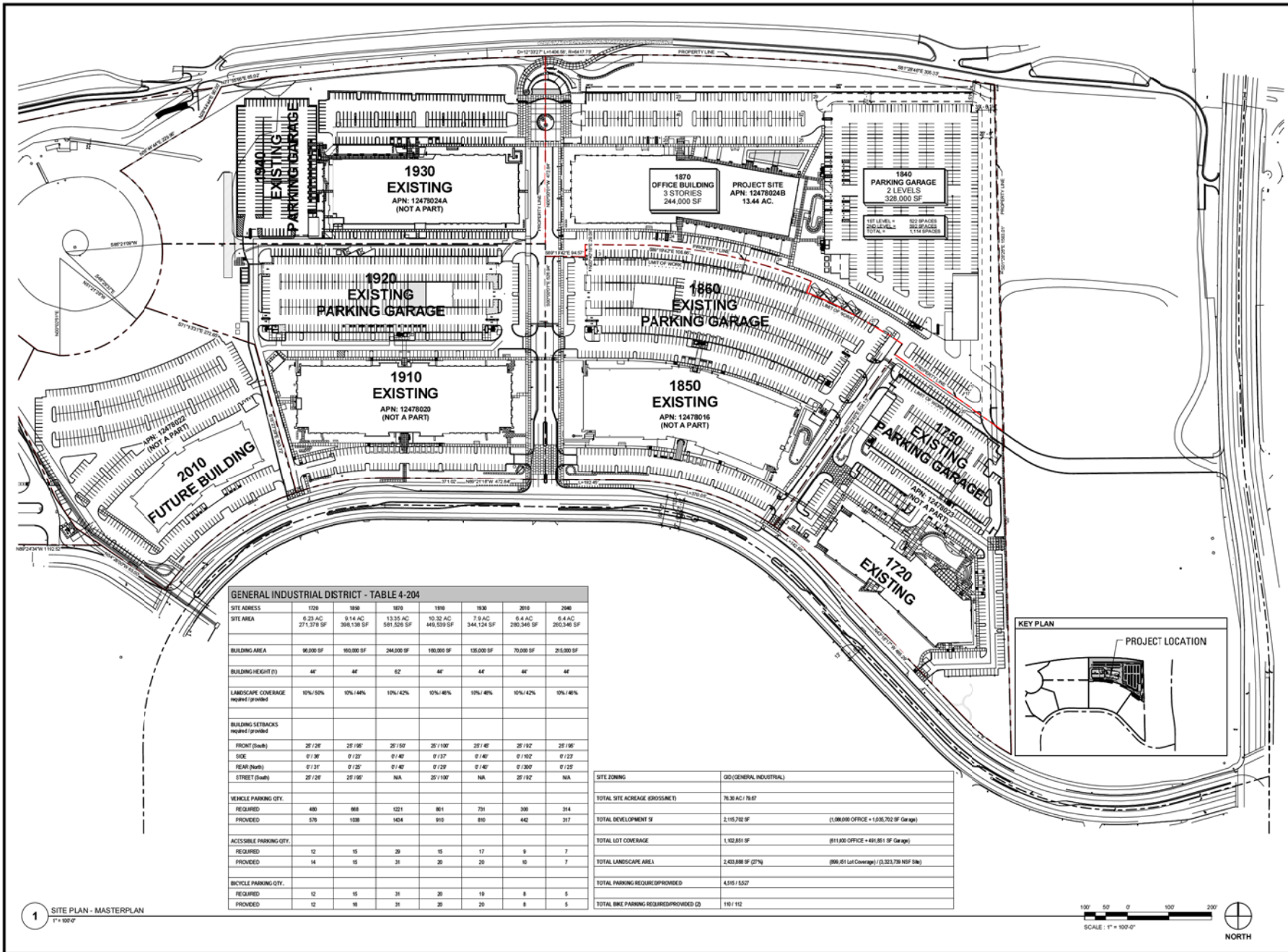
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Revisions

No.	Date	Description

**PLANTING PLAN**

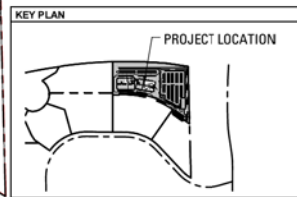
**L004**



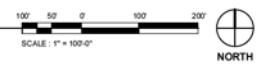
**GENERAL INDUSTRIAL DISTRICT - TABLE 4-204**

SITE ADDRESS	1708	1930	1970	1910	1930	2010	2046
SITE AREA	6.23 AC 271,378 SF	8.44 AC 365,136 SF	13.55 AC 581,528 SF	10.32 AC 449,539 SF	7.9 AC 344,124 SF	8.4 AC 280,346 SF	8.4 AC 280,346 SF
BUILDING AREA	96,000 SF	160,000 SF	244,000 SF	190,000 SF	150,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (ft)	4'	4'	6'	4'	4'	4'	4'
LANDSCAPE COVERAGE required (provided)	10%/10%	10%/14%	10%/12%	10%/16%	10%/16%	10%/12%	10%/16%
BUILDING SETBACKS required (provided)							
FRONT (feet)	25 / 26'	25 / 195'	25 / 107'	25 / 100'	25 / 45'	25 / 157'	25 / 165'
SIDE	0 / 36'	0 / 23'	0 / 49'	0 / 37'	0 / 46'	0 / 162'	0 / 23'
REAR (feet)	0 / 33'	0 / 25'	0 / 49'	0 / 29'	0 / 46'	0 / 200'	0 / 23'
STREET (feet)	25 / 26'	25 / 195'	N/A	25 / 107'	N/A	25 / 157'	N/A
VEHICLE PARKING QTY.							
REQUIRED	480	866	1221	801	751	300	314
PROVIDED	576	1038	1404	910	810	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	26	15	17	9	7
PROVIDED	14	15	31	20	20	10	7
BIKE PARKING QTY.							
REQUIRED	12	15	31	20	19	8	5
PROVIDED	12	16	31	20	20	8	5

SITE ZONING	GD (GENERAL INDUSTRIAL)
TOTAL SITE ACREAGE (GROSSNET)	76.30 AC / 76.07
TOTAL DEVELOPMENT SI	2,115,702 SF (1,008,000 OFFICE + 1,107,702 SF Gar age)
TOTAL LOT COVERAGE	1,102,851 SF (611,000 OFFICE + 491,851 SF Gar age)
TOTAL LANDSCAPE AREA	2,430,888 SF (27%) (889.01 Lot Coverage) / (3,320,798 NSF Site)
TOTAL PARKING REQUIRED/PROVIDED	4,816 / 5,627
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	116 / 112



1 SITE PLAN - MASTERPLAN  
1" = 100'



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Project For  
**LIBERTY PROPERTY TRUST**

