

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 10/11/2016  
Agenda Item: 3

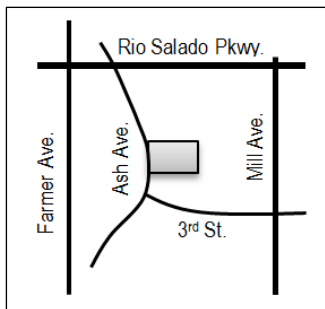
**ACTION:** Request for a Use Permit Standard to increase the maximum building height from 50 feet to 60 feet and a Development Plan Review to add two parking levels to an existing four-level parking structure for **US AIRWAYS GARAGE**, located at 201 South Ash Avenue. The applicant is Huellmantel & Affiliates.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** **US AIRWAYS GARAGE (PL160320)** is a proposal to add two parking levels to an existing four-level, 50-foot high parking garage in order to create 300 new vehicle parking spaces. The request includes the following:

1. Use Permit Standard to increase the maximum building height from 50 feet to 60 feet.
2. Development Plan Review including building elevations.



Property Owner	Parkway Properties
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District	CC PAD (City Center, Planned Area Development Overlay)
Net site area	7.41 Acres (Phases 1 & 2)
Total Building Area	1,208,156 SF (Phases 1 & 2)
Lot Coverage	53% – Phases 1 & 2 (53% maximum allowed)
Building Height	60’ – Phase 1 Garage (50’ maximum allowed)
Building Setbacks	115’-2” front (north), 8’-9” side (west), 55’-7” side (east), 0’ rear (south) (0’, 0’, 0’, 0’ min.)
Landscape area	35% (20% minimum required)
Vehicle Parking	2,070 spaces (1,691 min. required per 2008 shared parking analysis)
Bicycle Parking	84 spaces (84 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 site is located on the east side of Ash Avenue, between Rio Salado Parkway and 3<sup>rd</sup> Street. The property is in the CC zoning district and is located within the Tempe Gateway Planned Area Development Overlay. The original PAD (then titled America West Airlines) was approved in 1997 and had two phases. Phase 1 includes the US Airways headquarters office building, which fronts Rio Salado Parkway with a four-level parking garage to the south. Phase 2 includes an office and retail building that fronts Mill Avenue with a five-level parking garage to the west. The garages of Phases 1 and 2 are constructed directly adjacent to each other.

The applicant is requesting approval to add two levels to the existing four-level parking garage in Phase 1, which will increase the existing height from approximately 43 feet to 60 feet. This would increase the number of provided parking spaces in the garage from 1,770 to 2,070. No other modifications to the site are requested.

This request includes the following:

1. Use Permit Standard to increase the maximum building height from 50' to 60'.
2. Development Plan Review which includes a site plan and building elevations to add two parking levels to an existing four-level parking garage.

The applicant is requesting the Development Review Commission take action on the items on both items listed above. For further processing, the applicant will need administrative approval for an Amended Planned Area Development and an updated shared parking analysis.

## PUBLIC INPUT

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

## PROJECT ANALYSIS

### USE PERMIT

The proposed development requires a Use Permit Standard, to increase the maximum building height from 50 feet to 60 feet in the CC zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* Approval of the use permit will not result in a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* A 10-foot increase in building height will not create a nuisance exceeding that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The request will not contribute to the deterioration of the neighborhood or downgrading of property values. The increased number of parking spaces will allow the property owner to attract a greater variety of office tenants.
4. *Compatibility with existing surrounding structures and uses.* The increased building height will be compatible with other structures in the vicinity and will be only one level higher than the Phase 2 parking structure to the south, which is five levels.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* This request should not lead to disruptive behavior.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## DEVELOPMENT PLAN REVIEW

### Site Plan

Phase 1 of the development contains a 10-story office building and a four-story parking garage. Vehicular access to the garage is provided by one driveway on Ash Avenue. No modifications to the site are proposed.

### Building Elevations

While the existing garage columns are constructed of concrete, the construction of the two new levels will be with steel beams. The steel frame will have an exterior finish to match the exposed concrete and 4" brick veneer of the existing garage. Exposed concrete panels that top 55'-6" will screen vehicles at the exterior the garage and will have 4" brick veneer to match the existing panels. The top of the concrete ramp, which will not be visible from the perimeter of the garage, will reach 60 feet in height. Cable guardrails with perforated metal panels are provided at the perimeter of the ramp for portions that extend above the 6<sup>th</sup> floor of the garage.

### Landscape Plan

The applicant does not propose modifications to the landscaping on the site, so has not submitted a landscape plan. Conditions of approval have been included to replace missing trees in front of the garage along Ash Avenue. All other landscape on the site will remain.

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 two additional levels on the parking garage will not significantly modify the existing street scape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; landscape conditions have been included with the recommendation to provide additional shade to pedestrians on Ash Avenue.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the finish materials of the two new floors will match the materials of the existing parking garage and the existing office buildings in Phases 1 and 2 of the development.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the existing office buildings on the site are significantly higher than either of the existing parking garages. The parking garage in Phase 2 is approximately 54 feet high with shade canopies on the top level. The additional levels on the Phase 1 garage will be appropriately scaled, relative to the site and surroundings.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the two additional levels of the garage will incorporate the same design features as the lower levels, which will not significantly impact the pedestrian experience.
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 garage addition will match the architectural detail of the lower levels of the garage. The increased building height will provide additional shade on the Ash Avenue sidewalk from the eastern sun.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the proposed addition does not impact existing access to pedestrian walkways or the existing light rail station on 3<sup>rd</sup> Street.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the proposed addition does not modify existing vehicular circulation, which is currently off of Ash Avenue.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design and landscaping will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* conditions have been included to add landscaping along Ash Avenue.
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 are reviewed through a separate review process.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will be designed to comply with the minimum requirements in the code and will be reviewed through the construction document process.

#### **REASONS FOR APPROVAL:**

1. Through approval of the Use Permit Standard, the project will meet the development standards required under the Zoning and Development Code and existing PAD.
2. The proposed project meets the approval criteria for a Use Permit Standard and Development Plan Review.
3. The increased number of parking spaces will allow the property owner to attract a wider variety of tenants to the existing office building.

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

#### **USE PERMIT STANDARD CONDITIONS OF APPROVAL:**

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

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted with this application, including the building elevations dated September 22, 2016 which identify a maximum building height of 60 feet for the Phase 1 parking garage.
3. Any intensification or expansion of the use shall require a new Use Permit.

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

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

### **General**

1. An Amended Planned Area Development Overlay for Tempe Gateway is required and shall be submitted within sixty (60) days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. The additional 300 vehicle parking spaces shall be reflected in a revised parking report for Tempe Gateway, as previously identified under the Shared Parking Analysis approved December 19, 2008.
3. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated September 22, 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**

4. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
5. 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.
6. 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.
7. Shade canopies for parking areas:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall apply to the top of the canopy.
  - c. Relate canopy in color and architectural detailing to the buildings.
  - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

### **Floor Plans**

8. 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 on the floor plan.
  - c. Paint interior wall and overhead surfaces of newly constructed 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.
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:
  - Structure walls – steel frame construction with concrete finish to match existing
  - Wall veneer – 4" brick to match existing
  - Metal guardrail – paint to match existing rail
  - Cable guardrail (at ramp above 6<sup>th</sup> level) – steel cable
  - Metal panels (at ramp above 6<sup>th</sup> level) – McNichols – 3/8" round on 1/2" staggered plain steel with 40% perforation, paint to match existing rail

Additions or modifications may be submitted for review during building plan check process.
11. No portion of the parking garage structure may exceed a height of 60 feet from grade, including parapets, ramps, and screen walls.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building.
14. 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.
15. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

## Landscape

16. Add two trees with a minimum 1.5" caliper along Ash Avenue north of the driveway to the garage. One tree shall be a Desert Museum Palo Verde. The second tree species may be one of the following:
  - Coral Gum
  - Palo Blanco
17. Add one tree with a minimum 1.5" caliper along Ash Avenue directly south of the driveway to the garage. Tree species may be one of the following:
  - Desert Museum Palo Verde
  - Coral Gum
  - Palo Blanco
18. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - e. 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 on site and in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
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 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 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.

**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.

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 entrances 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.

#### CIVIL ENGINEERING:

- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 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.

#### 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](http://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.



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 (MCAOD). Contact MCAOD at <http://www.maricopa.gov/aq/>.

## HISTORY & FACTS:

### **Mercado Del Rio**

- August 11, 1977            The City Council selected C.W. Jackson to be the developer of the site. This land was initially assembled through Community Development block grant money.
- October 24, 1978           The Planning Commission approved the site plan and use permits for the site.
- November 1, 1978           The Design Review Board approved the building elevations, site plan and landscape plan for the Mercado Del Rio shopping complex.
- May 7, 1980                The Design Review Board approved signage for Donny O'Brien's.
- July 1, 1981                The Design Review Board approved the modification of building elevations for Donny O'Brien's.
- May 5, 1982                The Design Review Board approved a building modification, site and landscape modification for Cholla Corporate Center.
- October 20, 1982           The Design Review Board approved signage for Cholla Business Interiors.
- June 1, 1983                The Design Review Board approved signage for America West Airlines
- December 14, 1989           The City Council approved an amendment to Section 7 of the Zoning Ordinance that would remove the current prohibition on signs above the 35' height limit and adopt it in an emergency.
- December 20, 1989           The Design Review Board approved signage for America West Airlines Corporate Center providing for four 7' x 7' (196 s.f.) building mounted (clock tower) non-illuminated logos.
- December 28, 1989           City Council approved a variance to allow four non-illuminated logo signs to be mounted at 48'-2".
- September 19, 1990           The Design Review Board approved sign lighting for the clock tower mounted logos.

