

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 02/28/2017
Agenda Item: 4

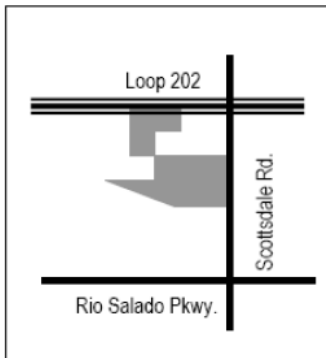
ACTION: Request for an Amended Planned Area Development Overlay and a Development Plan Review for Phase 1B consisting of a new seven-story, multi-family residential building for AURA WATERMARK (PL160311), located at 430 North Scottsdale Road. The applicant is Withey Morris PLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: AURA WATERMARK (PL160311) is a proposed horizontal mixed-use development consisting of 1,003 dwelling units; 63,586 square-feet of commercial area; 627,508 square-feet of office area; and 251 hotel rooms. The applicant held a neighborhood meeting for this project on October 4, 2016. On January 10, 2016, the Development Review Commission recommended approval of the 1st Amended Planned Area Development Overlay for Watermark Tempe (PL160224) for Phase 1A. Aura Watermark and Watermark Tempe are scheduled to be heard by City Council on the same meeting dates. The request includes the following:

1. Amended Planned Area Development Overlay to establish development standards for density, building height, lot coverage, landscape area, and building setbacks.
2. Development Plan Review for Phase 1B including site plan, building elevations and landscape plan; consisting of 328 dwelling units and a building height of 85'-0".



Property Owner(s)	El Fenix, LLC El Fenix II, LLC City of Tempe
Applicant	Withey Morris PLC
Zoning District (current/proposed)	MU-4 PAD within the RSOD
Gross / Net site area	14.99 gross acres / 14.84 net acres
Density / Number of Units	67 du/ac; 1,003 units proposed (95 du/ac; 1,411 units allowed per existing PAD)
Unit Types	232 studios 443 one bedroom 262 two bedroom 66 three bedroom (1,397 total beds)
Total Building Area	4,366,389
Lot Coverage	No Standard (No Standard)
Building Height	278'-0" max
Building Setbacks	15' front, 15' front (parking), 2' side (building wall), 0' interior property lines, 2' rear, 2' south side (levee) (15', 15', 2', 0', 2', 6' per existing PAD)
Landscape Area	30% minimum (30% minimum per 1 st Amended PAD) (correct on Watermark Tempe)
Vehicle Parking	5,106 provided (4,616 required)
Bicycle Parking	1,139 provided (1,121 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner II

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This 14.99 acre site is located on the west side of Scottsdale Road at the intersection of Playa Del Norte Drive, which is between Tempe Town Lake and the Loop 202 Freeway. There are three properties adjoining this site; two of which are to the northeast and zoned GID, one is a self-storage facility and the other is a hotel. The third property, located to the west, is zoned MU-4 PAD within the RSOD and is multi-family development with a commercial component. On the east side of Scottsdale Road, across from this project, is mixture of commercial and multi-family residential developments.

This request includes the following:

1. Amended Planned Area Development Overlay to establish development standards for density, building height, lot coverage, landscape area, and building setbacks.
2. Development Plan Review for Phase 1B; including a site plan, building elevations and landscape plan; consisting of 328 dwelling units and a building height of 85'-0".

The applicant is requesting the Development Review Commission provide recommendations to City Council for items listed above.

For further processing, the applicant will need approval for a Subdivision Plat.

PRELIMINARY SITE PLAN REVIEW

Three (3) Site Plan Reviews have been completed for this project, one preliminary (07/27/16) and two formal (09/14/16 & 02/001/17). The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The major comments provided to the applicant for this project are listed below.

07/27/16:

1. Provide pedestrian amenities between the building and existing sidewalk along lake frontage.
2. Based on information provided, staff is unable to provide substantial input on building design. More information needed, provide all materials and finishes.
3. Roof drainage system should be concealed within the interior of building.

09/14/16:

1. Demonstrate proposed setbacks from PAD perimeter property lines.
2. Do not show private roads within public right-of-way.
3. Reduce height of western portion of building, gradually transition from 2-story to 3-story in western portion of site.
4. Need to activate and provide more pedestrian interaction to podium portion of project. Consider wrapping more units along the base or providing additional gathering areas for residents.
5. Refuse as show does not function and impedes with fire access to meet hose pull requirements.
6. Provide a 5' wide clear path to allow room for hose pull along the north portion property line adjacent to refuse location.

PUBLIC INPUT

A neighborhood meeting was held on October 4, 2016. In addition to the applicant's team members, approximately 12 individuals were in attendance. The majority of attendees voiced that they thought the applicant is proposing a good project, but had serious concerns about an increase in traffic volume. Those in attendance primarily wanted to know what the applicant's plans are to mitigate traffic congestion and create a safe driving/pedestrian environment along Scottsdale Road without the relief routes involving adjacent neighborhoods. On October 14, 2016, the developers met with City of Tempe Staff and the North Tempe Neighborhood Association to discuss limiting vehicular access to Gilbert Drive to residents and employees of this project. The development team also met with the developers of the existing apartment community directly northwest of this site; the developers of the existing apartment community had concerns that the building height and footprint of building would obstruct views of their site to the lake. The applicant's public involvement report is attached.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The applicant requests an Amended Planned Area Development Overlay (PAD) consisting of 1,003 dwelling units; 63,586 square-feet of commercial area; 627,508 square-feet of office area; and 251 hotel rooms; and a maximum building height of 278 feet. See attachments for the applicant's phasing plan. The table below shows a comparison of the development standards for the existing Hayden Harbor at Tempe Town Lake PAD (PL070506) to those being proposed with this project.

WATERMARK TEMPE – 2nd Amended PAD Overlay			
Standard	1st Amended PAD (Watermark Tempe, PL160224) within the RSOD	PROPOSED MU-4 PAD within the RSOD	Change
Residential Density (du/ac)	67	67	No change
Total # of Dwelling units	993	1,003	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	278'	278'	No change
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	
Maximum Lot Coverage (% of net site area)	No Standard	No Standard	--
Minimum Landscape Area (% of net site area)	30%	30%	No Change
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (Scottsdale Road)	15'	15'	No Change
Front (parking)	15'	15'	No Change
Side (building wall)	2'	2'	No Change
Interior Property Lines	0'	0'	No Change
Rear (building wall)	2'	2'	No Change
South Side (levee)	6'	2'	Decrease

The proposed density, building height, lot coverage, landscape area and setbacks are appropriate for the site. The requested density of greater than 65 dwelling units per acre and maximum building height of 278 feet, which exceeds the height of any other existing development along Tempe Town Lake, should be expected with the vision for this area.

Parking

The proposed Amended PAD meets the vehicle and bicycle parking requirements of the Zoning and Development Code. Upon build out the majority of parking spaces will be contained within garages, with the only surface parking being parallel spaces adjacent to adjacent to buildings. The project provides 5,106 vehicle parking spaces, 4,616 is required; and provides

1,139 bicycle parking spaces, 1,121 is required.

Traffic

A traffic impact study (TIS) has been approved by the Public Works Department (Traffic Division). Based on the TIS submitted it is possible that in the future northbound dual left lanes may be needed; according to traffic there is enough room in the right-of-way, so the Planning and Traffic Divisions have conditioned that adequate space be provided on-site to accommodate an additional ten (10) foot wide drive lane. A controlled access gate is proposed in the northwest portion of property that leads to Gilbert Drive; but the Planning and Traffic Divisions have conditioned this gate be removed to help relieve traffic congestion at Scottsdale Road, having another ingress/egress other than Scottsdale road is believed to be the best way to alleviate congestion and create a safer vehicular environment. At the DRC hearing for Watermark Tempe (PL160224), this condition was modified to add, "A gate which opens by motion to control exit is acceptable." The executive summary is included as an attachment.

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The development fulfills the goals of the General Plan by maintaining a residential density greater than 65 du/ac through the development standards in order to meet the projected residential density. The project incorporates commercial components to satisfy the mixed-use land use designation.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The requested development standards take the site context into consideration. Sufficient setbacks are provided along perimeter property lines, which respect adjacent developments.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The PAD site plan proposes all the residential portions of project along the lakefront and by residential developments adjacent to this site. The commercial portions of project are positioned closer to the existing commercial uses on adjoining properties.

DEVELOPMENT PLAN REVIEW

Site Plan

The Development Plan review application is for Phase 1B of the 14.99 acre PAD. The project area is 3.94 net acres on which a new multi-family residential building is proposed. This building will be located in the southwest portion of the PAD site, along the lake frontage; and the building footprint contours the shape of the lot. There are fifteen townhouse style units along the lake frontage that will have direct pedestrian path connections with the multi-use path; there will also be a main point of egress for the entire building to access the multi-use path. The applicant has also proposed a ground level amenity area for the residents in the further western portion of site; and there are also two above grade amenity decks.

There will be four vehicular access points provided that can access this site: main driveway will be at the intersection of Scottsdale Road and Playa Del Norte Drive; two right-in, right-out driveways will be located north of the main driveway (driveway furthest to the north is offsite but property has cross access with PAD site); and a drive in in the northwest portion of property that connects to Gilbert Drive. The applicant has shown a controlled access gate to the Gilbert Dive connection, a condition has been added to either remove this gate or provide a gate which opens by motion control for exiting purposes.

Building Elevations

This building is proposed to be 85'-0" in height and is seven-stories with an additional mezzanine level. The first two levels is primarily a parking garage and on south side of building there are fifteen, two-level townhouse style units that conceal the garage. There is also, a below grade level of parking. The primary materials proposed include; metal panels, masonry (ground-face and smooth CMU), glazing (vision and tinted), painted fiber cement boards and painted stucco. These materials have been applied in a manner that will relieve monotony. The majority of unit balconies are recessed into building which will assist in shading them. There will be decorative canopies mounted to the north and east façades along the n The fitness facility is elevated in the air above the main amenity deck area and is a prominent feature of this building, along with the

ground level unit along the lake frontage.

Landscape Plan

The landscape design provides a comfortable pedestrian environment. The landscape proposed by the applicant on site will be an improvement to the lake frontage, and will give a sense of connection and inclusion between this development and the public space. A condition has been added for the applicant to improve landscaping along the Town Lake linear park.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in 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*; canopies, balcony overhangs, and recessed balconies provide shade for windows, patios, and walkways adjacent to the building. Landscaping adjacent to sidewalks will provide shade for human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are of high quality, compatible with adjacent developments, and meet the expectations for developments along Tempe Town Lake.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; building is higher than the multi-family development directly adjacent to the northwest of site. New developments along Tempe Town Lake are encouraged to provide increased building height to meet the higher residential density expectations for the area.
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*; variation is provided in materials and building heights to relieve monotony. There are many horizontal shifts in the building façades and at each transition a different material is introduced which assists in creating visual interest.
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*; design elements include shade canopies, variation in wall plane and a variety of building materials are applied to create a rhythm along building elevations.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; there is a direct connection to multi-use path that runs parallel to Tempe Town Lake and a bus stop is located near the main entrance of PAD site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicular access is provided by four entrances, where cars are directed into parking garages, on-street parking, or surface parking lots. The main entrance is located at the intersection of Scottsdale Road and Playa Del Norte Drive; to other right-in, right-out driveways north of the main entrance; and one entry/exit drive in the northwest portion of site that leads to Gilbert Drive. Pedestrian routes are separate from vehicular circulation. Within the garage, stairs and elevators are provided for pedestrian use once drivers exit their vehicles.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the site plan has been reviewed by the Police Department and complies with required safety design requirements. Gates within the parking garage will be used to restrict access to resident-only parking spaces. Access to the residential portions of the building will be restricted by key. The height of proposed landscaping adjacent to pedestrian paths and lighting requirements will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscaping along the building perimeters will delineate useable pedestrian areas and paths.
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 subject to separate review; however, the building design has taken future sign locations into consideration.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility; density, building height, lot coverage, landscape area, and building setbacks.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay and Development Plan Review.

PLANNED AREA DEVELOPMENT

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Amended Planned Area Development Overlay approval shall be null and void.
3. The 2nd Amended Planned Area Development Overlay for Watermark Tempe shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
4. The developer must provide a final Traffic Impact Study prior to any submittal for a building permit; and shall receive approval of the final Traffic Impact Study from the Traffic Engineering Division prior to issuance of a building permit.
5. The first phase of PAD to commence construction shall build out the main strip of the private drive, which is to extend

from Scottsdale Road to northwest portion of site that connects to Gilbert Drive. This drive shall be landscaped on both sides and meet lighting requirements.

6. Any proposed modifications to the well easement, as depicted on the Planned Area Development Overlay, shall require further review before a final determination is made by the City of Tempe and the Water Utilities Division. Acceptance by the Water Utilities Director, or designee, shall be made prior to approval of a development plan review that may affect the existing well easement.
7. Prior to final acceptance of the request to relocate the Salt River Outfall (SRO) Interceptor and its easement, located near the northwest portion of the property, the Sub-Regional Operating Group (SROG) Advisory Committee of the Joint Municipal Water Reclamation System shall review the request to make a determination of approval on any changes related to the interceptor. This approval shall be completed prior to issuance of any building permits for vertical structures which may affect the area within the easement of the SRO Interceptor.
8. Any development located within the easement of the Salt River Project's (SRP) 230kv overhead lines will require approval by SRP. A submittal for review and final determination by SRP shall be completed prior to a scheduled meeting with the decision-making body for Development Plan Review within this area.
9. There shall be adequate space provided onsite to accommodate two (2) westbound drive lanes (additional lane with a minimum of ten (10) foot width), if dual northbound left turn lanes at the intersection of Scottsdale Road and Playa Del Norte Drive are deemed necessary in updates to the Traffic Impact Study for future phases. The "property owner/developer" shall be responsible for the planning, design and construction. All landscaping shall be replaced. Any and all improvements shall be coordinated with City of Tempe staff (Planning and Traffic Engineering divisions).
10. Access control gate in the northwest corner of site, leading to Gilbert Drive (public right-of-way), shall be eliminated and removed from the plans. Upon completion of each phase of the project, the City of Tempe shall be provided with a professional traffic impact study from "property owner/developer" that includes, but is not limited to, traffic volumes entering and exiting the property, bidirectional traffic volumes on surrounding streets, and turning movement counts at surrounding intersections. If any of the studies demonstrate an increase in site-generated traffic on College Avenue that exceeds 10 percent of projected values in the original traffic impact analysis; then the "property owner/developer" shall be responsible for the planning, design and construction of traffic mitigation improvements that reduce the volume of site-generated traffic using College Avenue. Any and all improvements shall be coordinated with City of Tempe staff (Planning and Traffic Engineering divisions) and shall include public outreach. A gate which opens by motion control to exit is acceptable.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan February 14, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

3. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
4. Provide service location for both refuse and recycling collection and pick-up on the property, as identified on the plans.

5. Concrete staging pad for servicing of refuse and recycling should have a minimum width of 20'-0" and depth of 15'-0" (20'-0" recommended); should include bollards.
6. Screening for transformers and utility equipment boxes should be decorative and match building design. Compliance with this modification shall be confirmed by the Planning Division prior to issuance of permits.
7. 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.
8. 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.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that complements the coloring of the buildings.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

11. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
12. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
 - c. Paint interior wall and overhead surfaces of enclosed garage floor levels (which do not receive exterior light) with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
13. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

14. The materials and colors are approved as presented:

Stucco (painted) – Dunn Edwards – Blue Calico (DET585)
 – Raging Tide (DE5809)
 – Soft Pumice (DE6326)
 – Yreka! (DET594)
 – Jet (DE6378)

Cement Board Panels (painted) – Hardie Plank – Dunn Edwards: Country Air (DET581)

Cement Board Panels (painted) – Hardie Plank – Dunn Edwards: French White (DEW311)

Glass – Balcony Railing/Residential Windows/Storefront – clear
– blue tinted (Pacifica)

Glass Mosaic – Daltile Color Wave – color, Winter Blues Blend

ACM Panel (½ reveals, width and depth) – color, silver metallic

Metal Screen Panels (perforated, ¼ holes) – painted Dunn Edwards, Foil (DE6360)

Architectural Louvers – colors, silver metallic and blue

Metal Shade Sail – color, Siam Blue

8x8x16 ground face concrete masonry

8x8x16 concrete masonry

Cast in place concrete

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.

15. Provide decorative canopies along north and east sidewalks adjacent to building to improve pedestrian environment. Compliance with this modification shall be confirmed by the Planning Division prior to issuance of permits.
16. Replace smooth CMU with ground face CMU at podium level and locations where smooth CMU begins extends beyond podium level. Ground face CMU applied should be complimentary to proposed color palette for building. The following elevations are excluded from having to meet this requirement; northeast, west and all building façades located in interior amenity courtyards. Compliance with this modification shall be confirmed by the Planning Division prior to issuance of permits.
17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
18. Conceal roof drainage system within the interior of the building.
19. 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.
20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
21. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

22. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
23. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

24. Nerium Oleander specimens shall not be located within twelve (12) feet of sidewalks or pedestrian pathways. In areas where this circumstance exists on landscape plan shall be replaced with a different specimen. Refer to Section 4-702G and Appendices B & C of the Zoning and Development Code.
25. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
26. 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.
27. 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.
28. 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.
29. 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.

Building Address Numerals

30. Provide address sign(s) on the building elevation facing the street to which the property is identified.
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) 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.
 - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

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.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

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 the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- 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:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

- 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.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116 or DS-118.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

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

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:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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:

January 25, 2011	Development Review Commission recommended approval of Hayden Harbor at Tempe Town Lake (PL070506) for a General Plan Map Amendment from 'Open Space' to 'Mixed-Use' and 'No Density' to 'High Density', and a Zoning Map Amendment from GID to MU-4. The Commission continued the request for a Planned Area Development Overlay to a February 22, 2011 hearing date, in order to have further discussion on access issues presented by the public and to review the traffic study.
February 22, 2011	Development Review Commission recommended approval of the Planned Area Development Overlay for Hayden Harbor with no additional changes (4-2 vote).
March 24, 2011	City Council approved the request for Hayden Harbor at Tempe Town Lake (PL070506) (EI Fenix LLC, EI Fenix II LLC & City of Tempe, property owners; Gammage & Burnham PLC, applicant) consisting of six (6) mixed-use towers ranging in height from 220 feet to 278 feet proposed for hotel, residential, restaurant and retail uses, one (1) 12-story office building located above an above-grade six (6) level parking garage totaling 213 feet in height, a (1) one-story office building, a below-grade parking garage, and surface parking. The proposal has a total gross floor building

area of 2,059,580 square feet on approximately 13.6 net acres, located at 430 North Scottsdale Road. The request includes the following:

GEP10003 (Resolution No. 2011.06) – A General Plan Projected Land Use Map Amendment from “Open Space” to “Mixed-Use” and a Projected Residential Density Map Amendment from “No Density” to “High Density, greater than 25 units per acre”, all located on approximately 5.23 acres.

ZON08004 (Ordinance No. 2011.05) – Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use High Density District, located on 13.6 acres.

PAD08010 (Ordinance No. 2011.05) – Planned Area Development Overlay to establish general development standards, located on 13.6 acres.

- | | |
|-------------------|--|
| June 23, 2016 | City Council approved the request to modify the time extension of prior entitlements for Watermark Tempe (formerly Hayden Harbor at Tempe Town Lake, PL070506) at 430 North Scottsdale Road to one year from June 23, 2016. |
| December 13, 2016 | Development Review Commission granted a continuance for Watermark Tempe (PL160224) to the January 10, 2017 meeting, as formally requested by the applicant. |
| January 10, 2017 | Development Review Commission recommended approval (7-0 vote) for an Amended Planned Area Development Overlay, for a new mixed-use development; a Development Plan Review for Phase 1A consisting of two buildings with commercial and office uses; and approved of a Preliminary Subdivision Plat for WATERMARK TEMPE (PL160224), located at 430 North Scottsdale Road. |
| March 23, 2017 | Watermark Tempe (PL160224) scheduled for 1 st City Council meeting (Introduction). |
| March 23, 2017 | Aura Watermark (PL160311) scheduled for 1 st City Council meeting (Introduction). |
| April 20, 2017 | Watermark Tempe (PL160224) scheduled for 2 nd City Council meeting (Decision). |
| April 20, 2017 | Aura Watermark (PL160311) scheduled for 2 nd City Council meeting (Decision). |

ZONING AND DEVELOPMENT CODE REFERENCE:

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

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

For
AURA WATERMARK
(PL160311)

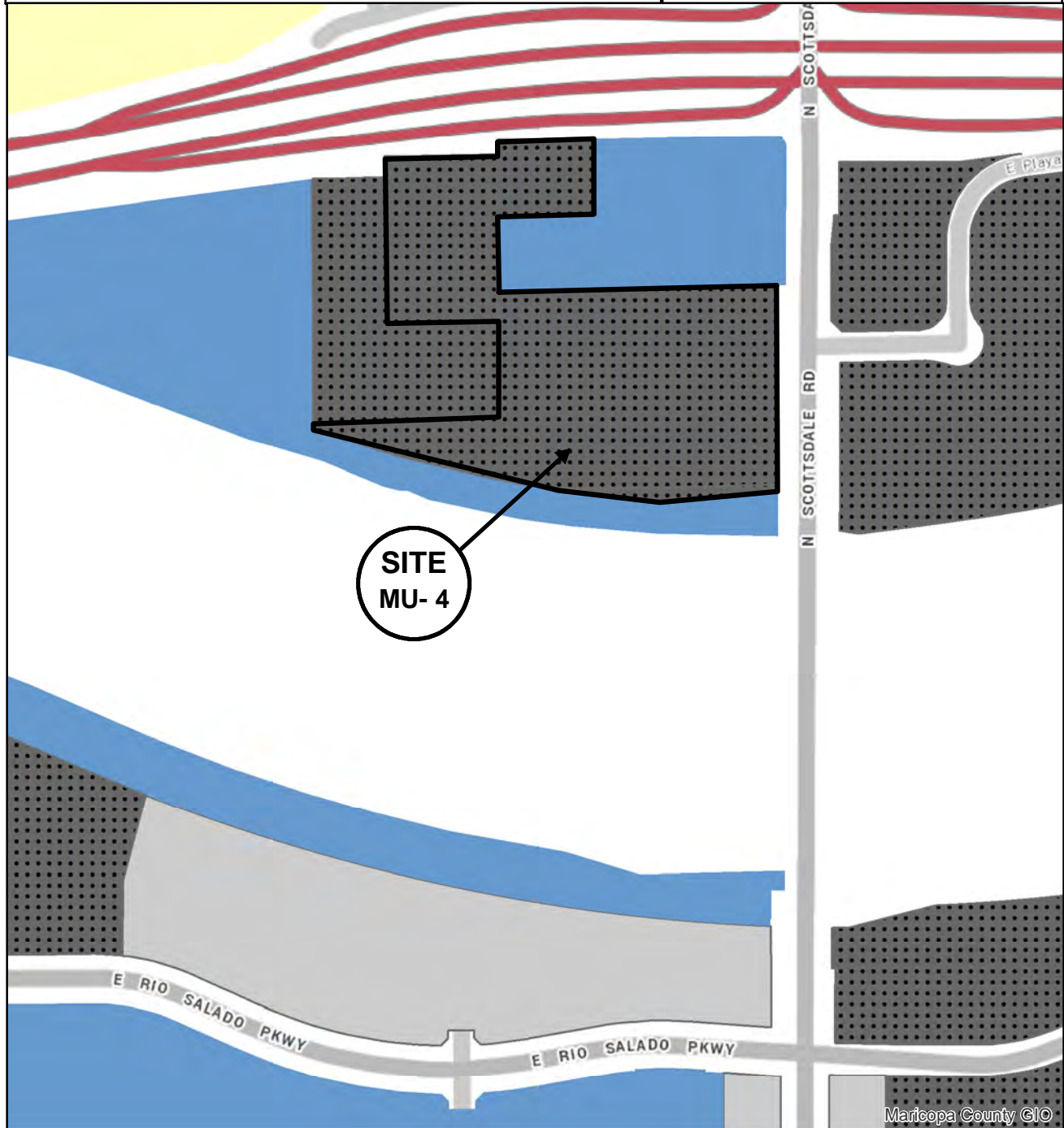
ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-6. Vision for Tempe Town Lake
- 7-8. 1st Amended PAD for Watermark Tempe
- 9-21. Letter of Explanation
- 22-24. Proposed 2nd Amended PAD Overlay Watermark Tempe
25. Phasing Plan
26. DPR Site Plan
27. Refuse Plan
28. Fire Access Plan
- 29-38. Floor Plans
- 39-43. Unit Plans
- 44-45. Blackline Elevations
- 46-47. Color Elevations
- 48-49. Streetscape Elevations

- 50. Building Sections
- 51-53. Renderings
- 54. Perspectives
- 55-62. Material Boards
- 63-67. Landscape Plan
- 68-71. Solar Study
- 72. Shadow Study
- 73-76. Public Involvement Final Report Summary
- 77-80. Traffic Impact Study – Executive Summary

AURA WATERMARK

PL160311



- MU-4
- MU-ED
- GID
- AG




LOCATION MAP

AURA WATERMARK

PL160311



Maricopa County GIO, City of Tempe Enterprise GIS Data & Analytics

 Aerials 2015





Each residential unit has access to sizable private outdoor space which is essential for healthy urban living in higher density areas.