**RIO SALADO BUILDING IV / GARAGE IV**

Project No.	6364.032.06
Drawn By	JS
Checked By	SL
Date	05/26/2018

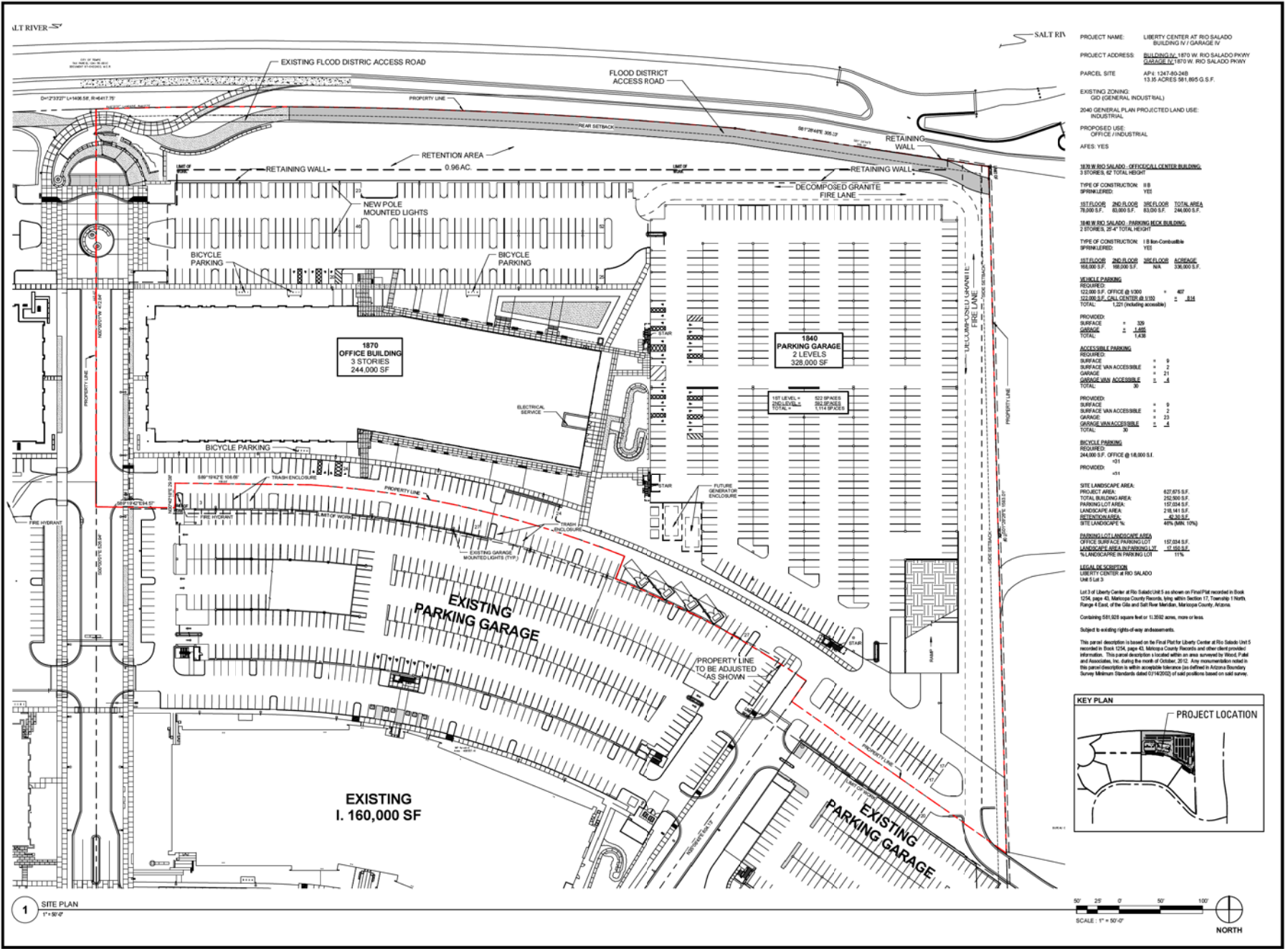
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Revisions	
No.	Description

MASTERPLAN

A001



PROJECT NAME: LIBERTY CENTER AT RIO SALADO BUILDING IV / GARAGE IV  
 PROJECT ADDRESS: BUILDING IV, 1870 W RIO SALADO PKWY GARAGE IV, 1870 W RIO SALADO PKWY  
 PARCEL SITE: APT 1247-80-248 13.35 ACRES 981,895 G.S.F.  
 EXISTING ZONING: GO (GENERAL INDUSTRIAL)  
 2040 GENERAL PLAN PROJECTED LAND USE: INDUSTRIAL  
 PROPOSED USE: OFFICE / INDUSTRIAL  
 APES: YES

1870 W RIO SALADO - DECOMPOSED GRANITE CENTER BUILDING  
 3 STORES, 82' TOTAL HEIGHT  
 TYPE OF CONSTRUCTION: SB  
 SPRINKLERED: YES  
 1ST FLOOR 2ND FLOOR 3RD FLOOR TOTAL AREA  
 78,000 S.F. 83,000 S.F. 83,000 S.F. 244,000 S.F.

1840 W RIO SALADO - PARKING DECK BUILDING  
 2 STORES, 32' TOTAL HEIGHT  
 TYPE OF CONSTRUCTION: SB Non-Combustible  
 SPRINKLERED: YES  
 1ST FLOOR 2ND FLOOR TOTAL AREA  
 162,000 S.F. 166,000 S.F. 328,000 S.F.

VEHICLE PARKING  
 REQUIRED:  
 122,000 S.F. OFFICE @ 1,000 = 47  
 122,000 S.F. CALL CENTER @ 1,100 = 111  
 TOTAL: 1,221 (including accessible)

PROVIDED:  
 SURFACE = 300  
 GARAGE = 1,456  
 TOTAL: 1,756

ACCESSIBLE PARKING  
 REQUIRED:  
 SURFACE = 9  
 SURFACE VAN ACCESSIBLE = 2  
 GARAGE = 1  
 GARAGE VAN ACCESSIBLE = 1  
 TOTAL: 13

PROVIDED:  
 SURFACE = 9  
 SURFACE VAN ACCESSIBLE = 2  
 GARAGE = 1  
 GARAGE VAN ACCESSIBLE = 1  
 TOTAL: 13

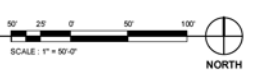
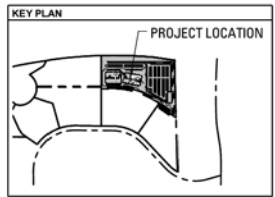
BICYCLE PARKING  
 REQUIRED:  
 24,000 S.F. OFFICE @ 18,000 S.F. = 131  
 PROVIDED: 111

SITE LANDSCAPE AREA:  
 PROJECT AREA: 627,078 S.F.  
 TOTAL BUILDING AREA: 252,000 S.F.  
 TOTAL PARKING AREA: 157,034 S.F.  
 LANDSCAPE AREA: 218,141 S.F.  
 TOTAL: 627,078 S.F.  
 SITE LANDSCAPE %: 49% (MIN. 10%)

PARKING LOT LANDSCAPE AREA:  
 OFFICE SURFACE PARKING LOT: 157,034 S.F.  
 LANDSCAPE AREA IN PARKING LOT: 11,155 S.F.  
 % LANDSCAPE IN PARKING LOT: 11%

LEGAL DESCRIPTION:  
 LIBERTY CENTER AT RIO SALADO  
 Unit 5 Lot 3  
 Lot 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, Maricopa County Records, with within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.  
 Containing 581,028 square feet or 13,202 acres, more or less.  
 Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat for Liberty Center at Rio Salado Unit 5 recorded in Book 1254, page 43, Maricopa County Records and other client provided information. This parcel description is limited within an area surveyed by Wood, Fink and Associates, Inc. during the month of October, 2012. Any measurements noted in this parcel description is within acceptable tolerance for a boundary survey. Survey Minimum Standards dated 01/14/2002 of said positions based on said survey.