### **America West Airlines**

- December 17, 1997           The Design Review Board approved the building elevations, site plan and landscape plan for AMERICA WEST AIRLINES CORPORATE HEADQUARTERS (PAD10001) located at 222 South Mill Avenue in the CCD, Central Commercial District and the Rio Salado Overlay District.

December 18, 1997 The City Council approved a Preliminary Planned Area Development Overlay and a Final Planned Area Development Overlay for Phase I for AMERICA WEST AIRLINES (PAD10001), located at 222 South Mill Avenue in the CCD, Central Commercial and the Rio Salado Overlay Districts.

The approval included the following:

Use Permits (SPD 97:91)

- a. Allow office uses, retail uses and restaurants without entertainment in the CCD.
- b. Allow parking by shared parking demand.

Variances (SPD 97:91)

- a. increase allowed building height in the CCD from 35' to:
  - 1) 152' for Phase 1
  - 2) 90' for Phase 2 Office
  - 3) 53' for Phase 2 Retail
  - 4) 50' for Phase 1 & 2 Garage
- b. reduce required building setback along Mill Avenue from 10' to 0'
- c. reduce required number of bicycle parking spaces from 356 to 50 spaces

### Tempe Gateway

June 28, 2007

The Development Review Commission approved the request of PHASE 2 OF TEMPE GATEWAY (PL060616) for a Development Plan including building elevations, site plan and landscape plan and recommended approval to City Council of the request for an Amended Planned Area Development Overlay for the mixed use office/retail building and the parking garage addition. The office/retail building area is 268,284 sf. and the garage addition area is 360,126 sf. on +/- 3.54 acres (the area of Phase 2). The project is located at 222 South Mill Avenue in the CC, City Center District.

July 19, 2007

City Council held the introduction and first public hearing for the request for the 1<sup>st</sup> Amended Planned Area Development Overlay for PHASE 2 OF TEMPE GATEWAY (PL060616) located at 222 South Mill Avenue in the CC, City Center District.

August 2, 2007

City Council held the second public hearing and approved the request for the 1<sup>st</sup> Amended Planned Area Development Overlay for PHASE 2 OF TEMPE GATEWAY (PL060616) located at 222 South Mill Avenue in the CC, City Center District.

December 19, 2008

Community Development Department staff approved a shared parking analysis for PHASE 1 AND 2 OF TEMPE GATEWAY (PL060616), located at 222 South Mill Avenue.

March 17, 2009

Community Development Department staff approved the 2<sup>nd</sup> Amended Planned Area Development Overlay for PHASE 2 OF TEMPE GATEWAY (PL060616), located at 222 South Mill Avenue.

February 19, 2010

Community Development Department staff approved the 3<sup>rd</sup> Amended Planned Area Development Overlay for PHASE 2 OF TEMPE GATEWAY (PL060616), located at 222 South Mill Avenue.

### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



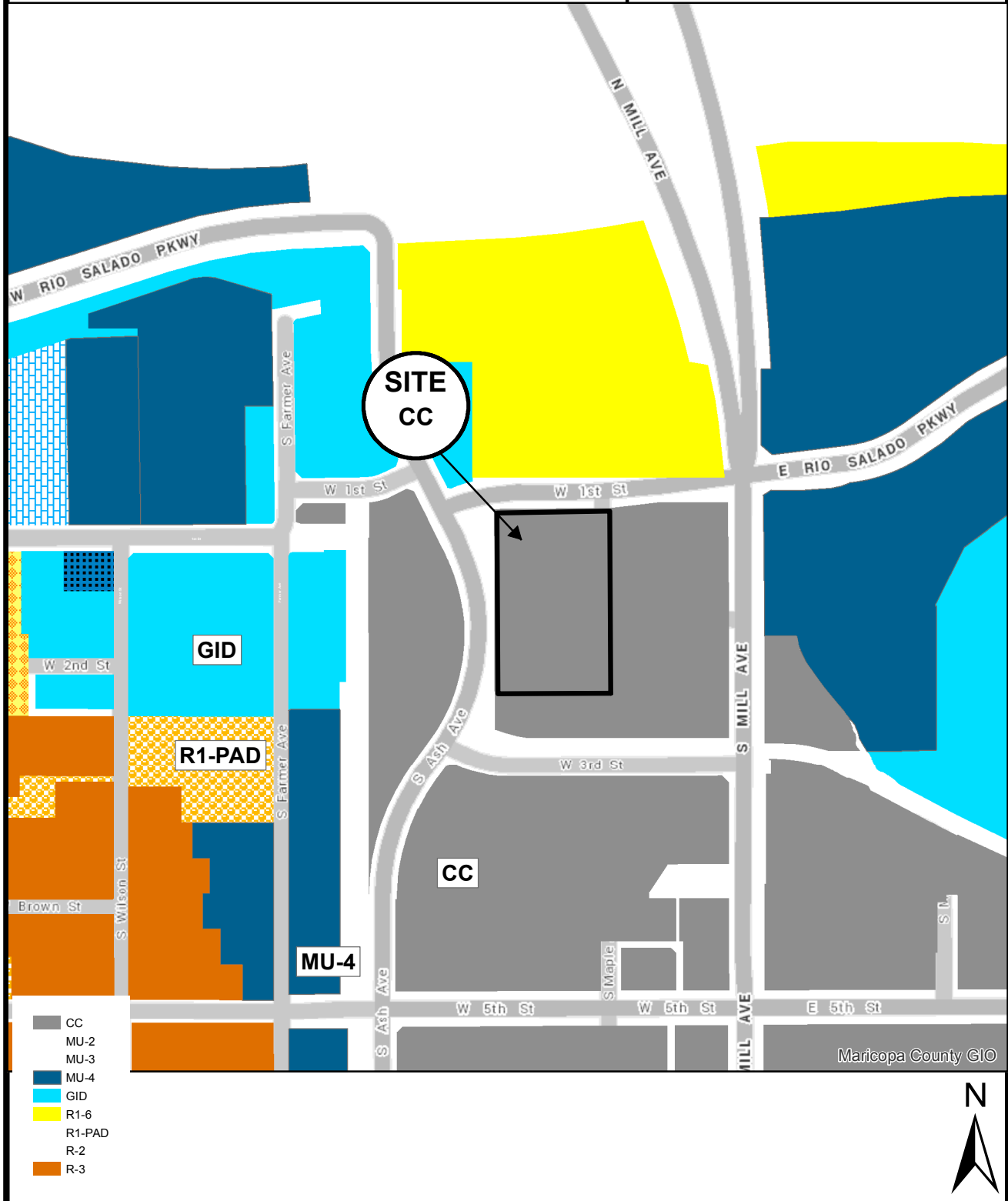
**DEVELOPMENT PROJECT FILE**  
for  
**US AIRWAYS GARAGE**  
**(PL160320)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-7. Letter of Explanation
- 8-9. Existing 3<sup>rd</sup> Amended Planned Area Development Overlay for Phase 2 of "Tempe Gateway"
10. Site Plan
- 11-12. Blackline Building Elevations
- 13-14. Colored Building Elevations
15. Building Sections
- 16-18. Floor Plan
19. Steel Cable and Metal Panel Headlight Screen

**US AIRWAYS GARAGE EXPANSION**

**PL160320**



**Location Map**

US AIRWAYS GARAGE EXPANSION

PL160320



Aerials2016



# Aerial Map



# PARKWAY PROPERTIES GARAGE EXPANSION

## DEVELOPMENT PLAN REVIEW & USE PERMIT

201 SOUTH ASH AVENUE



**H**UELLMANTEL  
AFFILIATES

P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - [charles@huellmantel.com](mailto:charles@huellmantel.com)

## SUMMARY

Parkway Properties, the owner of the American Airlines (former United Airways) building and the Gateway building, is interested in expanding a portion of their parking garage that serves the former “United Airways/American Airlines” building, as highlighted in blue below:



Parkway is requesting that a portion of the parking garage be extended to 354,630 square feet, which creates approximately an additional 10 feet in height. The site consists of two developed parcels (APNs: 132-29-181D and 132-29-982) in the City Center (CC) zoning district with a General Plan 2040 Projected Density of High Density Urban Core (more than 65 du/ac) and a General Plan 2040 Projected Use of Mixed-Use.

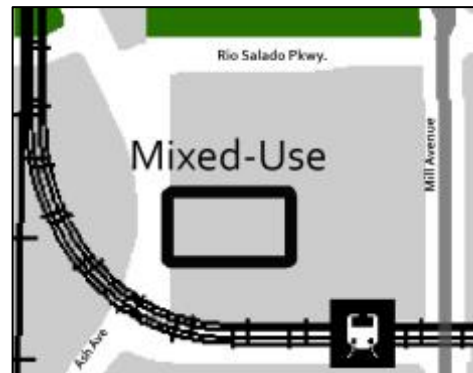
### **ZONING DISTRICT: CITY CENTER (CC)**



### **GENERAL PLAN 2040 DENSITY: HIGH URBAN CORE**



### **GENERAL PLAN 2040 USE: MIXED-USE**



## DEVELOPMENT PLAN REVIEW

The garage expansion will conform to the following DPR standards:

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

The expansion of the parking garage will not change the streetscape along the base of the building. The modification is to add approximately ten feet to the top of the garage, which will add 299 vehicular parking spaces. The garage will only be expanded vertically, not horizontally along the streetscape.

*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, landscape and form will not change.

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

The materials proposed for the garage expansion will match the existing materials on the garage. The only difference between the existing garage structure and the vertical expansion will be the use of steel beams instead of concrete, which will put less strain on the foundation.

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

The scale of the parking garage will change only minimally. The existing garage is approximately 51 feet in height and we propose to expand it by approximately 10 feet. The neighboring US Airways/American Airlines building is ten stories high – in comparison, the parking garage will still be half as tall. The scale of the expansion is appropriate.