Building incorporates passive solar techniques for shade mitigation [movable catalavers, shaded windows, shaded overhangs, plant shelves]

Site is well-landscaped to promote softening of hard edges + lines, and to reduce energy costs and urban heat island effect.



Buildings are contemporary in design with a mix of unit types[studio, 1 + 2 bedroom, penthouse], each offering individual access to private outdoor space.

Architecture addresses the site through unique, site-specific design to maximizes views of surrounding lake, mountain, and city skyline.

Buildings have a relationship to the waterfront; a dialogue.





Provide vertical mix of uses [residential and/or commercial, office, retail, etc.] designed with integrated public meeting spaces and gathering spots.

The building's architecture and site design evokes a unique landmark status, readily indented as a signature / iconic building beyond the region.

Ground-floor space programming energizes the pedestrian realm and features easily accessible, permeable buildings with a wide variety of textures / materials and places for both active and passive activities.





Buildings continue a contemporary design approach with a sense of permanence while responding to desert-specific climate conditions.

Waterfront themes incorporated throughout site design.

Podium level is human-scaled with pedestrian amenities and different finishing treatments.

Maximize potential of building density along with variations in building height to provide and preserve view corridors to the surrounding lake, mountains, and urban skyline.





Contemporary, modern design showcasing waterfront access and amenities with a permeable, comfortable, shaded, and walkable pedestrian realm around and through the site.

Connectivity is maintained through ground-floor site planning, as well as along water's edge.

Hotels feature semi-private outdoor event / recreational spaces which energize the pathway and activity along the lake.

Architecture and design is a unique, site-specific response to surrounding lake and context.



FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

EL FENIX I, L.L.C. AND EL FENIX II, L.L.C.

BY: _____ DATE _____
OWNER

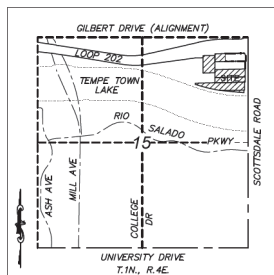
ITS: PRESIDENT

OWNER/DEVELOPER

FENIX DEVELOPMENT, INC.
10866 WILSHIRE BLVD, SUITE 400
LOS ANGELES, CA 90024
O: 310.208.1840
F: 310.208.1350

CONDITIONS OF APPROVAL: PL 160224

SITE VICINITY MAP (NTS)



APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
_____ DAY OF _____, 20____

PROJECT DATA

	PROPOSED PAD (PL160224)	
ZONING	MU-4 PAD	
OVERLAY DISTRICT	Rio Salado	
GENERAL PLAN LAND USE (Projected Mixed-Use)	Mixed-Use	
GENERAL PLAN DENSITY (Projected >65DU/AC)	High Density Urban Core (>65 DU/acre)	
SITE AREA - GROSS	652,838 gsf	
SITE AREA - NET (Less F.O.W. at east prop line, see A102)	646,362 nsf	
	14.99 acres	
	14.84 acres	
DWELLING QUANTITY	993 units	
DENSITY(DU/AC)	67 DU/acre	
BUILDING HEIGHT	278'-0" max.	
SITE LANDSCAPE COVERAGE		
Landscape Area	228,860 sf	
Landscape Area/Gross Site Area	30% min.	
SITE LOT COVERAGE	No Limit	
BUILDING SETBACKS		
Front (Building Wall)	15 ft	
Front (Parking)	15 ft	
Side (Building Wall)	2 ft	
Interior Property Lines	0 ft	
Rear (Building Wall)	2 ft	
South Side, From 2 nd Levee Setback (Building Wall)	6 ft	
VEHICLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail @ 1,900nsf	102 cars	
Restaurant @ 1,750nsf	407 cars	
Office @ 1,000nsf	2,069 cars	
Hotel (700sf room size, 251 rooms @ 1 car/room)	251 cars	
TOTAL COMMERCIAL REQUIRED	2,829 cars	
VEHICLE PARKING QUANTITY PROVIDED (Includes 112 temp parking in PH 1A)	3,406 cars	
RESIDENTIAL		
Total Units	993 units	
Total Beds	1,427 beds	
Studio	245 units	
1 Bed	404 units	
2 Bed	264 units	
3 Bed	70 units	
4 Bed	10 units	
TOTAL RESIDENTIAL REQUIRED	1,793 cars	
VEHICLE PARKING QUANTITY PROVIDED	1,810 cars	
TOTAL COMM. + RES. VEHICLE PARKING REQD (PH 1A, 1B & 2)	4,639 cars	
TOTAL COMM. + RES. VEHICLE PARKING PROVIDED (PH 1A, 1B & 2)	5,109 cars	
BICYCLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail NSF @ 1/7,500nsf	5 bikes	
Restaurant NSF @ 1/5,000nsf	62 bikes	
Offices NSF @ 1/8,000nsf	78 bikes	
Hotels (251 rooms @ 1/30 rooms)	13 bikes	
TOTAL COMMERCIAL REQUIRED	158 bikes	
BICYCLE PARKING QUANTITY PROVIDED	171 bikes	
RESIDENTIAL		
Residents	746 bikes	
Guests	190 bikes	
TOTAL RESIDENTIAL REQUIRED	945 bikes	
BICYCLE PARKING QUANTITY PROVIDED	950 bikes	
TOTAL COMM. + RES. BIKE PARKING REQD (PH 1A, 1B & 2)	1,103 bikes	
TOTAL COMM. + RES. BIKE PARKING PROVIDED (PH 1A, 1B & 2)	1,121 bikes	
USES		
Retail	31,793 gsf	
Restaurant	31,793 gsf	
Office	627,596 gsf	
Parking Garages	2,206,671 gsf	
Hotel	205,943 gsf	
Residential	1,100,680 gsf	

DS160149

PL160224

REC16142

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

APN: 132-22-06B & APN: 132-22-004B
THE EAST 300.00 FEET OF THE SOUTH 440.00 FEET OF THE NORTH 880.00 FEET OF THE WEST 495.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 312-22-002Y
THE SOUTH 134.96 FEET OF THE NORTH 1134.96 FEET OF THE EAST 763.05 FEET OF THE WEST 1258.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 132-22-002F
THE SOUTH 200.00 FEET OF THE NORTH 1000.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 495.00 FEET THEREOF; AND
EXCEPT THE WEST 5.00 FEET OF THE EAST 55.00 FEET THEREOF; AND
EXCEPT THE WEST 10.00 FEET OF THE EAST 65.00 FEET OF THE SOUTH 65.00 FEET THEREOF.

APN: 132-22-006
THE SOUTH 200.00 FEET OF THE NORTH 600.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE EAST 568.00 FEET THEREOF; AND
EXCEPT THE WEST 495.00 FEET THEREOF.

APN: 132-22-005D & APN: 132-22-017
THAT PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;
THENCE ALONG THE EAST LINE THEREOF, SOUTH 00 DEGREES 07 MINUTES 02 SECONDS WEST, 1135.24 FEET TO THE SOUTH LINE NORTH 1134.89 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 AND TO THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 50 MINUTES 43 SECONDS WEST, 827.44 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 33 SECONDS EAST, 2.70 FEET;
THENCE SOUTH 88 DEGREES 59 MINUTES 43 SECONDS WEST, 495.10 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 33 SECONDS WEST, 29.89 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH FROM WHICH POINT A RADIAL LINE BEARS NORTH 18 DEGREES 33 MINUTES 51 SECONDS EAST;
THENCE EASTERLY, 657.84 FEET ALONG SAID NON-TANGENT CURVE WITH A RADIUS OF 3977.85 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 15;
THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 04 MINUTES 09 SECONDS EAST, 684.01 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15;
THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 07 MINUTES 02 SECONDS EAST, 198.47 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 80.00 FEET THEREOF.

APN: 132-23-001E (TEMPE)
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15;
THENCE NORTH 00°07'01" EAST, 1316.02 FEET ALONG THE EAST LINE OF SAID SECTION 15;
THENCE DEPARTING SAID EAST LINE OF SECTION 15, NORTH 89°52'59" WEST, 75.00 FEET TO THE WEST LINE OF THE EAST 75.00 FEET OF SAID SECTION 15 AND TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID WEST LINE OF THE EAST 75.00 FEET OF SECTION 15, SOUTH 87°55'36" WEST, 20.83 FEET;
THENCE SOUTH 84°35'26" WEST, 294.39 FEET;
THENCE NORTH 83°44'51" WEST, 283.82 FEET;
THENCE NORTH 79°34'01" WEST, 21.43 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER OF SECTION 15;
THENCE NORTH 89°04'08" EAST, 617.21 FEET ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15 TO SAID WEST LINE OF THE EAST 75.00 FEET OF SECTION 15;
THENCE DEPARTING SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, SOUTH 00°07'01" WEST, 16.31 FEET ALONG SAID WEST LINE OF THE EAST 75.00 FEET OF SECTION 15 TO THE POINT OF BEGINNING.

PROJECT DATA

	EXISTING PAD (Hayden Harbor at Tempe Town Lake PL070506)	PROPOSED PAD (PL160224)
ZONING	MU-4 PAD	MU-4 PAD
OVERLAY DISTRICT	Rio Salado	Rio Salado
GENERAL PLAN LAND USE (Projected Mixed-Use)	Mixed Use	Mixed-Use
GENERAL PLAN DENSITY (Projected >65 DU/acre)	High Density Urban Core (>65 DU/acre)	High Density Urban Core (>65 DU/acre)
SITE AREA - GROSS	652,838	652,838 gsf
SITE AREA - NET (Less R.O.W. at east prop line, see A102)	14.99	14.99 acres
	646,382	646,382 sqft
	14.84	14.84 acres
DWELLING QUANTITY	1,411	993 units
DENSITY (DU/acre)	95 DU/acre	67 DU/acre
BUILDING HEIGHT	278'-0"	278'-0" max.
SITE LANDSCAPE COVERAGE		
Landscape Area	232,698	228,860.00 sqft
Landscape Area/Gross Site Area	36%	30% min.
SITE LOT COVERAGE	No Limit	No Limit
BUILDING SETBACKS		
Front (Building Wall)	No Standard	15 ft
Front (Parking)	29	15 ft
Side (Building Wall)	No Standard	2 ft
Interior Property Lines	No Standard	0 ft
Rear (Building Wall)	29	2 ft
South Side, From 25' Levee Setback (Building Wall)	No Standard	6 ft
VEHICLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail @ 1,300/sf		102 cars
Restaurant @ 1,775/sf		407 cars
Office @ 1,930/sf		2,099 cars
Hotels (700sf room size, 251 rooms @ 1 car/room)		251 cars
TOTAL COMMERCIAL REQUIRED		2,829 cars
VEHICLE PARKING QUANTITY PROVIDED (Includes 112 temp parking in Ph 1A)		3,406 cars
RESIDENTIAL		
Total Units		993 units
Total Beds		1,427 beds
Studio		245 units
1 Bed		404 units
2 Bed		264 units
3 Bed		70 units
4 Bed		10 units
TOTAL RESIDENTIAL REQUIRED		1,793 cars
VEHICLE PARKING QUANTITY PROVIDED		1,815 cars
TOTAL COMM. + RES. VEHICLE PARKING REQ'D (PH 1A, 1B & 2)	3,492	4,612 cars
TOTAL COMM. + RES. VEHICLE PARKING PROVIDED (PH 1A, 1B & 2)	3,528	5,100 cars
BICYCLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail NSF @ 1/7,500/sf		5 bikes
Restaurant NSF @ 1/5,000/sf		62 bikes
Offices NSF @ 1/6,000/sf		78 bikes
Hotels (251 rooms @ 1/20 rooms)		13 bikes
TOTAL COMMERCIAL REQUIRED		158 bikes
BICYCLE PARKING QUANTITY PROVIDED		171 bikes
RESIDENTIAL		
Residents		746 bikes
Guests		199 bikes
TOTAL RESIDENTIAL REQUIRED		945 bikes
BICYCLE PARKING QUANTITY PROVIDED		950 bikes
TOTAL COMM. + RES. BIKE PARKING REQ'D (PH 1A, 1B & 2)	1,149	1,103 bikes
TOTAL COMM. + RES. BIKE PARKING PROVIDED (PH 1A, 1B & 2)	1,149	1,121 bikes
USES		
Retail		31,793 gsf
Restaurant		31,793 gsf
Office		627,506 gsf
Parking Garages		2,209,671 gsf
Hotel		205,943 gsf
Residential		1,100,680 gsf

GENERAL NOTES

1. PARKING FOR RESIDENTIAL UNITS PROVIDED WITHIN EACH SECURED/RESERVED BUILDING PARKING GARAGE. COMMERCIAL USERS AND GUESTS DO NOT HAVE ACCESS TO RESIDENTIAL PARKING GARAGES.

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t: 480.949.4800
nelsonpartners.com



REC16142

PL160224

DS160149

THE WATERMARK | TEMPE
Fenix Development
430 N SCOTTSDALE RD, TEMPE, AZ

Date
DECEMBER 21, 2016

Drawings and written material appearing herein constitute original and unpublished work of the architect and shall not be duplicated, used, or disclosed without written consent of the architect.

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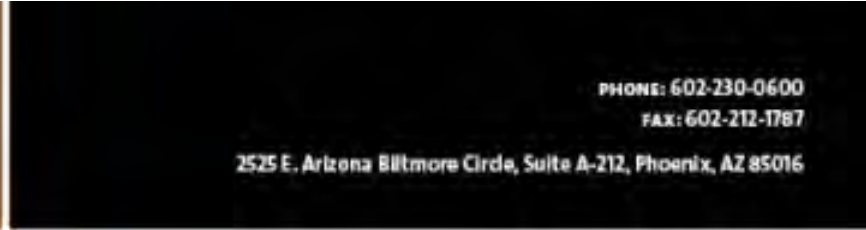
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AURA WATERMARK @ WATERMARK AT TEMPE TOWN LAKE

Applicant's Letter of Explanation Second Amended PAD Overlay Application for Watermark at Tempe Town Lake Development Plan Review Application for Aura Watermark

Trinsic Acquisition Company LLC ("TAC" or the "Applicant") respectfully submits these applications to redevelop approximately 3.94 acres, as Phase I Residential ("Aura Watermark") for Watermark at Tempe Town Lake, a 14.99 acre site ("Watermark") generally located at the northwest corner of Scottsdale Road and Tempe Town Lake (the "Lake") in Tempe, Arizona. The Phase I Residential site is generally located along the Lake within the Watermark's southwest quadrant.

TAC develops high-end institutional properties and high-density urban communities, concentrating on areas of population and business growth. TAC also performs the general contracting for its product and uses "best in class" planning and construction practices, emphasizing high-end finishes, distinctive design elements and a full complement of amenities. TAC's team, which has well over 100 years of combined experience in the real estate industry, has developed or acquired in excess of 20,000 multi-family residential units to date.

Watermark is comprised of eight parcels, of which seven parcels are currently vacant. The remaining parcel accommodates a one-story multi-tenant industrial building that currently houses a printing and sign services shop to be redeveloped in Phase II. See **Exhibit A** for an aerial photograph of Aura Watermark and Watermark. Watermark is a prime opportunity for redevelopment given its location on the Lake, as well as its proximity to the Red Mountain Freeway, downtown Tempe, the Arizona State University ("ASU") campus, Rio Salado Park, Tempe Beach Park, Tempe Center for the Arts, Papago Park, and Sky Harbor International Airport.

Applications

The Applicant is resubmitting the second amended planned area development ("PAD") overlay for Watermark and a development plan review ("DPR") application for Aura Watermark, the Phase I Residential Site (collectively, the "Applications"). The purpose of the Applications is to facilitate the development of a seven-story multi-family residential building containing 360 residential units for the Phase I Residential, branded as Aura Watermark.

The redevelopment of the Watermark will create a vibrant and upscale mixed-use development that will provide housing in immediate proximity to employment opportunities and services, enhance pedestrian activity around the Lake, and serve as a gateway to both the Lake and downtown Tempe. The overall mixed-use development, which will be branded as Watermark at Tempe Town Lake, will consist of eight buildings ranging in height from four- (+/- 64 feet) to 25- (+/- 278 feet) stories and will provide office (+/- 628,000 square feet), multi-family residential (+/- 1,003 units containing +/- 1,397 bedrooms), hospitality (+/- 251 hotel guest rooms), restaurant (+/- 32,000 square feet), and retail (+/- 32,000 square feet) uses along with associated parking (below, at and above-grade; and surface and on/off-street), landscape improvements, and amenities. Watermark is designed as an upscale urban neighborhood with an appropriate mix of uses and a commitment to walkability and the pedestrian experience, all with convenient accessibility to the Lake.

The purpose of the second amended PAD is to establish site-specific development standards required to accommodate the development of the Aura Watermark. The Applicant is also requesting DPR approval for the design of the Phase I Residential, Aura Watermark, including site and landscape plans, building elevations and materials.

Watermark and Aura Watermark represent a rare opportunity to create a unique project that will make a substantial statement along the Lake for generations to come. This redevelopment is representative of the ongoing attention and investment occurring along the Lake and throughout greater Tempe that has been planned for and envisioned for years by policy makers. The intent of the Applications is to further improve and diversify the mix of uses along the Lake by providing high-quality, modern housing opportunities within a vibrant urban mixed-use village.

Site Area and Context

The overall Watermark site is comprised of eight parcels located on the north side of the Lake and on the west side of Scottsdale Road. Watermark consists of approximately 14.99 gross acres (14.84 net acres). The formal address is 430 North Scottsdale Road, Tempe. A full legal description and associated graphic exhibit of Watermark is included in the Applications submittal. Aura Watermark, the Phase I Residential site consists of approximately 3.94 acres located within the southwest quadrant of the Overall Site, as depicted in **Exhibit A**.

As reflected in the Site and Surrounding Uses aerial photograph at Exhibit B, Aura Watermark has approximately 820 linear feet of lakefront exposure, including direct access to the pedestrian and bike path located on the Maricopa County Flood Control District levee structure. The five-story Vela Apartments development currently under construction adjoins the Aura Watermark to the north and west. The Tempe Town Lake Marina is located farther to the west. Existing commercial uses, including Audio Express, a U-Haul self-storage facility and a Best Western limited service hotel, adjoin the overall Watermark site to the north and east. The Loop 202 / Red Mountain Freeway is located immediately north of Watermark and the Playa del Norte mixed-use development, including the Ten01 (formerly Grigio) apartment complex, Northshore condominiums, Aloft Tempe hotel, In-N-Out restaurant, and Starbucks, is located to the east across Scottsdale Road. Watermark is located within walking distance of the ASU Campus across the Lake and the mix of uses lining the south bank of the Lake. The Applicant envisions that Aura

Watermark will significantly enhance the area's urban environment by providing needed high-quality, modern housing opportunities within walking distance of employment, restaurant and retail uses planned for Watermark.

As shown by the enclosed development plan, the parcels comprising the overall Watermark site create an irregular-shaped property with two distinct developable areas. The east section, of which the Aura Watermark is a part of, is relatively flat, sloping nominally from the north perimeter property line to the top of the adjoining Maricopa County Flood Control District levee structure. Development of this area will not be significantly constrained by major utility facilities or easements, which are generally located along Scottsdale Road. The northwest section of the Watermark site is shaped like an inverted "L" and wraps around the adjoining U-Haul self-storage facility. In contrast to the east section, the development potential of the northwest section is significantly impacted by a number of existing above-grade and below-grade facilities, including two SRP high voltage transmission lines located within a 135-foot wide easement running across the northernmost perimeter of the Watermark site and the SROG 54-inch sewer interceptor, which is currently located more than 40 feet below grade within a 30-foot wide easement bisecting the area of the Watermark site located immediately south of the transmissions line easement. In order to create a reasonably sized developable footprint in the northwest section of the Overall Site, the SROG interceptor may, in the future, be relocated to the north and west perimeters of the Watermark site.

Planning Context

General Plan 2040

The land use and residential density projected for both the Watermark and Aura Watermark by General Plan 2040 ("General Plan") are Mixed-Use and High Density-Urban Core (more than 65 units per acre). See **Exhibits C and D** for General Plan projected land use and density maps. According to General Plan, the Mixed-Use category is designed to accommodate land use mixes with a mixture of residential and commercial uses. This category also encourages creatively designed developments that create a living environment which reflect a village or activity hub where there is opportunity to live, work and play within one development or area. The Overall Project will provide opportunities to live, stay, work and play in the same area by providing multiple high-end office, high-density residential and hospitality buildings with accompanying restaurant and retail opportunities that will both energize Aura Watermark, the Watermark master plan, and the surrounding Tempe Town Lake area. Aura Watermark and Watermark, which combined will result in an overall residential density of more than 65 units per acre, are the exact type of mixed-use, high-density and high-quality development envisioned by the General Plan for the overall Watermark site.

