

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/09/2016
Agenda Item: 5

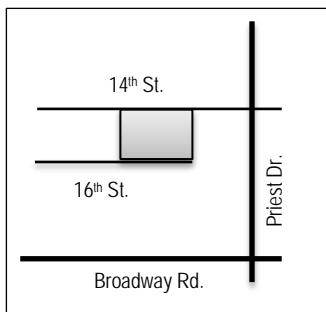
ACTION: Request for a Development Plan Review consisting of a new three-level parking structure for 1515 PARKING GARAGE, located at 1515 West 14th Street. The applicant is Gammage & Burnham P.L.C.

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

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: 1515 PARKING GARAGE (PL160233) is a proposed three-level, 1,028 space parking structure to be constructed for use with the existing office building. The request includes the following:

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



Property Owner	1515 Owner, LLC
Applicant	Manjula Vaz, Gammage & Burnhma P.L.C.
Zoning District	GID
Net site area	16.04 acres
Total Garage Building Area	303,174 s.f.
Lot Coverage	47% (50% maximum allowed)
Building Height	35' (35' maximum allowed)
Garage Building Setbacks	726' front (Albert Ave.), 175'-2" north street side, 88'-9" south street side, 54'-10" rear (25', 25', 25', 0' min.)
Landscape area	17% (10% minimum required)
Vehicle Parking	1,364 spaces (753 min. required)
Bicycle Parking	50 spaces (28 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Jeff Tamulevich, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This project is located at the southwest corner of Albert Drive and 14th Street, one block west of Priest Drive. The site is in the GID zoning district and is surrounded by other industrial zoned properties to the north, south, east, and west. The property currently contains an approximate 226,000 square-foot, single-story office building and associated surface parking. The office building is vacant, and the owner intends to rejuvenate the site by providing additional parking and upgrading the landscaping to attract new tenants.

In September 2015, Community Development Planning staff administratively approved a Development Plan Review for building and site modifications for the existing office building. This DPR included a building repaint, replacement of glass, new entrance canopies, and new landscape and hardscape. The proposed parking structure is a continuation of the site improvements.

This request includes the following:

1. Development Plan Review for site plan, building elevations, and landscape plan for a new 300,000 square-foot, three-level parking garage.

PRELIMINARY SITE PLAN REVIEW

- June 1, 2016: Preliminary Site Plan Review was completed. Primary comments made by staff include: incorporate design elements (such as reveals or colors) of the primary building into the parking structure, and provide a shade structure at the top of the garage stairs.
- June 29, 2016: Formal application was submitted. Comments made by staff include: incorporate design elements (such as reveals or colors) of the primary building into the parking structure; provide height and wall plane variation on north and south elevations; provide a shade structure at the top of garage stairs; modify colors on printed elevations to more closely match material sample board; and to provide additional shade trees along 14th and 16th Streets to comply with the minimum code requirements.
- July 11, 2016: Second review was submitted that addressed staff comments.

PUBLIC INPUT

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

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is approximately 16 acres in size and contains an existing single-story office building and associated surface parking lot. The proposal includes the construction of a three-level parking structure on the west side of the property, in the area of the existing surface parking. Existing driveways to the site off of 14th Street and 16th Street will be maintained.

Building Elevations

The open-air parking structure will be constructed of precast concrete that will be painted light and dark gray to match the approved paint colors of the office building. The elevator tower will have a stucco finish painted to match the concrete walls. Exterior stairs will be constructed of steel and painted with an accent color of Iron Ore (burnt orange). End panels on the north and south elevations provide variations in height and contain vertical and horizontal reveals to mimic reveal patterns in the existing office building. The burnt orange steel used on the garage stairs and shade canopies at the top of the stairs will match the painted steel canopies on the building.

Landscape Plan

The parking lot surrounding the proposed parking garage will be significantly enhanced with new landscape islands,

landscape areas directly adjacent to the parking garage, and an increased landscape frontage along 16th Street. The existing landscaping adjacent to 14th Street will also be enhanced with decomposed granite, ground cover plants, and additional trees. The primary tree used throughout the parking lot and street frontages will be Thornless Mesquite with Desert Museum Palo Verde and Desert Willow as secondary trees.

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 garage is located with a large setback on 14th Street and a lesser setback along 16th Street, which staggers the structure in relation to the existing buildings to the west and east.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the garage itself creates additional parking for the office building within a shaded structure. Additional parking lot landscaping and increased street frontage landscaping will mitigate heat gain/retention and provide shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the pre-cast concrete construction is appropriate for the structure's use and incorporates design elements that tie into the existing office building.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building walls reach 31'-6" in height with an overall height of 35' to the top of shade canopies. The structure and landscaping is appropriately scaled to the other office and industrial buildings in the vicinity.
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*; spandrel concrete panels used on the second and third levels differentiate the base from upper levels of the structure. Decorative pavers and landscaping identify the main pedestrian pathway from the office building to the garage.
1. *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 garage incorporates an open design, which provides views into the structure from all sides. Multiple finish materials and colors compliment the existing office building. Concrete panels on the north and south elevations have an increased height and reveals to create a sense of movement. As demonstrated on the color perspective views (sheet A-214), the concrete panels on the north and south elevations extend three (3) inches beyond the spandrel concrete walls of the upper floors, creating a slight variation in wall planes.
6. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the proposed parking structure does not impact existing transit access options.
7. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicular circulation from 14th and 16th Streets will remain unchanged. On-site circulation minimizes conflicts with pedestrian access and circulation.
8. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the design complies with CPTED principles.
9. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; parking areas are delineated with more than the required landscape for the project as well as additional landscaping adjacent to the building.

10. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs are not part of this review.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All parking lot lighting and wall-mounted lighting will need to comply with code requirements.*

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 proposed project meets the approval criteria for a Development Plan Review.

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

2. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated June 20, 2016 (received July 11, 2016) and landscape plan dated July 11, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
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.
6. The site data on sheet G-010 shall be modified to include the vehicle parking ratio of 1 space per 300 square feet of office area and the required number of vehicle parking spaces (753).
7. The site data shall be corrected to identify the number of required bicycle parking spaces as 28 instead of 41.

Floor Plans

8. Garage Security:
 - a. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - b. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
9. 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

10. The materials and colors are approved as presented:

Painted concrete – Dunn Edwards – Pointed Rock DE6363 and Silver Setting DE6359

Painted stucco – Dunn Edwards – Silver Setting DE6359

Painted steel – Dunn Edwards – Iron Ore DE5153

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.

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.

Lighting

14. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
15. Illuminate the underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants to remain on site and in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
17. 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.
18. 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.
19. 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

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

SITE PLAN REVIEW:

- Verify all comments by the Public Works Department, Community Development Department, and Fire Department given in the Preliminary Site Plan Review reports dated June 1, 2016 and June 29, 2016. 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.

DEADLINE

- 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.

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.

- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- POLICE DEPARTMENT SECURITY REQUIREMENTS:
 - Refer to Tempe City Code Section 26-70 Security Plans.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- TRAFFIC ENGINEERING:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- CIVIL ENGINEERING:
 - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
 - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
 - utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- **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.
- **ZONING AND DEVELOPMENT CODE:**
 - Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to 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:

October 7, 1976	Building permit was issued for the building at 1515 West 14 th Street.
June 23, 1999	Board of Adjustment denied a Variance (BA990120) to waive the required mechanical equipment screening for five roof mounted heat pumps for BANK ONE (BA990120), located at 1515 West 14 th Street.
September 29, 2015	Community Development Department Planning Division staff administratively approved a Development Plan Review for building elevation and site modifications for the existing building for 1515 (PL150327), located at 1515 West 14 th Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

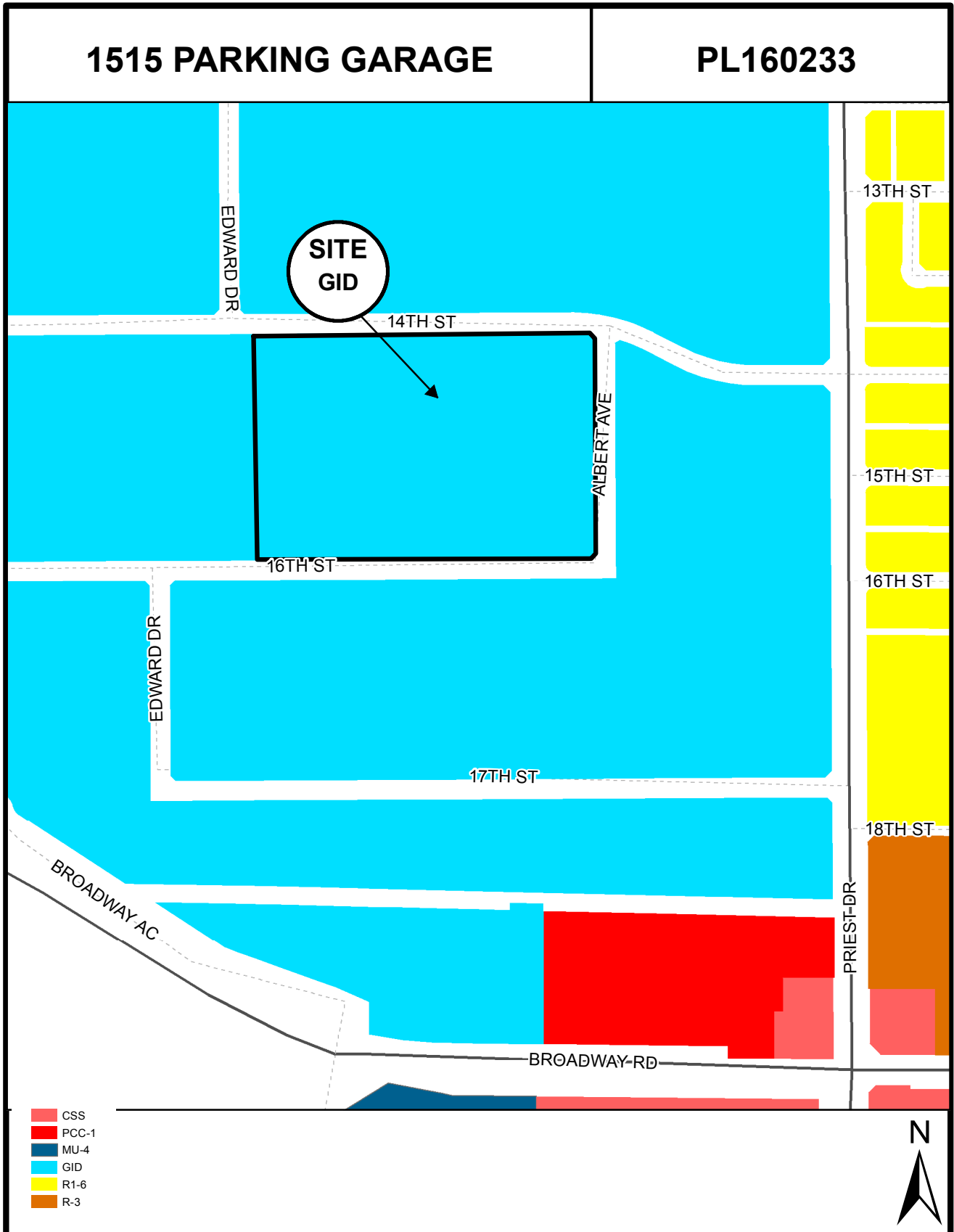
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
1515 PARKING GARAGE
(PL160233)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-10. Letter of Explanation
11. Cover Sheet
12. Project Information
13. Overall Site Plan
14. Enlarged Site Plan
- 15-16. Landscape Plan
- 17-18. Blackline Building Elevations
- 19-20. Colored Building Elevations
21. Building Sections
- 22-24. Floor Plans
25. Perspective Views
26. Material Sample Board
27. Decorative Concrete Paving Samples
28. Aerial Photograph of Site and Surround Uses
- 29-33. Site Context Photo Exhibit and Site Photos



Location Map

1515 PARKING GARAGE

PL160233



Aerial Map

1515 PARKING GARAGE

Applicant's Letter of Explanation Development Plan Review Application

Wentworth Property Company (“Wentworth” or “Applicant”) respectfully submits this development plan review (“DPR”) application to accommodate the redevelopment of the approximate 5.1 west acres of the approximate 16.2 acre property located at the southwest corner of W. 14th Street and S. Albert Avenue in Tempe, Arizona (the “Site”). See **Exhibit A** for an aerial photograph of the Site and surrounding uses.