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Project For  
**LIBERTY PROPERTY TRUST**



Project For  
**LIBERTY PROPERTY TRUST**  
 RIO SALADO  
 BUILDING IV /  
 GARAGE IV

Project No. 6364\_032\_06  
 Drawn by JS  
 Checked by SL  
 Date 05/26/2018

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No.	Date	Description

SITE PLAN

A002





X SITE PLAN - Aerial  
1" = 200'



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**RIO SALADO  
BUILDING IV /  
GARAGE IV**

Project No. 0364.032.06

Drawn By Author

Checked By Checker

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Revisions

No.	Date	Description

SITE PHOTOGRAPHS

A003

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5/26/2016 5:11:36 PM



1 FIRST FLOOR PLAN  
1/8" = 1'-0"



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RIO SALADO  
BUILDING IV /  
GARAGE IV

Project No. 6364.032.06  
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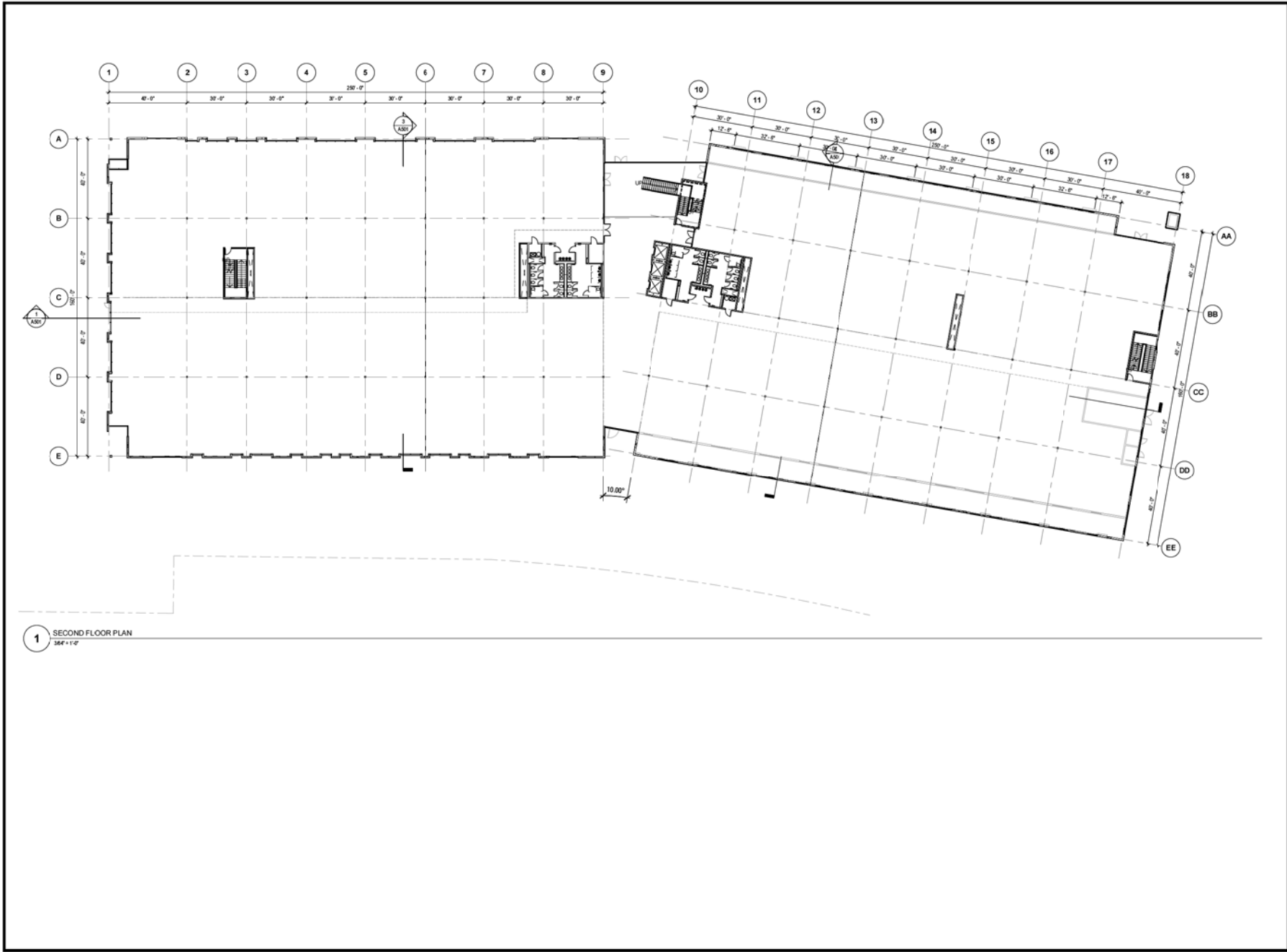
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Revisions		
No.	Date	Description

FIRST FLOOR PLAN

A101

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1 SECOND FLOOR PLAN  
3/8" = 1'-0"

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**RIO SALADO BUILDING IV / GARAGE IV**