Town Lake Vision

The high-quality, mixed-use, nautical themed development proposed for both Watermark and Aura Watermark is consistent with the City's vision for development along the Lake. Specifically, Aura Watermark and Watermark's combined provision of the following is aligned with the City's vision:

- Mix of commercial, office, hospitality and residential uses with integrated spaces for meeting and gathering;
- Vertical mix of commercial (restaurant and retail) and office uses;
- Ground-floor restaurant and retail use spaces that will energize the pedestrian realm;
- Upscale, clean and contemporary building designs with nautical forms and colors which speak to the recreational marine setting of the Lake;
- Mix of residential units primarily comprised of one and two-bedroom units;
- Access to individual private outdoor space for residents;
- Unimpeded public access to the lakefront;
- Varying building heights up to 25-stories providing view corridors to the Lake, surrounding mountains and/or urban skyline;
- Building materials designed to respond to desert-specific climate conditions; and,
- Significant landscape improvements that will soften the Aura Watermark's appearance, reduce the urban heat island effect, and facilitate shaded pedestrian movements throughout the site

Zoning & Specific Plans

Watermark and Aura Watermark are both zoned Mixed-Use High Density (MU-4) with a PAD overlay and are located within the Rio Salado Overlay District (RSOD). See **Exhibit E** for a current and proposed zoning map. The MU-4 district allows unlimited housing density in a mixed-use setting with commercial, office and public uses. Development intensity in the MU-4 district is established through the PAD overlay process and must be consistent with the General Plan. Watermark and Aura Watermark's uses and density are consistent with both the MU-4 district and the General Plan. The purpose of the RSOD is to implement the policies of the Tempe Rio Salado Specific Plan. Aura Watermark and Watermark are both consistent with the purpose of the RSOD.

The purpose of the Applications is to amend the Watermark PAD overlay to accommodate the development of an urban mixed-use village that will include a vibrant mix of upscale tenants and uses that will further promote the village/activity hub concept of living, staying, working and playing in one location as intended by the General Plan. Specifically, the Applicant is requesting to amend the Watermark PAD overlay in order to establish site-specific development standards for Aura Watermark, the Phase I Residential site. It is envisioned that most of the social activity and interaction within Watermark, including Aura Watermark, will occur along the streets and the lakefront, providing a social space to enhance and encourage community interaction.

Project Description

The overall Watermark site, which currently consists of a one-story building and vacant land, is significantly underutilized at this time. The intent of the Applications is to provide a unique opportunity to energize both Watermark's lakefront and Scottsdale Road street frontage at this gateway to the Lake and downtown Tempe, and to provide needed additional modern, high-quality office, residential, hospitality, restaurant, and retail opportunities. Due to Watermark and Aura Watermark's immediate access to the Lake and proximity to downtown Tempe, the ASU Campus, Sky Harbor International Airport, multiple parks (including Rio Salado Park, Tempe Beach Park, and Papago Park), and public transit routes, as well as the employment and commercial uses

planned for Watermark, the Applicant believes that Aura Watermark will appeal strongly to those seeking high-quality, modern living space within an urban mixed-use environment.

Aura Watermark consists of the construction of a seven-story (+/- 90 feet from finished grade) multi-family residential building consisting of 360 residential units, one level of below-grade parking, at-grade parking and one level of above-grade parking.

Watermark includes the construction of the following:

- 15-story (+/- 225 feet) mixed-use tower providing eight floors of office space, ground-level retail/restaurant and office lobby use space, two levels of below-grade parking, at-grade parking, and seven levels of above-grade parking;
- Eight-story (+/- 105 feet) commercial building and parking structure providing ground-level retail/restaurant use space, at-grade parking, and seven levels of above-grade parking;
- Seven-story (+/- 90 feet from finished grade) multi-family residential building consisting of 360 residential units, one level of below-grade parking, at-grade parking and one level of above-grade parking;
- 20-story (+/- 278 feet) mixed-use tower providing 12 floors of office space, ground-level retail/restaurant and office lobby use space, two levels of below-grade parking, at-grade parking and seven levels of above-grade parking;
- 13-story (+/- 165 feet) hotel tower providing 175 hotel guest rooms, two levels of below-grade parking, at-grade parking with hotel lobby and seven levels of above-grade parking;
- 25-story (+/- 258 feet) multi-family residential tower providing 428 residential units, at-grade parking and five levels of above-grade parking;
- 20-story (+/- 217 feet) multi-family residential tower providing 215 residential units, at-grade parking and eight levels of above-grade parking;
- Four-story (+/- 64 feet) hotel building providing 76 hotel guest rooms;
- 5,106 total vehicle spaces, of which 4,985 are structured, 91 are surface lot spaces, and 30 are on/off street spaces;
- 1,139 bike spaces; and
- 112 temporary vehicle spaces within a parking courtyard

In total, the development program, excluding parking garages, envisioned for Watermark will encompass approximately two million square feet of gross floor area.

Watermark's development program is divided into two general phases, of which each phase may be further divided into sub-phases. The first phases (Phases IA and IB) of development are anticipated to occur along the Lake and Watermark's Scottsdale Road frontage. The first phases of development will consist of Aura Watermark and the following: 1) a 15-story (+/- 225 feet) mixed-use tower including office, retail/restaurant and office lobby use spaces encompassing +/- 256,000, +/- 18,500 and +/- 4,400 square feet of floor area, respectively; and, 2) an eight-story (+/- 105 feet) commercial use building and parking structure providing +/- 26,000 square feet of ground-level retail/restaurant use space, at-grade parking and seven levels of above-grade parking. Currently, it is anticipated that construction on the first phases will begin during the third or fourth quarter of 2017 and will be completed by the second quarter of 2020. This schedule could

change based on market conditions. The construction of subsequent phases and sub-phases will ultimately depend on market conditions and on the absorption rates of prior phases.

Of the total proposed building area, approximately 1.156 million square feet is dedicated for multi-family residential use, approximately 628,000 square feet is dedicated for office use and approximately 206,000 is dedicated for hospitality use. Ground floor restaurant (+/- 32,000 square feet) and retail (+/- 32,000 square feet) space is also dedicated throughout Watermark. Specifically, retail and/or restaurant space is dedicated on the ground floor of the two mixed-use towers located along the lakefront, as well as the commercial use building located along the Watermark's Scottsdale Road frontage.

Aura Watermark's Project Design

Aura Watermark's design will create a unique residential opportunity within a mixed-used development unlike any other in Tempe. The upscale building design is clean and contemporary with forms and colors inspired by the recreational setting of the Lake. These crisp geometries of the building features will complement the playful landscaping that fills Watermark and Aura Watermark's pedestrian-oriented streets and lakefront. The landscape plantings are generous yet informally spaced, punctuated by a variety of mature specimen trees that create zones with unique character throughout both Aura Watermark and Watermark. The overlapping of Aura Watermark's residential use with the office, retail, restaurant and hospitality uses of Watermark will create a mutually attractive development activated throughout the day and night.

As discussed above, Aura Watermark is located within Watermark at Tempe Town Lake, a unique mixed-use planned development that balances a small-scale focus needed for creating an outstanding pedestrian experience with a larger awareness of Watermark's prominent location as a highly visible waterfront gateway to Tempe and the Lake. The iconic forms of the entire composition will be viewable from a distance on Rio Salado Parkway, Scottsdale Road and from the Lake. The massing and lines include a material palette consisting of tinted glass, panelized metal facades, perforated metal screening, decorative louvers, cementitious board siding, and acrylic stucco to present a mixed palette of clean contemporary lines. Portions of the proposed building material palette for Aura Watermark, such as the metal cladding, tinted glass, and decorative garage screening, will be featured in other buildings within Watermark. This material overlap will link the buildings together and create a visual theme throughout Watermark.

All development phases within Watermark, including Aura Watermark, will provide a significant amount of structured parking to support Watermark's mix of uses. Aura Watermark's parking structure will be screened from the pedestrian realm by tall, loft-style units directly accessing the lakefront and by leasing and common area elements along the internal streetscape. By screening the lakefront portion of the garages with residential units, Aura Watermark will conceal the garage while providing an unique living experience with direct pedestrian access to the multi-use path on top of the levy from fifteen townhouse style residential units. The parking structure's screening will vary in shape and color to create depth and richness, while establishing a creative screening theme that ties the separate buildings of Watermark into a cohesive whole.

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

Market Demand for Multi-Family Residential Product

In recent years, the city of Tempe and other communities have experienced an influx of projects including multi-family residential units. The primary driving forces behind this increase in new multi-family residential units in Tempe are a result of pent-up demand, vacancy rates and a shift in residential market demand brought on by changing consumer preferences for housing types desiring properties that offer a lifestyle of independence and proximity to amenities. These properties also provide residents with an opportunity to reside in urban locations that are closer to work, entertainment and recreation opportunities, and alternative modes of transportation. High-quality multifamily residential units are an appealing housing option for both families and/or individuals.

Landscaping

As part of the Watermark area south of the Playa del Norte alignment, the intent of the landscaping design for Aura Watermark is to create a garden-like environment segregated from vehicular traffic to the extent possible. The Applicant's intent is to create a "resort feel" for residents and guests in this area. It is a primary goal of the design for Aura Watermark to extend enclosed interior spaces into well-landscaped grounds in order to blur the lines between indoor and outdoor environments. Further adding to Aura Watermark's indoor-outdoor landscaping theme, the project's design allows for the creation of heavily landscaped areas within amenity decks to be provided on top of the parking structure.

Site Circulation and Parking

The intersection of Scottsdale Road and Playa del Norte will serve as the main vehicular access point for both Watermark and Aura Watermark. Development plans call for extending Playa del Norte into Watermark in a west and then northwesterly direction. The Playa del Norte alignment has been designed to maximize the development potential of Watermark's east section, including the Phase I Residential site, Aura Watermark. In order to improve and segregate incoming traffic flows, a one-way street section running along the adjoining U-Haul and Audio Express properties extending from Scottsdale Road towards the future multi-family residential towers located near the northwest corner of Watermark will also be provided. Traffic at the intersection of Playa del Norte and the one-way street section will be controlled by a stop sign. Internal streets and driveways will provide access to all of Watermark's buildings, including Aura Watermark and parking facilities.

Aura Watermark and Watermark's commercial (restaurant/retail), hotel, mixed-use (offices with ground-level restaurant and retail spaces) and multi-family residential buildings in the east section of the overall Watermark site will be primarily served by below, at and/or above-grade structured parking facilities. The development of the structured parking will occur in stages that will deliver parking sufficient to meet the needs of the development program for each building when vertical development occurs. The two future multi-family residential towers located in Watermark's northwest section will be primarily served by six- and nine-level above-grade parking structures that will serve as a podium for each tower. The parking courtyard located in Watermark's

northwest section between the multi-family residential towers and hotel will provide parking for the noted buildings and accommodate any overflow parking needs for Watermark.

Aura Watermark will provide a minimum of 597 vehicle parking spaces (1.65 spaces per unit) and 351 bicycle parking spaces. Of the total vehicle parking spaces at Aura Watermark, 582 will be structured spaces and 15 will be on/off-street spaces. In total, Watermark will provide 5,106 vehicle parking spaces at full build-out, of which 4,995 spaces will be structured spaces, 91 will be courtyard spaces and 30 will be on/off-street spaces. An interim parking courtyard located within the northwest corner of the Watermark site will also provide 109 temporary spaces until later phases of development occur. Watermark will also provide 1,110 bicycle parking spaces and residents, guest, tenants, and patrons will be encouraged to use alternative forms for transportation.

A revised parking study prepared by EPS Group, Inc. for Aura Watermark is included as part of the resubmittal package for the Applications. The study determined that the proposed parking for Aura Watermark is more than sufficient to satisfy anticipated parking needs at this location.

A traffic study prepared by CivTech, Inc. for Watermark was submitted as part of the first amended PAD overlay application for the overall Watermark site.

Building Height in Relation to Sky Harbor International Airport Operations

Watermark and Aura Watermark are located within proximity of the flight path for Sky Harbor International Airport ("Sky Harbor"). Pursuant to correspondence with city of Phoenix Aviation Department staff included as part of the public involvement plan report provided for the first amended PAD overlay application for Watermark, Watermark's maximum building height of 278 feet, including Aura Watermark's maximum building height of approximately 85 feet, will not adversely impact air navigation operations at Sky Harbor.

Amended PAD Overlay Approval Criteria for Watermark and Aura Watermark

Pursuant to Zoning and Development Code ("ZDC") Section 6-305, the Applicant is requesting an amended PAD overlay to establish site specific development standards to accommodate the development of Aura Watermark.

As discussed above, Watermark, including Aura Watermark, is the exact type of mixed-use, high-density and high-quality development envisioned by the General Plan for the Watermark site and is consistent with the City's vision for development along the Lake. Furthermore, Watermark's and Aura Watermark's proposed building heights and areas are of an appropriate scale in the context of the mixed-use and high-density urban core development projected for the site by the General Plan, recently constructed and approved mixed-use developments along the Lake's south bank, the high-density residential development currently under construction immediately west of the Site, and the existing employment, commercial, residential and hospitality uses in proximity to the Watermark site. Additionally, Aura Watermark's seven-story design appropriately mitigates transitional impacts on immediate surroundings by providing a height transition between the five-story residential development adjoining its site to the west and north,

and Watermark's 15- and 20-story office buildings to the east.

As discussed below, Watermark satisfies the formal PAD overlay approval criteria specified by ZDC Section 6-305.D:

1. The allowable land uses in Part 3 of the ZDC

Watermark's uses, including Aura Watermark, are allowed by the MU-4 zoning district.

2. The development standards as established as part of the PAD Overlay District process, as well as, the standards allowed by use permit in Part 4 of the ZDC

If approved, the amended PAD will establish development standards applicable to Watermark and Aura Watermark through the PAD overlay process. Use permit approval is not required for any of the standards proposed for Watermark or Aura Watermark.

3. Any applicable overlay district provisions in Part 5 of the ZDC

As noted above, Watermark and Aura Watermark are located within the RSOD. Both Aura Watermark and Watermark, which are consistent with the purpose of the RSOD, will comply with applicable flood control regulations specified by the RSOD.

4. The decision-making body may impose reasonable conditions to ensure conformance with these provisions

The Applicant acknowledges the authority of the decision-making body for the amended PAD application to impose reasonable conditions.

Development Plan Review Approval Criteria for Aura Watermark

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval of architectural drawings for Aura Watermark, the Phase I Residential site of Watermark, including site and landscape plans, building elevations and building materials. As discussed below, Aura Watermark is an appropriately scaled and aesthetically pleasing design that will encourage, protect and enhance the functional and attractive appearance of Watermark and the surrounding area.

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

The streetscape is of vital importance to the Watermark project. Pedestrian activity and lingering is encouraged by establishing a strong pedestrian-dominant zone at the ground level. This is established by providing a ground level outdoor zone below the building above. The streetscape is punctuated by a variety of canopy types to

provide shade, visual interest and a feeling of protective enclosure on the sidewalk. The lakefront will be activated by a series of building and unit entries to facilitate 24/7 interaction.

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

The north-south building facing elevations will allow for ideal control of sun at the south-facing level through the use of ample balconies. On the east and west elevations of the building, large portions of the glazing will be screened to reflect solar radiation and reduce glare. The raised podium and pool areas will be sheltered from harsh east and west sun by building masses and will be shaded from midday sun by a raised fitness building.

The design will respect and enhance the unique climate through the use of landscaping, recessed balconies, overhangs, articulation, material selection, textures and light paint colors. The introduction of a partially recessed parking garage will minimize the asphalt area on-site, significantly reducing the typical heat-island effect. The provision of higher density housing with multiple levels will also minimize exterior wall and roof exposure to the sun.

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

While the “bones” of the garage within the building consist of concrete construction, the exterior skin of Aura Watermark is defined by perforated metal screens and multi-color panels that serve a visual screening function while decorating the building exterior. Furthermore, the varied materials (glass storefronts, ACM clad panels, concrete masonry and wood-like composite materials) at the ground level are used together in different combinations to break up the building's mass from the pedestrian perspective.

The upper levels' exterior residential wall construction will convey a high-quality Class A living environment. The provided glass highlights the Aura Watermark's adjacency to the Lake, while its metal cladding will reflect the image of water and sky. Decorative louvers, CMU and perforated metal panels are also provided to mask and embellish the garage levels.

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 articulation of the Aura Watermark's building mass is crucial not only in breaking down its scale but also in speaking to the rest of the planned development within Watermark, as well as existing buildings across the Lake. This is done by breaking the mass of the building into distinct volumes and pushing, pulling and sliding these masses so that there is separation between faces. The line of separation

between these masses is defined with color so that the building's profile and shadows are maximized. Particular consideration has been given to ensuring the building's base located beneath the six residential levels does not appear "bottom-heavy". The crown of the building is defined by extending metal wall panels a full story past the roofline, continuing the clean lines of the building upward, and giving the top of the building a defined edge as it meets the sky.

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, Aura Watermark is located within an urban, mixed-use environment along the Lake that includes a mix of employment, public/recreation, commercial, and residential uses. The buildings and landscape elements of the overall Watermark project, including Aura Watermark, have been designed with the context of the area in mind. In the context of the mixed-use and high-density urban core development projected for Watermark and Aura Watermark s by the General Plan, recently constructed and approved mixed-use developments along the Lake's south bank, the high-density residential development currently under construction immediately west and north of Aura Watermark, and the existing employment, commercial, residential and hospitality uses in proximity to the overall Watermark site, the proposed building height and area are of an appropriate scale for the area.

The provision of a minimum of approximately 30 percent landscape coverage within the overall Watermark site is more than appropriate for an urban, mixed-use environment. The proposed landscape palette along the lakefront and Aura Watermark's internal streets will further establish and contribute to a pedestrian friendly environment along the Lake.

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 community area and residential uses along the ground level offer visual interest for those either driving and/or walking by Aura Watermark along internal streets or the lakefront, as well as from the interior pedestrian level. Additional details that enrich the texture and finish of the building include composite and metal panels that playoff light and shadow on the exterior façade. Furthermore, both internal streets and the lakefront adjoining Aura Watermark will be lined with trees providing additional shade and interest to the pedestrian environment.

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

The goal of the Applications is to create a mixed-use development that will add to the mix of office, residential, hospitality, and restaurant/retail uses along the

Lake and that will further enhance pedestrian activity along both the Lake and Scottsdale Road corridor.

As noted above, Watermark has approximately 1,260 linear feet of lakefront exposure, of which approximately 820 linear feet is located within Aura Watermark. Both have direct access to the pedestrian and bike path located on the Maricopa County Flood Control District levee structure. There is also an existing bus stop along Watermark's Scottsdale frontage north of Playa del Norte.

To enhance the pedestrian environment and multi-modal transportation usage, Watermark and Aura Watermark will respectively energize the ground level by providing a continuous frontage along the lakefront comprised of retail/restaurant and multi-family residential uses. To further energize the ground level and enhance the pedestrian environment, active restaurant/retail and lobby/leasing office spaces will be distributed throughout Watermark along internal streets. To encourage the use of the multi-modal transportation options available along the Lake and Scottsdale Road corridors, Watermark will also provide 1,121 bicycle parking spaces, including 351 spaces within Aura Watermark, for employees, residents, guests, and/or patrons use. Employees and residents will be encouraged to participate in carpool and rideshare programs.

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

As reflected by the site and landscape plans, Aura Watermark's vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation to the extent possible. As reflected by the provision of direct access to the pedestrian and bike path located on adjoining the Maricopa County Flood Control District levee structure and the provision of walkways separated and/or distinguished from vehicle maneuvering areas throughout both the Watermark and Aura Watermark, the movement of pedestrians is a major element of the proposed project. In addition, internal streets will be of a scale and lined with hard and soft-scape improvements that will encourage and facilitate safe pedestrian movements while calming vehicular traffic at the same time. As an integral part of Watermark, Aura Watermark will be connected to walkways separated and/or distinguished from vehicle maneuvering areas throughout the overall 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 residents, guests and employees is a critical factor that has been seriously considered and incorporated into the Aura Watermark's design. The extended height of the windows proposed for the leasing office and townhouse units combined with wide open sidewalks provide for natural surveillance along the building's frontages. Sidewalks and parking areas will be well illuminated. The provision of on-site security will also be considered as needed.

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

The proposed landscape and hardscape improvements along the lakefront and throughout Aura Watermark will delineate walkways, driveways, drive aisles, and parking areas from streets, as well as the project's building. Appropriate trees and enhanced landscaping and hardscape materials will be placed along the lakefront and along streets to further distinguish pedestrian areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by or walking through Aura Watermark.

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

Aura Watermark's sign package is not included as part of the Applications submittal. A comprehensive sign package will be prepared and processed at later date. The sign package will ensure that the design, scale, proportions, location, and color of signage to be provided is compatible with the Aura Watermark's design and use, 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

Aura Watermark's lighting will be compatible with the proposed use, as well as adjoining and nearby buildings and uses. The lighting will not adversely affect residents of the Aura Watermark, users of the Watermark, or users of adjoining and nearby properties.

Conclusion

Watermark, including Aura Watermark, is a high-quality mixed-use urban design that will provide additional desired employment, living, hospitality, restaurant, and retail opportunities along the north bank of Tempe Town Lake. The proposed development will serve as a catalyst for future redevelopment opportunities around the Lake and will enhance the urban development environment and experience envisioned for this area. Both Aura Watermark and Watermark, which are consistent with the land use and residential density projected for the overall site by the General Plan, are an opportunity for a master plan mixed-use urban village which will provide a unique living and working environment for those seeking a more urban and sustainable way to live and/or stay in Tempe. Aura Watermark will provide sought-after housing opportunities in proximity to employment, shopping and dining uses to be provided within Watermark, as well as the employment, commercial, educational and entertainment uses located along the Lake and throughout downtown Tempe. Aura Watermark will offer superior amenities to future residents and guests and maintain appropriate relationships with the street environment, the Lake and adjoining and nearby properties. We look forward to discussing the Aura Watermark Applications with you in the near future and respectfully request your support.

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

EL FENIX L.L.C., AND EL FENIX II, L.L.C.