For over 40 years, the Wentworth name has been a consistent presence in the Arizona commercial real estate market. To date, the Wentworth team has been involved in over six million square feet of development and acquisition transactions under widely varying economic conditions. In Tempe, Wentworth’s properties include Discovery Business Campus, a 136-acre business park and employment center generally located at the northwest corner of the Loop 101 / Price Freeway and Elliot Road. It is Wentworth’s mission to build long-term relationships with its partners, tenants and the communities in which it is involved with each of its projects.

Application

The Applicant is submitting a DPR application to accommodate the development of a three-level parking garage and associated landscape improvements on approximately 5.1 acres of the Site (the “Application”). The portion of the Site subject to the Application currently accommodates a surface parking lot of deteriorating condition. The portion of the Site not subject to the Application accommodates an existing 226,000 square foot office building and parking courtyards. The one-story office building, which previously accommodated banking and mortgage operations, is currently vacant. The purpose of the Application is to help facilitate the Site’s overall redevelopment and rejuvenation by providing structured parking needed to attract top-tier employment tenants to the Site, as well as to ensure the employment center’s long-term viability (the “Project”). The redeveloped and rejuvenated Site, including the proposed garage, will be branded as 1515.

The Site is a prime opportunity for redevelopment and rejuvenation given its location within Tempe’s northwest employment center and its proximity to the I-10 freeway (approx. 0.4 miles to the southwest), the Arizona State University (“ASU”) campus (approx. 1.4 miles to the northeast), downtown Tempe (approx. 1.5 miles to the northeast), Tempe Town Lake (approx. 1.5 miles to the northeast) and Sky Harbor International Airport (approx. 1.6 miles to the northwest).

Specifically, the Applicant is requesting DPR approval for the design of a three-level parking garage, including site and landscape plans, elevations and materials. The Project, including the proposed structured parking, represents an opportunity to redevelop and rejuvenate an underutilized employment use property in proximity to downtown Tempe, the ASU campus, Tempe Town Lake, the I-10 freeway and Sky Harbor Airport. This redevelopment is representative of the ongoing attention and investment occurring throughout Tempe that has been

planned for and envisioned for years by policy makers. The intent of the Application is to further improve and diversify the mix of employment uses within Tempe's northwest employment area by redeveloping and rejuvenating an existing employment center in a manner that will attract top-tier employers and provide high-quality employment opportunities for generations to come.

Site Area and Context

The portion of the Site subject to the DPR application is comprised of three whole parcels and portions of two other parcels. The Application area is located approximately 700 feet west of the southwest corner of the intersection of W. 14th Street and S. Albert Avenue and totals approximately 5.1 acres in size. The formal address is 1515 W. 14th Street, Tempe.

As reflected by the aerial photograph of the Site and surrounding uses provided in **Exhibit A**, the Site is located within an area primarily accommodating employment and industrial uses. Existing uses adjoining and in proximity to the Site are employment, industrial, commercial and hospitality uses, such as Direct Energy adjoining the Site to west, Collins College located immediately east of the Site across Albert Avenue, Macy's credit and customer services center to the northwest across 14th Street, Ricoh USA and a vacant office building to the south across 16th Street, and Arizona Document Solutions to the northeast across 14th Street.

The Applicant envisions that the Project will significantly enhance the area by providing high-quality employment opportunities and Site improvements that will serve as a catalyst for future redevelopment opportunities within Tempe's northwest employment area.

Planning Context

General Plan 2040

The land use projected for the Site by General Plan 2040 is Industrial. See **Exhibit B** for the General Plan projected land use map for the Site. The Industrial category is intended to accommodate employment uses, including offices. The Applicant is proposing a three-level parking garage to support the redevelopment and reuse of the Site as an attractive and viable employment use center. The Project is exactly the type of employment use envisioned for the Site by the General Plan.

Zoning

The Site is zoned General Industrial (GID). See **Exhibit C** for a zoning map for the Site and surrounding area. The GID is intended for employment centers consisting of office uses, warehousing, wholesaling, assembling and manufacturing of building materials, machinery, and other commodities. The Site's zoning allows both the Project's office use and the proposed parking garage by right. The Project, including the proposed parking garage, is consistent with the purpose of and uses allowed by the GID.

Project Description

The Site, which currently consists of a one-story office building and parking courtyards, is currently vacant and in need of improvements. The intent of the Application is to facilitate the Site's overall redevelopment and rejuvenation by providing structured parking needed to attract top-tier employment tenants to the Site, as well as to ensure the employment center's long-term viability. Due to the Site's proximity to the I-10 freeway, downtown Tempe, the ASU campus, Tempe Town Lake and Sky Harbor International Airport, the Applicant strongly believes that the Project will appeal strongly to top-tier office users seeking modern space within an employment use area in proximity to transportation, educational, recreational and dining and shopping amenities.

In general the Project consists of the reuse and modernizing of a one-story, 226,000 square foot office building, the construction of a three-level parking garage providing 1,028 structured vehicle parking spaces, the provision of 543 vehicle parking spaces within parking courtyards distributed throughout the Site, and the provision of landscaping enhancements within new and existing planting areas.

Project Design

The garage design is based on established and well-branded types of open parking facilities located throughout the United States and extensively within the state of Arizona. Regional and local adaptations to the garage's facades and the Site's configuration have been provided to ensure compliance with applicable requirements for new facilities developed in Tempe.

The garage will be constructed of painted precast concrete and cast in place or precast concrete columns and beams. As an open air parking structure, mechanical and electrical systems will be limited to storm water drainage, lighting and power systems including the elevator.

On-site grading and drainage will generally remain as is, including the garage area located beneath the first above-grade parking deck. Required storm retention for the above-grade parking decks will be accommodated on-site. Parking courtyards will be resurfaced and/or reconfigured, including island modifications, the provision of new light fixtures and associated landscape and sidewalk improvements.

The design concept is addressed in further detail within the development plan review approval criteria section of this letter of explanation provided below.

Landscaping

The proposed landscape coverage of approx. 17 percent within the DPR application area is a significant amount for any development within an urbanized area. As shown by the landscape plan included in the Application packet, the proposed landscape palette includes a variety of indigenous landscape materials with a range of accent colors to create visual interest. The proposed landscape materials will establish the desired inviting setting

and provide shade to accommodate pedestrian movements within and along the Site. In order to establish a seamless appearance and unified theme throughout the Site, the landscape and hardscape components within the DPR application area will be consistent with the Site's office park theme. Amenities and special features designed to enhance the shared environment between the Project's landscaping, architecture and overall pedestrian experience include enhanced landscape materials, decorative concrete paving of varying colors and walkways.

Site Circulation and Parking

The Site will be accessed via multiple existing driveways along 14th and 16th Streets and Albert Avenue. Traffic at the intersection of 14th Street and Albert Avenue is controlled by a stop sign. Internal driveways will provide access to the Project's building and parking facilities. In total, the Project will provide a total of 1,571 vehicle parking spaces, of which 1,028 spaces will be structured spaces and 543 will be courtyard spaces. The Project will also provide 13 bike parking spaces on the first level of the parking garage and employees of the Project will be encouraged to use alternative modes of transportation.

Development Plan Review Approval Criteria

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval of architectural drawings for the Project's parking garage, including site and landscape plans, elevations and building materials. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will enhance the functionality and aesthetic appearance of the Site and surrounding area.

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*

The streetscape is of vital importance to the Project. In order to provide variety along the streetscape and to add visual interest, the garage has been placed at a location in relation to the 14th and 16th Street frontages that varies from the positioning of adjoining office buildings to the east and west. While the form and articulation of the garage is complimentary of adjoining and nearby buildings, it is also distinguished by the structure's varying degrees openness, the use of structural columns and stair structures within the façade, and the provision of varied painted concrete and stucco finishes which will provide variety and interest along the streetscapes.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*

The orientation and placement of the garage is a function of the infill Site's existing uses, constraints, points of ingress and egress, and parking areas.

The design will respect Tempe's unique climate through the provision of approximately 200,000 square feet of covered/shaded parking, the preservation of

existing trees where possible along the 14th and 16th Street frontages, and the provision of indigenous landscaping enhancements that will provide tree shading of vehicles within the parking courtyards and pedestrians along walkways. The proposed landscaping enhancements will also reduce heat gain by significantly enhancing the current landscape area amount within both the Application area and the Site.

The top deck of the parking garage will use a poured concrete with a much higher reflectance value than asphalt materials, further reducing urban heat island effect. Significant improvement in human comfort will also be achieved by reducing temperatures on shaded parking levels and by utilizing an open air parking concept that will increase natural ventilation and reduce energy costs. Furthermore, the provision of surface rainwater retention basins in lieu of below-grade retention for the parking garage will reduce the Project's hard surface area and mitigate heat island effects.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

Building materials for the parking garage and façade are primarily comprised of pre-manufactured and pre-stressed concrete spandrel panels, columns, beams, and concrete "T's". The aesthetic qualities of concrete and the inherent fire resistance characteristics of the proposed concrete systems make the structure superior in quality, as basic code required fire resistance requirements are far exceeded by use of these systems.

The garage's finish materials and colors are consistent with on-site, adjoining and nearby facilities to provide continuity of design within the area. Horizontal spandrel panels on the raised deck levels of the garage provide additional detail through the rhythmic placing of structural columns visible within the façade. Alternating paint colors are also used to express and differentiate the spandrel panels and columns. Spandrel panels at-grade have been eliminated to increase visual interest, enhance security, and to increase air circulation and natural day-lighting.

Additionally, concrete building materials to be used for the garage are produced locally, utilize post-consumer material, have a long and maintenance free life span, and are 100 percent recyclable. These factors significantly contribute to the overall sustainability attributes of the garage and Project.

4. 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 façade of the garage has been articulated to relive monotony and to create a sense of movement. This is achieved by integrating design features of differing finish materials, providing varying degrees of openings in the façade and using color pallets commonly found in Tempe, including painted EIFS systems and concrete. The

elimination of spandrel panels from the garage's at-grade level will provide a distinguishable and well-defined base and top for the structure, as well as additional visual interest for pedestrians at the street level.

5. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*

As discussed in detail in the area context section provided above, the Site is located within Tempe's northwest employment area that includes a mix of employment, industrial, commercial, and hospitality uses. The Project's garage and landscape elements have been designed with the context of the area in mind. In the context of the industrial use development projected for the Site by the General Plan, the existing office building on the Site and the existing employment uses in proximity to the Site, the Project's proposed garage height and area are of an appropriate scale for the area.

The provision of a minimum of approximately 17 percent landscape coverage within the Application area is more than appropriate for an urban, employment use environment. The proposed landscape palette along the Site's street frontages, walkways, driveways and drive aisles will also further establish and contribute to a pedestrian friendly environment within a unified office park development.

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 façade of the garage is contextually appropriate for the southwest, the Site and surrounding area. This is achieved by integrating design features of differing finish materials, providing varying degrees of openings in the façade and using color palettes commonly found in the Tempe area, including painted EIFS systems and concrete.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;*

To enhance both multi-modal transportation and alternative transportation modes usage, the Project will provide bike spaces, reserved parking spaces for carpool vehicles, and infrastructure for future charging stations for alternatively fueled vehicles. The Project will also provide substantial landscape enhancements, including shade trees along pedestrian walkways and throughout the Site, to further enhance the pedestrian environment. Employees will also be encouraged to participate in carpool and rideshare programs to reduce vehicle usage.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses

The Site is located within an employment and industrial use area that does not include residential uses. As reflected by the site and landscape plans, the Project's vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation to the extent possible. In addition, vehicle maneuvering areas will be of a scale that encourage and facilitate safe pedestrian movements. The Project will also provide walkways separated and/or distinguished from vehicle maneuvering areas throughout the Site.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance

Crime prevention and the security of employees and patrons alike is a critical factor that has been seriously considered and incorporated into the Project's overall design. The Project will significantly reduce the potential for criminal activity by redeveloping, securing, maintaining and reactivating the currently vacant Site. Project elements designed for ensuring a safe environment include: 1) the provision of low-height shrubbery and trees with properly maintained canopies; 2) the provision of lighting control systems to ensure proper and safe lighting levels throughout the Site; and 3) building and property monitoring and maintenance to occur on an ongoing and regular basis. In addition, the provision of security will be considered as needed.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways

The proposed landscape and hardscape improvements along 14th and 16th Streets throughout the Application area will delineate walkways, driveways, drive aisles and surface parking areas from the public right-of-way, as well as the proposed parking garage. Appropriate trees and enhanced landscaping and/or hardscape materials will be placed along the street frontages and within and/or along the Project's internal driveways to further distinguish pedestrian areas. The selected indigenous landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by or walking through the Site.

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 is not being proposed for the garage or within the Application area. Any future signage improvements to occur as part of the overall redevelopment of the Site will ensure that the design, scale, proportions, location and color of signage to be provided on the Site is compatible with the Project's design and uses, as well as adjoining and nearby uses.

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 compatible with the planned use of the Site, as well as adjoining and nearby buildings and uses. The lighting will not adversely impact uses within the Project or adjoining and nearby uses.

Conclusion

1515 is a high-quality employment use design that will provide additional desired and high-quality employment opportunities. The proposed development will serve as a catalyst for future redevelopment opportunities within the City's northwest employment area and will enhance the urban employment environment envisioned for this area. The Project, which is consistent with the land use projected for the Site by General Plan 2040 and which will maintain appropriate relationships with the street environment and adjoining and nearby properties, is an opportunity to improve the mix of employment uses within Tempe's northwest employment area by redeveloping and rejuvenating an existing employment center property that is currently vacant in a manner that will attract top-tier employers and provide high-quality employment opportunities. We look forward to discussing the Project and request with you in the near future and respectfully request your support.



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1515 PARKING GARAGE
 1515 W. 14TH ST. TEMPE, ARIZONA 85001

REVISIONS		
No.	DATE	DESCRIPTION

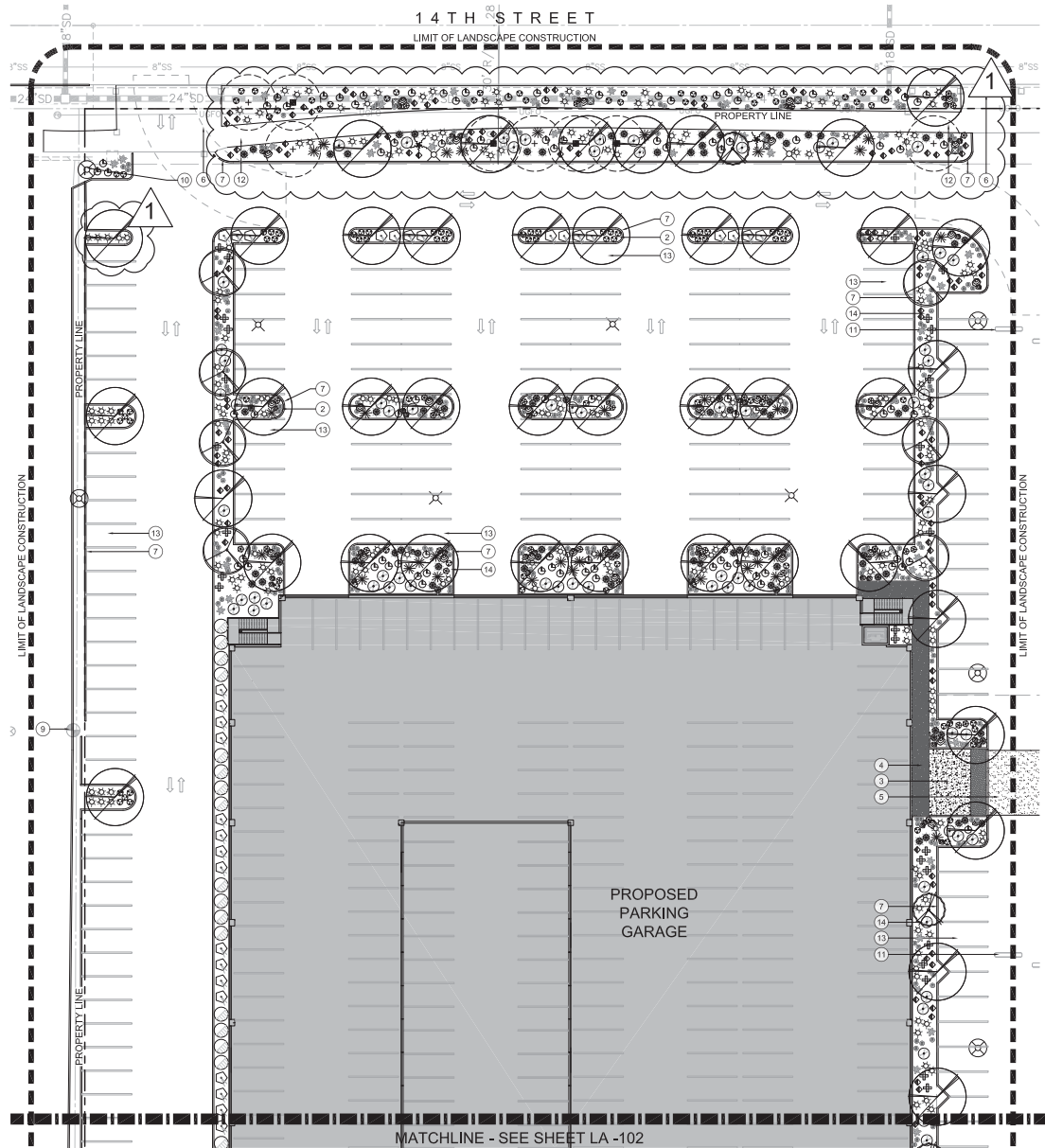
PROJECT NO: 14212.02
 DATE: 06/20/2016
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PROJECT INFORMATION

G-010

14212.02 - 1515 PARKING GARAGE - DESIGN REVIEW SUBMITTAL - JULY 11, 2016

TEMPE CODE REFERENCE	SITE DATA
<p>APPLICABLE LIFE SAFETY CODES AND CURRENT AMENDMENTS</p> <p>2012 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE 2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2010 NFPA 13 (FIRE SPRINKLERS) 2010 NFPA 72 (FIRE ALARM) 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2010 ANSI A117.1</p> <p>CITY CODE: TEMPE CITY CODE AND CITY CHARTER</p> <p>ZONING: TEMPE ZONING AND DEVELOPMENT CODE</p> <p>TECHNOLOGY: TEMPE CITY CODE CHAPTER 9, ARTICLE II</p>	<p>PROJECT NAME: 1515 PARKING GARAGE</p> <p>ADDRESS: 1515 W. 14TH STREET, TEMPE ARIZONA, 85301</p> <p>PARCEL NUMBER(S): 124-58-059A & C, 124-58-052A</p> <p>GOVERNING MUNICIPALITY: CITY OF TEMPE</p> <p>PROJECT DESCRIPTION: NEW THREE LEVEL OPEN PUBLIC PARKING GARAGE OVER AN EXISTING SURFACE PARKING LOT TO INCREASE PARKING DENSITY FOR ADJACENT AND EXISTING OFFICE BUILDINGS. STRUCTURE IS INTENDED TO BE CONSTRUCTED OF PRECAST CONCRETE PANELS AND CAST IN PLACE OR PRECAST CONCRETE COLUMNS AND BEAMS. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE LIMITED TO DRAINAGE, LIGHTING AND POWER SYSTEMS.</p> <p>CURRENT ZONING: GD - GENERAL INDUSTRIAL DISTRICT</p> <p>SITE AREA: OVERALL SITE AREA = 698,825 S.F. (16.04 ACRES) PROJECT SITE AREA = 223,196 S.F. (5.12 ACRES)</p> <p>GARAGE AREA: ON GRADE = 101,058 S.F. LEVEL 2 = 101,058 S.F. LEVEL 3 = 101,058 S.F. TOTAL = 303,174 S.F.</p> <p>MAXIMUM LOT COVERAGE: NO STANDARD</p> <p>LOT COVERAGE: PROPOSED PARKING GARAGE = 101,058 S.F. (GARAGE FOOTPRINT) EXISTING BUILDING = 225,940 S.F. (EXIST. BUILDING FOOTPRINT)</p> <p>FOOTPRINT: TOTAL COVERAGE = 326,998 S.F. (EXIST +PROPOSED GARAGE)</p> <p>SITE AREA COVERAGE = 46.79%</p> <p>LANDSCAPE SITE AREA REQUIRED = 10% OF OVERALL SITE = 69,883 S.F. LANDSCAPE SITE AREA PROVIDED = 116,568 S.F. PARKING LOT LANDSCAPE AREA MINIMUM LANDSCAPED REQUIRED = 10% OF PARKING SITE = 22,319 S.F. LANDSCAPE PROVIDED = 37,448 S.F.</p> <p>SETBACK REQUIREMENTS FOR PROPOSED PARKING GARAGE MINIMUM SETBACK REQUIREMENT FRONT (ALBERT AVE.) = 25' SETBACK PROVIDED = 726'-0" MINIMUM SETBACK REQUIREMENT REAR (WEST) = 0' SETBACK PROVIDED = 54'-10" MINIMUM SETBACK REQUIREMENT SIDE (NORTH) = 25' SETBACK PROVIDED = 175'-2" MINIMUM SETBACK REQUIREMENT SIDE (SOUTH) = 25' SETBACK PROVIDED = 88'-9"</p> <p>BUILDING HEIGHT (35'-0" MAXIMUM) 31'-6" FEET (EXCLUDING ELEVATOR TOWER)</p> <p>PARKING GARAGE CALCULATIONS: EXISTING SURFACE SPACES: 336 SPACES PROPOSED GARAGE SPACES: 1,088 SPACES NET PARKING SPACES: 1,384 SPACES</p> <p>BICYCLE PARKING REQUIRED: 1 PER 8,000 S.F. 41 SPACES BICYCLE PARKING PROVIDED: 50 SPACES</p>
<p>LEGAL DESCRIPTION</p> <p>LOTS 22, 23, 24, 29, 30 AND 31, HOHOKAM INDUSTRIAL PARK UNIT 11, ACCORDING TO BOOK 174 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 73.27 FEET OF LOTS 24 AND 31 THEREOF.</p>	
<p>DEFERRED SUBMITTALS</p> <p>PER IBC SECTION 106.3.4.1: DEUTSCH ARCHITECTURE GROUP, THE REGISTERED DESIGN PROFESSIONAL IN CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.</p> <p>PER IBC SECTION 106.3.4.2: SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.</p> <p>ANTICIPATED DEFERRED SUBMITTALS - SIGNAGE</p>	
<p>VICINITY MAP</p>	<p>CITY TRACKING NUMBERS</p> <p>PL160233</p>