*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 expansion of the parking garage will utilize the same building design, materials and type of articulation existing on the parking garage currently. The street level and pedestrian experience will not change with the expansion.

*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 expansion of the garage will be consistent with the existing building façade appearance and design of the garage.

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

This request is for a vertical expansion to a parking garage in order to create additional vehicular parking, not for a new development. The existing garage structure is located on the Valley Metro light rail line and on the future line of the Tempe Modern Streetcar.

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



The vehicular circulation in the expansion of the parking garage will not change. The new portion of the garage will continue the same vehicle circulation pattern which minimizes conflict with pedestrian access.

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

The parking garage is monitored 24 hours per day, 7 days per week by security. The garage will only be accessible through a gate system, which should decrease crime opportunities. The existing, approved ground floor of the parking garage is in keeping with CPTED principles.

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

The vertical expansion of the parking garage will not require additional landscaping.

*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; and*

The parking garage expansion will not modify the existing signage on the site.

*12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*

The lighting will be in consistent with the upgraded and approved parking garage lighting.

## USE PERMIT

A Use Permit will be required in order for Parkway to construct an expansion to the parking garage for an additional nine feet, two inches in height. The expansion of the Parkway Properties garage is an appropriate request for the location and current use and will not negatively affect any of the surrounding properties. The development plan will conform to the following standards of the Zoning and Development Code Criteria Section 6-308E, as follows:

*a. (Not create) Any significant vehicular or pedestrian traffic in adjacent areas;*

The request is to add 299 parking spaces to an existing parking structure. The footprint of the building and the entrances and exits will not be altered by this request. The parking will only enhance the parking service for occupants use of the office facility and the City of Tempe Downtown core. As the office building itself will not be expanded, the expansion of the parking garage will only allow for easier access for office workers.

*b. (Not create any) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;*

The request to expand the parking garage will not create any additional odor, dust, gas, noise, vibration, smoke, heat or glare from what already exists in the area.

*c. (Will not) Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan;*

The additional parking can only benefit the neighborhood, by bringing more people to the adjacent office, retail, commercial and entertainment uses. Due to the increase in parking available, more people will be able to visit the neighboring entertainment district of both Farmer Avenue and Mill Avenue.

*d. (Will have) Compatibility with existing surrounding structures and uses;*

The exterior of the additional parking decks are designed of the same masonry materials and colors to blend harmoniously with the appearance of the existing structure. The structure of the deck will be designed of steel, in lieu of concrete, to allow for a lighter weight on the current foundation system. The uses are the same as existing and will complement the parking structure.

*e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.*

# 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**ACKNOWLEDGMENT**

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS 27th DAY OF JULY, 2010, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED HUGH L. HALLMAN, WHO ACKNOWLEDGED HIMSELF TO BE MAYOR OF THE CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION WHOM I KNOW PERSONALLY, HE, IN SUCH CAPACITY, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED ON BEHALF OF THAT ENTITY.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MELANIE STODARD  
Notary Public - State of Arizona  
My Comm. Expires July 1, 2014  
*Melanie Stodard*  
NOTARY PUBLIC DATE 7/26/2010  
MY COMMISSION EXPIRES: 7/1/10

CITY OF TEMPE  
*Hugh L. Hallman*  
HUGH L. HALLMAN, MAYOR

**ACKNOWLEDGMENT**

STATE OF MINNESOTA }  
COUNTY OF HENNEPIN } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY, 2010, BY ZIAD W. AMRA, THE VICE PRESIDENT OF SA GROUP PROPERTIES, INC., A MINNESOTA CORPORATION, THE MANAGER OF SA TEMPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

*Diane E. Atmann* 5-6-10  
NOTARY PUBLIC DATE  
MY COMMISSION EXPIRES: 1-31 2015



SA TEMPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: SA GROUP PROPERTIES, INC., A MINNESOTA CORPORATION

ITS: MANAGER  
*Ziad W. Amra*  
ZIAD W. AMRA  
VICE PRESIDENT

**LEGAL DESCRIPTION (PHASE 2)**

LOT 1, TEMPE GATEWAY AS RECORDED IN BOOK 1004 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

**OWNER**

CITY OF TEMPE  
31 EAST FIFTH STREET  
TEMPE, AZ 85281

**DEVELOPER (PHASE 2)**

SA TEMPE, LLC  
c/o U.S. BANK NATIONAL ASSOCIATION  
US BANKCORP CENTER  
800 NICOLLET MALL, BC-MN-H22A  
MINNEAPOLIS, MN 55402

**PROJECT DATA (PHASE 1 & 2)**

**SITE DATA:**

PROJECT ADDRESS: 222 SOUTH MILL AVENUE  
ZONING: CC / PAD  
SITE AREA:  
PHASE 1 168,784 SF (3.87 ACRES)  
PHASE 2 154,265 SF (3.54 ACRES)  
TOTAL SITE 323,049 SF (7.41 ACRES)

GROSS BUILDING AREA: 656,145 GROSS SF (INCLUDES GARAGE)  
GENERAL PLAN 2030: MIXED USE  
BUILDING USE: OFFICE AND RETAIL

GROSS BUILDING AREAS:	PHASE 1	PHASE 2	TOTAL
J.S. AIRWAYS BUILDING	225,116 SF	N/A	225,116 SF
GENERAL OFFICE	N/A	237,489 SF	237,489 SF
RETAIL	N/A	5,795 SF	5,795 SF
RESTAURANT	N/A	25,000 SF	25,000 SF
PHASE 1 GARAGE	218,855 SF	N/A	218,855 SF
PHASE 2 GARAGE	N/A	360,126 SF	360,126 SF
TOTAL	441,971 SF	628,410 SF	1,070,381 SF

GROUND FLOOR BUILDING AREAS:	PHASE 1	PHASE 2	TOTAL
J.S. AIRWAYS BUILDING	28,520 SF	N/A	28,520 SF
GENERAL OFFICE/RETAIL	N/A	36,684 SF	36,684 SF
PHASE 1 GARAGE	43,750 SF	N/A	43,750 SF
PHASE 2 GARAGE	N/A	62,796 SF	62,796 SF
TOTAL	72,270 SF	99,480 SF	171,750 SF

**VEHICLE COVERAGE:**  
PHASE 1 = 22.3% PHASE 1 + 2 = 53%

**VEHICLE PARKING - REQUIRED:**  
REQUIRED TOTAL FOR SITE 1,851 SPACES

**VEHICLE PARKING - PROVIDED:**

	PHASE 1	PHASE 2	TOTAL
EXISTING VEHICLE PARKING	655	N/A	655 SPACES
NEW VEHICLE PARKING	N/A	1,115	1,115 SPACES
TOTAL	655	1,115	1,770 SPACES

**BICYCLE PARKING - REQUIRED:**  
REQUIRED TOTAL FOR SITE 84 SPACES

**BICYCLE PARKING - PROVIDED:**

	PHASE 1	PHASE 2	TOTAL
EXISTING BICYCLE PARKING	24	N/A	24
NEW BICYCLE PARKING	N/A	60	60
TOTAL	24	60	84

**LANDSCAPED AREAS:** REQUIRED AREA (20% NET) 323,049x(.20) = 64,770

	PHASE 1	PHASE 2	TOTAL
PHASE 1 LANDSCAPED AREA	61,000 SF	19%	
PHASE 2 LANDSCAPED AREA	52,107 SF	16%	
TOTAL LANDSCAPED AREA	113,107 SF	35%	

**BUILDING HEIGHT:**

	HEIGHT
J.S. AIRWAYS BUILDING	152 FEET / 10 STORES
GENERAL OFFICE / RETAIL	132 FEET / 8 STORES
PHASE 1 GARAGE	43 FEET / 4 STORES
PHASE 2 GARAGE	54 FEET / 5 STORES

**ACTUAL BUILDING SETBACKS - PHASE 2 STRUCTURES:**

STRUCTURE	SETBACK
GARAGE - SOUTH	7 FEET
GARAGE - WEST	13 FEET
GARAGE - NORTH & WEST (COMMON WALL)	0 FEET
GENERAL OFFICE - EAST	0 FEET
GENERAL OFFICE - NORTH	23 FEET
GENERAL OFFICE - SOUTH	6 FEET



**CONDITIONS OF APPROVAL PAD 10001**

- 1. ALL PREVIOUS CONDITIONS OF APPROVAL AND STANDARDS ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY AND AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.
- 2. THE 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.

**APPROVALS**

- AMERICA WEST AIRLINES PRELIMINARY P.A.D. AND FINAL P.A.D. FOR PHASE 1 APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON DECEMBER 18, 1997 (SPD 97.91)
- 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF TEMPE GATEWAY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON AUGUST 2, 2007.
- 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF TEMPE GATEWAY APPROVED ADMINISTRATIVELY BY STAFF DESIGNEE OF THE DEVELOPMENT SERVICES MANAGER IN ACCORDANCE WITH ZONING AND DEVELOPMENT CODE SECTION 6-312. LETTER OF APPROVAL FOR THE 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY IS DATED MARCH 17, 2009.
- 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF TEMPE GATEWAY APPROVED ADMINISTRATIVELY BY STAFF DESIGNEE OF THE DEVELOPMENT SERVICES MANAGER IN ACCORDANCE WITH ZONING AND DEVELOPMENT CODE SECTION 6-312. LETTER OF APPROVAL FOR THE 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY IS DATED FEBRUARY 19, 2010.