BY: _____ OWNER DATE _____

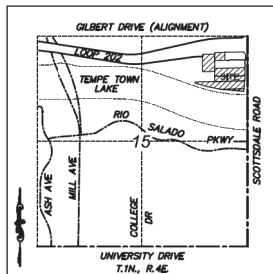
ITS: PRESIDENT

OWNER/DEVELOPER

PHASE 1A AND 2 EL FENIX L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY 10869 WILSHIRE BLVD, SUITE 400 LOS ANGELES, CA 90024 O: 424.501.8422 F: 310.208.1856	PHASE 1B TRG ACQUISITION COMPANY, LLC 4040 E. CAMELBACK RD., SUITE 160 PHOENIX AZ 85018 O: 480.448.0985
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CITY OF TEMPE
31 E. 5TH STREET
TEMPE, ARIZONA 85281

SITE VICINITY MAP (NTS)



CONDITIONS OF APPROVAL: PL 160311

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
DAY OF _____, 20____

PROJECT DATA

	PROPOSED PAD (PL160311)
ZONING	MU-4 PAD
OVERLAY DISTRICT	Rio Salado
GENERAL PLAN LAND USE (Projected Mixed-Use)	Mixed-Use
GENERAL PLAN DENSITY (Projected >650U/AC)	High Density Urban Core (>65 DU/acre)
SITE AREA - GROSS	652,838 gsf
SITE AREA - NET (Less R.O.W. at east prop line, see A102)	646,382 nsf
	14.99 acres
	14.84 acres
DWELLING QUANTITY	1,003 units
DENSITY (DU/acre)	67 DU/acre
BUILDING HEIGHT	278'-0" max.
SITE LANDSCAPE COVERAGE	
Landscape Area	235,723 sf
Landscape Area/Gross Site Area	30% min.
SITE LOT COVERAGE	No Limit
BUILDING SETBACKS	
Front (Building Wall)	15 ft
Front (Parking)	15 ft
Side (Building Wall)	2 ft
Interior Property Lines	0 ft
Rear (Building Wall)	2 ft
South Side, From 25' Levee Setback Building Wall	2 ft
VEHICLE PARKING QUANTITY REQUIRED	
COMMERCIAL	
Retail @ 1/300nsf	102 cars
Restaurant @ 1/75nsf	407 cars
Office @ 1/300nsf	2,069 cars
Hotels (700sf room size, 251 rooms @ 1 car/room)	251 cars
TOTAL COMMERCIAL REQUIRED	2,829 cars
VEHICLE PARKING QUANTITY PROVIDED (Includes 112 temp parking in Ph 1A)	3,406 cars
RESIDENTIAL	
Total Units	1,003 units
Total Beds	1,397 beds
Studio	232 units
1 Bed	443 units
2 Bed	262 units
3 Bed	66 units
4 Bed	0 units
TOTAL RESIDENTIAL REQUIRED	1,787 cars
VEHICLE PARKING QUANTITY PROVIDED	1,712 cars
TOTAL COMM. + RES. VEHICLE PARKING REQD (PH 1A, 1B & 2)	4,616 cars
TOTAL COMM. + RES. VEHICLE PARKING PROVD (PH 1A, 1B & 2)	5,106 cars
BICYCLE PARKING QUANTITY REQUIRED	
COMMERCIAL	
Retail NSF @ 1/1,500nsf	5 bikes
Restaurant NSF @ 1/500nsf	62 bikes
Office NSF @ 1/6,000nsf	78 bikes
Hotels (251 rooms @ 1/20 rooms)	15 bikes
TOTAL COMMERCIAL REQUIRED	158 bikes
BICYCLE PARKING QUANTITY PROVIDED	171 bikes
RESIDENTIAL	
Residents	762 bikes
Guests	201 bikes
TOTAL RESIDENTIAL REQUIRED	963 bikes
BICYCLE PARKING QUANTITY PROVIDED	968 bikes
TOTAL COMM. + RES. BIKE PARKING REQD (PH 1A, 1B & 2)	1,121 bikes
TOTAL COMM. + RES. BIKE PARKING PROVD (PH 1A, 1B & 2)	1,139 bikes
USES	
Retail	31,793 gsf
Restaurant	31,793 gsf
Office	627,508 gsf
Parking Garages	2,312,662 gsf
Hotel	205,943 gsf
Residential	1,158,730 gsf

REC16191

PL160311

DS160611



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DATE: FEBRUARY 14, 2017 OEB # 16-214

A100

PAD COVER SHEET

DS160611

PL160311

REC16191

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



REC16191

PL160311

DS160611

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DATE: FEBRUARY 14, 2017 OEB # 16-214

A101

COVER SHEET

LEGAL DESCRIPTION

(A) C1403539
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1: (132-22-004B AND 13-22-006B)
THE EAST 300.00 FEET OF THE SOUTH 440.00 FEET OF THE WEST 495.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (132-22-002F)
THE SOUTH 134.96 FEET OF THE NORTH 1134.96 FEET OF THE EAST 763.05 FEET OF THE WEST 1258.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (132-22-002F)
THE SOUTH 200.00 FEET OF THE NORTH 1000.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 495.00 FEET THEREOF; AND EXCEPT THE WEST 5.00 FEET OF THE EAST 55.00 FEET THEREOF; AND EXCEPT THE WEST 10.00 FEET OF THE EAST 65.00 FEET OF THE SOUTH 65.00 FEET THEREOF.

PARCEL NO. 4: (132-22-006)
THE SOUTH 200.00 FEET OF THE NORTH 600.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 568.00 FEET THEREOF; AND EXCEPT THE WEST 495.00 FEET THEREOF.

PARCEL NO. 5:
AN EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL NO. 4 DESCRIBED ABOVE, AS SET FORTH IN DOCUMENT NO. 96-0171512, RECORDS OF MARICOPA COUNTY, ARIZONA.
** NOT A PART OF THIS SURVEY **

(B) C1403540 (132-22-005D)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;
THENCE ALONG THE EAST LINE THEREOF, SOUTH 00 DEGREES 07 MINUTES 02 SECONDS WEST, 1135.24 FEET TO THE SOUTH LINE NORTH 1134.69 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 50 MINUTES 43 SECONDS WEST, 827.44 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 33 SECONDS EAST, 2.70 FEET;
THENCE SOUTH 88 DEGREES 59 MINUTES 43 SECONDS WEST, 495.10 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 33 SECONDS WEST, 29.89 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH FROM WHICH POINT A RADIAL LINE BEARS NORTH 18 DEGREES 33 MINUTES 51 SECONDS EAST;
THENCE EASTERLY, 657.84 FEET ALONG SAID NON-TANGENT CURVE WITH A RADIUS OF 3977.85 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 15;
THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 04 MINUTES 09 SECONDS EAST, 684.01 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15;
THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 07 MINUTES 02 SECONDS EAST, 196.47 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 60.00 FEET THEREOF.

	EXISTING PAD WATERMARK TEMPE (PL160224)	PROPOSED PAD (PL160311)
ZONING	MU-4 PAD	MU-4 PAD
OVERLAY DISTRICT	Rfo Salado	Rfo Salado
GENERAL PLAN LAND USE (Projected Mixed-Use)	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY (Projected >65DU/AC)	High Density Urban Core (>65 DU/acre)	High Density Urban Core (>65 DU/acre)
SITE AREA - GROSS	652,838 gsf	652,838 gsf
SITE AREA - NET (Less R.O.W. at east prop line)	14.99 acres	14.99 acres
	646,382 nsf	646,382 nsf
	14.84 acres	14.84 acres
DWELLING QUANTITY	993 units	1,003 units
DENSITY (DU/acre)	67 DU/acre	67 DU/acre
BUILDING HEIGHT	278'-0" max.	278'-0" max.
SITE LANDSCAPE COVERAGE		
Landscape Area	229,860.00 sf	235,723 sf
Landscape Area/Gross Site Area	30% min.	30% min.
SITE LOT COVERAGE	No Limit	No Limit
BUILDING SETBACKS		
Front (Building Wall)	15 ft	15 ft
Front (Parking)	15 ft	15 ft
Side (Building Wall)	2 ft	2 ft
Interior Property Lines	0 ft	0 ft
Rear (Building Wall)	2 ft	2 ft
South Side, From 25' Levee Setback (Building Wall)	6 ft	2 ft
VEHICLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail @ 1/300nsf	102 cars	102 cars
Restaurant @ 1/75nsf	407 cars	407 cars
Office @ 1/500nsf	2,069 cars	2,069 cars
Hotel (100sf room size, 251 rooms @ 1 car/room)	251 cars	251 cars
TOTAL COMMERCIAL REQUIRED	2,829 cars	2,829 cars
VEHICLE PARKING QUANTITY PROVIDED (Includes 112 temp parking in PH 1A)	3,406 cars	3,406 cars
RESIDENTIAL		
Total Units	993 units	1,003 units
Total Beds	1,427 beds	1,397 beds
Studio	245 units	232 units
1 Bed	404 units	443 units
2 Bed	264 units	262 units
3 Bed	70 units	66 units
4 Bed	10 units	0 units
TOTAL RESIDENTIAL REQUIRED	1,783 cars	1,787 cars
VEHICLE PARKING QUANTITY PROVIDED	1,815 cars	1,712 cars
TOTAL COMM. + RES. VEHICLE PARKING REQD (PH 1A, 1B & 2)	4,612 cars	4,616 cars
TOTAL COMM. + RES. VEHICLE PARKING PROVIDED (PH 1A, 1B & 2)	5,109 cars	5,106 cars
BICYCLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail NSF @ 1/7,500nsf	5 bikes	5 bikes
Restaurant NSF @ 1/500nsf	62 bikes	62 bikes
Office NSF @ 1/8,000nsf	78 bikes	78 bikes
Hotels (251 rooms @ 1/20 rooms)	13 bikes	13 bikes
TOTAL COMMERCIAL REQUIRED	158 bikes	158 bikes
BICYCLE PARKING QUANTITY PROVIDED	171 bikes	171 bikes
RESIDENTIAL		
Residents	746 bikes	762 bikes
Guests	196 bikes	201 bikes
TOTAL RESIDENTIAL REQUIRED	945 bikes	963 bikes
BICYCLE PARKING QUANTITY PROVIDED	950 bikes	968 bikes
TOTAL COMM. + RES. BIKE PARKING REQD (PH 1A, 1B & 2)	1,103 bikes	1,121 bikes
TOTAL COMM. + RES. BIKE PARKING PROVIDED (PH 1A, 1B & 2)	1,121 bikes	1,139 bikes
USES		
Retail	31,793 gsf	31,793 gsf
Restaurant	31,793 gsf	31,793 gsf
Office	627,508 gsf	627,508 gsf
Parking Garages	2,209,671 gsf	2,312,622 gsf
Hotel	205,943 gsf	205,943 gsf
Residential	1,100,680 gsf	1,156,730 gsf

GENERAL NOTES

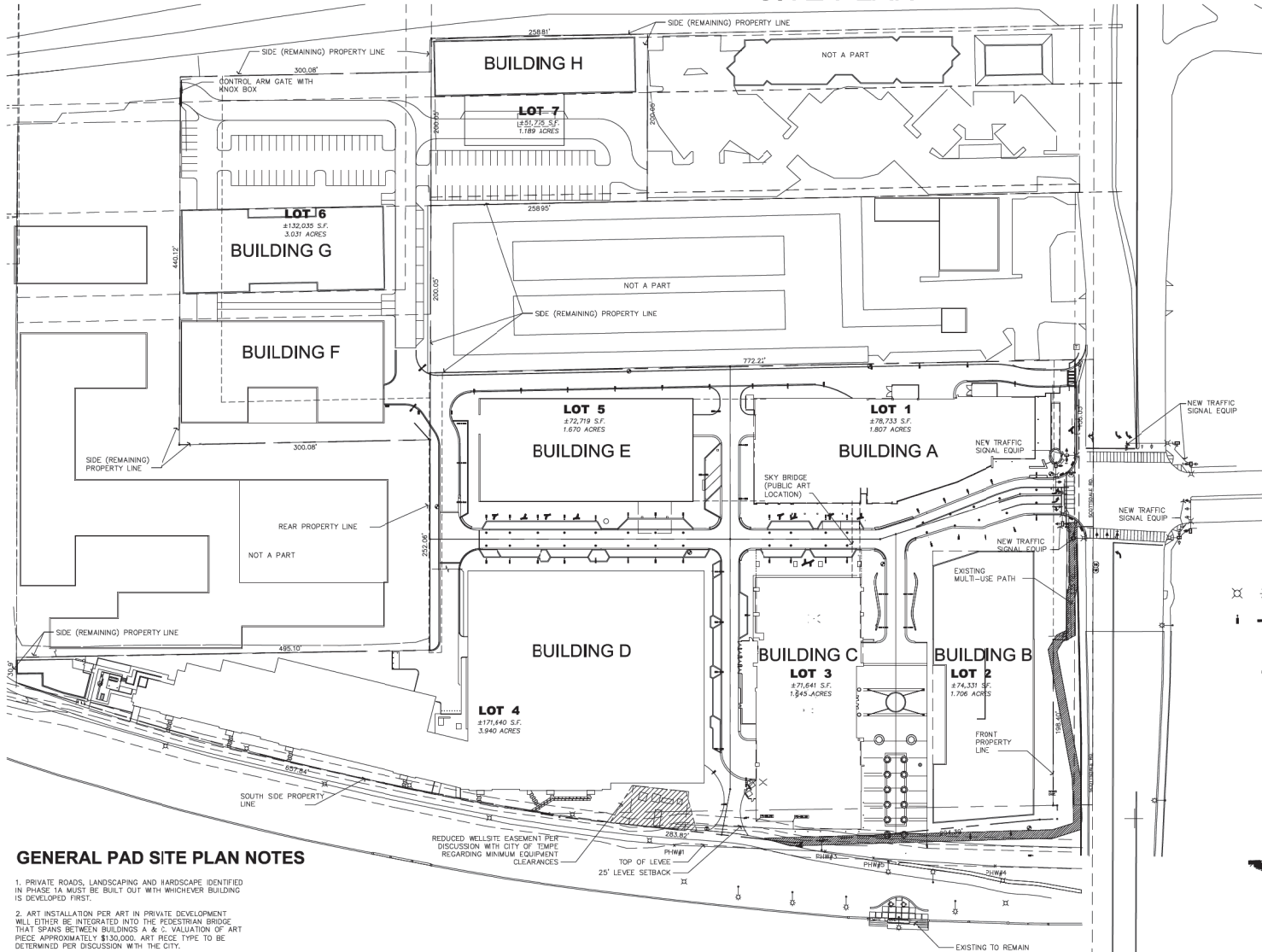
1. PARKING FOR RESIDENTIAL UNITS PROVIDED WITHIN EACH SECURED/RESERVED BUILDING PARKING GARAGE.

DS160611

PL160311

REC16191

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE SITE PLAN

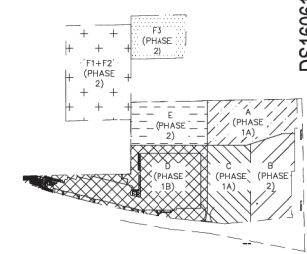


GENERAL PAD SITE PLAN NOTES

1. PRIVATE ROADS, LANDSCAPING AND HARDSCAPE IDENTIFIED IN PHASE 1A MUST BE BUILT OUT WITH WHICHEVER BUILDING IS DEVELOPED FIRST.
2. ART INSTALLATION PER ART IN PRIVATE DEVELOPMENT WILL EITHER BE INTEGRATED INTO THE PEDESTRIAN BRIDGE THAT SPANS BETWEEN BUILDINGS A & C, VALUATION OF ART PIECE APPROXIMATELY \$130,000. ART RECE TYPE TO BE DETERMINED PER DISCUSSION WITH THE CITY.
3. AN 10'-0" WIDE MULTI-USE PATH EASEMENT WILL RUN THROUGH THE SITE AS MARKED ON THIS SITE PLAN. THE PATH WILL MAINTAIN A 8'-0" CLEAR ROUTE THROUGHOUT.

- (01) **PAD MASTER SITE PLAN (PHASE 1A, 1B AND 2)**
 SCALE: 1"=60' REF: PL160311

- SYMBOL KEY**
- EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - PROPOSED PENDANT STREET LIGHT
 - PROPOSED FIRE HYDRANT



CONTEXT SITE PLAN
 SCALE: N.T.S.

**AURA WATERMARK
APARTMENTS**
NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



REC16191

PL160311

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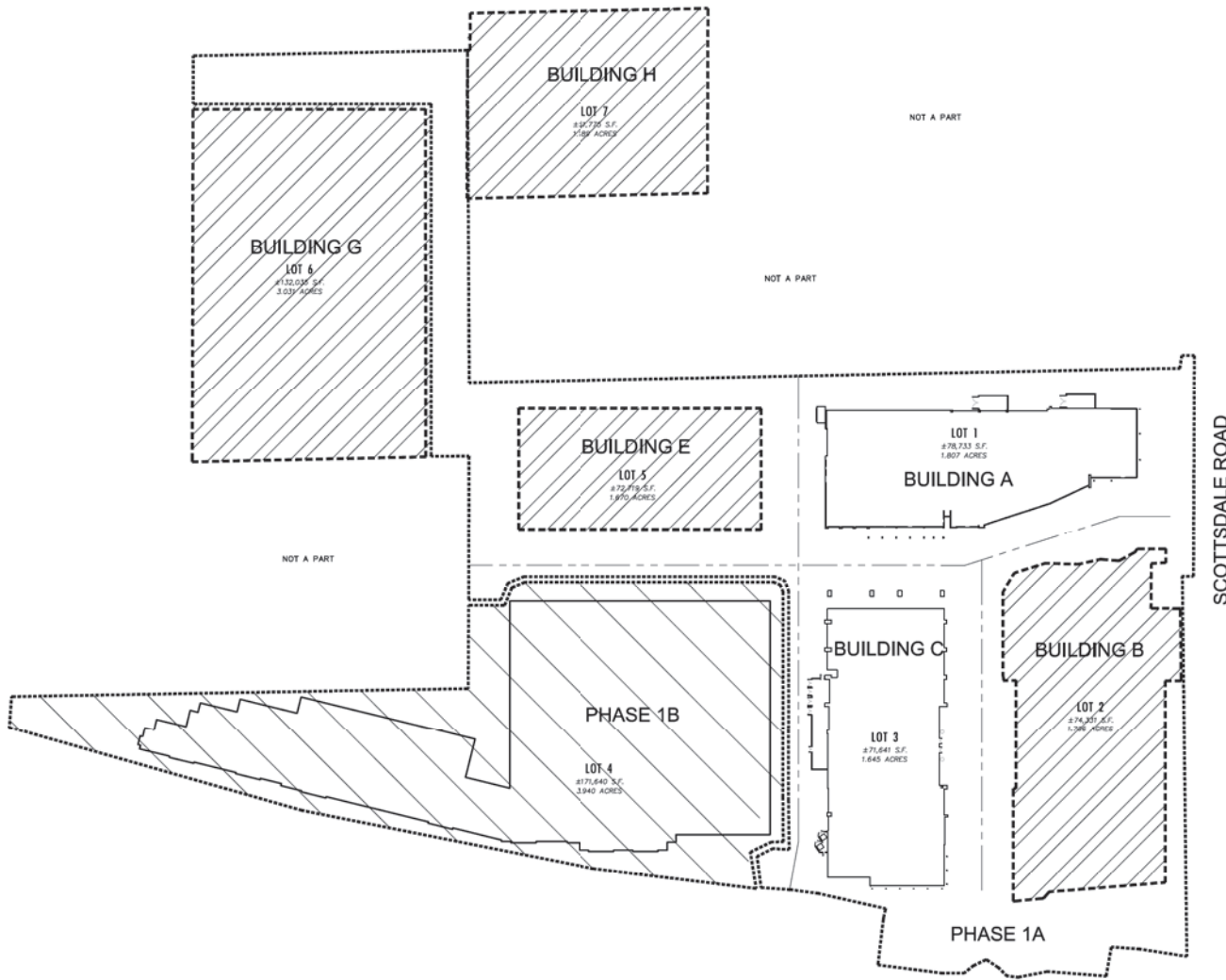
REVISIONS

NO.	DESCRIPTION	DATE




DATE: FEBRUARY 14, 2017 ORB # 16-214

A102

PAD MASTER SITE PLAN
(PHASE 1A, 1B, AND 2)



PHASING PLAN KEY

-  PHASE 1A – PART OF CURRENT PAD/DPR PRIVATE STREETS, CORRESPONDING LANDSCAPING AND HARDSCAPE TO BE BUILT IN PHASE 1A AND MUST BE BUILT OUT WITH WHICHEVER BUILDING IS DEVELOPED FIRST.
-  PHASE 1B – PART OF CURRENT PAD/DPR
-  PHASE 2 – SUBJECT TO SEPARATE DEVELOPMENT PLAN REVIEW

PHASING PLAN

10' 11' 15' 30' 60'
SCALE: 1" = 30'-0"



AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



WorldHQ@ORBArch.com



OWNER:
THORIC RESIDENTIAL GROUP
4040 E. CAMELBACK ROAD #180
PHOENIX, ARIZONA 85018
TEL: 480.481.0800
CONTACT: TODD GOSZDEK

ARCHITECT:
ORB ARCHITECTURE
2044 NORTH 44TH STREET,
SUE, 101
PHOENIX, ARIZONA 85018
TEL: 480.857.4500
FAX: 480.777.4100
CONTACT: ROSARIO ALVAREZ



VICINITY MAP
NOT TO SCALE

REVISIONS

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DATE: JANUARY 19, 2017 ORB # 16-214

A1.10

PHASING PLAN

DEVELOPMENT DATA

ZONING: MU-4 PAD RSDO
EXISTING: MU-4 PAD RSDO
DISTRICT OVERLAY: RO SALADO
GENERAL PLAN PROJECTED LAND USE: HORIZONTAL MIXED USE PROJECT
SPRINKLERS & FIRE ALARMS: TO BE PROVIDED PER APPLICABLE CODES

LOT AREA:
GROSS: 3.94 ACRES
NET: 3.54 ACRES
SQ. FEET: 171,540
171,640

VEHICLE PARKING:
REQUIRED:
 GUEST 0.2 SPACES/UNIT
 STUDIO 1 47
 1 BEDROOM 1.5 236.5
 2 BEDROOM 2 236
 3 BEDROOM 2.5 301
TOTAL PARKING REQUIRED: 684
RATIO: 1.97 SPACES PER UNIT

STANDARDS:

	EXISTING PAD (PLU00224)	PROPOSED PAD (PLU0031)	PROPOSED DPR
DENSITY (DU/ACRE)	67	67	92
BUILDING HEIGHT	278' MAX	278' MAX	85 FT
LOT COVERAGE (% OF NET AREA)	NO LIMIT	NO LIMIT	62 %
LANDSCAPE AREA (% OF NET AREA)	30% MIN	30% MIN	15.1 % (23,943 SF)
ON-SITE PODIUM DECK (0.020 SP)	N/A	N/A	5.3 %
SETBACKS:			
INTERIOR	0'	0'	0'
SIDE	2'	2'	6'
REAR	2'	2'	45'
SOUTH SIDE (FROM 25' LEV. SETBACK)	6'	2'	3'

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	8	-	14
L1	-	-	-	-	-
L2	-	-	-	-	-
L3	11	30	22	7	70
L4	11	30	22	7	70
L5	11	31	22	7	71
L6	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	118	36	360

PROVIDED:
 GUEST 1.3 47
 STUDIO 1 159
 1 BEDROOM 2 236
 2 BEDROOM 2.5 108

ACCESSIBLE PARKING: (INCLUDED IN COUNT ABOVE)
REQUIRED: (2%) 12 P.S.
PROVIDED: 14 P.S.