KEY NOTES

- ① UTILITIES - SEE CIVIL DRAWINGS
- ② LANDSCAPE ISLAND
- ③ DECORATIVE CONCRETE PAVING - EXPOSED AGGREGATE, COLOR: DAVIS COLOR COBBLESTONE #860
- ④ DECORATIVE CONCRETE PAVING - INTEGRAL COLOR, FINISH: STANDARD, COLOR: DAVIS COLOR ADOBE #61078
- ⑤ CONCRETE PAVING - STANDARD GRAY, FINISH: BROOM, COLOR: GRAY
- ⑥ VEHICULAR ENTRY
- ⑦ CONCRETE CURB - SEE CIVIL DRAWINGS
- ⑧ VEHICULAR SPEED TABLE - SEE CIVIL DRAWINGS
- ⑨ EXISTING FIRE HYDRANT
- ⑩ EXISTING STREET LIGHT
- ⑪ SPEED BUMP - SEE CIVIL DRAWINGS
- ⑫ EXISTING SIDEWALK - TO REMAIN
- ⑬ TYPICAL PARKING STALL - SEE CIVIL DRAWINGS
- ⑭ LANDSCAPE AREA

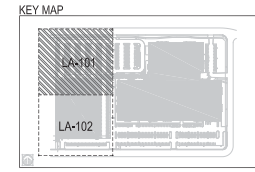
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE CALIPER	QTY.
+	Existing tree to remain		
•	Existing tree to be removed		
TREES			
⊗	Chilopsis linearis 'Desert Rose' Desert Rose Desert Willow	24" BOX 1.5" MIN. CALIPER	11
⊗	Parkinsonia X, Desert Museum Desert Museum Palo Verde	36" BOX 2.5" MIN. CALIPER	12
⊗	Prosopis thornless hybrid 'AZT' 'AZT' In' Thornless Mesquite	36" BOX 2.5" MIN. CALIPER	64
SHRUBS			
⊗	Asclepias tuberosa Desert Milkweed	5 GAL	90
⊗	Calliandra eriophylla Pink Folly Duster	5 GAL	38
⊗	Corolla parvifolia Little Leaf Corolla	5 GAL	68
⊗	Euphorbia amispinifolia Candelilla	5 GAL	178
⊗	Euphorbia rigida Gooper Plant	5 GAL	164
⊗	Justicia californica Chuparosa	5 GAL	83
⊗	Justicia spitzbergeri Mexican Honeycreeper	5 GAL	39
⊗	Larrea tridentata Creosote Bush	5 GAL	12
⊗	Leucophyllum langmaniae Lynn's Legacy	5 GAL	67
⊗	Leucophyllum lewisianum Chihuahuan Sage	5 GAL	35
⊗	Agave desertiana 'Variegata' Variegated Smooth Agave	5 GAL	61
⊗	Agave parryi v. truncata Arizona Agave	5 GAL	36
⊗	Dasylirion wheeleri Desert Spoon	5 GAL	107
⊗	Hesperaloe parviflora Red Yucca 'Strawhagits'	5 GAL	307
GROUNDCOVER			
⊗	Battaea multiflora New Gold	1 GAL	344
⊗	Lantana montevidensis	1 GAL	84
CACTI			
⊗	Fouquieria splendens Ocotillo	24" BOX	2
⊗	Opuntia rose-indica Indian Fig Pincup Pear	24" BOX	6
GRASSES			
⊗	Nassella tenuicoma Mexican Feather Grass	5 GAL	123
TOPDRESS			
□	Decomposed Granite	2" Depth Mt.	
BOULDERS			
⊗	24" Boulder	By Aztec Boulders.	48
⊗	36" Boulder	Phone: 623,561,9111	29

DECORATIVE CONCRETE PAVING;
DAVIS COLOR: COBBLESTONE #860

DECORATIVE CONCRETE PAVING;
DAVIS COLOR: ADOBE #61078

DECORATIVE CONCRETE PAVING;
EXPOSED AGGREGATE



NORTH

SCALE: 1"=20'

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REVISIONS	
No.	DESCRIPTION
07/11/16	1st design review comments

NORRIS DESIGN
4430 North 12th St., Suite 204
Phoenix, AZ 85018

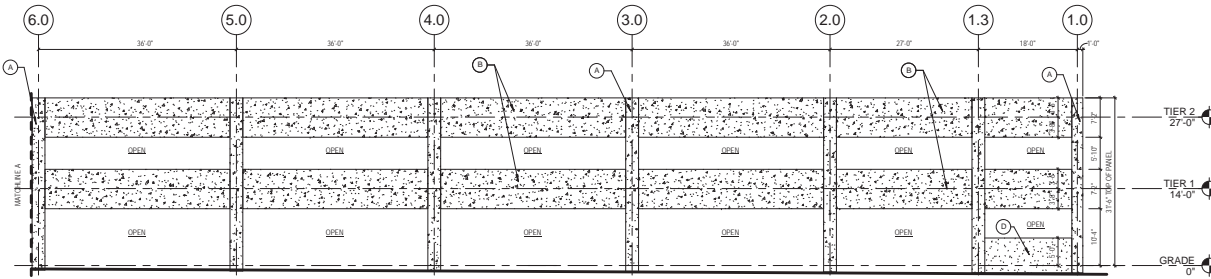
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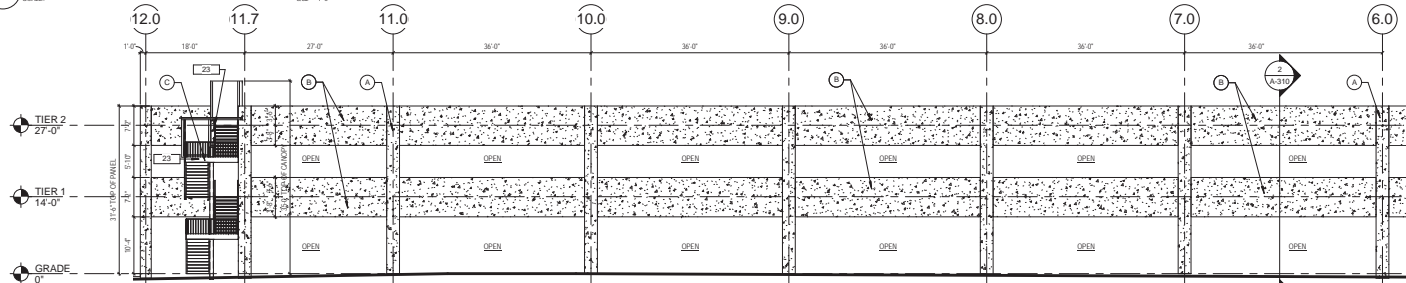
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LANDSCAPE PLAN

LA-101

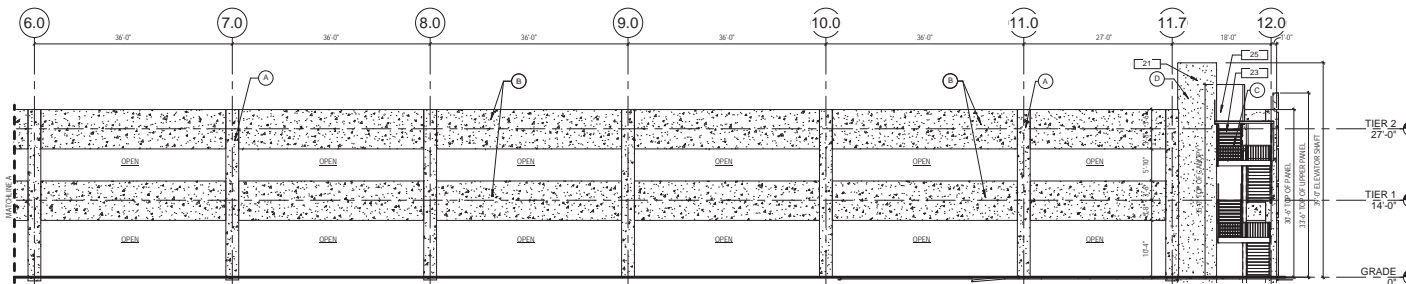
14212.02- 1515 PARKING GARAGE - DESIGN REVIEW SUBMITTAL - 06/20/2016



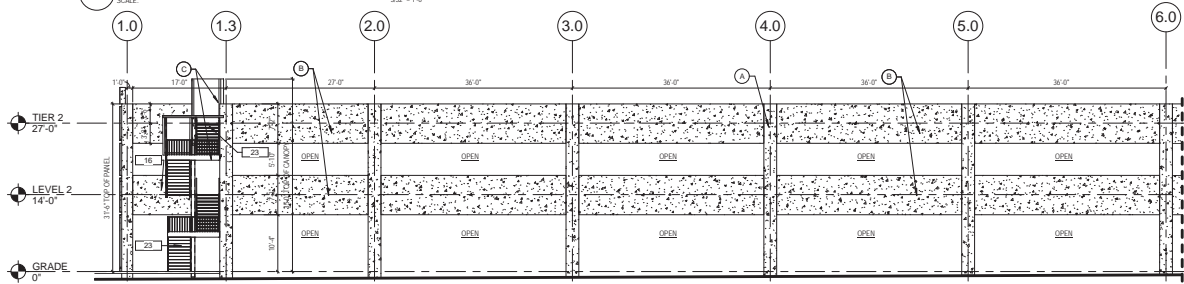
1 WEST ELEVATION - PARTIAL SOUTH END
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - PARTIAL NORTH END
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION - PARTIAL NORTH END
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION - PARTIAL SOUTH END
SCALE: 3/32" = 1'-0"

KEYNOTES

14	ACCESSIBLE PARKING SIGN SEE DETAIL 2-A111
16	PRECAST CONCRETE TILT PANEL
21	ELEVATOR TOWER
23	PAINTED STEEL AND CONCRETE PAN STAIRS
25	PAINT METAL PIPE HANDRAIL

FINISH NOTES

- A PAINTED CONCRETE - DUNN EDWARDS DEAS3 "POINTED ROCK"
- B PAINTED CONCRETE - DUNN EDWARDS DEAS9 "SILVER SETTING"
- C PAINTED STEEL - DUNN EDWARDS DES13 "IRON ORE"
- D PAINTED STUCCO - DUNN EDWARDS DEAS9 "SILVER SETTING"