Project No. 6364.032.06  
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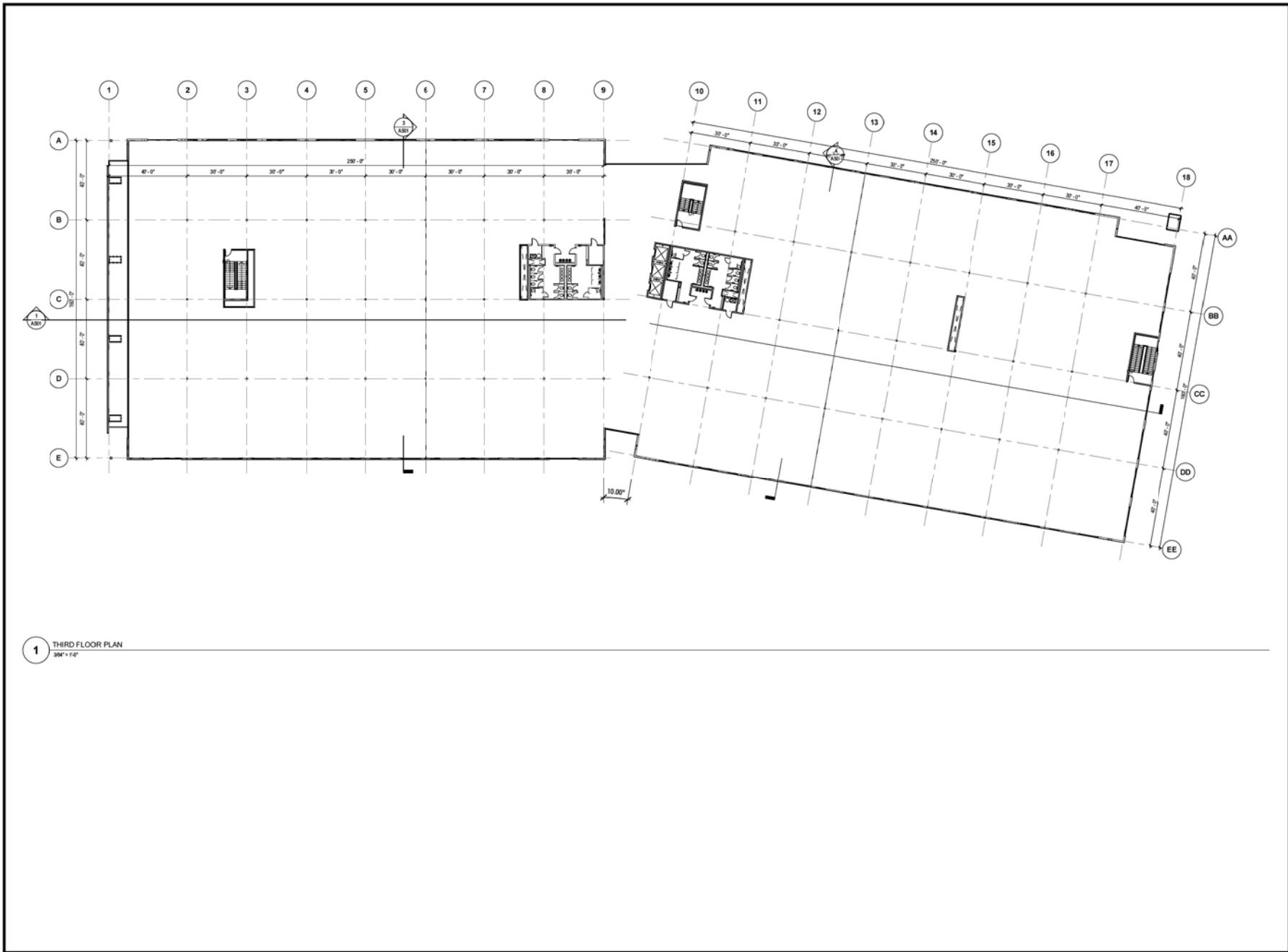
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No.	Date	Description

SECOND FLOOR PLAN

A102



1 THIRD FLOOR PLAN  
394' x 142'



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RIO SALADO  
BUILDING IV /  
GARAGE IV

Project No. 0364.032.06  
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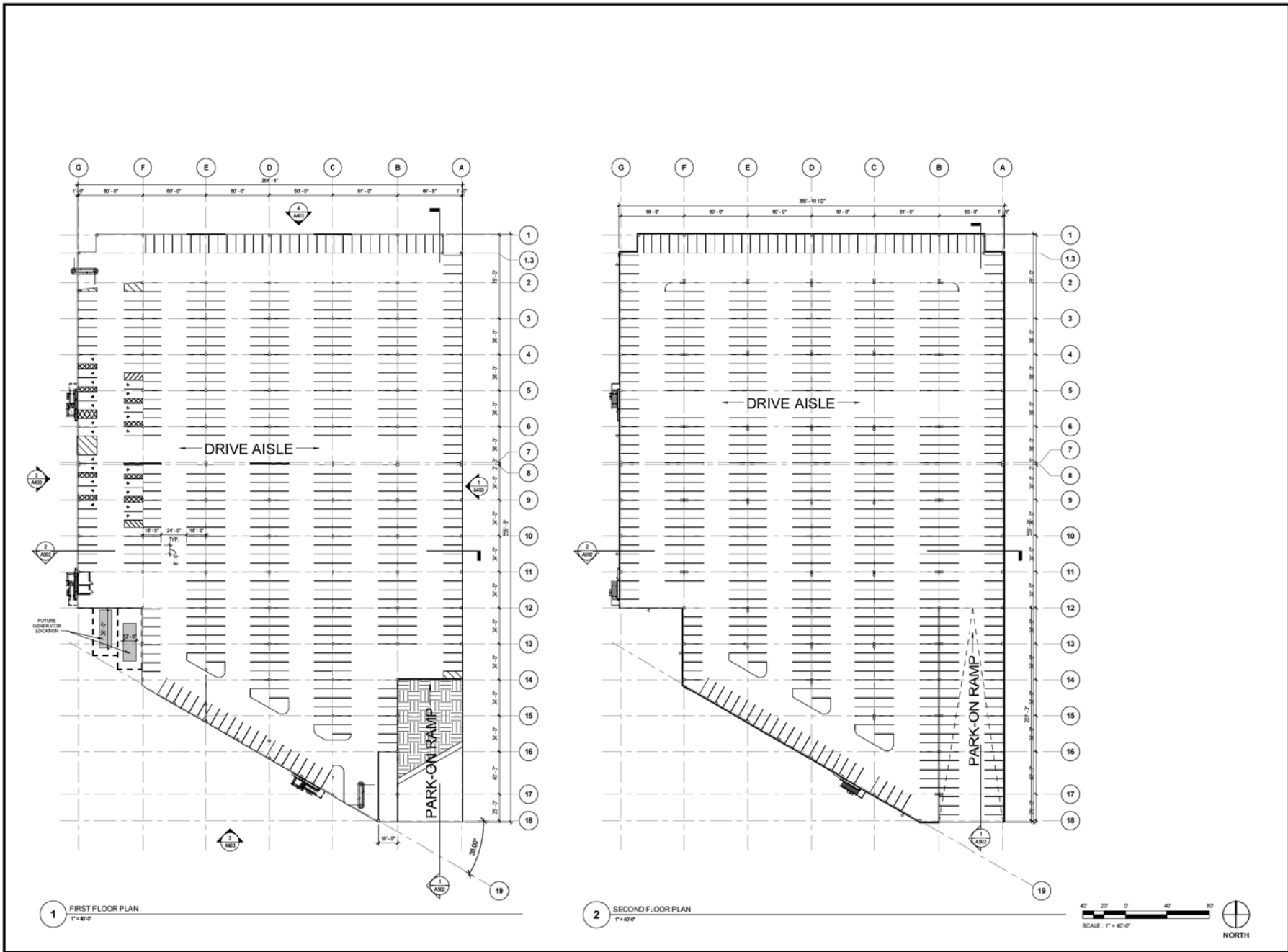
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Revisions		
No.	Date	Description

THIRD FLOOR PLAN

A103

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PARK DECK IV

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Revisions

No.	Date	Description

**GARAGE FLOOR PLANS**

**A104**



BUILDING BIRDS EYE



NORTH BUILDING ENTRY



SOUTH BUILDING ENTRY



BUILDING SOUTHWEST CORNER



BUILDING NORTHWEST CORNER



BUILDING SOUTHEAST CORNER



EAST BUILDING ENTRY



BUILDING/GARAGE LANDSCAPE AMENITY



SOUTH GARAGE ENTRY

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Project No. 0364.032.06  
Drawn By Author  
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Revisions		
No.	Date	Description