BICYCLE PARKING:
REQUIRED:
 GUEST 0.2 SPACES/UNIT
 STUDIO 0.75 35.25
 1 BEDROOM 0.75 119.25
 2 BEDROOM 0.75 85.5
 3 BEDROOM 1 36
TOTAL REQUIRED: 351
RATIO: .97 SPACES PER UNIT
PROVIDED: 351

CONSTRUCTION TYPE AND OCCUPANCY:

LEVEL	CONSTRUCTION TYPE/OCCUPANCY
P1 - BELOW GRADE GARAGE	IIA/S2
G1 - AT GRADE	IIA/S2, IIA/R2, IIA/B
L1 - PODIUM	IIA/S2, IIA/A3
L2 - RESIDENTIAL	IIA/R2, IIA/A3
L3 - RESIDENTIAL	IIA/S2
L4 - RESIDENTIAL	IIA/S2
L5 - RESIDENTIAL	IIA/A2, IIA/A3
L6 - RESIDENTIAL	IIA/R2, IIA/A3
L7 - RESIDENTIAL	IIA/S2

TYPE IIA - LEVEL P1, L1, L2 (GARAGE)
 OCCUPANCY S-2 1,133 OCCUPANTS

TYPE IIA - LEVEL L1-L7
 OCCUPANCY S-2 2,025 OCCUPANTS
 OCCUPANCY A-3 461 OCCUPANTS (EXCLUDES COURTYARD)
 OCCUPANCY B 17 OCCUPANTS

BUILDING AREAS:

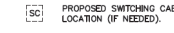
LEVEL	S-2	B-3	A-3	ASSEMBLY	B	TOTAL
GARAGE	RES.	RES.	FITNESS	COURTYARD	TOTAL LEASING	TOTAL
P1	68,710	-	-	-	-	68,710
L1	78,110	22,941	-	-	2,814	103,965
L2	79,615	11,475	2,814	-	-	93,904
L3	-	74,166	-	35,095	35,095	109,281
L4	-	74,210	-	-	-	74,210
L5	-	73,979	4,113	-	4,113	78,092
L6	-	73,960	-	-	-	73,960
L7	-	74,142	-	-	-	74,142
TOTAL	226,435	404,873	2,814	4,113	35,095	42,022

LEGEND

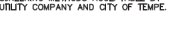
--- DENOTES PROPERTY LINE



FIRE AND REFUSE VEHICLE MANEUVERING SPACE



PROPOSED TRANSFORMER LOCATION

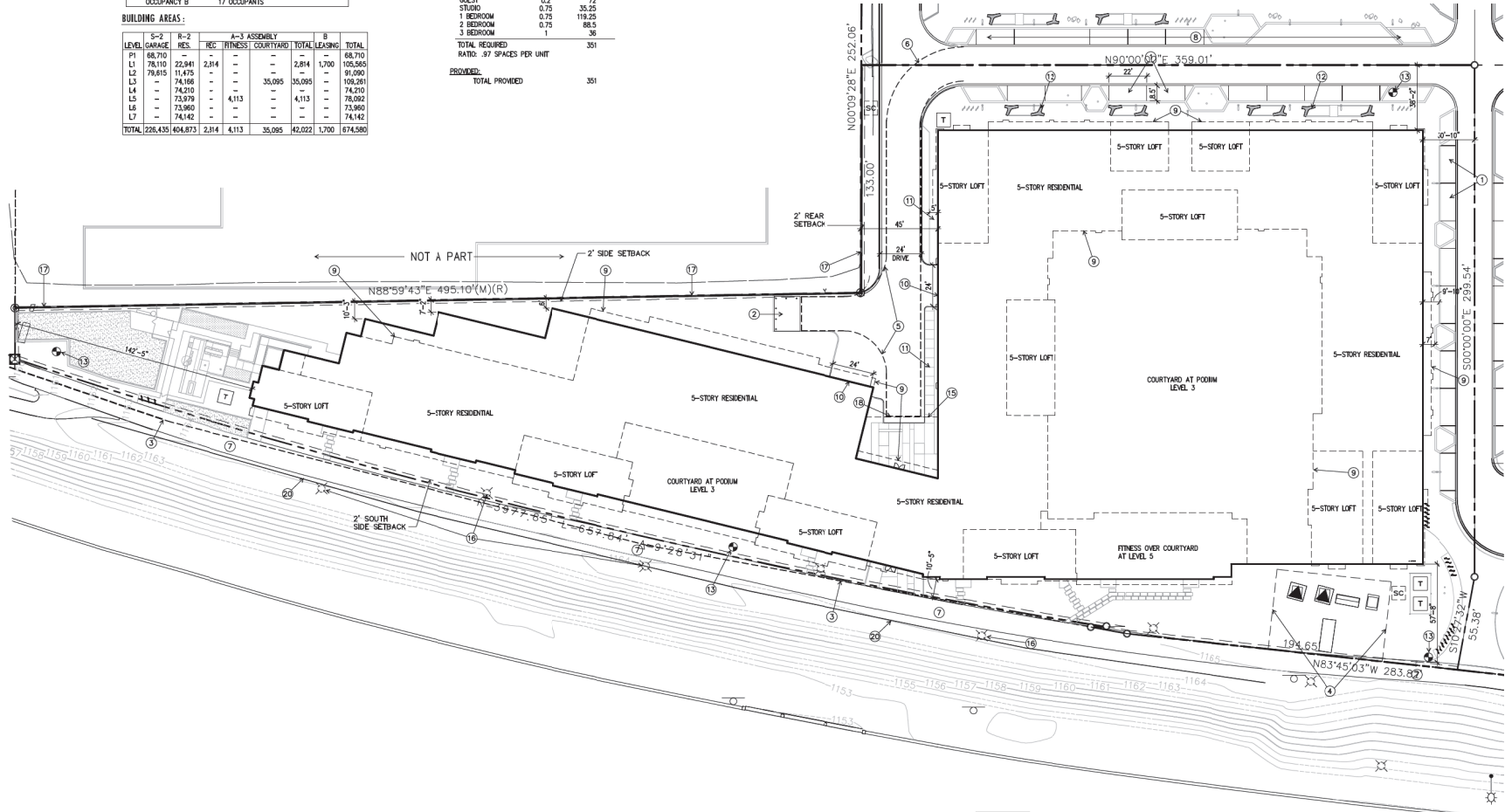


PROPOSED SWITCHING CABINET LOCATION (IF NEEDED)

NOTE: ALL TRANSFORMERS AND UTILITY CABINETS TO BE SCREENED BY APPROVED SCREENING METHODS ACCEPTABLE BY UTILITY COMPANY AND CITY OF TEMPE.

KEYNOTES

- PARALLEL PARKING SPACES - MIN. 22'x8.5' (TYPICAL).
- 20'x20' STAGING AREA FOR COMPACTED TRASH PICK-UP. PROVIDE BOLLARDS BACK AND SIDE.
- FLOOD CONTROL DISTRICT MAINTENANCE EASEMENT.
- REDUCED WELL SITE EASEMENT PER DISCUSSION WITH CITY OF TEMPE REGARDING MINIMUM EQUIPMENT CLEARANCES.
- FIRE AND REFUSE TRUCK HAMMERHEAD PER CITY OF TEMPE STANDARDS.
- FIRE AND REFUSE TRUCK TURN RADIUS PER CITY OF TEMPE STANDARDS.
- EXISTING REGIONAL TRAIL/FIRE TRUCK ACCESS.
- MASTER PLAN STREETSCAPE/HARDSCAPE BY OTHERS.
- OUTLINE OF BUILDING ABOVE PODIUM LEVEL.
- PARKING GARAGE ENTRY.
- 5' SIDEWALK - SEE LANDSCAPE.
- BENCH TYPICAL - SEE LANDSCAPE.
- PROPOSED FIRE HYDRANT - SEE CIVIL.
- ELECTRIC VEHICULAR GATE.
- DASHED LINE INDICATES FACE OF BRIDGE AT 2ND LEVEL CONNECTING EAST AND WEST GARAGE.
- LOCATION OF EXISTING LIGHT POLE ALONG MULTI-USE PATH.
- 5' FT PERIMETER WALL/RETAINING WALL.
- BOLLARDS AT FRONT EDGE OF HAMMERHEAD.
- CAST IN PLACE CONCRETE WALK FROM TOWNHOUSE UNITS TO MULTI-USE PATH.
- TOP OF LEVEL.



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

Office of Rich Barber
ORB
 Architecture, LLC
 WorldHQ@ORBArch.com



OWNER:
 TRINSC RESIDENTIAL GROUP
 4040 E. CAMEBACK ROAD #50
 PHOENIX, ARIZONA 85018
 TEL: 480.480.0805
 CONTACT: TODD COBLEMAN

ARCHITECT:
 ORB ARCHITECTURE
 2944 NORTH 44TH STREET,
 STE. 101
 PHOENIX, ARIZONA 85018
 TEL: 602.877.4510
 FAX: 480.777.4039
 CONTACT: ROYDARD ALVAREZ



VICINITY MAP
 NOT TO SCALE

REVISIONS

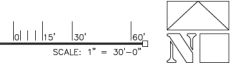
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DATE: FEBRUARY 14, 2017 ORB # 16-214

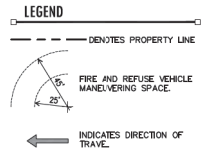
A1.11

SITE PLAN

SITE PLAN



NOTE: LANDSCAPING TO MAINTAIN A MIN. 5' WIDE CLEAR PATH ALONG SITE WALL TO PROVIDE FOR HOSE LAY REQUIREMENTS - SEE LANDSCAPE PLANS



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

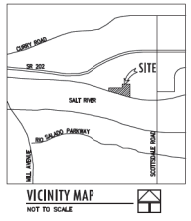


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OWNER:
 TRINSC RESIDENTIAL GROUP
 4040 E. CAMEBACK ROAD #150
 PHOENIX, ARIZONA 85018
 TEL: 480.480.0885
 CONTACT: TODD SIEBELING

ARCHITECT:
 ORB ARCHITECTURE
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 PHOENIX, ARIZONA 85018
 TEL: 480.287.4510
 FAX: 480.777.4039
 CONTACT: ROBERTO ALVAREZ

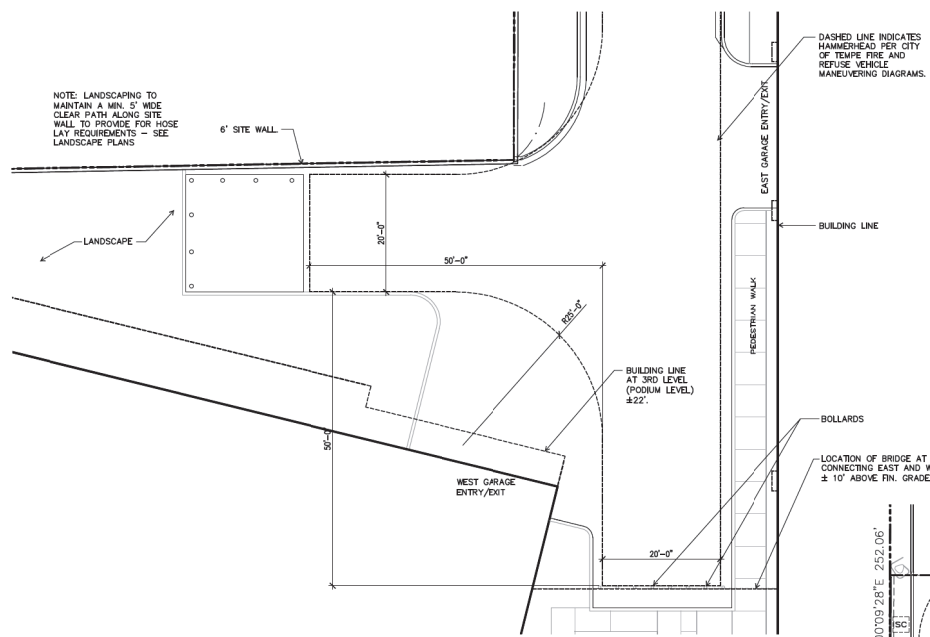


REVISIONS

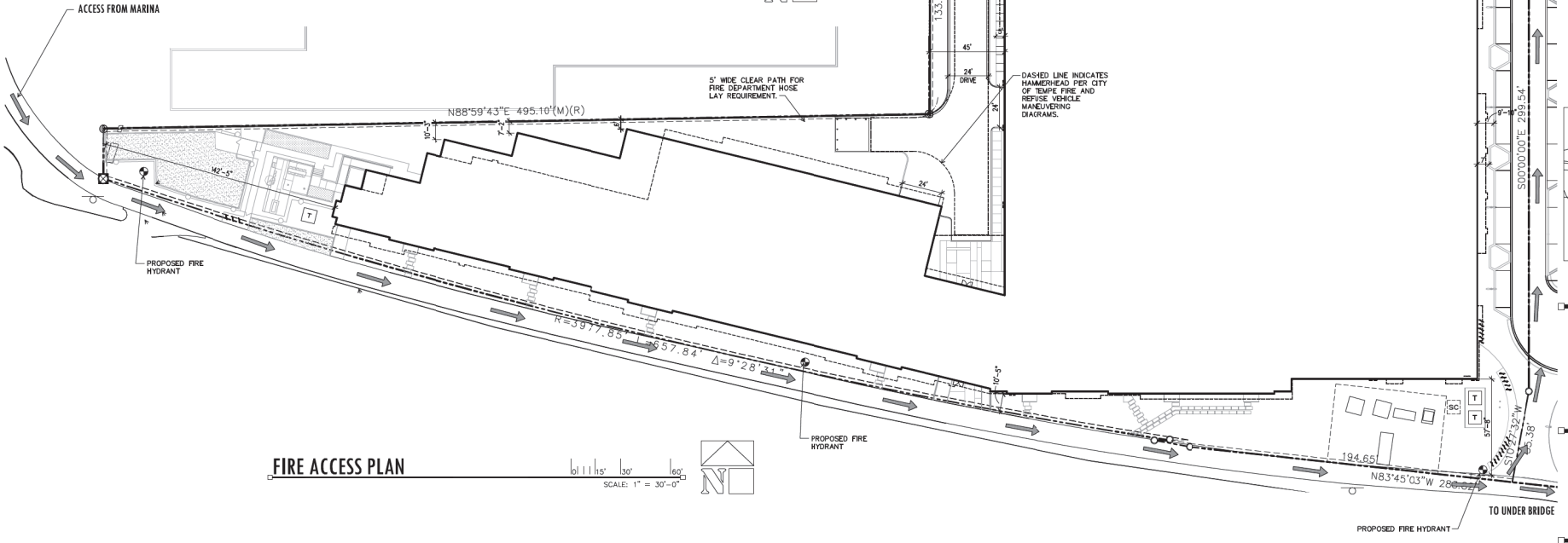
DATE: FEBRUARY 14, 2017 ORB # 16-214

A1.13

FIRE ACCESS PLAN



ENLARGED PLAN (HAMMERHEAD)
 SCALE: 1" = 10'-0"

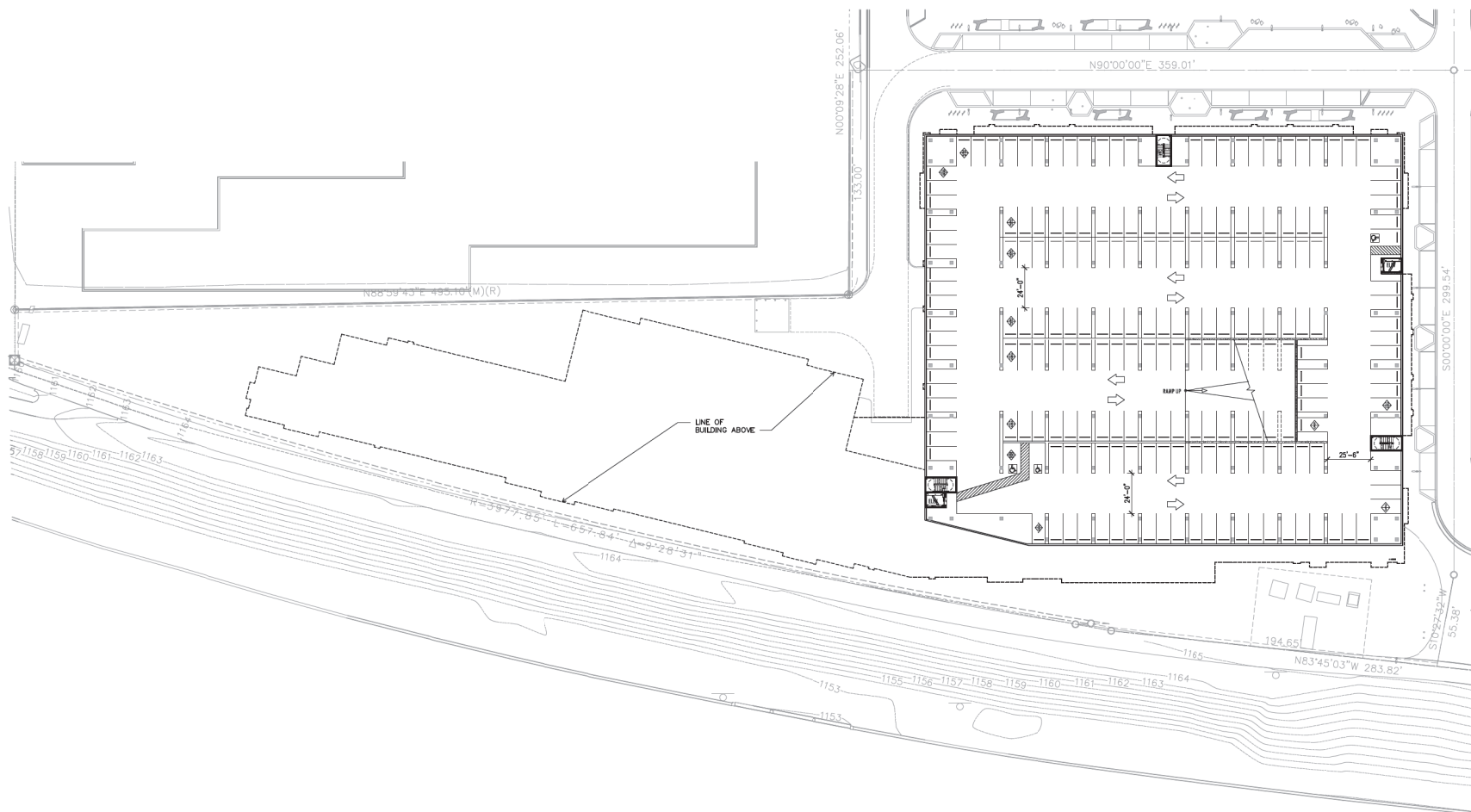
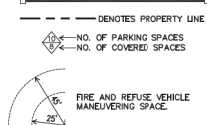


FIRE ACCESS PLAN
 SCALE: 1" = 30'-0"

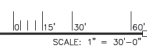
NOTES:

1. ALL VAN ACCESSIBLE PARKING SPACES TO BE 16' DEEP, 132" WIDE, WITH 60" MIN ACCESS AISLES AND HAVE 8'8" VERTICAL CLEARANCE.
2. ALL OTHER ACCESSIBLE SPACES ARE TO BE 96" MIN. W WIDTH AND HAVE 60" MIN ACCESS AISLES.
3. STANDARD GARAGE PARKING SPACES ARE 8.5'x18' TYPICAL.
4. INTERIOR WALLS OF GARAGE WILL BE PAINTED WHITE WITH LRV OF 75% OR BETTER.

LEGEND



PRELIMINARY LEVEL P1 - GARAGE



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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VICINITY MAP
 NOT TO SCALE

REVISIONS

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DATE: FEBRUARY 14, 2017 ORB # 16-214

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PRELIMINARY LEVEL P1
 UNDERGROUND GARAGE

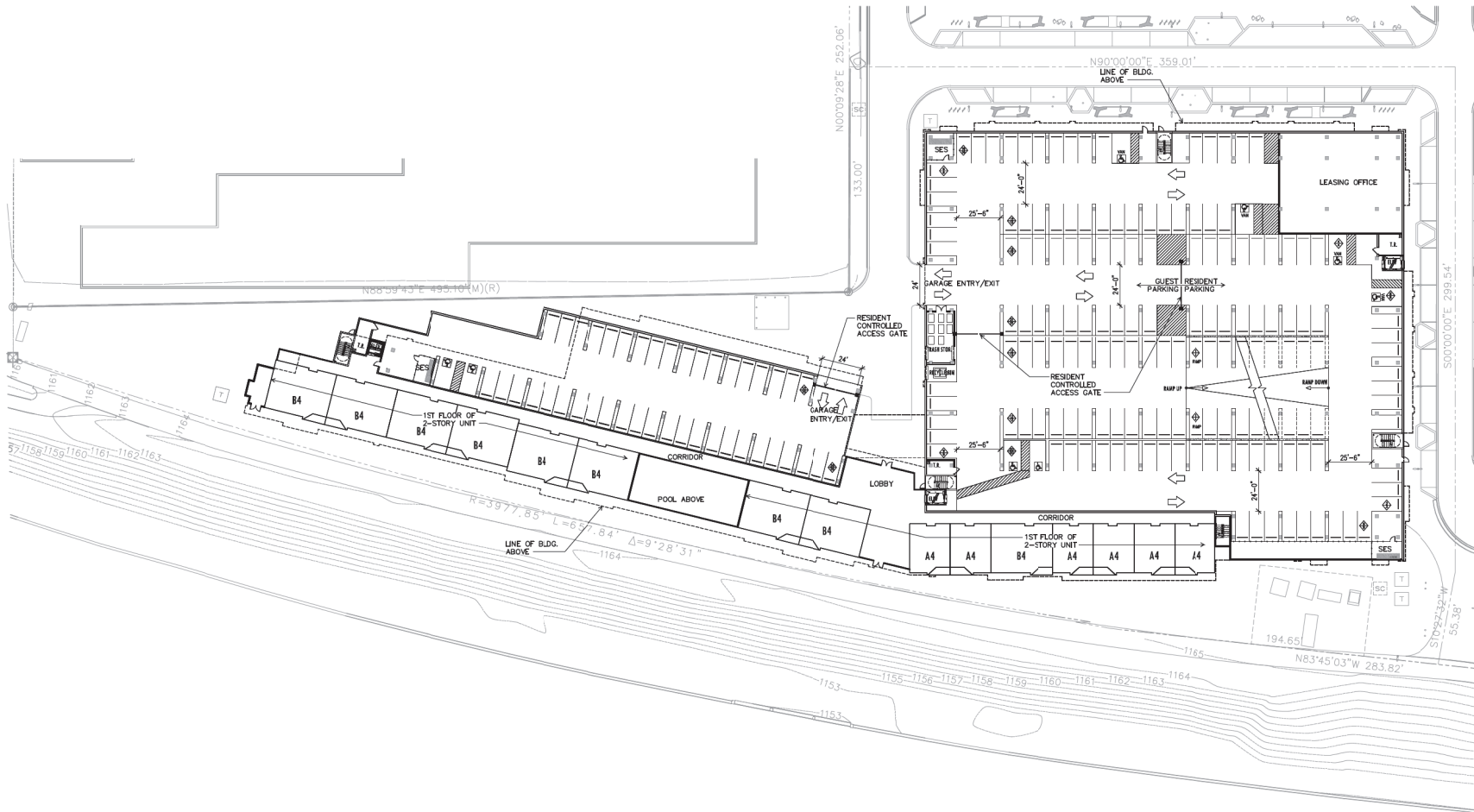
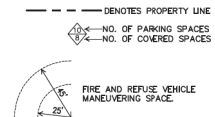
NOTES:

1. ALL VAN ACCESSIBLE PARKING SPACES TO BE 18' DEEP, 132" WIDE, WITH 60" MIN ACCESS AISLES AND HAVE 98" VERTICAL CLEARANCE
2. ALL OTHER ACCESSIBLE SPACES ARE TO BE 96" MIN. IN WIDTH AND HAVE 60" MIN ACCESS AISLES.
3. STANDARD GARAGE PARKING SPACES ARE 8.5'x18' TYPICAL.
4. INTERIOR WALLS OF GARAGE WILL BE PAINTED WHITE WITH LRV OF 75% OR BETTER.