28 YEARS OF EXCELLENCE  
DEI Professional Services, L.L.C.



REC10006  
PAD10001  
REC10006  
TEMPE GATEWAY  
3RD AMENDED PLANNED AREA DEVELOPMENT  
TEMPE, ARIZONA

REVISIONS

NO.	DATE	DESCRIPTION

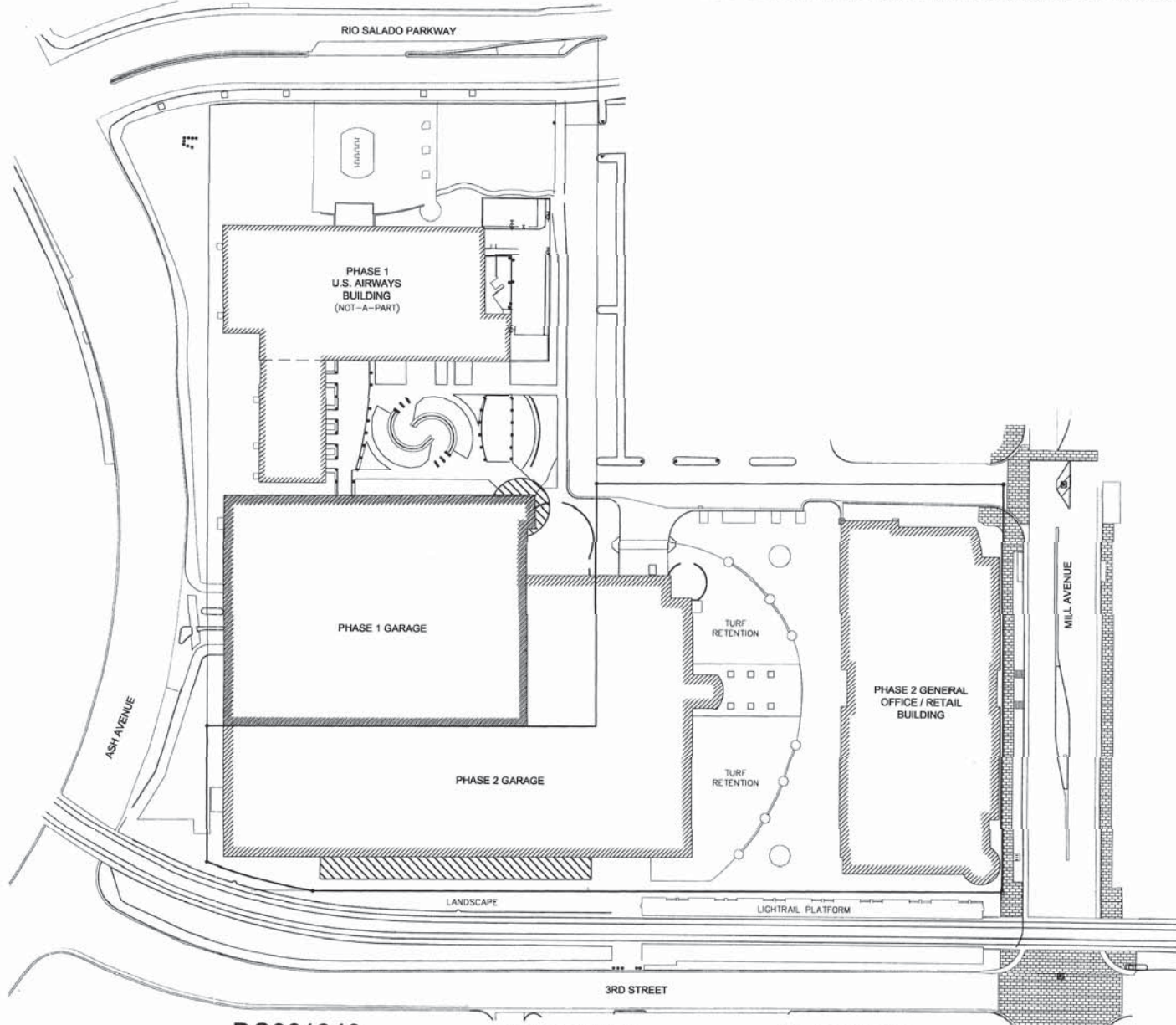
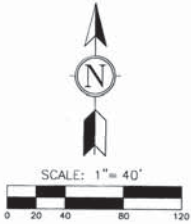
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PROJ NO: 10001  
DESIGN:  
DRAWN: CH  
CHECK: DAN  
SCALE: NTS  
CAD FILE: SEE LEFT  
P.A.D. COVER

DS061340

PAD10001

REC10006

**3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF "TEMPE GATEWAY"**  
 LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DS061340

PAD10001

REC10006

REC10006

PAD10001

DS061340



1982-2010  
**28**  
 YEARS OF  
 EXCELLENCE  
 DEI Professional  
 Services, L.L.C.



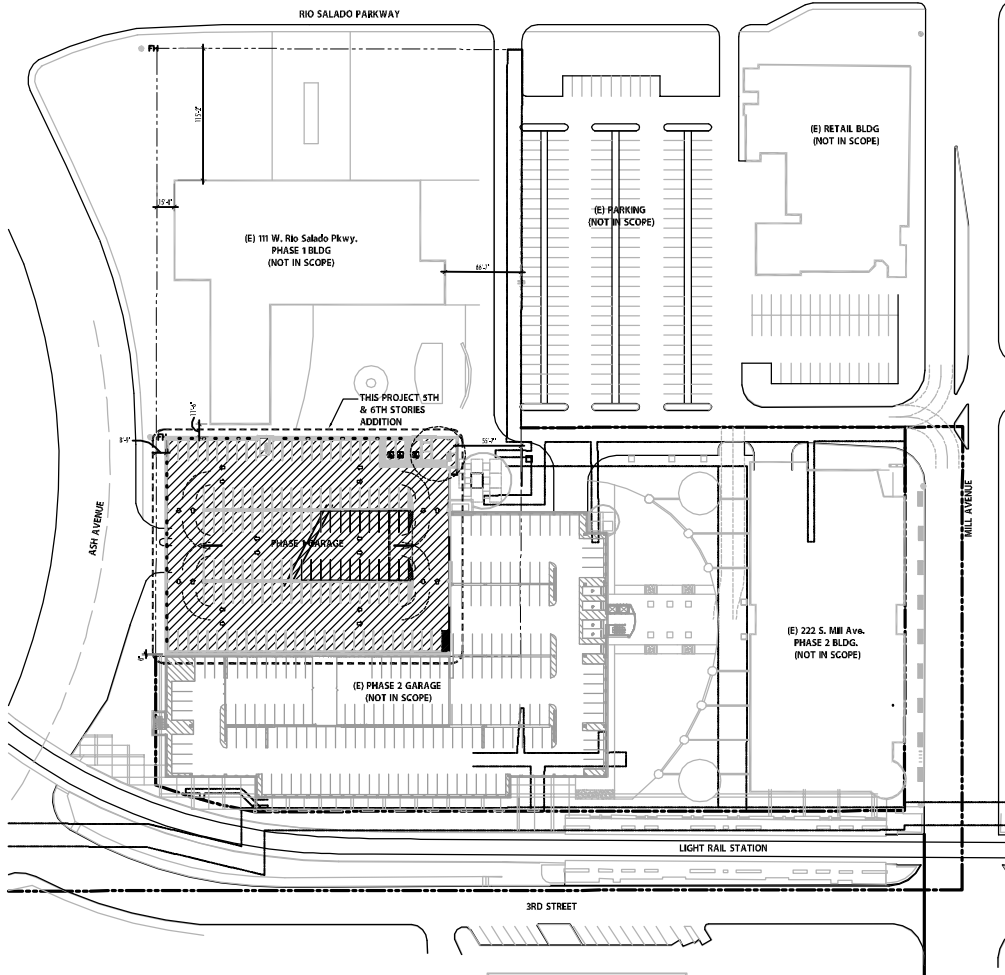
**TEMPE GATEWAY**  
 3RD AMENDED PLANNED AREA DEVELOPMENT  
 TEMPE, ARIZONA

REVISIONS

DATE:	04/02/10
PROJ. NO.:	10001
DESIGN:	
DRAWN:	C.B.I.
CHECK:	D.A.M.
SCALE:	1"=40'
CAD FILE:	SEE LEFT

P.A.D.  
 PH 2 SITE PLAN

REFERENCE SITE



**OWNER**  
 PPOF II, LLC - GENERAL PARTNER OF PARKWAY  
 PROPERTIES OFFICES FUND II, LP  
 60 EAST RIO SALADO PARKWAY, SUITE 202  
 TEMPE, AZ 85281  
 ATTN: BILLY BINGER  
 PHONE: 480.997.5405  
 EMAIL: bbinger@pky.com

**ARCHITECT**  
 DAVIS  
 74 E RIO SALADO PARKWAY, STE 200  
 TEMPE, AZ 85281  
 ATTN: TOM ZANDLER  
 PHONE: 480.638.1100  
 EMAIL: tzandler@thedavisexperience.com

**PROJECT DATA (\* Denotes this Phase Addition)**

**SITE DATA:**  
 Project Address : 201 South Ash Avenue  
 Zoning : CC / PAD  
 Site Area : 111 W. Rio Salado Pkwy 168,784 SF (3.87 acres)  
 222 S. Mill Ave. 154,265 SF (3.54 acres)  
 Total Site 323,049 SF (7.41 acres)  
 Gross Building Area: 659,145 Gross SF (includes garage)  
 General Plan 2030: Mixed Use  
 Building Use: Office and Retail  
 Construction Type: II-B  
 Fire Sprinkler as per NFPA 2013

GROSS BUILDING AREAS	Phase 1	Phase 2	Total
111 W. Rio Salado Pkwy	225,116 sf		225,116 sf
222 S. Mill Ave.		237,489 sf	237,489 sf
Retail	5,795 sf		5,795 sf
Restaurant	25,000 sf		25,000 sf
(E) Phase 1 Garage	216,855 sf		216,855 sf
(E) Phase 2 Garage		360,128 sf	360,128 sf
* Garage Expansion	137,775 sf		137,775 sf
<b>Totals:</b>	<b>579,746 sf</b>	<b>628,410 sf</b>	<b>1,208,156 sf</b>