PERSPECTIVES

# A400

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ENTRY DRIVE PERSPECTIVE



ENTRY DRIVE PERSPECTIVE



ENTRY DRIVE BIRDS EYE



CANAL PATH PERSPECTIVE

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TRUST

RIO SALADO  
BUILDING IV /  
GARAGE IV

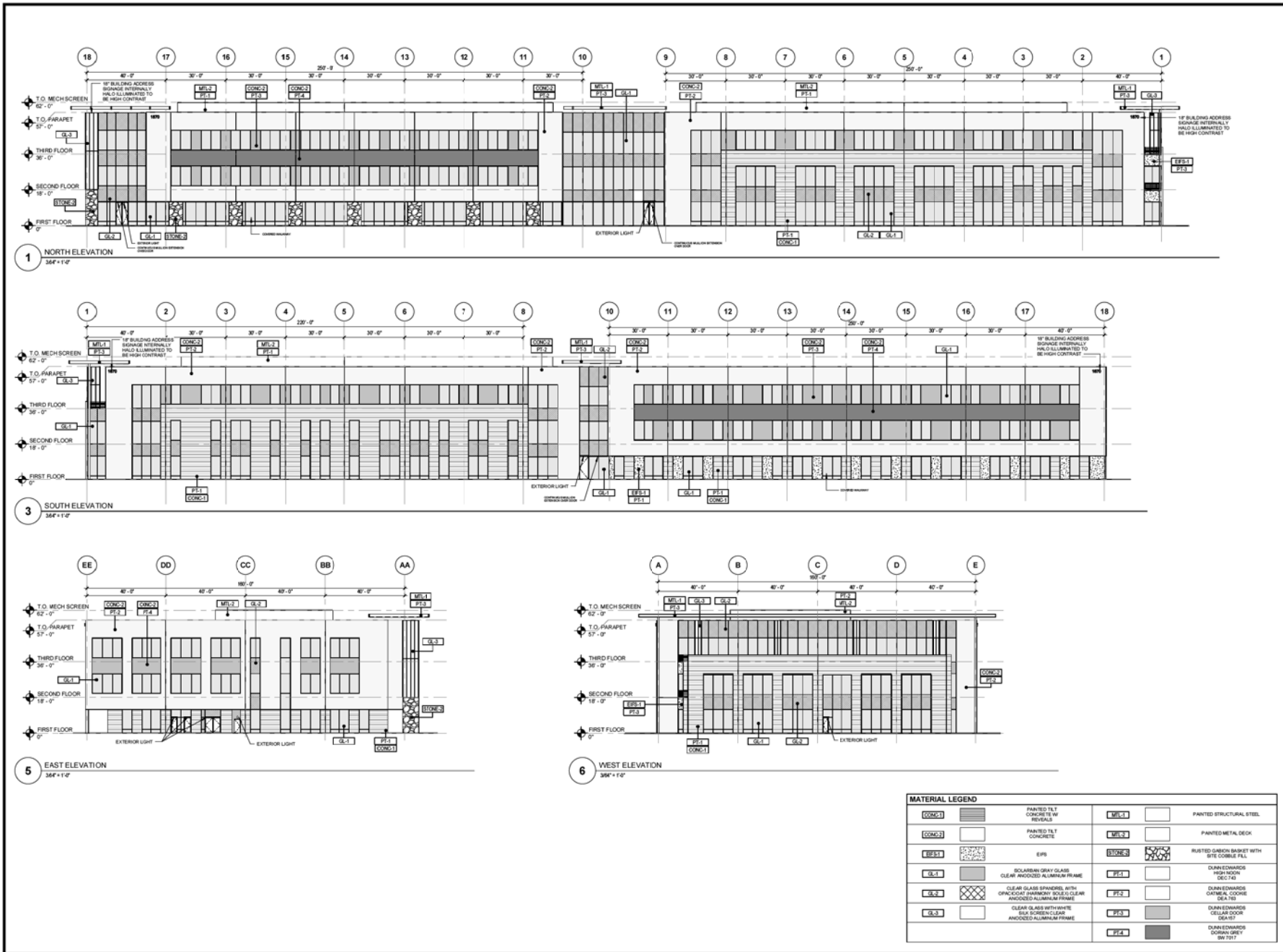
Project No. 0364.032.06  
Drawn By Author  
Checked By Checker  
Date 05/26/2016

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Revisions		
No.	Date	Description

Entry Perspective

A400.2



MATERIAL LEGEND			
CONC-1	PAINTED TILT CONCRETE IN REVEALS	MFL-1	PAINTED STRUCTURAL STEEL
CONC-2	PAINTED TILT CONCRETE	MFL-2	PAINTED METAL DECK
EPS	EPS	STONE	RUSTED GARBAN BASKET WITH STE CORBEL FILL
GL-1	SQUARE GRAY GLASS CLEAR ANODIZED ALUMINUM FRAME	PFS-1	DUNKEDWARDS HIGH ROOF DEC-T43
GL-2	CLEAR GLASS SPANDREL WITH CRACK/LEAK SHIMBOND TOILE/CLEAR ANODIZED ALUMINUM FRAME	PFS-2	DUNKEDWARDS CORNER COORSE DEATED
GL-3	CLEAR GLASS WITH WIRE MESH SCREEN/LEAD ANODIZED ALUMINUM FRAME	PFS-3	DUNKEDWARDS CELLAR DOOR SLAT
		PFS-4	DUNKEDWARDS DORIAN GREY 88-7077



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Project For  
**LIBERTY PROPERTY TRUST**

**RIO SALADO BUILDING IV / GARAGE IV**

Project No. **0364.032.06**  
Drawn By **JS**  
Checked By **SL**  
Date **05/26/2018**