NOTE: PAINTED MATERIALS TO BE PAINTED ON EXTERIOR FACES ONLY - NOT "WATER FACE".
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REVISIONS

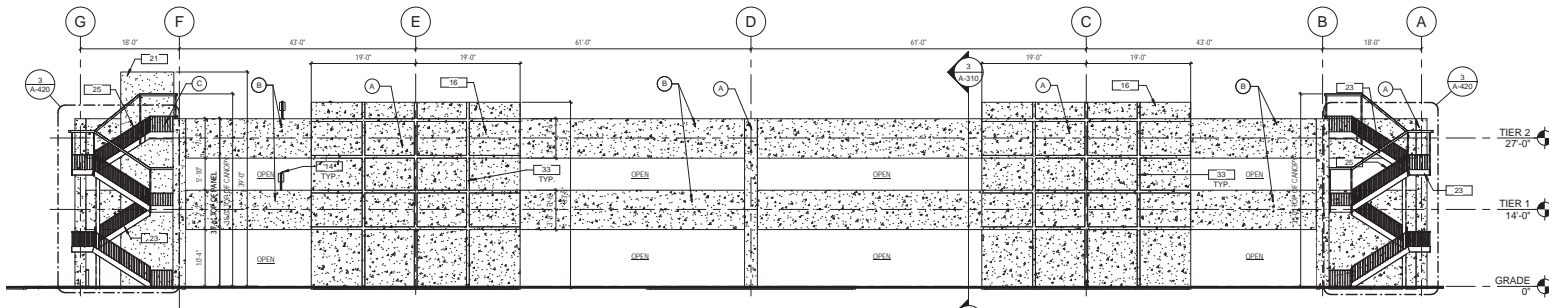
No.	DATE	DESCRIPTION
1	10/16/16	ISSUE COMMENTS

PROJECT NO: 14212.02
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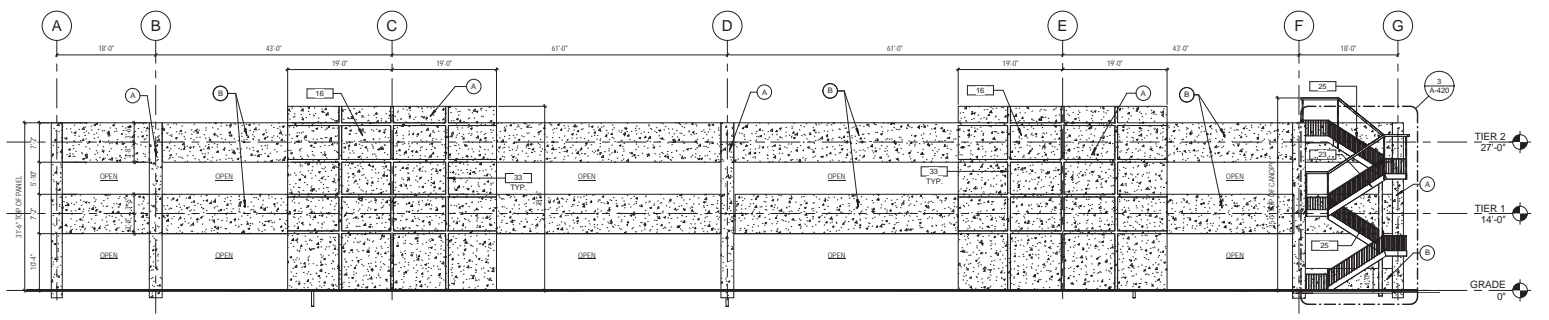
EXTERIOR ELEVATIONS

A-210

14212.02 - 1515 PARKING GARAGE - DESIGN REVIEW SECOND SUBMITTAL - JULY 11, 2016



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

KEYNOTES	
10	PRECAST DOUBLE TEE PER STRUCTURAL
14	ACCESSIBLE PARKING SIGN - SEE DETAIL 2-A/111
16	PRECAST CONCRETE TILT PANEL
21	ELEVATOR TOWER
23	PAINTED STEEL AND CONCRETE PAN STAIRS
25	PAINT METAL PIPE HANDRAIL
33	NEW REVEAL IN CONCRETE PANEL

FINISH NOTES	
1	PAINTED CONCRETE - DUNN EDWARDS DE6363 "POINTED ROCK"
2	PAINTED CONCRETE - DUNN EDWARDS DE6359 "SILVER SETTING"
3	PAINTED STEEL - DUNN EDWARDS DES153 "SOON GREY"
4	PAINTED STUCCO - DUNN EDWARDS DE6359 "SILVER SETTING"

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REVISIONS		
No.	DATE	DESCRIPTION
1	06/16/16	1515 CITY COMMENTS

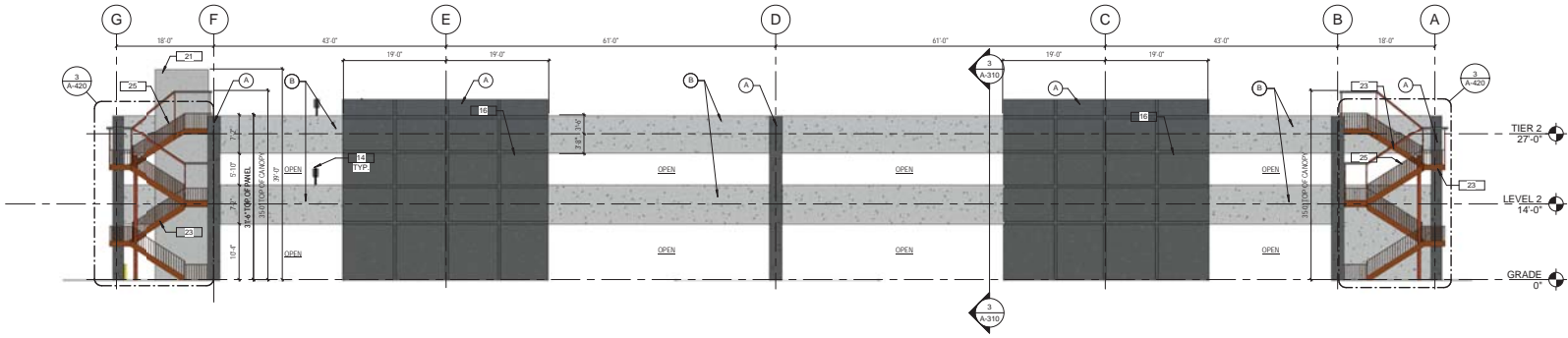
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EXTERIOR ELEVATIONS

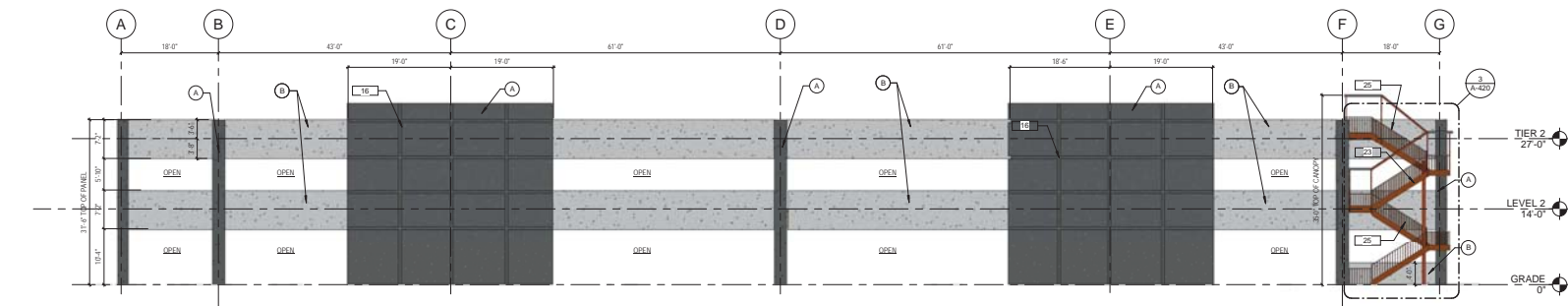
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1 NORTH ELEVATION - COLOR
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - COLOR
SCALE: 3/32" = 1'-0"

KEYNOTES	
10	PRECAST DOUBLE TEE PER STRUCTURAL
14	ACCESSIBLE PARKING SIGN SEE DETAIL 2-A1111
16	PRECAST CONCRETE TILT PANEL
21	ELEVATOR TOWER
23	PAINTED STEEL AND CONCRETE PAN STAIRS
25	PAINT METAL PIPE HANDRAIL

FINISH NOTES	
(A)	PAINTED CONCRETE - DUNN EDWARDS DE6383 "POINTED ROCK"
(B)	PAINTED CONCRETE - DUNN EDWARDS DE6359 "SILVER SETTING"
(C)	PAINTED STEEL - DUNN EDWARDS DE3153 "IRON ORE"
(D)	PAINTED STUCCO - DUNN EDWARDS DE6359 "SILVER SETTING"

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REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: 14212.02

DATE: 06/20/2016

DRAWN BY: Author

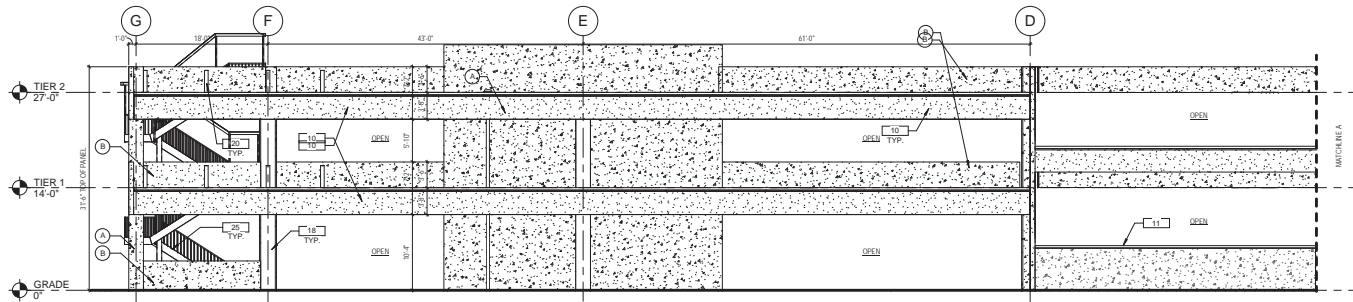
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EXTERIOR COLOR ELEVATION

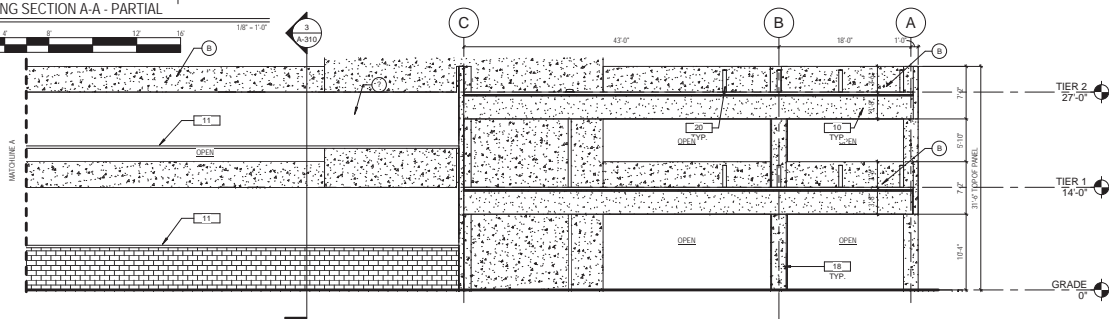
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14212.02 - 1515 PARKING GARAGE - DESIGN REVIEW SECOND SUBMITTAL - JULY 11, 2016