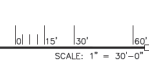
UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L1	-	-	-	-	-
L3	11	30	22	7	70
L4	11	30	22	7	70
L5	11	31	22	7	71
L6	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	118	36	360

LEGEND



PRELIMINARY LEVEL L1 - GRADE LEVEL



AURA WATERMARK APARTMENTS
 NW OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

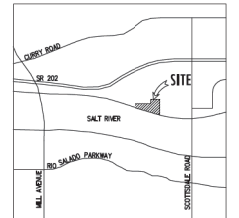


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DATE: FEBRUARY 14, 2017 ORB # 16-214

A3.10

PRELIMINARY LEVEL L1 PLAN
 (GRADE LEVEL)

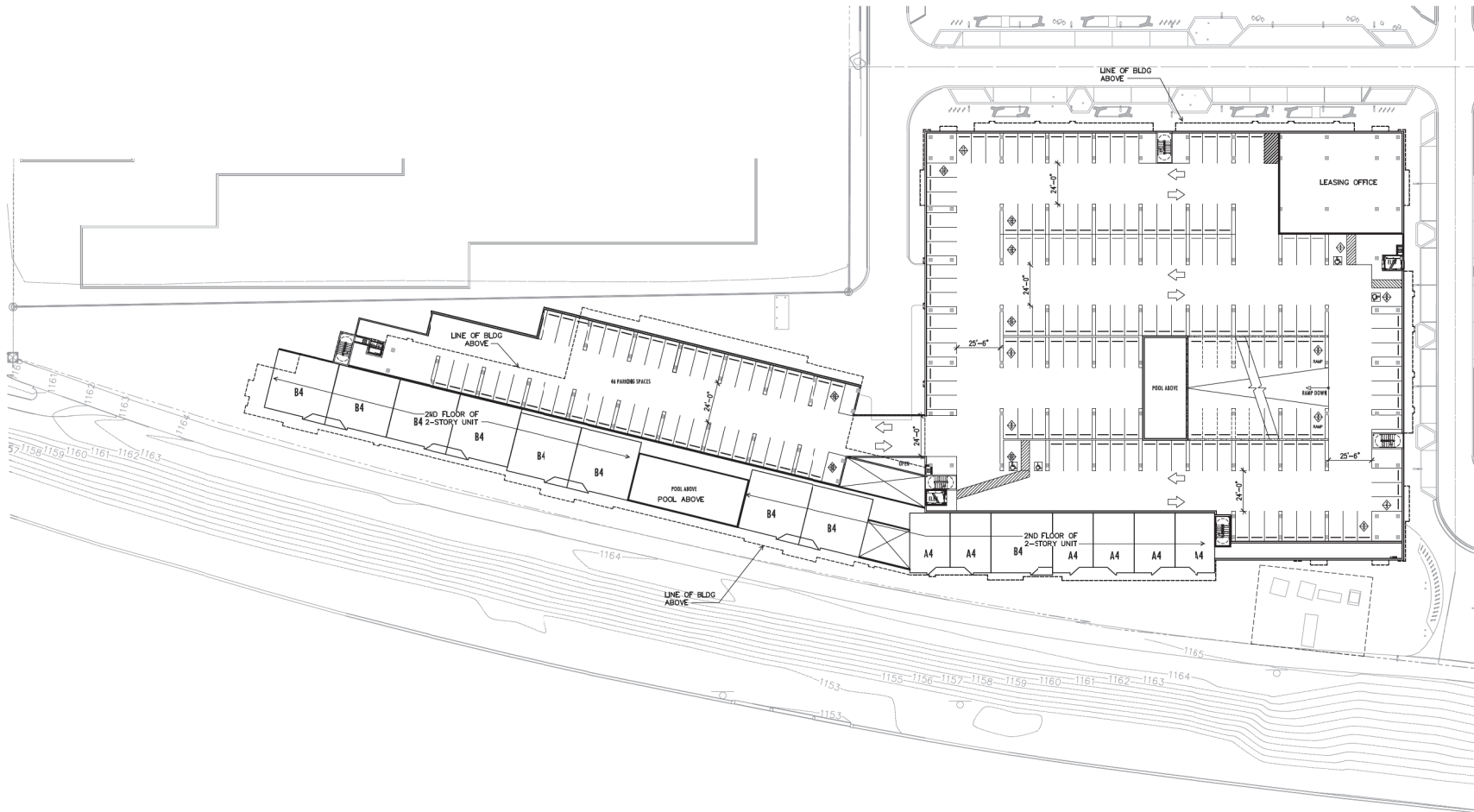
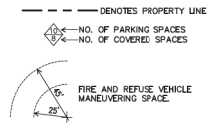
NOTES:

1. ALL VAN ACCESSIBLE PARKING SPACES TO BE 18' DEEP, 132" WIDE, WITH 60" MIN ACCESS AISLES AND HAVE 98" VERTICAL CLEARANCE
2. ALL OTHER ACCESSIBLE SPACES ARE TO BE 98" MIN. IN WIDTH AND HAVE 60" MIN ACCESS AISLES.
3. STANDARD GARAGE PARKING SPACES ARE 8.5'X16' TYPICAL. INTERIOR WALLS OF GARAGE WILL BE PAINTED WHITE WITH LRV OF 755 OR BETTER.

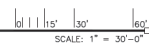
UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L2	-	-	-	-	-
L3	11	30	22	7	70
L4	11	30	22	7	70
L5	11	31	22	7	71
L6	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	118	38	362

LEGEND



PRELIMINARY LEVEL L2 PLAN



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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 CONTACT: ROBERT ALVAREZ

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A3.20

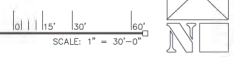
PRELIMINARY
 LEVEL L2 PLAN

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L3	-	-	-	-	-
L4	11	30	22	7	70
L5	11	31	22	7	71
L6	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	118	36	360



TYPICAL RESIDENTIAL LEVEL L3



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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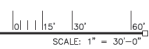
A3.30
 RESIDENTIAL
 LEVEL L3

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L2	-	-	-	-	-
L3	11	30	22	7	70
L4	11	31	22	7	71
L5	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	116	36	360



TYPICAL RESIDENTIAL LEVEL L4



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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OWNER:
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 4040 E. CAMELBACK ROAD #500
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 TEL: 480.448.0800
 CONTACT: TODD COZZELINE

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 STE. 101
 PHOENIX, ARIZONA 85018
 TEL: 480.827.4500
 FAX: 480.777.4000
 CONTACT: RICHARD ALVAREZ

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DATE: JANUARY 19, 2017 ORB # 16-214

A3.40

RESIDENTIAL
 LEVEL L4

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L2	-	-	-	-	-
L3	11	30	22	7	70
L4	11	31	22	7	71
L5	11	31	22	7	71
L6	11	31	21	8	63
L7	3	31	21	8	63
TOTAL	47	159	111	36	360

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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OWNER:
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 CONTACT: TODD SEIBELMAN

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 PHOENIX, ARIZONA 85018
 TEL: 480.857.4510
 FAX: 480.777.4030
 CONTACT: ROBERTO ALVAREZ



TYPICAL RESIDENTIAL LEVEL L5
 SCALE: 1" = 30'-0"
 1/8" 1/4" 1/2" 3/4" 1" 1 1/4" 1 1/2" 2" 3" 4" 6" 8" 10" 12" 15" 20" 30" 40" 60" 80" 100"

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DATE: JANUARY 19, 2017 ORB # 16-214

A3.50
 RESIDENTIAL
 LEVEL L5

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
L2	-	6	9	-	15
L3	11	30	22	7	70
L4	11	31	22	7	71
L5	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	111	36	360

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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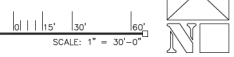


OWNER:
 TRINSC RESIDENTIAL GROUP
 4040 E. CAMEBACK ROAD #150
 PHOENIX, ARIZONA 85018
 TEL: 480.480.0805
 CONTACT: TODD COEHLING

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 PHOENIX, ARIZONA 85018
 TEL: 480.287.4510
 FAX: 480.777.4038
 CONTACT: ROBERTO ALVAREZ



TYPICAL RESIDENTIAL LEVEL L6



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DATE: JANUARY 19, 2017 ORB # 16-214

A3.60
 RESIDENTIAL
 LEVEL L6

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
L2	-	6	9	-	15
L3	11	30	22	7	70
L4	11	30	22	7	71
L5	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	116	36	360

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

Office of Rich Barber
ORB
 Architecture, LLC

WorldHQ@ORBArch.com

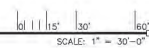


OWNER:
 TRNSC RESIDENTIAL GROUP
 4040 E. CAMELBACK ROAD #900
 PHOENIX, ARIZONA 85018
 TEL: 480.440.0800
 CONTACT: TODD COZZELINE

ARCHITECT:
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 2544 NORTH 44TH STREET,
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 TEL: 480.287.4530
 FAX: 480.777.4030
 CONTACT: ROBERTO ALVAREZ



TYPICAL RESIDENTIAL LEVEL L7



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DATE: JANUARY 19, 2017 ORB # 16-214

A3.70

RESIDENTIAL
 LEVEL L7

UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L2	-	-	-	-	-
L3	11	30	22	7	70
L4	11	31	22	7	71
L5	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	118	36	360

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

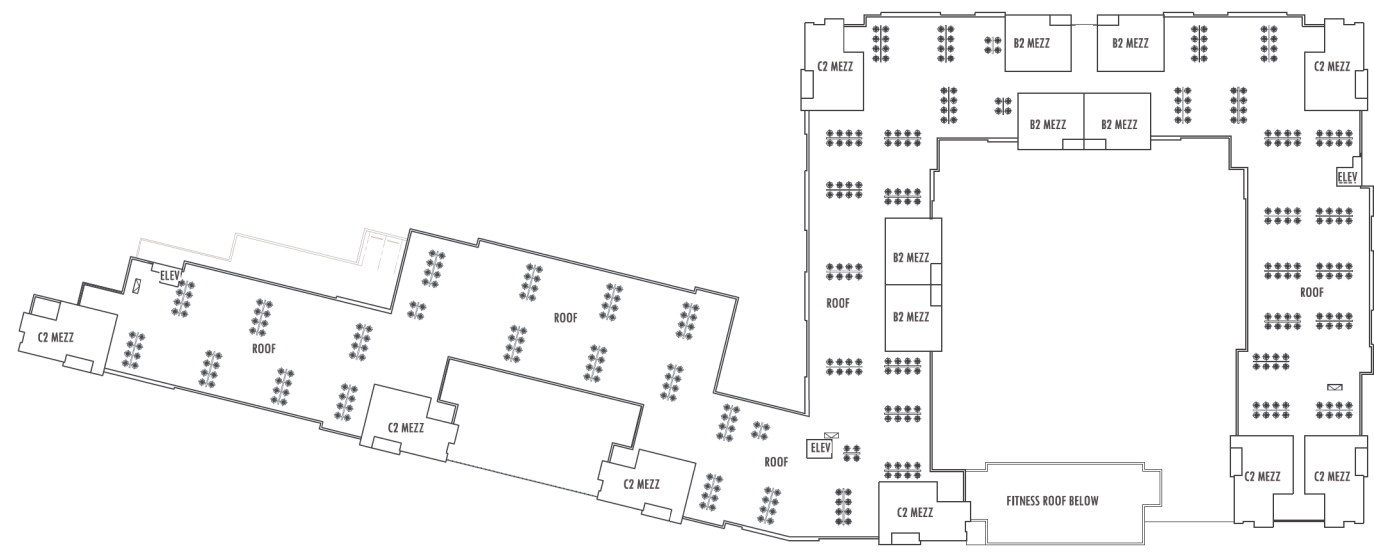
Office of Rich Barber
ORB
 Architecture, LLC

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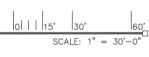


OWNER:
 TRINIC RESIDENTIAL GROUP
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 TEL: 480.448.0900
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 PHOENIX, ARIZONA 85018
 TEL: 480.857.4000
 FAX: 480.717.4000
 CONTACT: RICHARD ALVAREZ



TYPICAL RESIDENTIAL MEZZANINE



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DATE: JANUARY 19, 2017 ORB # 16-214

A3.80
 RESIDENTIAL
 MEZZANINE LEVEL

UNIT MIX:

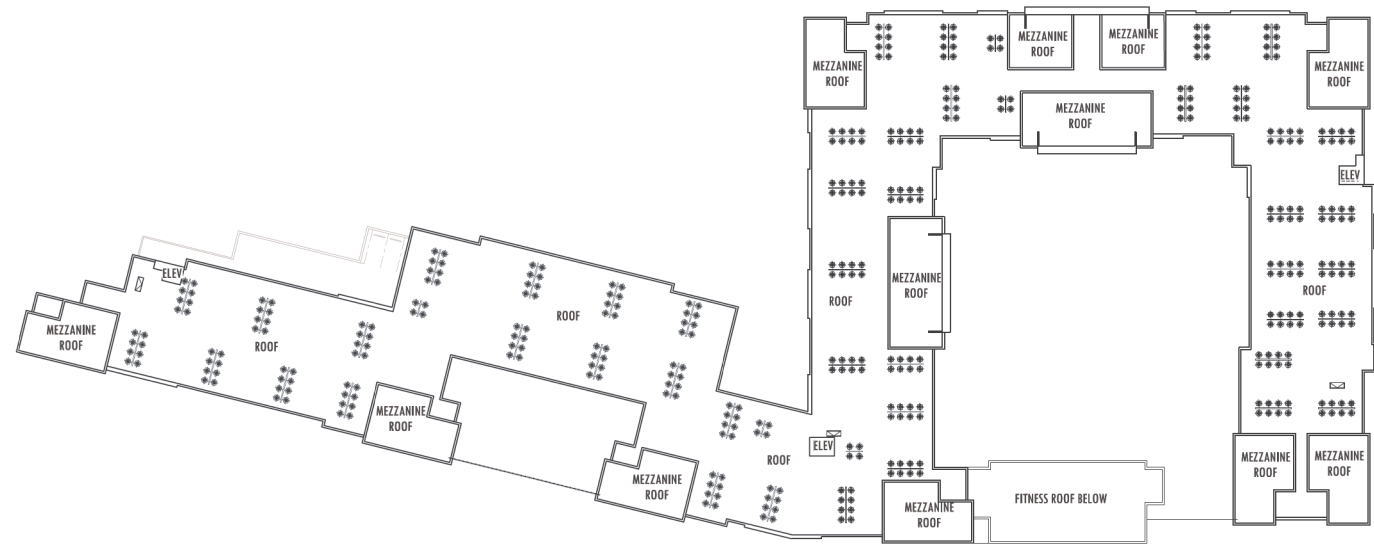
LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P1	-	-	-	-	-
G1	-	6	9	-	15
L2	-	-	-	-	-
L3	11	30	22	7	70
L4	11	31	22	7	71
L5	11	31	22	7	71
L6	11	31	22	7	71
L7	3	31	21	8	63
TOTAL	47	159	118	36	360

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

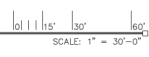


OWNER:
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 4040 E. CAMELBACK ROAD #800
 PHOENIX, ARIZONA 85018
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 TEL: 480.857.4000
 FAX: 480.717.4000
 CONTACT: RICHARD ALVAREZ



ROOF LEVEL

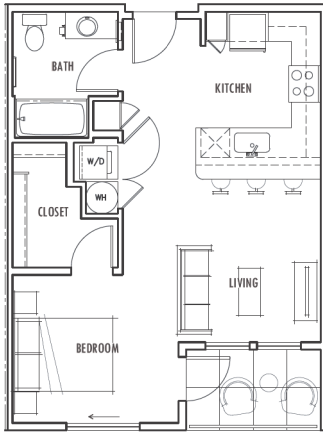


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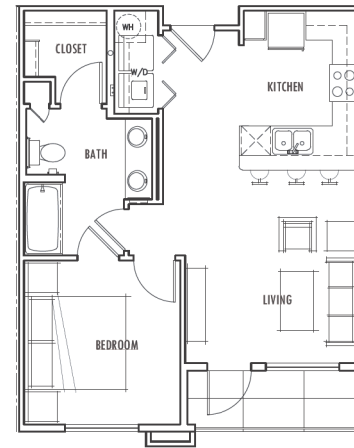
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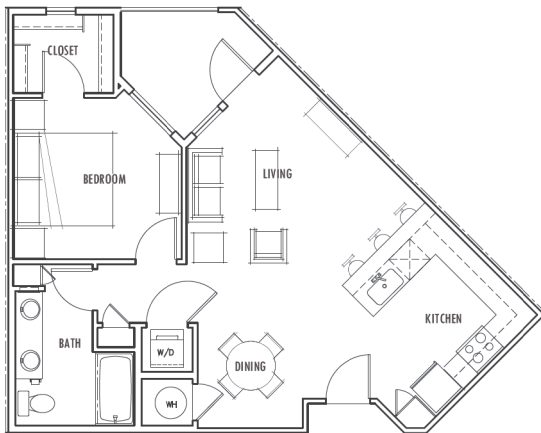
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 RESIDENTIAL
 ROOF LEVEL



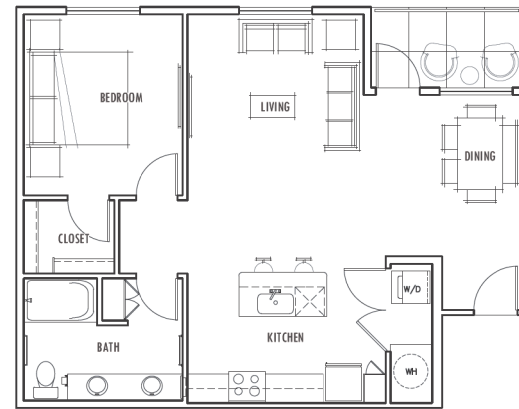
UNIT PLAN S1 (STUDIO)
 582 S.F. LIVABLE
 53 S.F. PATIO/BALCONY
 635 S.F. GRAND TOTAL
 47 TOTAL UNITS SCALE: 1/4" = 1'-0"



UNIT PLAN A2 (1-BEDROOM)
 638 S.F. LIVABLE
 51 S.F. PATIO/BALCONY
 689 S.F. GRAND TOTAL
 103 TOTAL UNITS SCALE: 1/4" = 1'-0"



UNIT PLAN A3 (1-BEDROOM)
 743 S.F. LIVABLE
 63 S.F. PATIO/BALCONY
 806 S.F. GRAND TOTAL
 40 TOTAL UNITS SCALE: 1/4" = 1'-0"



UNIT PLAN A1 (1-BEDROOM)
 924 S.F. LIVABLE
 60 S.F. PATIO/BALCONY
 984 S.F. GRAND TOTAL
 10 TOTAL UNITS SCALE: 1/4" = 1'-0"

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA



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OWNER:
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 PHOENIX, ARIZONA 85018
 TEL: 480.287.4000
 FAX: 480.777.4000
 CONTACT: RICHARD ALVAREZ

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DATE: FEBRUARY 14, 2017 ORB # 16-214

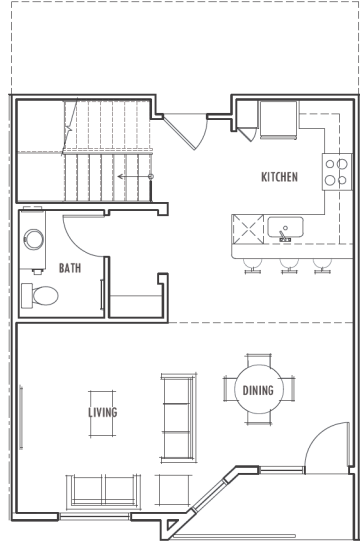
A2.10

UNIT PLANS



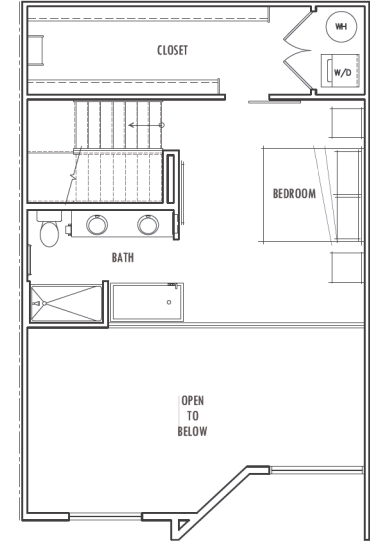
OWNER:
 TRINIC RESIDENTIAL GROUP
 4040 E. CAMELBACK ROAD #600
 PHOENIX, ARIZONA 85018
 TEL: 480.448.0800
 CONTACT: TODD COBBELINE

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 CONTACT: RICHARD ALVAREZ



UNIT PLAN A4 TOWNHOUSE - 1ST FLR 0' 1' 2' 4' 8'
 (1-BEDROOM) 9 TOTAL UNITS SCALE: 1/4" = 1'-0"

659 S.F. 1ST FLR LIVABLE
 533 S.F. 2ND FLR LIVABLE
 1,192 S.F. TOTAL LIVABLE
 48 S.F. PATIO/BALCONY
 1,240 S.F. GRAND TOTAL



UNIT PLAN A4 TOWNHOUSE - 2ND FLR 0' 1' 2' 4' 8'
 (1-BEDROOM) SCALE: 1/4" = 1'-0"

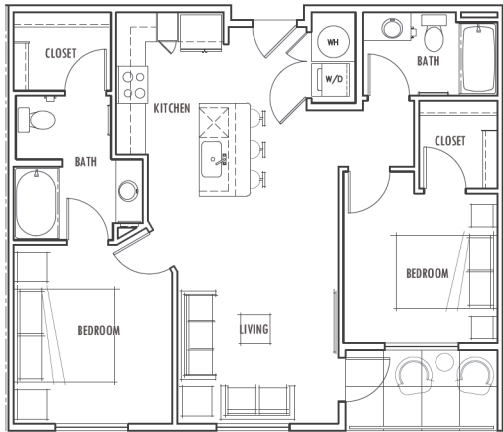
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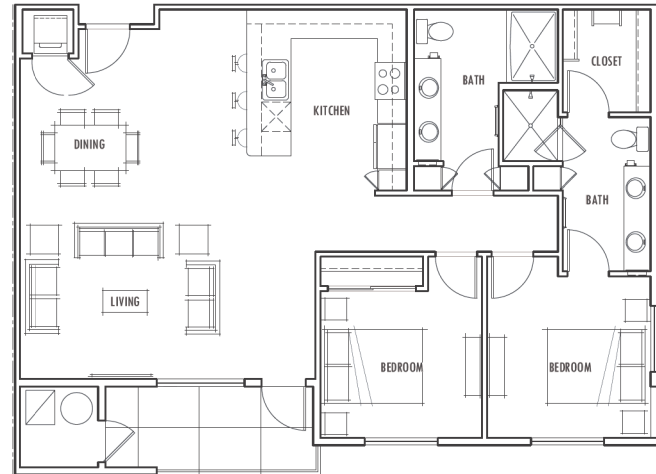
UNIT PLANS