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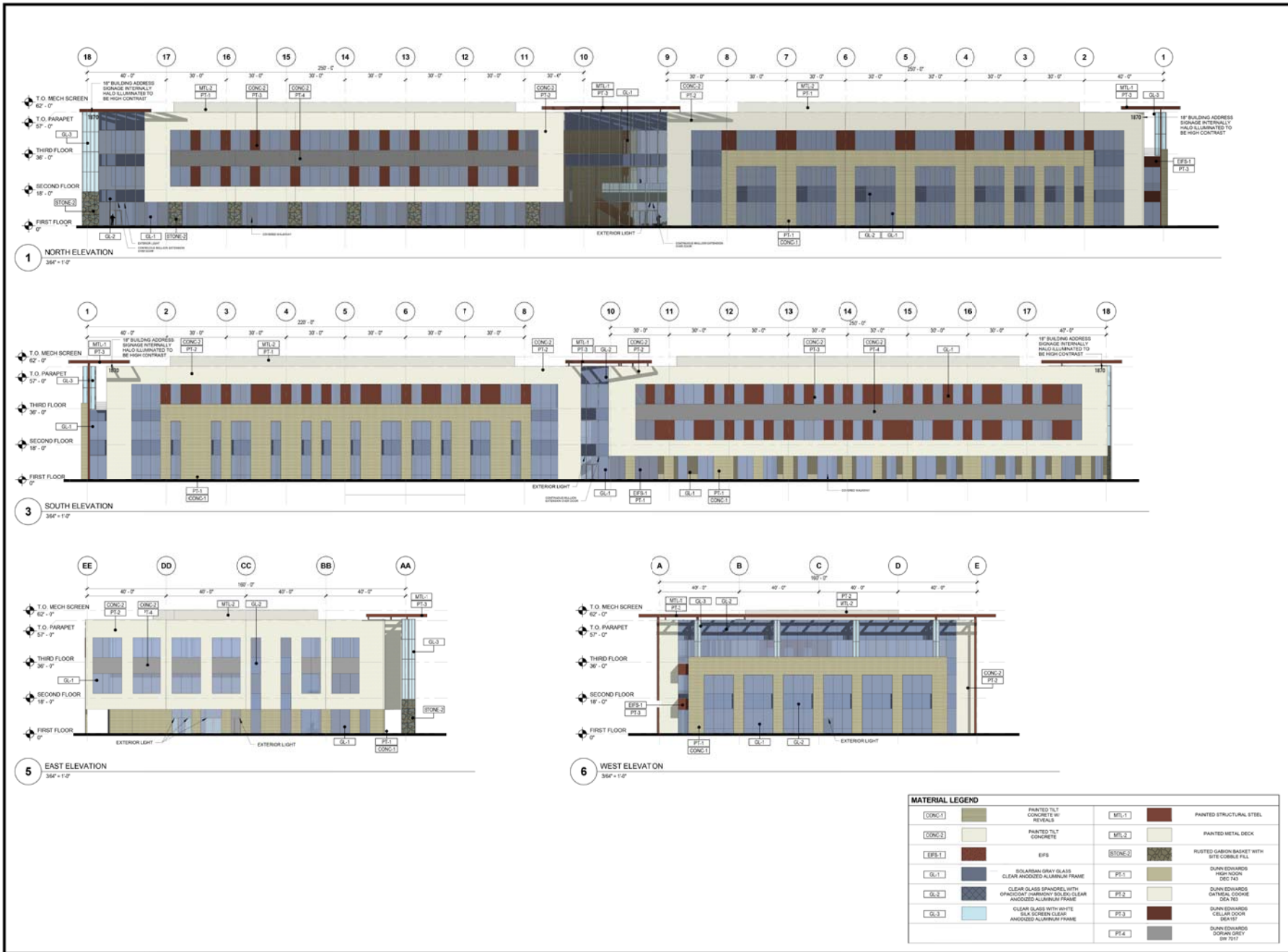
Revisions	
No.	Description

**BUILDING ELEVATIONS (B/W)**

**A401**

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**RIO SALADO BUILDING IV**

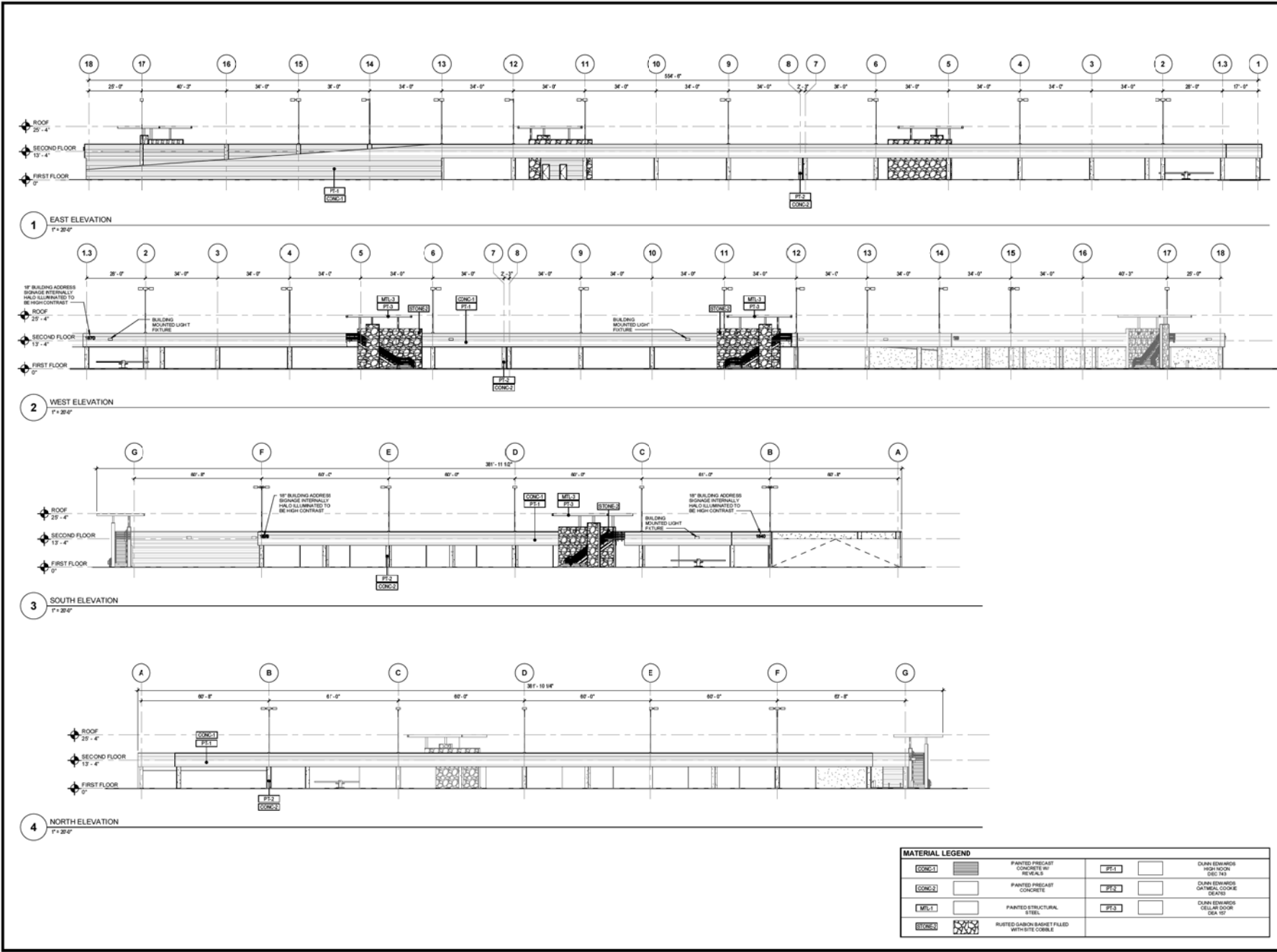
Project No. **6364.032.06**  
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 Checked By                    Checker  
 Date 05/26/16

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Revisions	
No.	Description

**BUILDING ELEVATIONS (COLOR)**

**A402**



**MATERIAL LEGEND**

CONC.1	PAINTED PRECAST CONCRETE (W/ REVEALS)	PS-1	DUNN EDWARDS HIGH FLOOR DEC 143
CONC.2	PAINTED PRECAST CONCRETE	PS-2	DUNN EDWARDS GATEWAY COORIE DEATHS
MIL-1	PAINTED STRUCTURAL STEEL	PS-3	DUNN EDWARDS CELLAR DOOR SEA 157
STONE	RUAIT-DASHON BAGSET FILLED WITH SITE COBBLE		