GROUND FLOOR BUILDING AREAS	Phase 1	Phase 2	Total
111 W. Rio Salado Pkwy	28,520 sf		28,520 sf
222 S. Mill Ave. / Retail		36,694 sf	36,694 sf
(E) Phase 1 Garage	43,750 sf		43,750 sf
(E) Phase 2 Garage		62,796 sf	62,796 sf
<b>Totals:</b>	<b>72,270 sf</b>	<b>99,490 sf</b>	<b>171,760 sf</b>

LOT COVERAGE	Phase 1	Phase 2	Total
(E) Phase 1 Only			22.3%
(E) Phase 1 and Phase 2			53%

VEHICLE PARKING - REQUIRED	Total
Required Total for site	1,894 Spaces
Total Provided	1,894 Spaces

VEHICLE PARKING - PROVIDED	Phase 1	Phase 2	Total
(E) Vehicle Parking	655 Total		
(E) Vehicle Parking		1115 Total	
* Vehicle Parking	300 Total		
<b>Total Provided</b>			<b>2,070 Spaces</b>

BICYCLE PARKING - REQUIRED	Total
Required Total For Site	84 Spaces

BICYCLE PARKING PROVIDED	Phase 1	Phase 2	Total
(E) Bicycle Parking	24		
(E) Bicycle Parking		60	
<b>Total Provided</b>			<b>84 Spaces</b>

LANDSCAPE AREAS	Required Area (20% net)	323,049x.20= 64,770
Phase 1 Landscape Area	61,000 sf	19%
Phase 2 Landscape Area	52,107 sf	16%
Total Landscape Area	113,107 sf	35%

BUILDING HEIGHT	111 W. Rio Salado Pkwy	132/10 Stories
222 S. Mill Ave. / Retail	132/8 Stories	
(E) Phase 1 Garage	43/4 Stories	
(E) Phase 2 Garage	50/5 Stories	
* Garage Expansion	60/6 Stories	

ACTUAL BUILDING SETBACKS	Required	Provided
<b>PHASE 1</b>		
Garage - South	0'-0"	0'-0"
Garage - West	0'-0"	8'-9"
Garage - East	0'-0"	55'-7"
General Office North	0'-0"	115'-2"
General Office - West	0'-0"	15'-4"
General Office - East	0'-0"	66'-7"



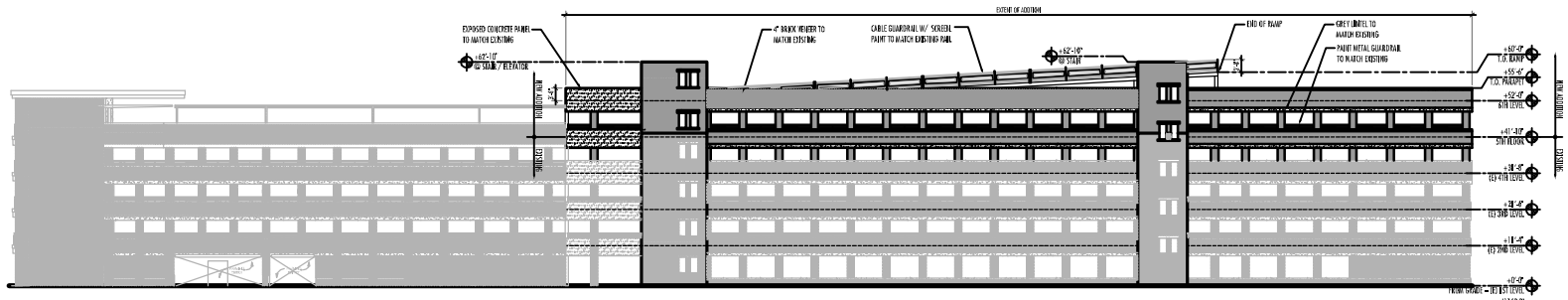
**DAVIS**  
 74 East Rio Salado Parkway  
 Suite 200  
 Tempe, Arizona  
 85281  
 phone: 480.638.1100  
 fax: 480.638.1100  
 www.thedavisexperience.com



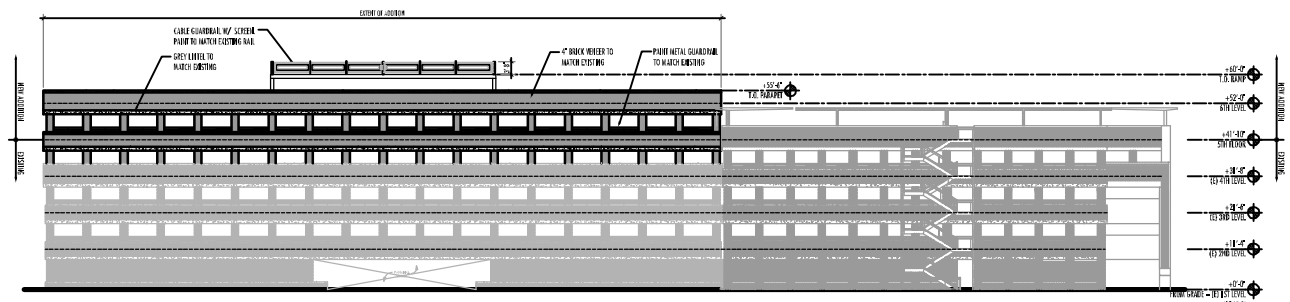
**US AIRWAYS**  
 201 SOUTH ASH AVENUE  
 TEMPE, ARIZONA

PROJECT #15133  
 LAST REVISED DATE: 09-22-2016

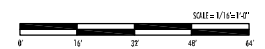
# REFERENCE ELEVATIONS



**NORTH ELEVATION**  
 NOTE: ALL FINISHES AND MATERIAL TO MATCH EXISTING.



**WEST ELEVATION**  
 NOTE: ALL FINISHES AND MATERIAL TO MATCH EXISTING.



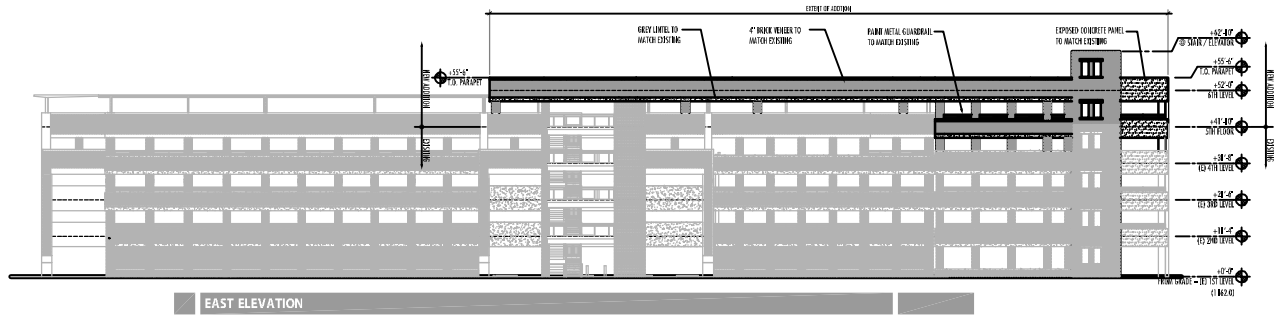
74 East Rio Salado Parkway  
 Suite 200  
 Tempe, Arizona 85281  
 phone: 480.638.1100  
 fax: 480.638.1101  
 www.thedavisexperience.com



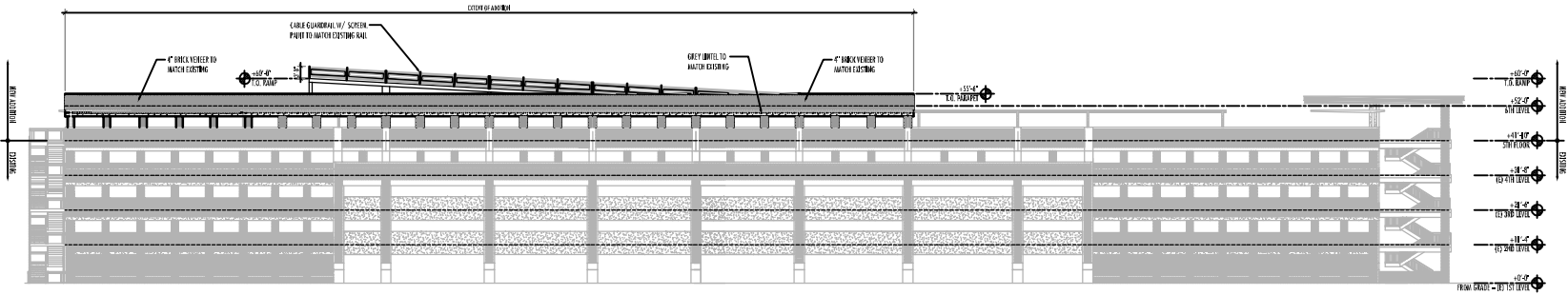
**US AIRWAYS**  
 201 SOUTH ASH AVENUE  
 TEMPE, ARIZONA