UNIT PLAN B2 (2-BEDROOM)

921 S.F. LIVABLE
60 S.F. PATIO/BALCONY
981 S.F. GRAND TOTAL

94 TOTAL UNITS SCALE: 1/4" = 1'-0"



UNIT PLAN B5 (2-BEDROOM)

1,231 S.F. LIVABLE
86 S.F. PATIO/BALCONY
38 S.F. STORAGE
1,355 S.F. GRAND TOTAL

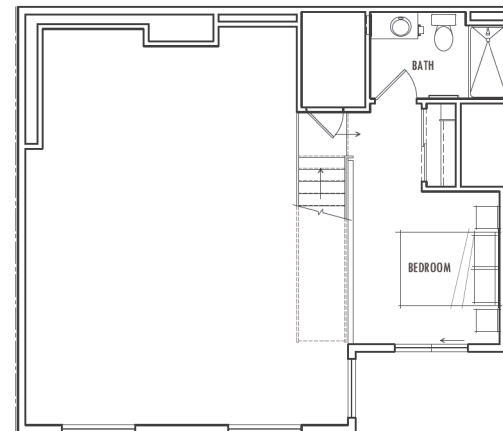
4 TOTAL UNITS SCALE: 1/4" = 1'-0"



**UNIT PLAN B2 MEZZANINE- 1ST LEVEL
(2-BEDROOM)**

921 S.F. LIVABLE
199 S.F. MEZZANINE
1,120 S.F. TOTAL LIVABLE
60 S.F. PATIO/BALCONY
1,180 S.F. GRAND TOTAL

6 TOTAL UNITS SCALE: 1/4" = 1'-0"



**UNIT PLAN B2 - MEZZANINE LEVEL
(2-BEDROOM)**

921 S.F. LIVABLE
199 S.F. MEZZANINE
1,120 S.F. TOTAL LIVABLE
60 S.F. PATIO/BALCONY
1,180 S.F. GRAND TOTAL

SCALE: 1/4" = 1'-0"

**AURA WATERMARK
APARTMENTS**
NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



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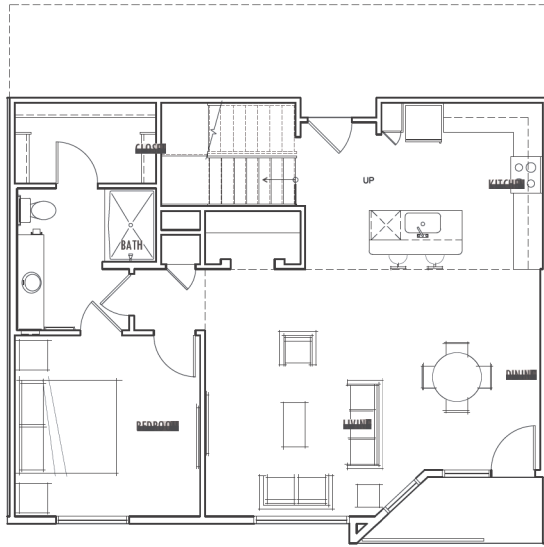
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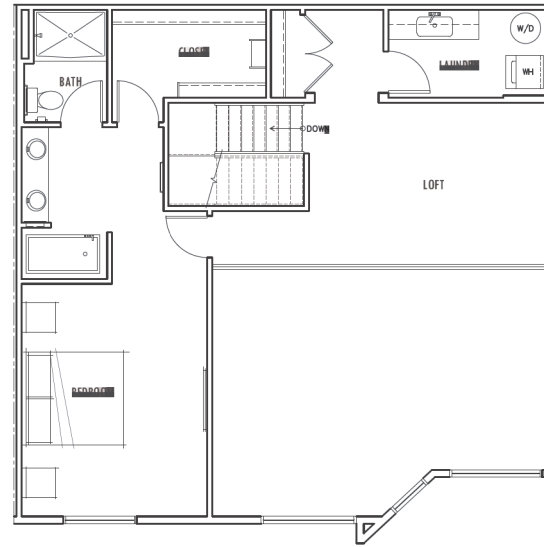
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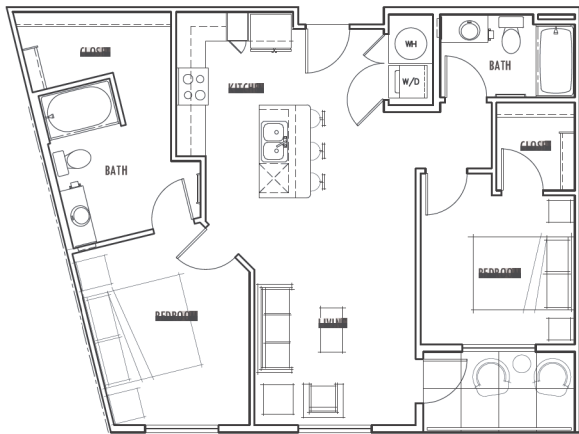
UNIT PLANS



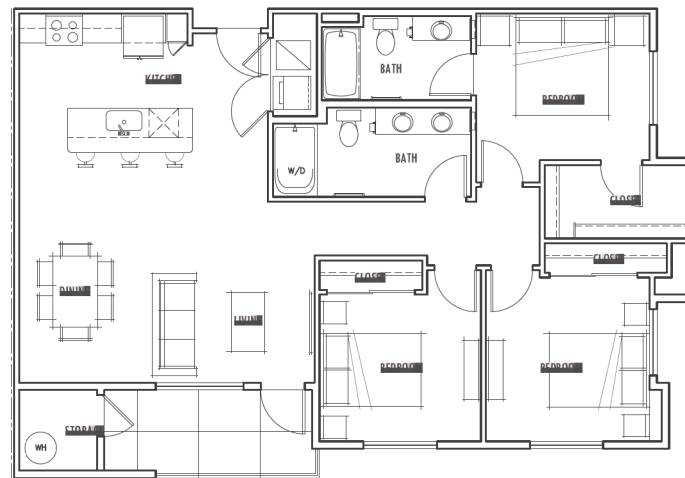
UNIT PLAN B4 TOWNHOUSE - 1ST FLR
 (2-BEDROOM) 9 TOTAL UNITS SCALE: 1/4" = 1'-0"
 1,036 S.F. 1ST FLR LIVABLE
 900 S.F. 2ND FLR LIVABLE
 1,936 S.F. TOTAL LIVABLE
 48 S.F. PATIO/BALCONY
 1,984 S.F. GRAND TOTAL



UNIT PLAN B4 TOWNHOUSE - 2ND FLR
 (2-BEDROOM) 9 TOTAL UNITS SCALE: 1/4" = 1'-0"



UNIT PLAN B6 (2-BEDROOM) 5 TOTAL UNITS SCALE: 1/4" = 1'-0"
 972 S.F. LIVABLE
 60 S.F. PATIO/BALCONY
 1,032 S.F. GRAND TOTAL



UNIT PLAN C1 (3-BEDROOM) 28 TOTAL UNITS SCALE: 1/4" = 1'-0"
 1,260 S.F. LIVABLE
 84 S.F. PATIO/BALCONY
 38 S.F. STORAGE
 1,382 S.F. GRAND TOTAL

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
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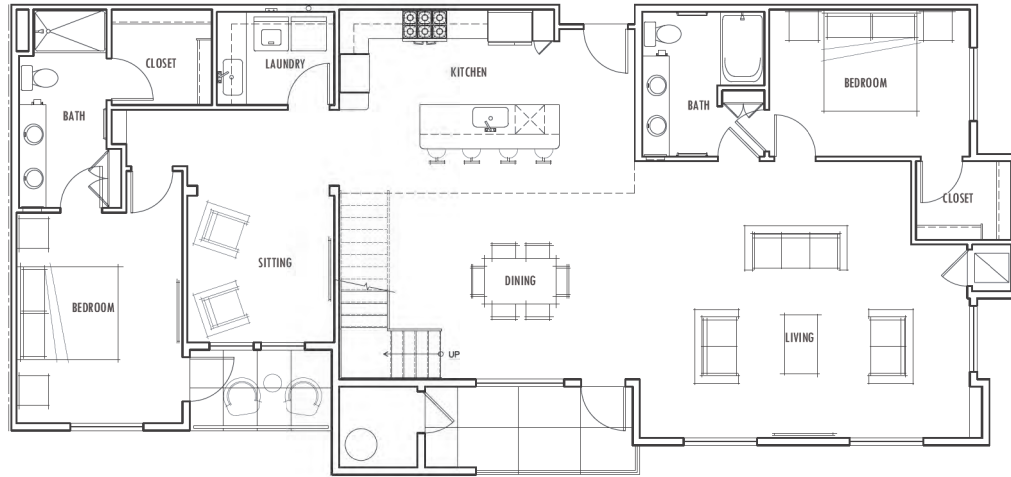
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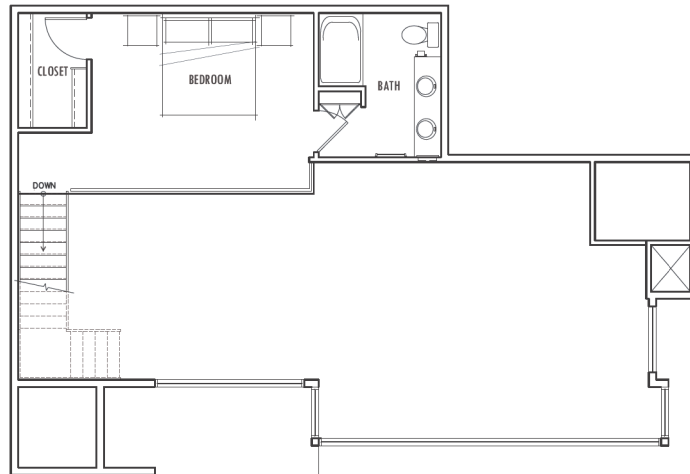
A2.13

UNIT PLANS



UNIT PLAN C2 PENTHOUSE - 1ST FLR
 (3-BEDROOM)
 1,845 S.F. 1ST FLOOR LIVABLE
 334 S.F. MEZZANINE LIVABLE
 2,179 S.F. LIVABLE
 138 S.F. PATIO/BALCONY
 38 S.F. STORAGE
 2,356 S.F. GRAND TOTAL

8 UNITS SCALE: 1/4" = 1'-0"



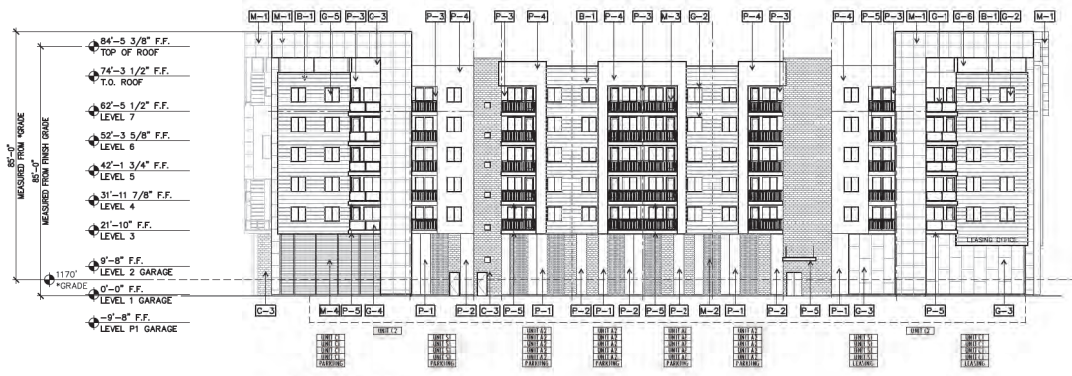
UNIT PLAN C2 PENTHOUSE (3-BEDROOM)
 MEZZANINE LEVEL

SCALE: 1/4" = 1'-0"

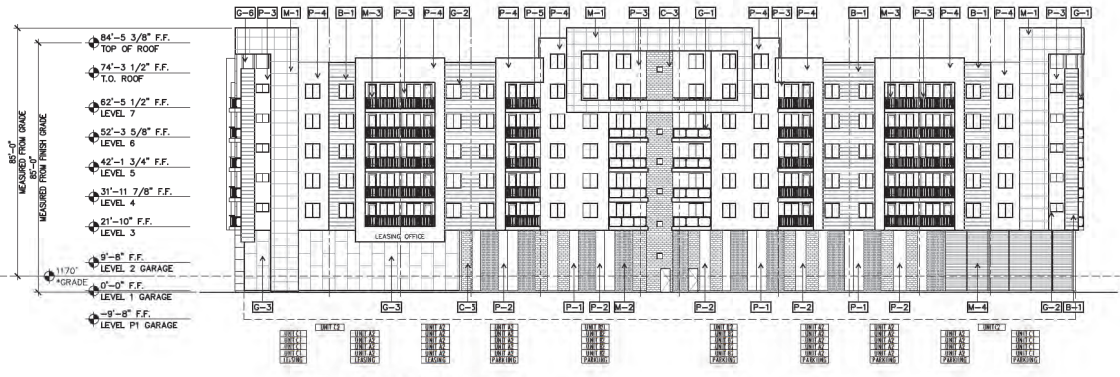


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1 EAST ELEVATION
SCALE: 1" = 20'-0"

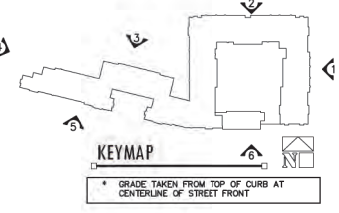


2 NORTH ELEVATION
SCALE: 1" = 20'-0"



3 NORTH EAST ELEVATION
SCALE: 1" = 20'-0"

MATERIAL / COLOR KEY NOTES	
B-1	CEMENT BOARD PANELS HARIE PLANK DUNN EDWARDS - DET81 COUNTRY AIR
B-2	CEMENT BOARD PANELS HARIE PLANK DUNN EDWARDS - DET911 FRENCH WHITE
C-1	CAST IN PLACE CONCRETE
C-2	8X8X16 CONCRETE MASONRY
C-3	8X8X16 GROUND FACE CONCRETE MASONRY
G-1	GLASS BALCONY RAILS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED
G-2	RESIDENTIAL WINDOWS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED
G-3	STOREFRONT WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME - CLEAR ANODIZED
G-4	GLASS BALCONY RAILS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-5	RESIDENTIAL WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-6	STOREFRONT WINDOWS CLEAR GLASS ALUMINUM FRAME - CLEAR ANODIZED
G-7	GLASS MOSAIC - DALTILE COLOR WAVE GLASS TILE COLOR - WINTER BLUES BLEND
M-1	ALUMINUM COMPOSITE METAL PANELS WITH 1/2" WIDTH/DEPTH REVEAL COLOR - SILVER METALLIC
M-2	METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (2 HOLES) PAINTED DE630 FOL
M-3	STEEL BALCONY RAILS PAINTED DE630 FOL
M-4	ARCHITECTURAL LOUVERS - CONSTRUCTION SPECIALTIES COLOR- COLOR SILVER METALLIC AND BLUE
M-5	METAL SHADE SAILS COLOR SIAM BLUE
M-6	METAL ROLL UP DOOR COLOR GREY
P-1	STUCCO FINISH DUNN EDWARDS - DET585 BLUE CALICO
P-2	STUCCO FINISH DUNN EDWARDS - DET589 RAGING TIE
P-3	STUCCO FINISH DUNN EDWARDS - DET526 SOFT PUMICE
P-4	STUCCO FINISH DUNN EDWARDS - DET594 YREKA
P-5	STUCCO FINISH DUNN EDWARDS - DET378 JET



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TEMPE, ARIZONA

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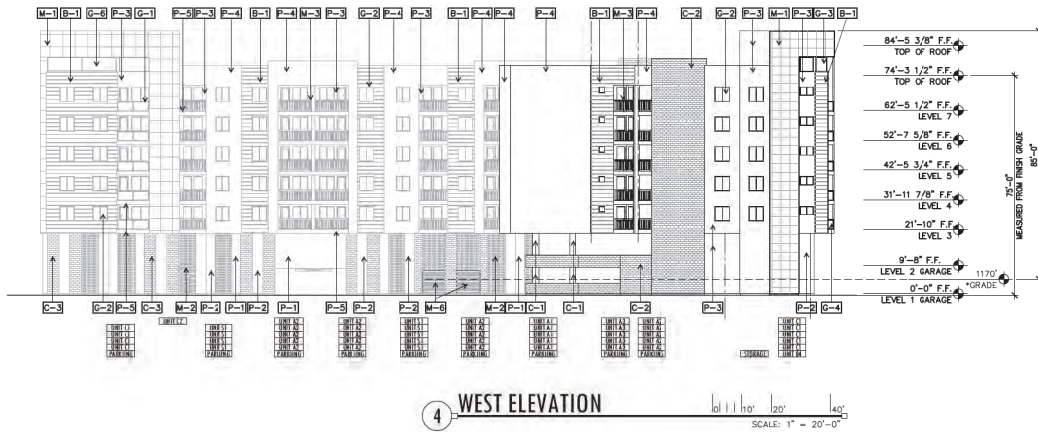
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A4.10
PRELIMINARY ELEVATIONS

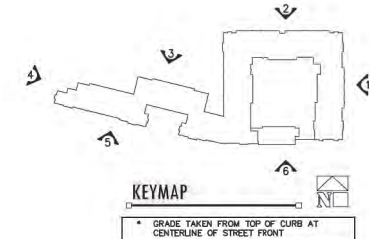
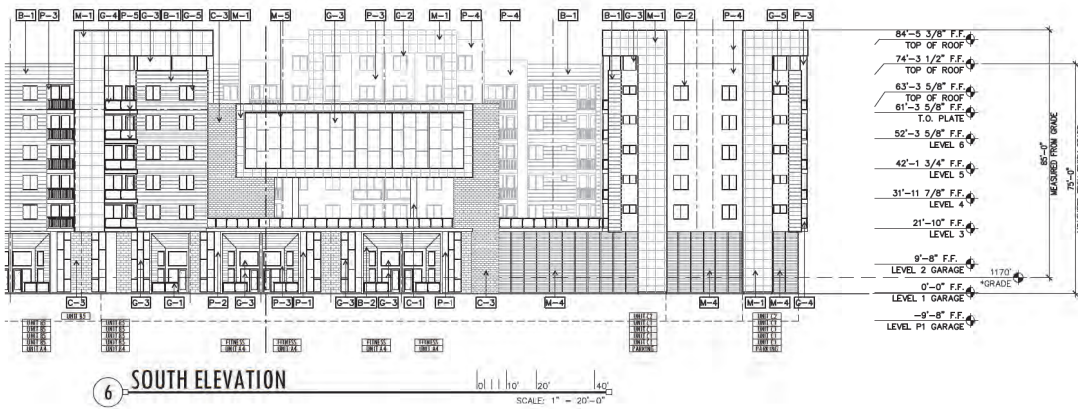
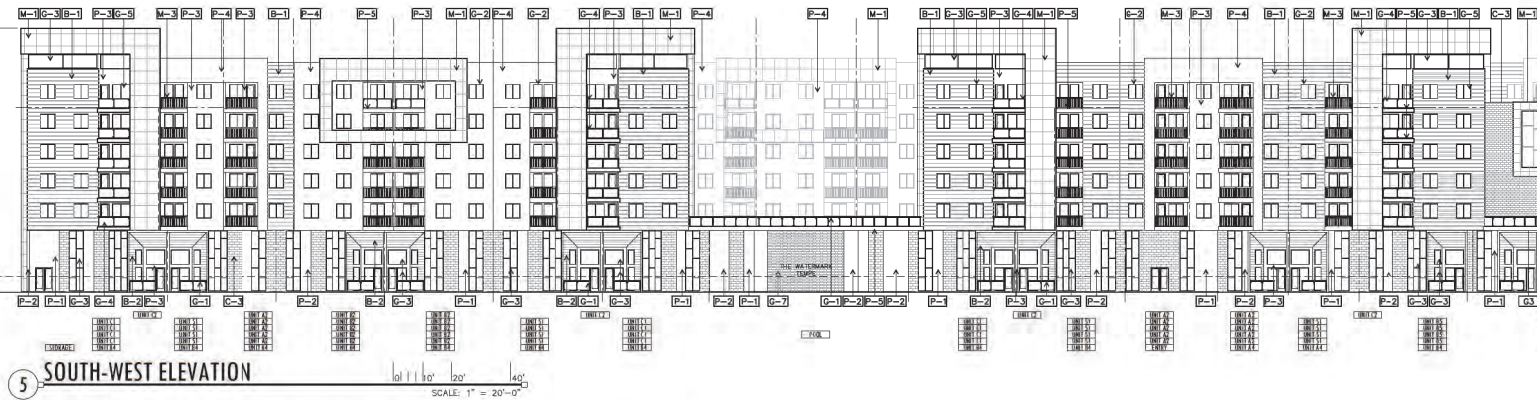


MATERIAL/COLOR KEY NOTES			
B-1	CEMENT BOARD PANELS HARDE PLANK DUNN EDWARDS - DETROIT COUNTRY AIR	M-1	ALUMINUM COMPOSITE METAL PANELS WITH 1/2" WIDTH/DEPTH REVEAL. COLOR - SILVER METALLIC
B-2	CEMENT BOARD PANELS HARDE PLANK DUNN EDWARDS - DEKWHI FRENCH WHITE	M-2	METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (2" HOLES) PAINTED DE3360 FOIL
C-1	CAST IN PLACE CONCRETE	M-3	STEEL BALCONY RAILS PAINTED DE3360 FOIL
C-2	8X8X16 CONCRETE MASONRY	M-4	ARCHITECTURAL LOUVERS - CONSTRUCTION SPECIALTIES COLOR- COLOR SILVER METALLIC AND BLUE
C-3	8X8X16 GROUND FACE CONCRETE MASONRY	M-5	METAL SHADE SAILS COLOR SIAM BLUE
G-1	GLASS BALCONY RAILS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED	M-6	METAL ROLL UP DOOR COLOR GREY
G-2	RESIDENTIAL WINDOWS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED	P-1	S'UCCO FINISH DUNN EDWARDS - DET585 BLUE CAUO
G-3	STOREFRONT WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME - CLEAR ANODIZED	P-2	S'UCCO FINISH DUNN EDWARDS - DE5809 SOFT PINKICE
G-4	GLASS BALCONY RAILS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED	P-3	S'UCCO FINISH DUNN EDWARDS - DE8326 RAGING TIDE
G-5	RESIDENTIAL WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED	P-4	S'UCCO FINISH DUNN EDWARDS - DET594 YEDAKI
G-6	STOREFRONT WINDOWS CLEAR GLASS WAVE GLASS TILE COLOR - WINTER BLUES BLEND	P-5	S'UCCO FINISH DUNN EDWARDS - DE8378 JET
G-7	GLASS MOSAIC - DALTILE COLOR WAVE GLASS TILE COLOR - WINTER BLUES BLEND		