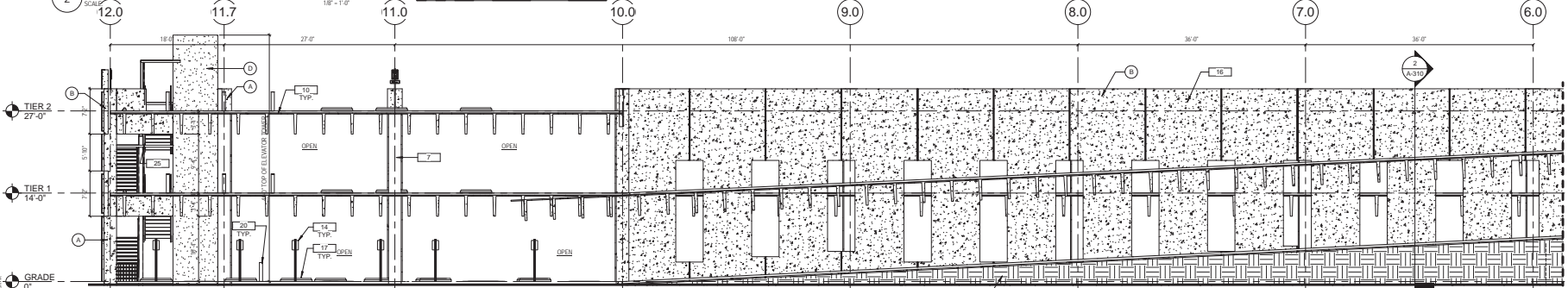
1 BUILDING SECTION A-A - PARTIAL

SCALE: 1/8" = 1'-0"



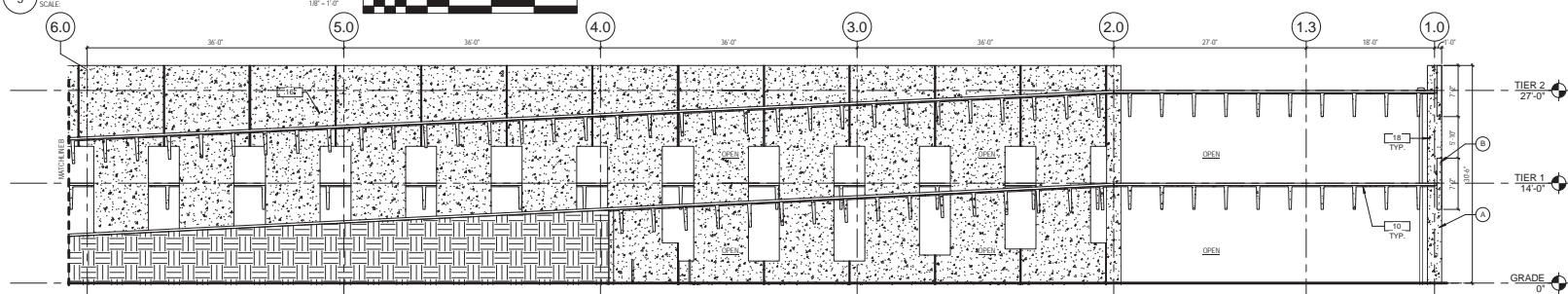
2 BUILDING SECTION A-A - PARTIAL

SCALE: 1/8" = 1'-0"



3 BUILDING SECTION B-B - PARTIAL

SCALE: 1/8" = 1'-0"



4 BUILDING SECTION B-B - PARTIAL

SCALE: 1/8" = 1'-0"

KEYNOTES	
7	NEW CONCRETE CURB TO MATCH EXISTING
10	PRECAST DOUBLE YEE PER STRUCTURAL
11	CONCRETE RAMP SLAB ON GRADE. REFER TO STRUCTURAL FOR REINFORCING INFORMATION
14	ACCESSIBLE PARKING SIGN, SEE DETAIL 2-A/11
16	PRECAST CONCRETE TILT PANEL
17	PRECAST CONCRETE TILES, STOP
18	CONCRETE COLUMN, REFER TO STRUCTURAL
20	STEEL BOLLARDS, SAFETY YELLOW
25	PAINT METAL PIPE HANDRAIL

GENERAL NOTES	
1.	FIELD MEASURE ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

FINISH NOTES	
A	PAINTED CONCRETE - DUNN EDWARDS DE689 "POINTED ROCK"
B	PAINTED CONCRETE - DUNN EDWARDS DE689 "SILVER SETTING"
C	PAINTED STEEL - DUNN EDWARDS DE3153 "IRON ORE"
D	PAINTED STUCCO - DUNN EDWARDS DE689 "SILVER SETTING"

NOTE: PAINTED MATERIALS TO BE PAINTED ON EXTERIOR FACES ONLY. NOT INTERIOR FACE.
PAINTED METAL COMPONENTS SHALL BE FULLY PAINTED.

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602-840-8848 F

WENTWORTH
PROPERTY COMPANY, LLC
1515 PARKING GARAGE
1515 W. 14TH ST. TEMPE, ARIZONA 85001

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: 14212.02
DATE: 06/20/2016
DRAWN BY: BMC
CHKD BY: DCALC
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BUILDING SECTIONS

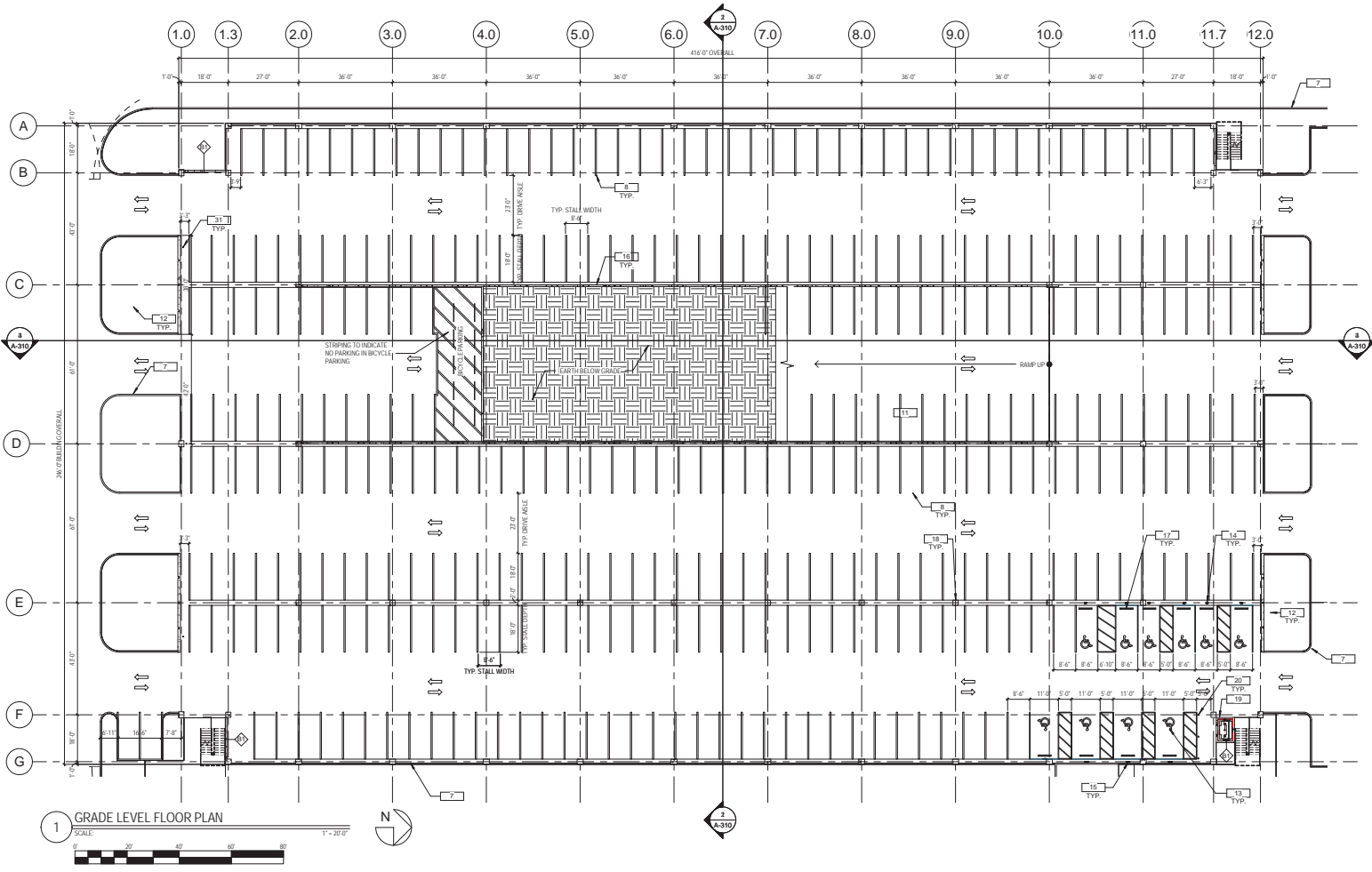
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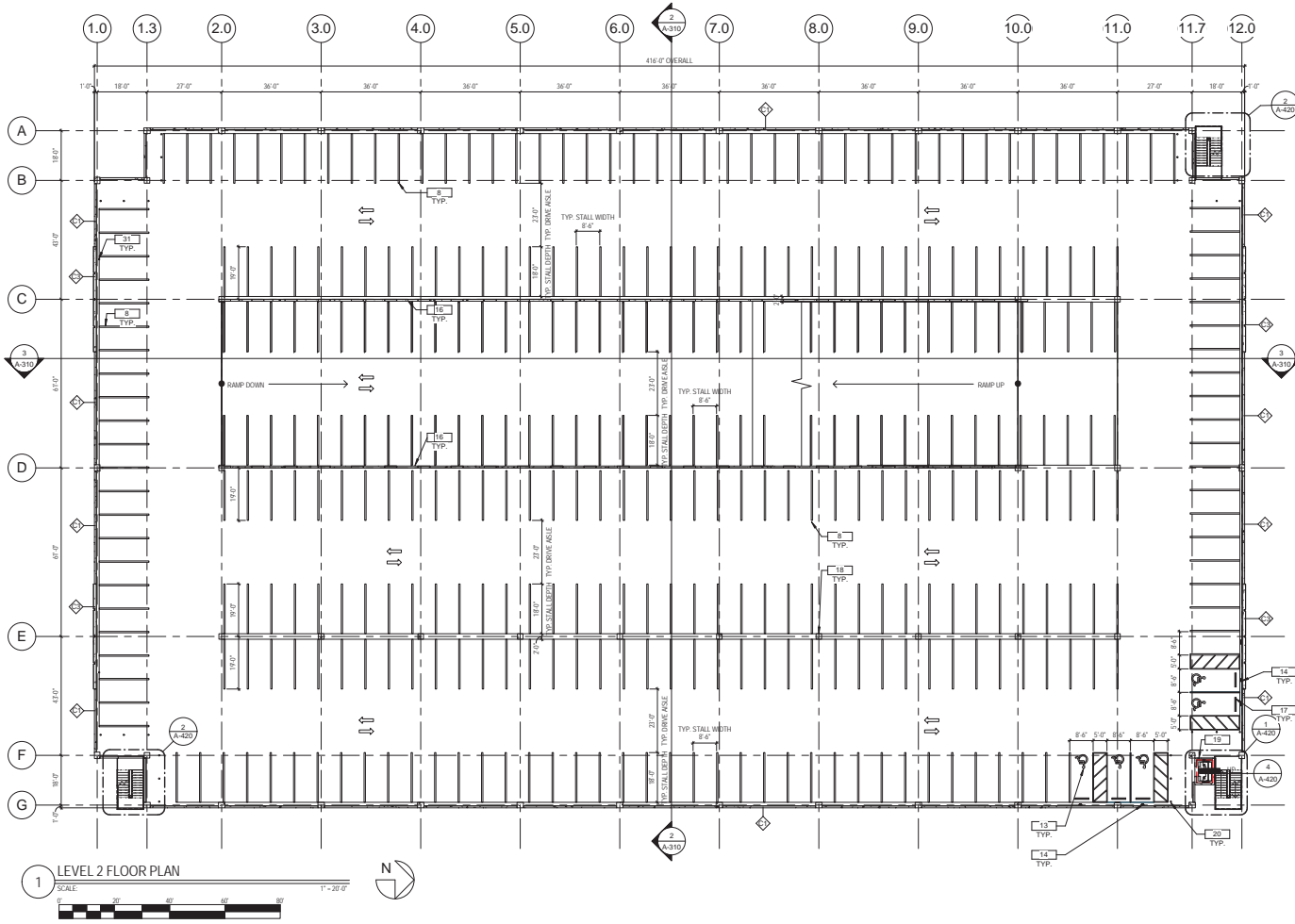
14212.02 - 1515 PARKING GARAGE - DESIGN REVIEW SECOND SUBMITTAL - JULY 11, 2016