PROJECT #15133  
 LAST REVISED DATE: 06-22-2016

# REFERENCE ELEVATIONS



**EAST ELEVATION**  
NOTE: ALL FINISHES AND MATERIAL TO MATCH EXISTING.



**SOUTH ELEVATION**  
NOTE: ALL FINISHES AND MATERIAL TO MATCH EXISTING.

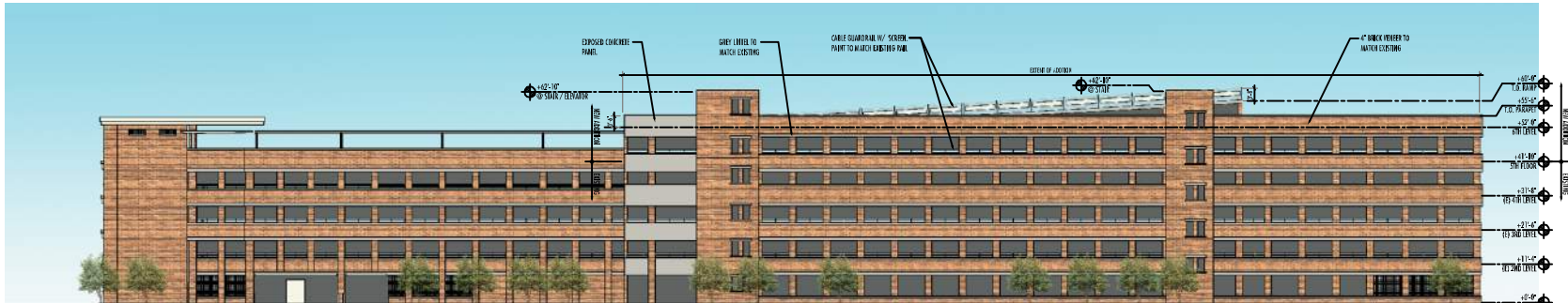


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Suite 200  
Tempe, Arizona 85281  
phone: 480.638.1100  
fax: 480.638.1101  
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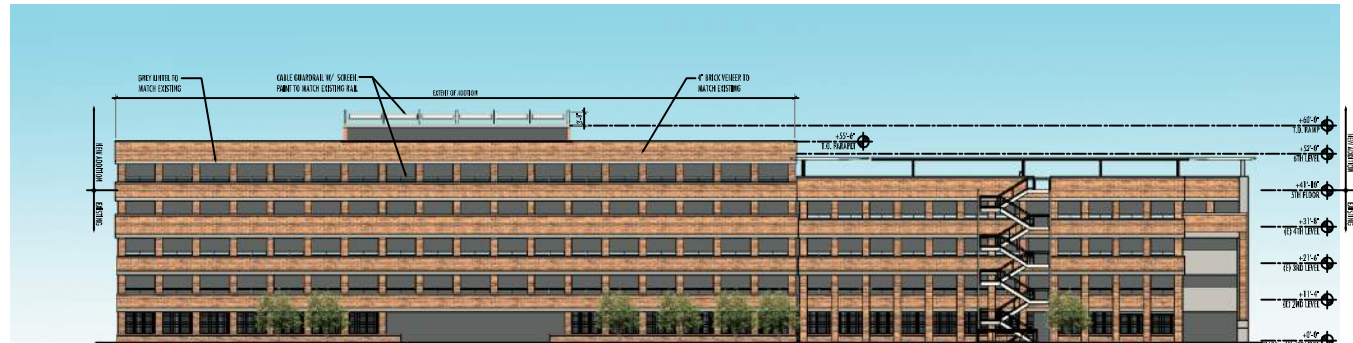
**US AIRWAYS**  
201 SOUTH ASH AVENUE  
TEMPE, ARIZONA

PROJECT #15133  
LAST REVISED DATE: 06-22-2016



**NORTH ELEVATION**

NOTE: ALL FINISHES AND MATERIALS TO MATCH EXISTING.



**WEST ELEVATION**

NOTE: ALL FINISHES AND MATERIALS TO MATCH EXISTING.



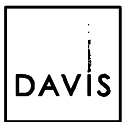
CABLE GUARDRAIL W/ PERFORATED SCREEN. PAINT TO MATCH EXISTING RAIL.



NATURAL EXPOSED CONCRETE PANEL.



4\"/>



architectural  
interior architecture  
space planning  
facilities management  
code planning  
landscape architecture  
graphic design

**US AIRWAYS GARAGE EXPANSION  
TEMPE, ARIZONA**

0' 15' 32' 48' 64' All calculations are approximate and subject to change.

15133  
09.22.16

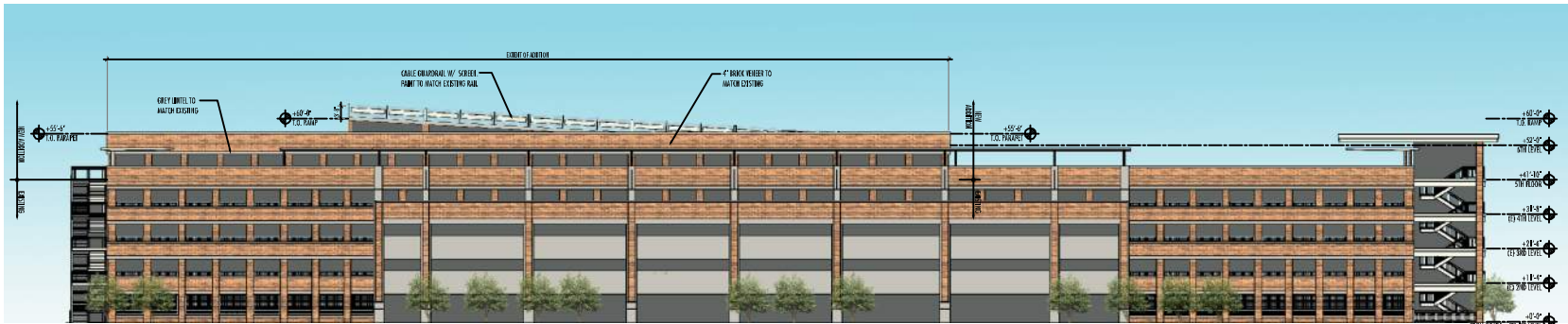
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**EAST ELEVATION**

NOTE: ALL FINISHES AND MATERIAL TO MATCH EXISTING.



**SOUTH ELEVATION**

NOTE: ALL FINISHES AND MATERIAL TO MATCH EXISTING.



CABLE GUARDRAIL W/ PERFORATED SCREEN. PAINT TO MATCH EXISTING RAIL.



NATURAL EXPOSED CONCRETE PANEL.



4\"/>



interiors  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

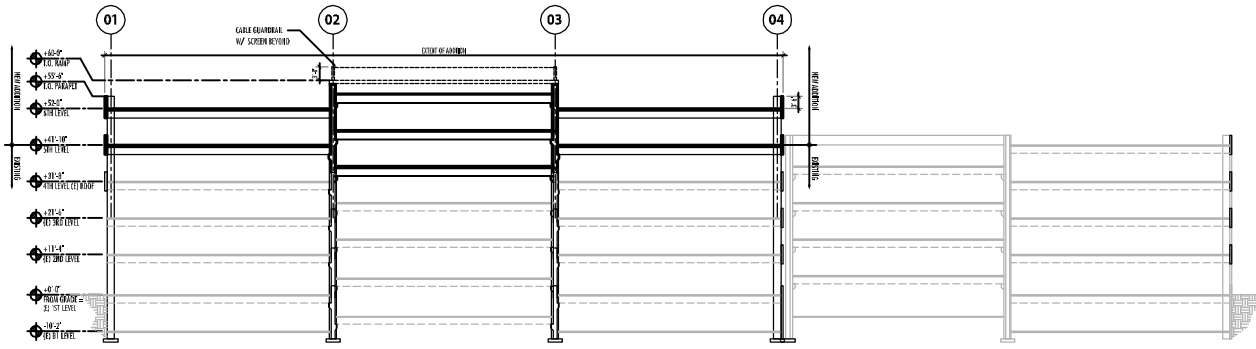
**US AIRWAYS GARAGE EXPANSION  
TEMPE, ARIZONA**

0' 15' 32' 48' 64' All calculations are approximate and subject to change.

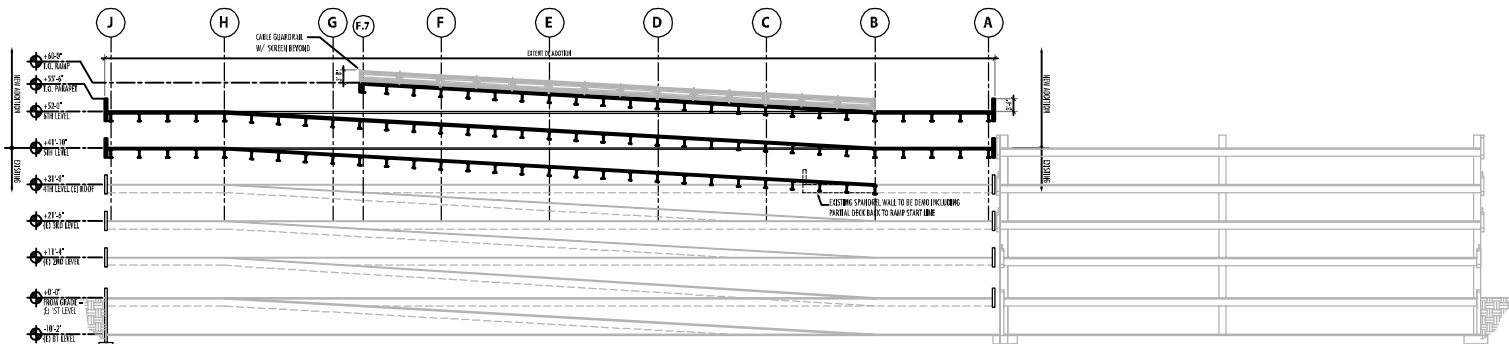
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09.22.16