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PARK DECK IV

Project No. 0364.032.06  
 Drawn By JS  
 Checked By SL  
 Date 05/26/2018

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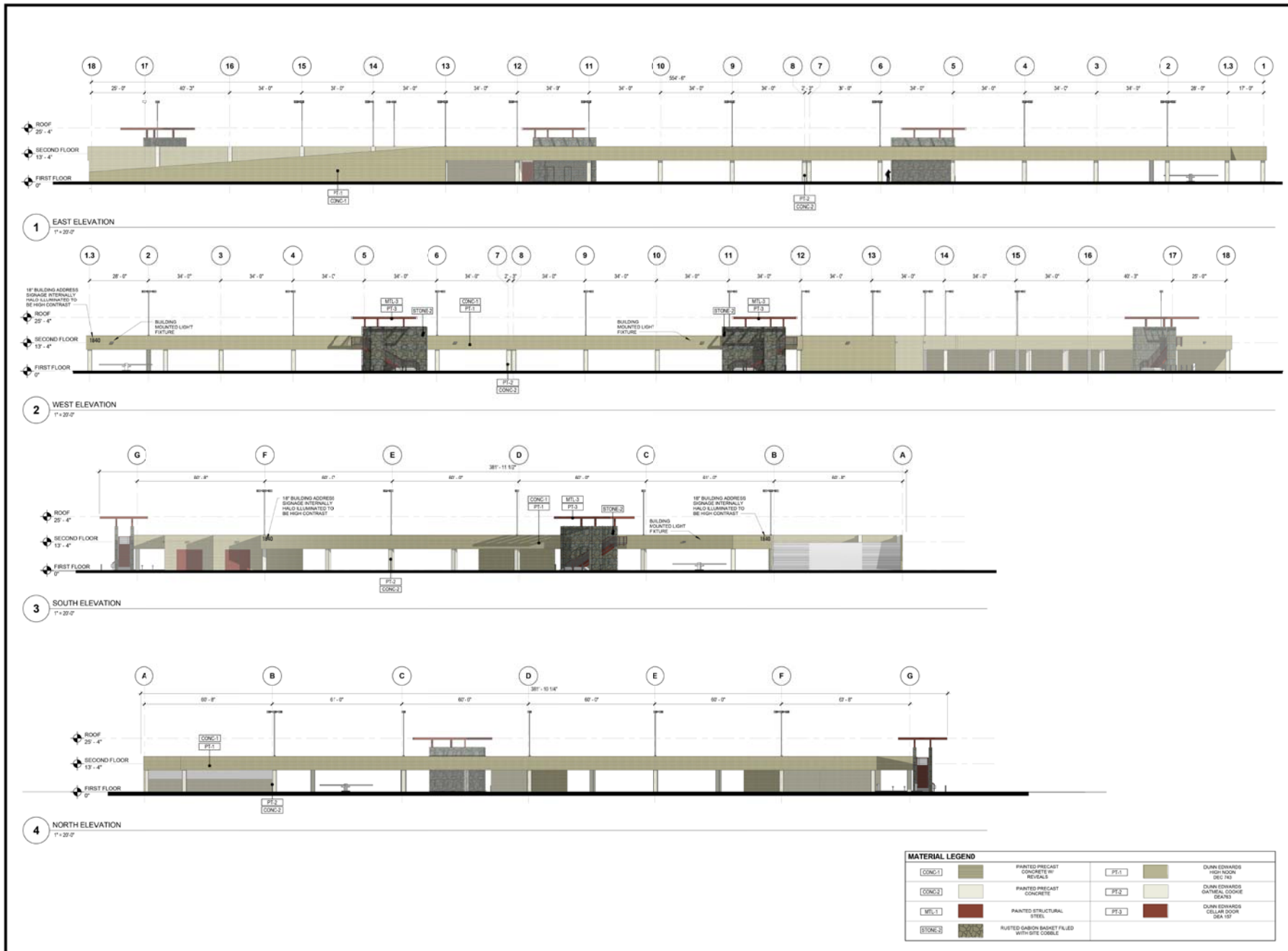
Revisions

No.	Date	Description

GARAGE ELEVATIONS (B/W)

**A403**

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Project For  
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**PARK DECK IV**

Project No. 6364.032.06  
Drawn By JS  
Checked By SL  
Date 05/26/16

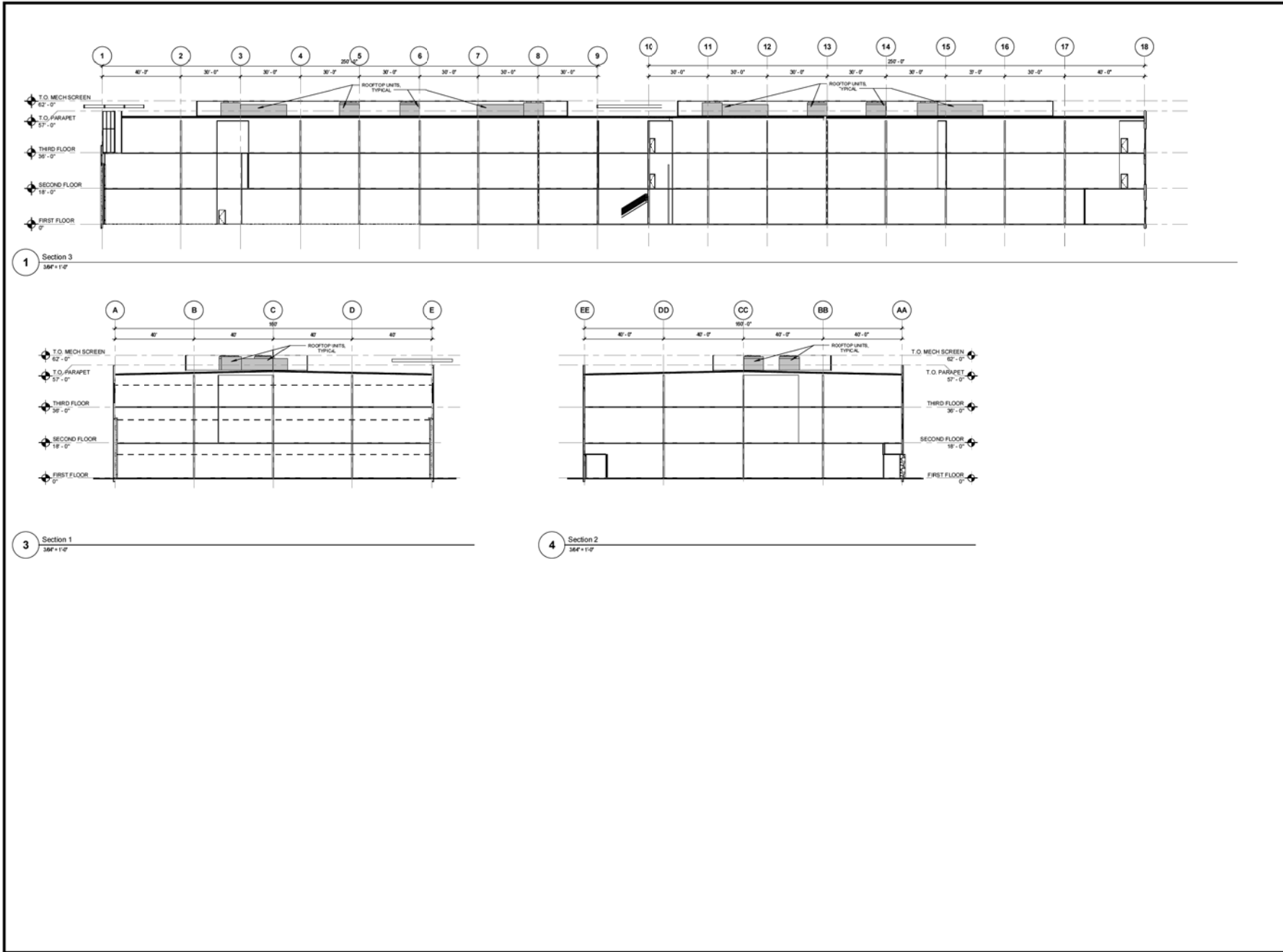
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Revisions