KEYNOTES	
7	NEW CONCRETE CURB TO MATCH EXISTING
8	NEW PARKING STRIPING, PAINT HIGHWAY WHITE
11	CONCRETE RAMP SLAB ON GRADE, REFER TO STRUCTURAL FOR REINFORCING INFORMATION
12	NEW LANDSCAPE ISLAND, REFER TO LANDSCAPE FOR DETAILS AND PLANTING SCHEDULE
13	NEW ACCESSIBILITY SYMBOL, PAINT HIGHWAY WHITE
14	ACCESSIBLE PARKING SIGN, SEE DETAIL 2/A111
15	VAN ACCESSIBLE PARKING SIGN, SEE DETAIL 2/A111
16	PRECAST CONCRETE TILT PANEL
17	PRECAST CONCRETE WHEEL STOP
18	CONCRETE COLUMN, REFER TO STRUCTURAL
19	ELEVATOR AND CUIV SHAFT
20	STEEL BOULVARDS, SAFETY YELLOW
31	RAIN DRAIN AND LEADER, REFER TO CIVIL

GENERAL NOTES	
1.	FIELD MEASURE ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

WALL TYPES	
NOTE: REFER TO PARTITION NOTES, FRAMING NOTES, AND WALL DETAILS FOR ADDITIONAL INFORMATION.	
	8X8X12" REGULAR CONCRETE MASONRY UNIT WITH STUCCO FINISH
	8" PRECAST CONCRETE SPANDREL
	8" CONCRETE TILT PANEL WALL
	12" CONCRETE TILT PANEL WALL





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

KEYNOTES	
8	NEW PARKING STRIPING, PAINT HIGHWAY WHITE
13	NEW ACCESSIBILITY SYMBOL, PAINT HIGHWAY WHITE
14	ACCESSIBLE PARKING SIGN, SEE DETAIL 2-A111
16	PRECAST CONCRETE TILT PANEL
17	PRECAST CONCRETE WHEEL STOP
18	CONCRETE COLUMN, REFER TO STRUCTURAL
19	ELEVATOR AND CNU SHEET
20	STEEL BOLLARDS, SAFETY YELLOW
31	RAIN DRAIN AND LEADER, REFER TO CIVIL

GENERAL NOTES

1. FIELD MEASURE ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

WALL TYPES

NOTE: REFER TO PARTITION NOTES, FRAMING NOTES, AND WALL DETAILS FOR ADDITIONAL INFORMATION.

	8X8X10' REGULAR CONCRETE MASONRY UNIT WITH STUCCO FINISH
	8" PRECAST CONCRETE SPANDREL
	8" CONCRETE TILT PANEL WALL
	12" CONCRETE TILT PANEL WALL

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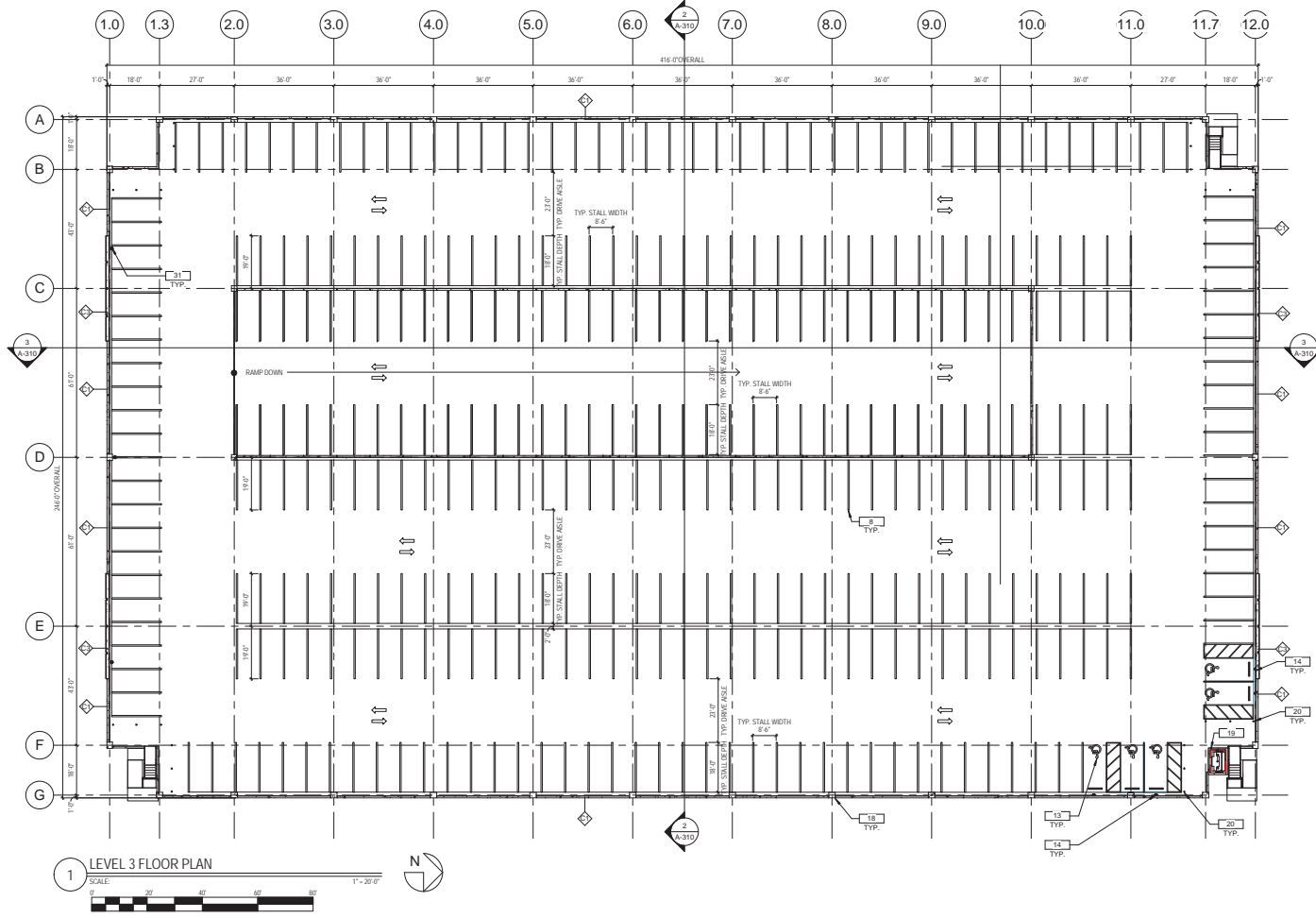
PHOENIX, ARIZONA
 1515 PARKING GARAGE - DESIGN REVIEW SECOND SUBMITTAL - JULY 11, 2016

REVISIONS	
No.	DATE DESCRIPTION

PROJECT NO: 14212.02
 DATE: 06/20/2016
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LEVEL 2 FLOOR PLAN

A-112



1 LEVEL 3 FLOOR PLAN
 SCALE: 1" = 20'-0"
 N

KEYNOTES	
8	NEW PARKING STRIPING, PAINT HIGHWAY WHITE
13	NEW ACCESSIBILITY SYMBOL, PAINT HIGHWAY WHITE
14	ACCESSIBLE PARKING SIGN, SEE DETAIL 2-A111
18	CONCRETE COLUMN, REFER TO STRUCTURAL
19	ELEVATOR AND CML SHAFT
20	STEEL BOLLARDS, SAFETY YELLOW
31	RAIN DRAIN AND LEADER, REFER TO CIVIL

GENERAL NOTES

1. FIELD MEASURE ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

WALL TYPES

NOTE: REFER TO PARTITION NOTES, FRAMING NOTES, AND WALL DETAILS FOR ADDITIONAL INFORMATION.