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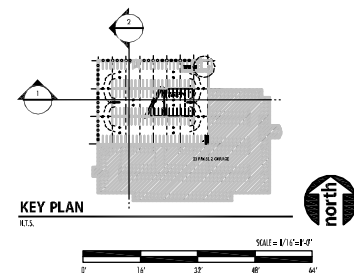
### REFERENCE SECTIONS



02 BUILDING SECTION



01 BUILDING SECTION



KEY PLAN

**DAVIS**

74 East Rio Salado Parkway Suite 200  
Tempe, Arizona 85281

phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

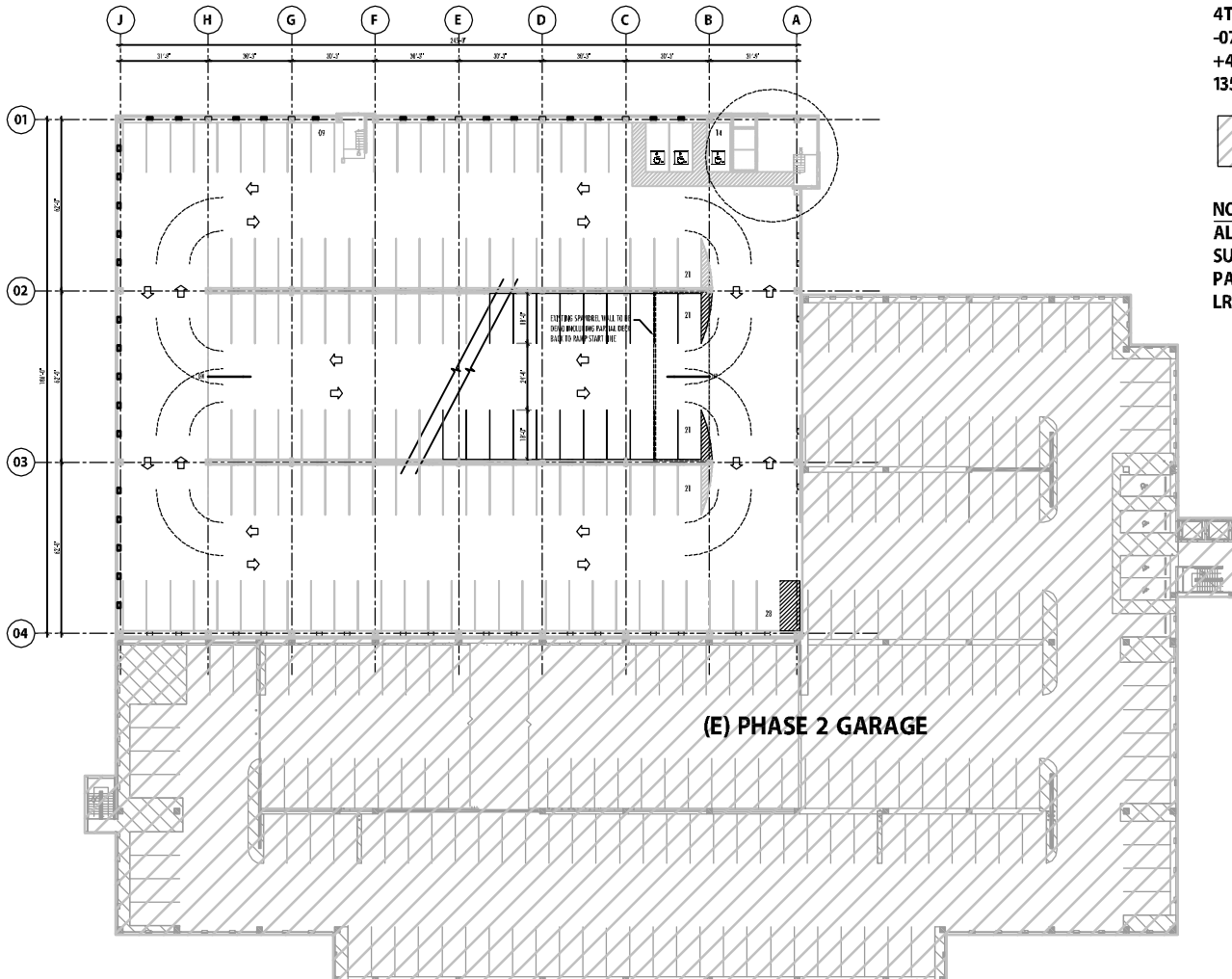
**PARKWAY**

4000 West McDowell Blvd

**US AIRWAYS**  
201 SOUTH ASH AVENUE  
TEMPE, ARIZONA

PROJECT #15133  
LAST REVISED DATE: 06-22-2016

REFERENCE FLOOR PLAN



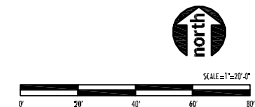
4TH LEVEL (EXISTING ROOF) 46,199 GSF  
 -07 PARKING SPACES WITH DEMO  
 +42 NEW PARKING SPACES  
 135 TOTAL PARKING SPACES

 NOT PART OF WORKING SCOPE

**NOTE:**  
 ALL INTERIOR WALLS AND OVERHEAD SURFACES OF NEW GARAGE TO BE PAINTED A BRIGHT WHITE WITH MINIMUM LRF OF 75%.

(E) PHASE 2 GARAGE

4TH LEVEL



DAVIS

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 fax: 480.638.1100  
 www.thedavisexperience.com

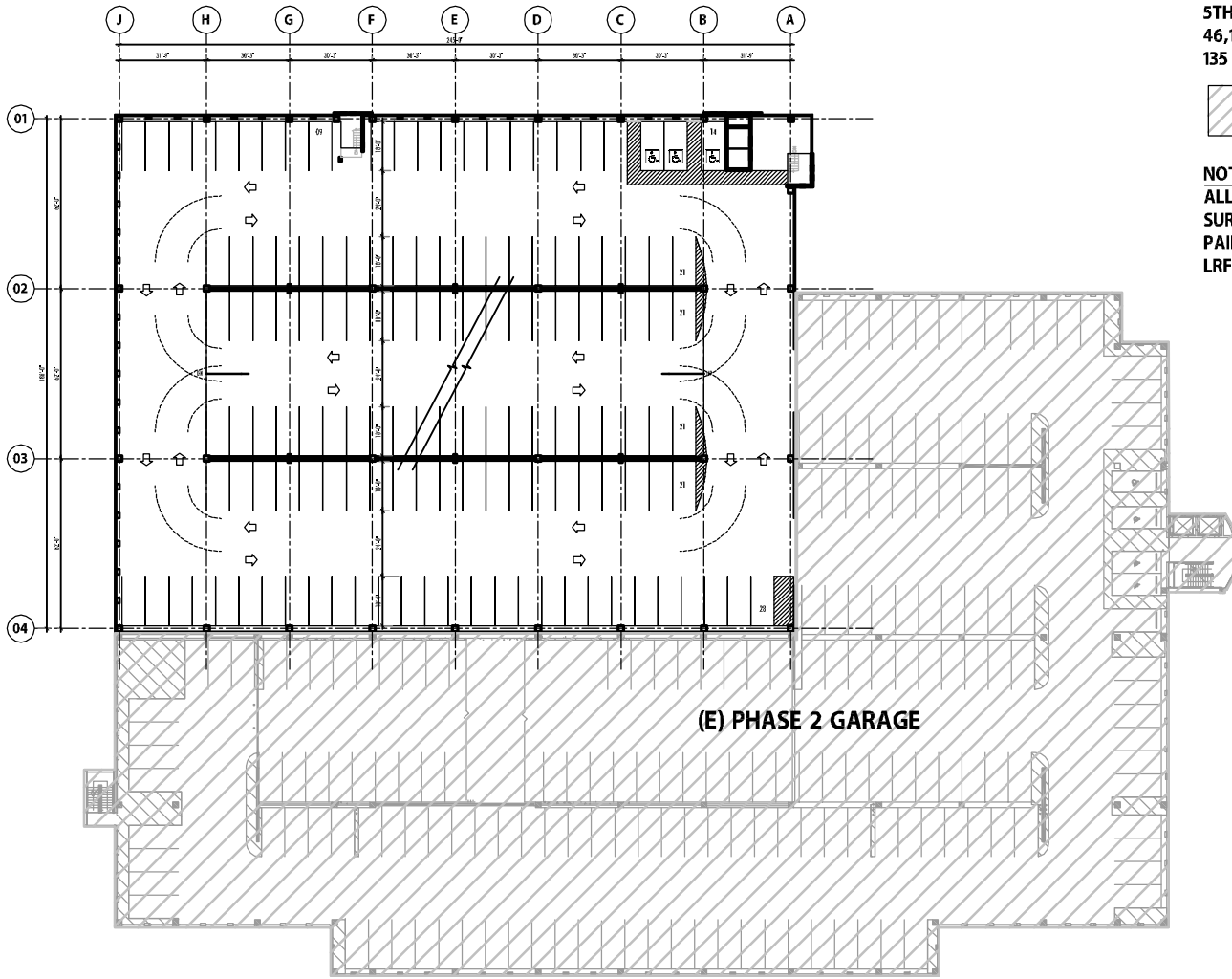


**US AIRWAYS**  
 201 SOUTH ASH AVENUE  
 TEMPE, ARIZONA

PROJECT #15133  
 LAST REVISED DATE: 09-22-2016

2 OF 7

REFERENCE FLOOR PLAN



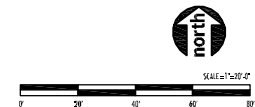
5TH LEVEL  
46,199 GSF  
135 SPACES

 NOT PART OF WORKING SCOPE

NOTE:  
ALL INTERIOR WALLS AND OVERHEAD SURFACES OF NEW GARAGE TO BE PAINTED A BRIGHT WHITE WITH MINIMUM LRF OF 75%.