No.	Date	Description

**GARAGE ELEVATIONS (COLOR)**

**A404**



1 Section 3  
36' x 1'-0"

3 Section 1  
36' x 1'-0"

4 Section 2  
36' x 1'-0"



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**RIO SALADO BUILDING IV / GARAGE IV**

Project No. 0364.032.06  
 Drawn By JS  
 Checked By SL  
 Date 05/26/2016

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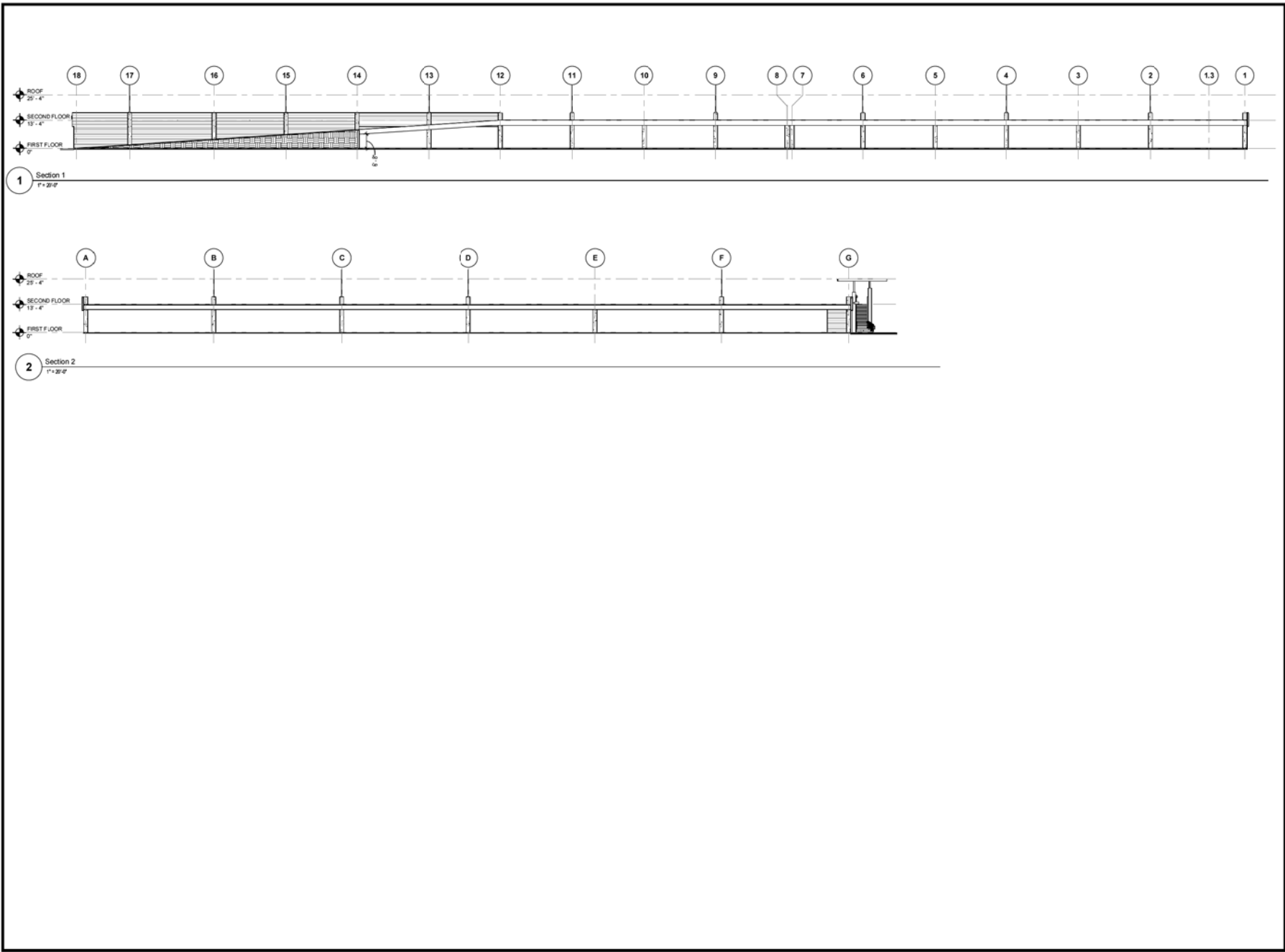
**Revisions**

No.	Date	Description

**BUILDING SECTIONS**

**A501**

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Project For  
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PARK DECK IV

Project No. 0364.032.06  
Drawn By Author  
Checked By Checker  
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Revisions

No.	Date	Description

GARAGE SECTIONS

**A502**

C:\Users\jantje\Documents\800 SALADO PARK DECK IV\_RIS\_jantje.rvt  
5/25/2018 4:15:40 PM

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Liberty Property Trust (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL160152 – **LPT RIO IV**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY AMENDMENT
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT

for development of the following real property (Property): 1870 W Rio Salado Parkway

**LEGAL DESCRIPTION**

Lot 1 of Liberty Center at Rio Salado Unit 2 as shown on Final Plat recorded in Book 1193, page 12, Maricopa County Records (M.C.R.), Lots 1, 2 and 4 of Liberty Center at Rio Salado Unit 3 as shown on Final Plat recorded in Book 1212, page 17, M.C.R., Lot 1 of Liberty Center at Rio Salado Unit 4 as shown on Final Plat recorded in Book 1217, page 39, M.C.R., and Lots 1 and 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, M.C.R., all lying within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona. Containing 3,285,216 square feet or 75.4182 acres, more or less. Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat for Liberty Center at Rio Salado Unit 5 recorded in Book 1254, page 43, Maricopa County Records and other client provided information.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

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

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

OWNER: LIBERTY PROPERTY TRUST

By Its Duly

Authorized Signatory: \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signed Name)

Its: \_\_\_\_\_  
(Title, if applicable)

State of \_\_\_\_\_ )  
   ) ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by \_\_\_\_\_.

Notary Public  
My Commission Expires:

\_\_\_\_\_  
(Signature of Notary)