	888x16" REGULAR CONCRETE MASONRY UNIT WITH STUCCO FINISH
	8" PRECAST CONCRETE SPANDREL
	8" CONCRETE TILT PANEL WALL
	12" CONCRETE TILT PANEL WALL

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1515 PARKING GARAGE
 1515 W. 14TH ST. TEMPE, ARIZONA 85281

REVISIONS

No.	DATE	DESCRIPTION
1	10/11/16	1ST CITY COMMENTS

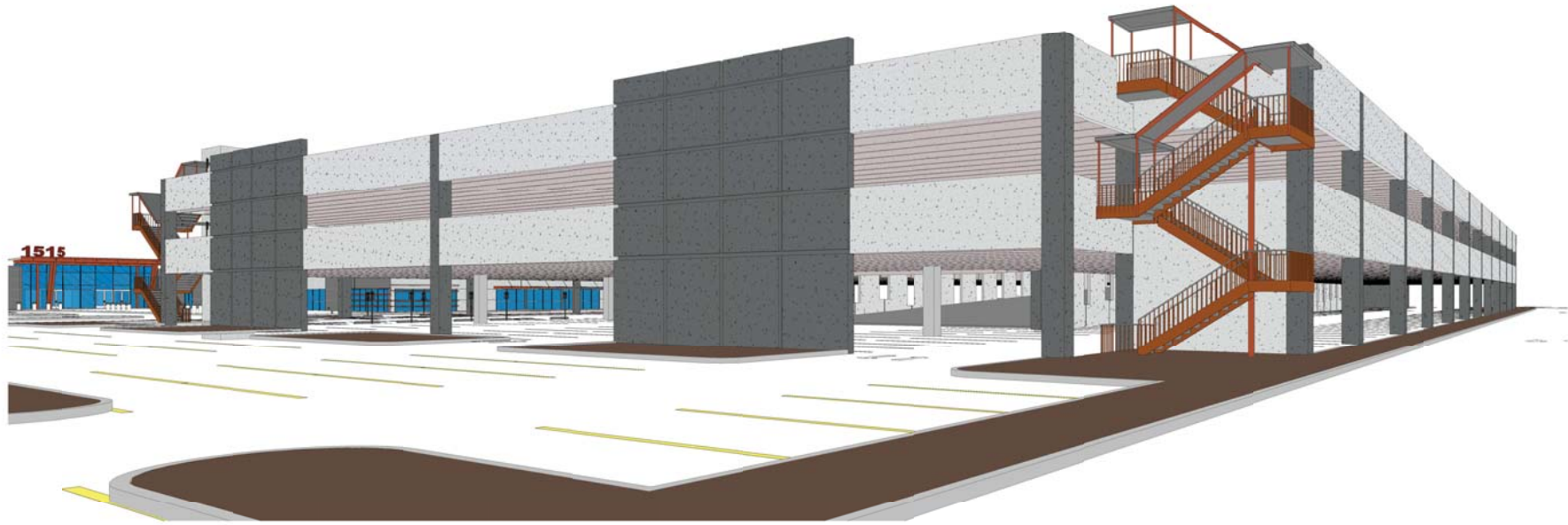
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LEVEL 3 FLOOR PLAN

A-113



1 PERSPECTIVE VIEW LOOKING NORTHWEST FROM
16TH STREET
SCALE



2 PERSPECTIVE VIEW LOOKING SOUTHEAST FROM
14TH STREET
SCALE

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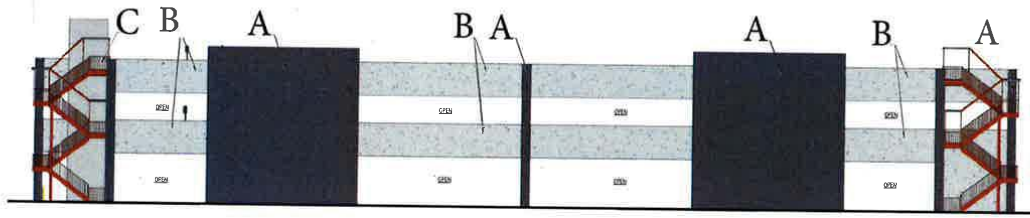
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No.	DATE	DESCRIPTION

PROJECT NO: 14212.02
DATE: 06/20/2016
DRAWN BY: Author
CHKD BY: Checker
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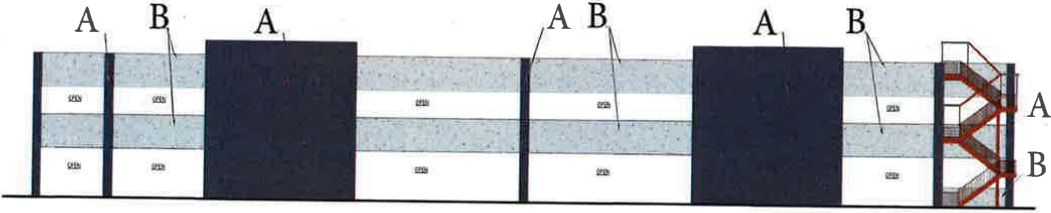
**COLOR
PERSPECTIVE
VIEWS**

A-214

14212.02 - 1515 PARKING GARAGE - DESIGN REVIEW SUBMITTAL - JULY 11, 2016



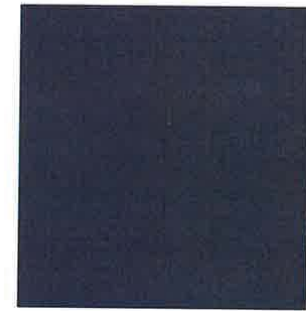
1 NORTH ELEVATION - COLOR
SCALE



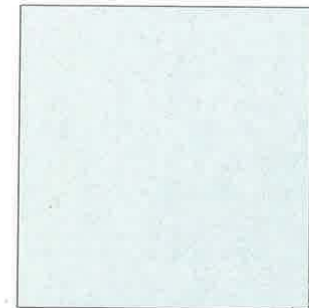
2 SOUTH ELEVATION - COLOR
SCALE

FINISH NOTES

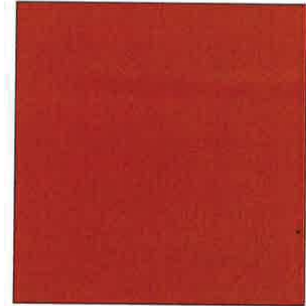
- A PAINTED CONCRETE - DUNN EDWARDS DE6383 "POINTED ROCK"
- B PAINTED CONCRETE - DUNN EDWARDS DE6359 "SILVER SETTING"
- C PAINTED STEEL - DUNN EDWARDS DE5153 "IRON ORE"
- D PAINTED STUCCO - DUNN EDWARDS DE6359 "SILVER SETTING"



A
DE6363 POINTED ROCK LRV 13



B
DE6359 SILVER SETTING LRV 65



C
DE5153 IRON ORE LRV 16



D
DE6359 SILVER SETTING LRV 65
NOTE: MATERIAL SAMPLE REPRESENTS
TEXTURE ONLY.

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WINTWORTH
PROPERTY COMPANY, LLC

1515 PARKING GARAGE
1515 W. 14TH ST. TEMPE, ARIZONA 85281

Decorative Concrete Paving:
Davis Color: Cobblestone #860



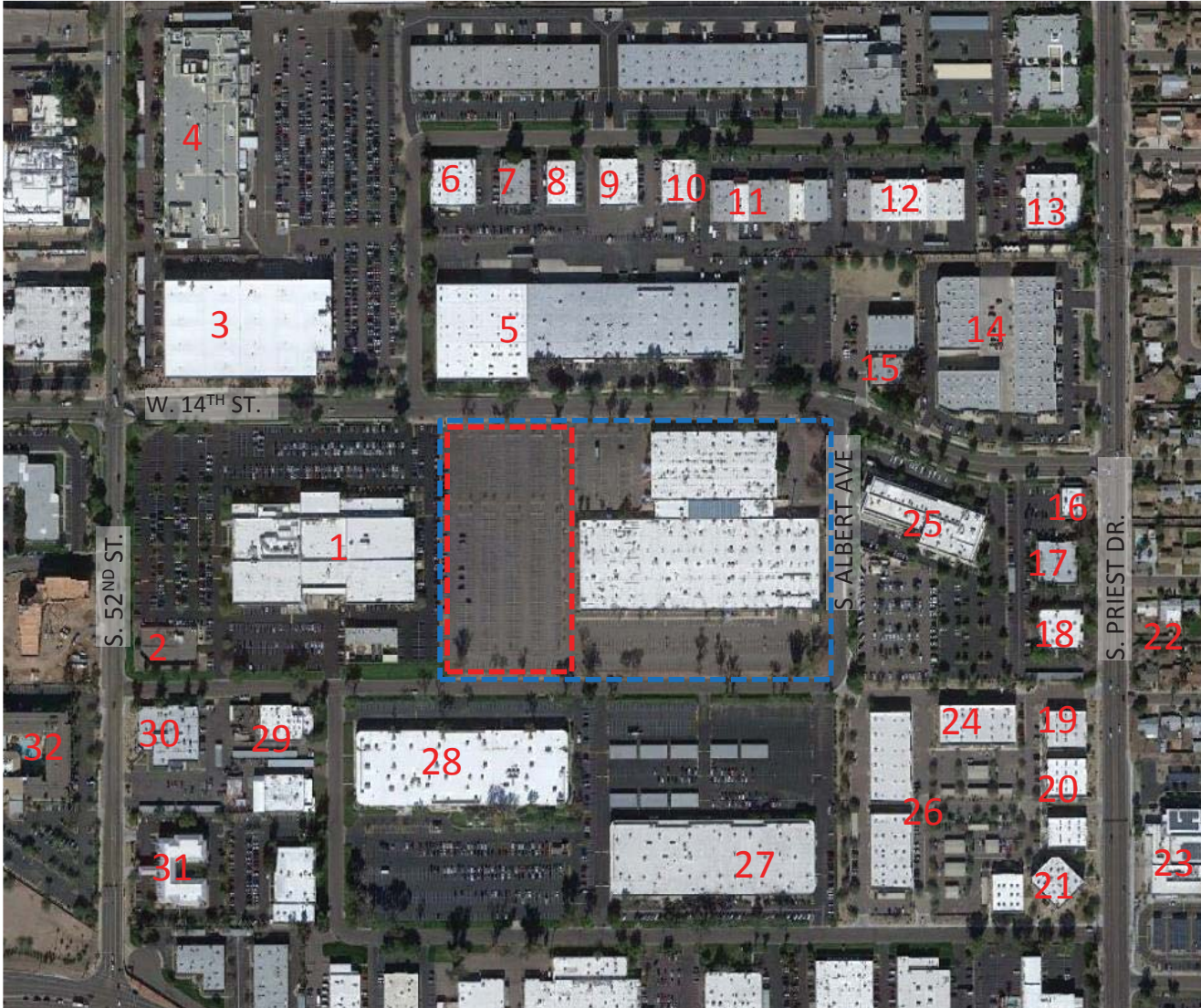
Decorative Concrete Paving:
Davis Color: Adobe #61078



Decorative Concrete Paving:
Exposed Aggregate



AERIAL PHOTOGRAPH OF SITE & SURROUNDING USES



1. Direct Energy
2. Binary Power Facility
3. Macy's Credit and Customer Services
4. L-3 Communications
5. EIS Inc.
6. Standard Aero
7. Coit Cleaning
8. ReefH2O Aquarium Supply
9. IE & C Supply Company
10. Aries Technology Inc.
11. Inverse Lighting
12. Fantastic Sam's Training Center
13. Arizona Manufacturing
14. Various; Fleetwest, Aquachill, Barbazon Lighting Company, NS
15. Arizona Document Solutions
16. Philly's Sports Grill
17. Music Celebrations International
18. National Speakers Association
19. Benco Dental Supply
20. U.S. Healthworks Medical Group
21. Altier Credit Union
22. Polley Ann 2 Subdivision
23. Holdeman Elementary School
24. Haas Factory Outlet
25. Collins College
26. Enclave on Priest Condominium (various tenants)
27. Ricoh USA
28. Vacant office space
29. Silver Streak Ind.
30. Crexendo
31. Comfort Suites Phoenix Airport
32. Sheraton Phoenix Airport Hotel Tempe

EXHIBIT A

 1515 PROJECT SITE

 DPR APPLICATION AREA



SITE CONTEXT PHOTOS EXHIBIT



EXHIBIT D

 DPR APPLICATION AREA





1. Location A (NEC) facing north



2. Location A (NEC) facing east



3. Location A (NEC) facing south



4. Location A (NEC) facing west



5. Location B (SEC) facing north



6. Location B (SEC) facing east



7. Location B (SEC) C facing south



8. Location B (SEC) facing west



9. Location C (SWC) facing north



10. Location C (SWC) facing east



11. Location C (SWC) facing south



12. Location C (SWC) facing west



13. Location D (NWC) facing north



14. Location D (NWC) facing east



15. Location D (NWC) facing south



16. Location D (NWC) facing west