(E) PHASE 2 GARAGE

5TH LEVEL



74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona 85281  
phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisexperience.com

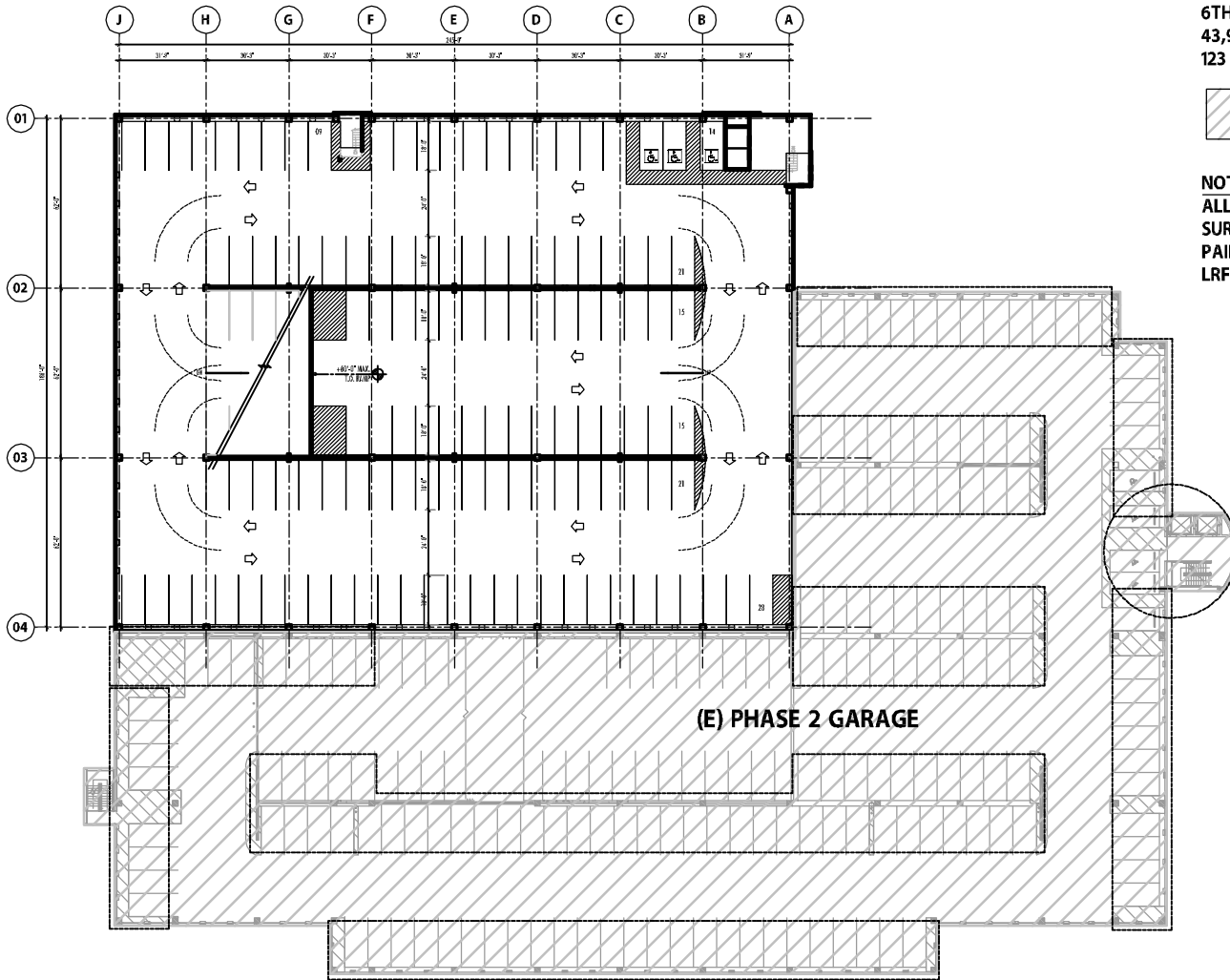


**US AIRWAYS**  
201 SOUTH ASH AVENUE  
TEMPE, ARIZONA

PROJECT #15133  
LAST REVISED DATE: 09-22-2016

**3 OF 7**

REFERENCE FLOOR PLAN



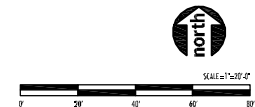
6TH TIER  
43,924 GSF  
123 SPACES

 NOT PART OF WORKING SCOPE

**NOTE:**  
ALL INTERIOR WALLS AND OVERHEAD SURFACES OF NEW GARAGE TO BE PAINTED A BRIGHT WHITE WITH MINIMUM LRF OF 75%.

(E) PHASE 2 GARAGE

6TH LEVEL



DAVIS

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Tempe, Arizona 85281

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fax: 480.638.1101  
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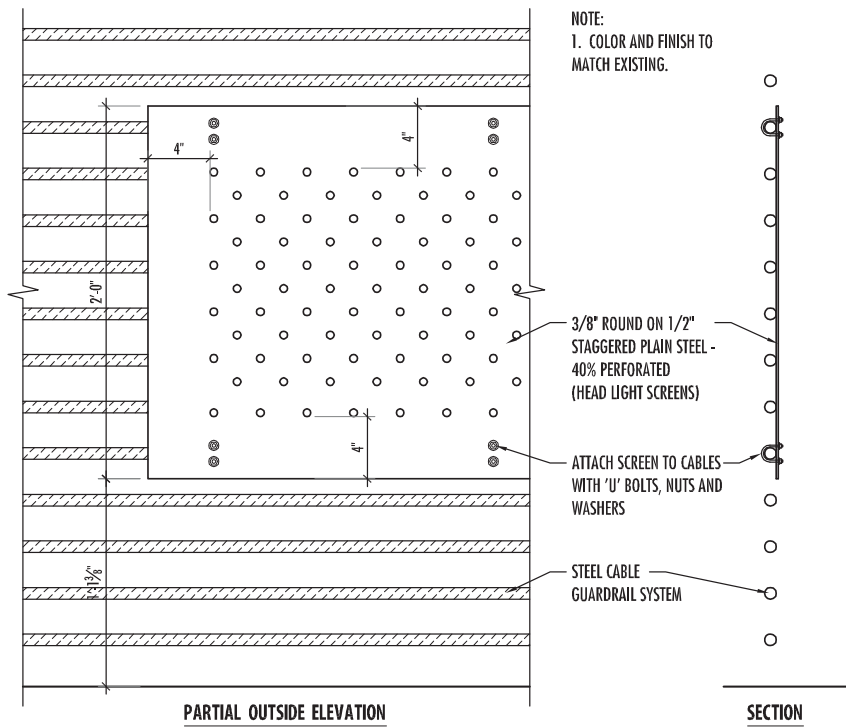


**US AIRWAYS**  
201 SOUTH ASH AVENUE  
TEMPE, ARIZONA

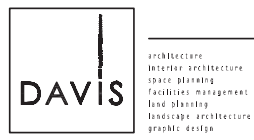
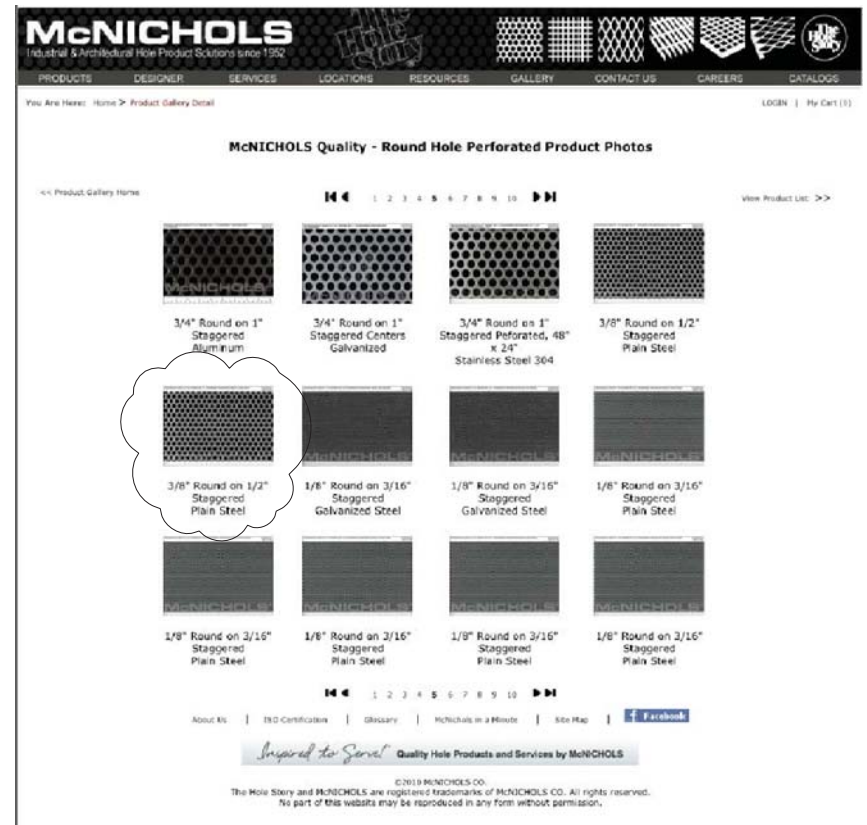
PROJECT #15133  
LAST REVISED DATE: 09-22-2016

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MANUFACTURER NAME: McNICHOLS  
 PRODUCT NAME: ROUND HOLE PERFORATED  
 METAL TYPE: 1/2" PLAIN STEEL  
 METAL FINISH: PAINTED (TO MATCH EXISTING)



**HEADLIGHT SCREEN** 1 1/2"=1'-0"



**US AIRWAYS GARAGE EXPANSION  
 TEMPE, ARIZONA**

15133  
 09.26.2016  
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