**AURA WATERMARK
APARTMENTS**
NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

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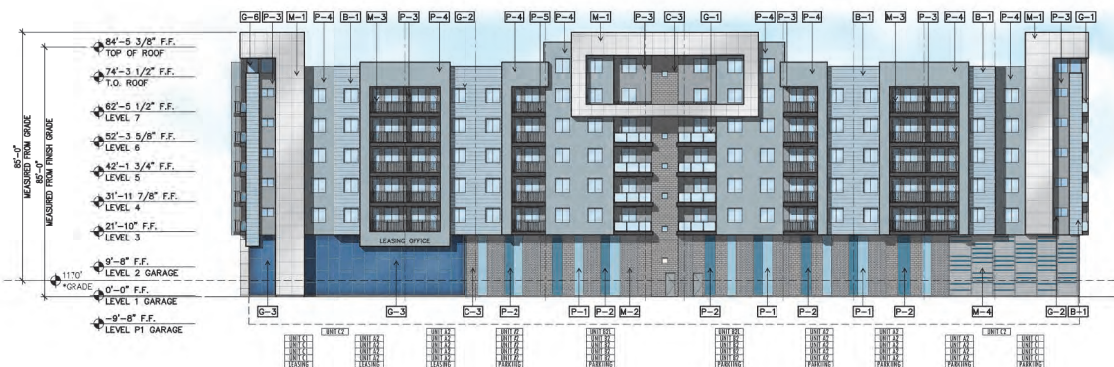
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PRELIMINARY
ELEVATIONS



1 EAST ELEVATION
SCALE: 1" = 20'-0"

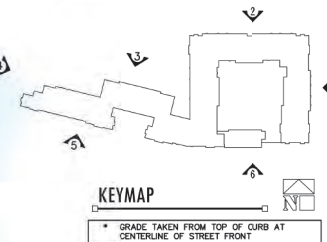


2 NORTH ELEVATION
SCALE: 1" = 20'-0"



3 NORTH EAST ELEVATION
SCALE: 1" = 20'-0"

MATERIAL/COLOR KEY NOTES	
B-1	CEMENT BOARD PANELS HARDIE PLANK - DUNN EDWARDS - DET581 COUNTRY AIR
B-2	CEMENT BOARD PANELS HARDIE PLANK - DUNN EDWARDS - DET511 FRENCH WHITE
C-1	CAST IN PLACE CONCRETE
C-2	BX8X16 CONCRETE MASONRY
C-3	BX8X16 GROUND FACE CONCRETE MASONRY
G-1	GLASS BALCONY RAILS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED
G-2	RESIDENTIAL WINDOWS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED
G-3	STOREFRONT WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME - CLEAR ANODIZED
G-4	GLASS BALCONY RAILS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-5	RESIDENTIAL WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-6	STOREFRONT WINDOWS CLEAR GLASS ALUMINUM FRAME - CLEAR ANODIZED
G-7	GLASS MOSAIC - DALLIE COLOR WAVE GLASS TILE COLOR - WINTER BLUES BLEND
M-1	ALUMINUM COMPOSITE METAL PANELS WITH 1/2" WIDTH/DEPTH REVEAL. COLOR - SILVER METALLIC
M-2	METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (2" HOLES) PAINTED DESIGO FOIL
M-3	STEEL BALCONY RAILS PAINTED DE360 FOIL
M-4	ARCHITECTURAL LOUVERS - CONSTRUCTION SPECIALTIES COLOR- COLOR SILVER METALLIC AND BLUE
M-5	METAL SHADE SAILS COLOR SIAM BLUE
M-6	METAL ROLL UP DOOR COLOR GREY
P-1	STUCCO FINISH DUNN EDWARDS - DET585 BLUE CALICO
P-2	STUCCO FINISH DUNN EDWARDS - DE5809 RAGING TIDE
P-3	STUCCO FINISH DUNN EDWARDS - DE6326 SOFT PLUMICE
P-4	STUCCO FINISH DUNN EDWARDS - DET594 YREKA
P-5	STUCCO FINISH DUNN EDWARDS - DE6378 JET



AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

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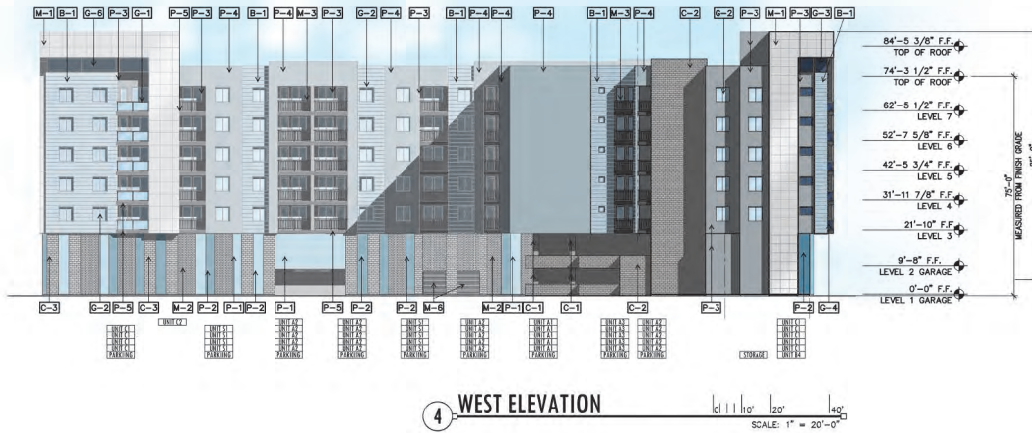
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DATE: FEBRUARY 14, 2017 ORB # 16-214

A4.20

COLOR ELEVATIONS



4 WEST ELEVATION
SCALE: 1" = 20'-0"

MATERIAL/COLOR KEY NOTES			
B-1	CEMENT BOARD PANELS HARDIE PLANK DUNN EDWARDS - DETS81 COUNTRY AIR	M-1	ALUMINUM COMPOSITE METAL PANELS WITH 1/2" ZEATH REVEAL COLOR - SILVER METALLIC
B-2	CEMENT BOARD PANELS HARDIE PLANK DUNN EDWARDS - DEW311 FRENCH WHITE	M-2	METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (2" HOLES) PAINTED DE6360 FOL
C-1	CAST IN PLACE CONCRETE	M-3	STEEL BALCONY RAILS PAINTED DE6360 FOL
C-2	BXBX16 CONCRETE MASONRY	M-4	ARCHITECTURAL LOUVERS - CONSTRUCTION SPECIALTIES COLOR- COLOR SILVER METALLIC AND BLUE
C-3	BXBX16 GROUND FACE CONCRETE MASONRY	M-5	METAL SHADE SAILS COLOR SIAM BLUE
G-1	GLASS BALCONY RAILS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED	M-6	METAL ROLL UP DOOR COLOR GREY
G-2	RESIDENTIAL WINDOWS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED	P-1	STUCCO FINISH DUNN EDWARDS - DETS85 BLUE CALICO
G-3	STOREFRONT WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME - CLEAR ANODIZED	P-2	STUCCO FINISH DUNN EDWARDS - DE5809 RAGING TIDE
G-4	GLASS BALCONY RAILS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED	P-3	STUCCO FINISH DUNN EDWARDS - DE6326 SOFT PUMICE
G-5	RESIDENTIAL WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED	P-4	STUCCO FINISH DUNN EDWARDS - DET594 YERKA
G-6	STOREFRONT WINDOWS CLEAR GLASS ALUMINUM FRAME - CLEAR ANODIZED	P-5	STUCCO FINISH DUNN EDWARDS - DE6378 JET
G-7	GLASS MOSAIC - DALTILE COLOR WAVE GLASS TILE COLOR - WINTER BLUES BLEND		

**AURA WATERMARK
APARTMENTS**

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

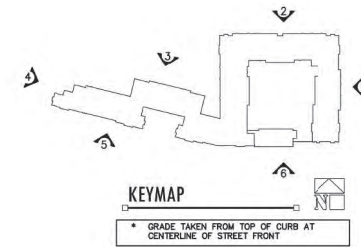
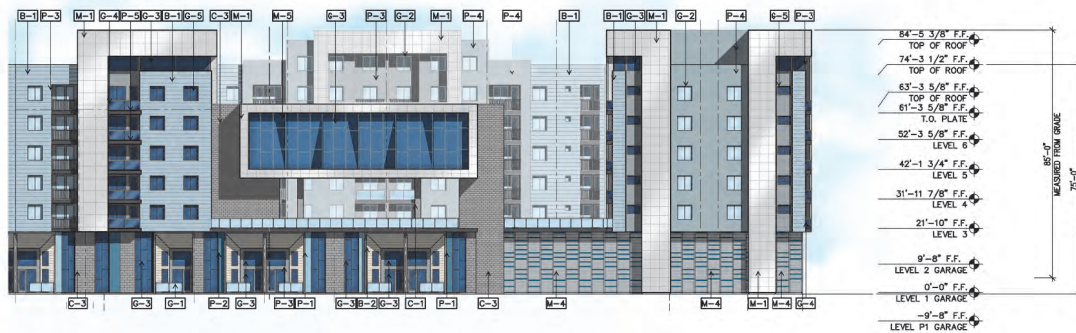


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5 SOUTH-WEST ELEVATION
SCALE: 1" = 20'-0"



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DATE: FEBRUARY 14, 2017 ORS # 16-214

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COLOR ELEVATIONS



1 EAST ELEVATION
SCALE: 1" = 20'-0"

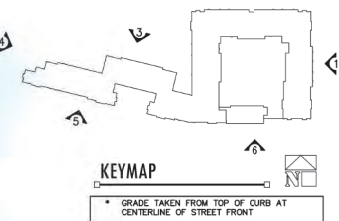


2 NORTH ELEVATION
SCALE: 1" = 20'-0"



3 NORTH EAST ELEVATION
SCALE: 1" = 20'-0"

MATERIAL/COLOR KEY NOTES	
B-1	CEMENT BOARD PANELS HARDIE PLANK - DUNN EDWARDS - DET581 COUNTRY AIR
B-2	CEMENT BOARD PANELS HARDIE PLANK - DUNN EDWARDS - DET511 FRENCH WHITE
C-1	CAST IN PLACE CONCRETE
C-2	8X8X16 CONCRETE MASONRY
C-3	8X8X16 GROUND FACE CONCRETE MASONRY
G-1	GLASS BALCONY RAILS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED
G-2	RESIDENTIAL WINDOWS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED
G-3	STOREFRONT WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-4	GLASS BALCONY RAILS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-5	RESIDENTIAL WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED
G-6	STOREFRONT WINDOWS CLEAR GLASS ALUMINUM FRAME - CLEAR ANODIZED
G-7	GLASS MOSAIC - DALLIE COLOR WAVE GLASS TILE COLOR - WINTER BLUES BLEND
M-1	ALUMINUM COMPOSITE METAL PANELS WITH 1/2" WIDTH/DEPTH REVEAL. COLOR - SILVER METALLIC
M-2	METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (2" HOLES) PAINTED DESIGO FOIL
M-3	STEEL BALCONY RAILS PAINTED DE360 FOIL
M-4	ARCHITECTURAL LOUVERS - CONSTRUCTION SPECIALTIES COLOR- COLOR SILVER METALLIC AND BLUE
M-5	METAL SHADE SAILS COLOR SIAM BLUE
M-6	METAL ROLL UP DOOR COLOR GREY
P-1	STUCCO FINISH DUNN EDWARDS - DET585 BLUE CALICO
P-2	STUCCO FINISH DUNN EDWARDS - DE5609 RAGING TIDE
P-3	STUCCO FINISH DUNN EDWARDS - DE6326 SOFT PALMICE
P-4	STUCCO FINISH DUNN EDWARDS - DET594 YREKAI
P-5	STUCCO FINISH DUNN EDWARDS - DE6378 JET



AURA WATERMARK APARTMENTS
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13213
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ARCHITECT
1/14/17
SCALE: 1/8" = 1'-0"

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DATE: FEBRUARY 14, 2017 ORB # 16-214

A4.30
STREET SCAPE ELEVATIONS



4 WEST ELEVATION
SCALE: 1" = 20'-0"

MATERIAL/COLOR KEY NOTES			
B-1	CEMENT BOARD PANELS HARDE PLANK - DUNN EDWARDS - DTS81 COUNTRY AIR	M-1	ALUMINUM COMPOSITE METAL PANELS WITH 1/2" W/TH ZEEH REVEAL- COLOR - SILVER METALLIC
B-2	CEMENT BOARD PANELS HARDE PLANK - DUNN EDWARDS - DENV311 FRENCH WHITE	M-2	METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (2" HOLES) PAINTED DE6360 FOL
C-1	CAST IN PLACE CONCRETE	M-3	STEEL BALCONY RAILS PAINTED DE6360 FOL
C-2	BXBX16 CONCRETE MASONRY	M-4	ARCHITECTURAL LOUVERS - CONSTRUCTION SPECIALTIES COLOR- COLOR SILVER METALLIC AND BLUE
C-3	BXBX16 GROUND FACE CONCRETE MASONRY	M-5	METAL SHADE SAILS COLOR SIAM BLUE
G-1	GLASS BALCONY RAILS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED	M-6	METAL ROLL UP DOOR COLOR GREY
G-2	RESIDENTIAL WINDOWS CLEAR GLASS ALUMINUM FRAME CLEAR ANODIZED	P-1	STUCCO FINISH DUNN EDWARDS - DTS585 BLUE CALICO
G-3	STOREFRONT WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME - CLEAR ANODIZED	P-2	STUCCO FINISH DUNN EDWARDS - DE5809 RAGING TIDE
G-4	GLASS BALCONY RAILS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED	P-3	STUCCO FINISH DUNN EDWARDS - DE6326 SOFT PUMICE
G-5	RESIDENTIAL WINDOWS BLUE TINTED GLASS - COLOR PACIFICA ALUMINUM FRAME CLEAR ANODIZED	P-4	STUCCO FINISH DUNN EDWARDS - DET594 YERBA
G-6	STOREFRONT WINDOWS CLEAR GLASS ALUMINUM FRAME - CLEAR ANODIZED	P-5	STUCCO FINISH DUNN EDWARDS - DE6378 JET
G-7	GLASS MOSAIC - DALTILE COLOR WAVE GLASS TILE COLOR - WINTER BLUES BLEND		

AURA WATERMARK APARTMENTS
HWK OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

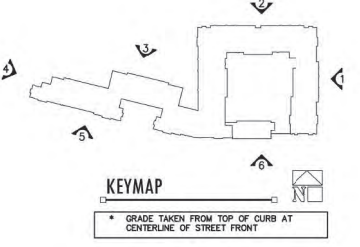
Office of Rich Barber
ORB Architecture, LLC
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5 SOUTH-WEST ELEVATION
SCALE: 1" = 20'-0"

OWNER:
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4040 E CAMELBACK ROAD #80
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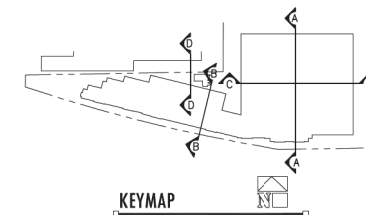
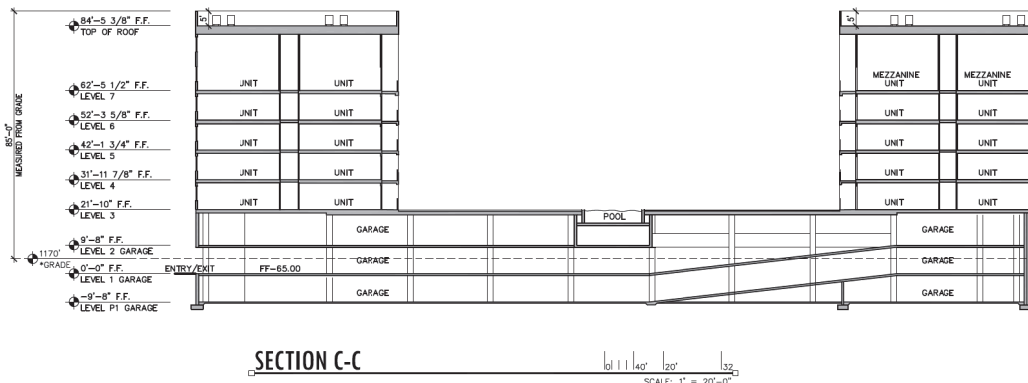
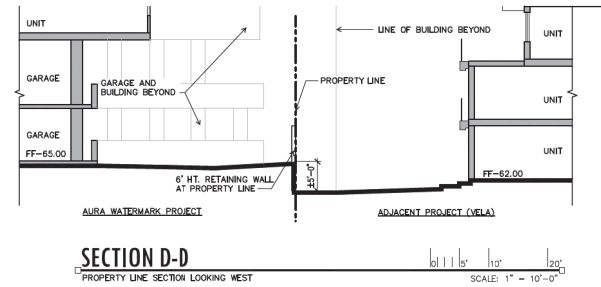
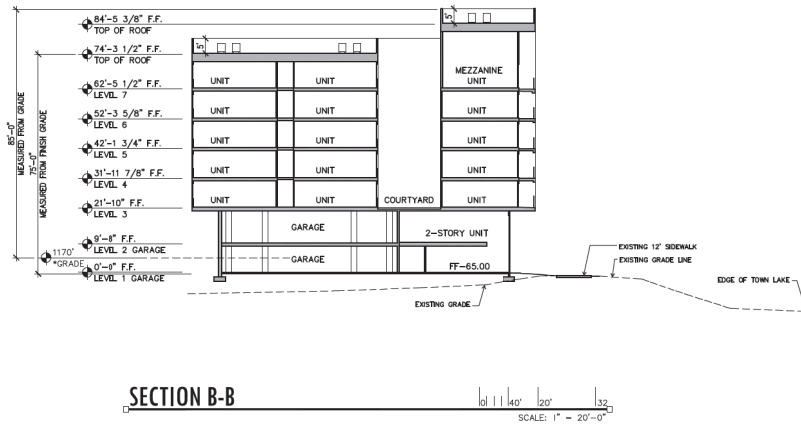
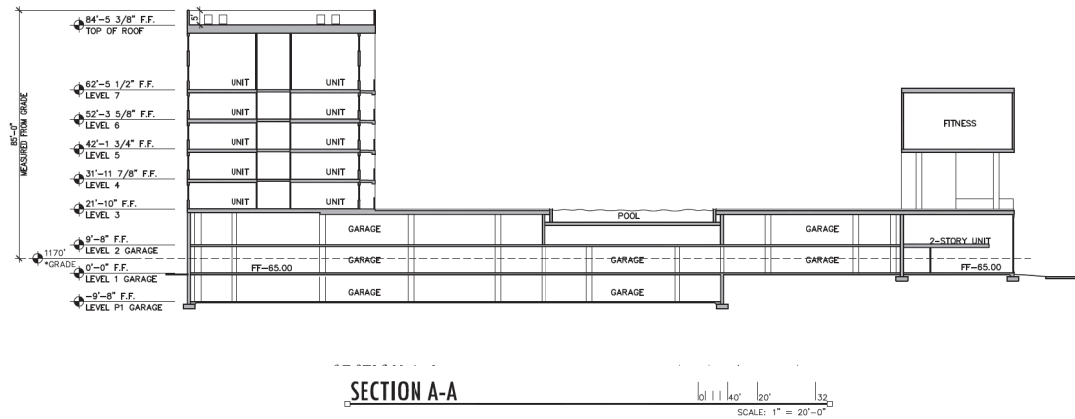


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STREET SCAPE ELEVATIONS



AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

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CONTACT: ROYALD ALVAREZ

REVISIONS

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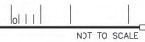
DATE: FEBRUARY 01, 2017 ORB # 16-214

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BUILDING SECTIONS



RENDER 1



**AURA WATERMARK
APARTMENTS**

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



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DATE: JANUARY 19, 2017 ORB # 16-214

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PERSPECTIVE VIEWS



RENDER 2



**AURA WATERMARK
APARTMENTS**

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



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PERSPECTIVE VIEWS



RENDER 3



NOT TO SCALE

AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



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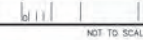
PERSPECTIVE VIEWS



SOUTHEAST CORNER VIEW



SOUTH VIEW



NORTHEAST CORNER VIEW



NORTHWEST CORNER VIEW



AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
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REVISIONS

△	
△	
△	
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△	

DATE: FEBRUARY 14, 2017 ORB-RI-16-214

A6.10

SKETCHUP VIEWS



MATERIAL/COLOR KEY NOTES

P-1



STUCCO FINISH DUNN EDWARDS DET585 "BLUE CALICO"

P-2



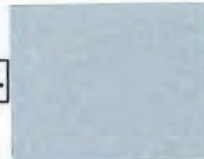
STUCCO FINISH DUNN EDWARDS DE5809 RAGING TIDE

P-3



STUCCO FINISH DUNN EDWARDS DE6326 "SOFT PUMICE"

P-4



STUCCO FINISH DUNN EDWARDS DET594 "YREKA!"

P-5



STUCCO FINISH DUNN EDWARDS DE6378 "JET"

B1



CEMENT BOARD PANELS HARDIE PLANK DUNN EDWARDS DET581 "COUNTRY AIR"

B2



CEMENT BOARD PANELS HARDIE PLANK DUNN EDWARDS DEW311 "FRENCH WHITE"



P-2

P-5

P-1

P-2

B-2

AURA WATERMARK APARTMENTS

COLOR BOARD

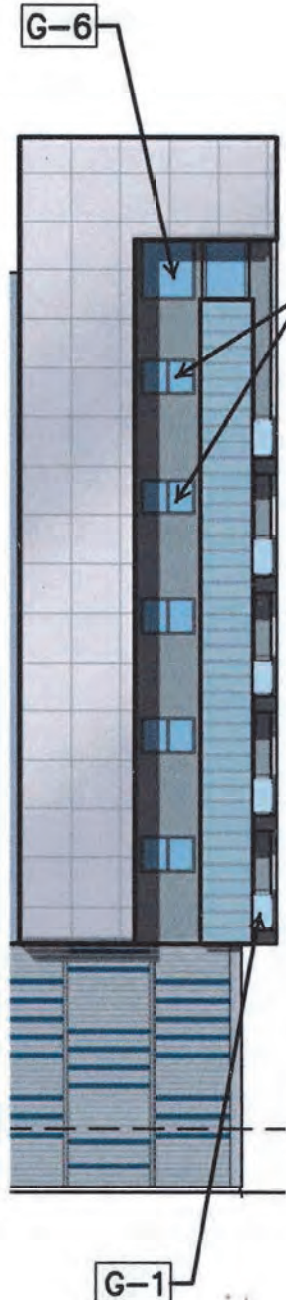
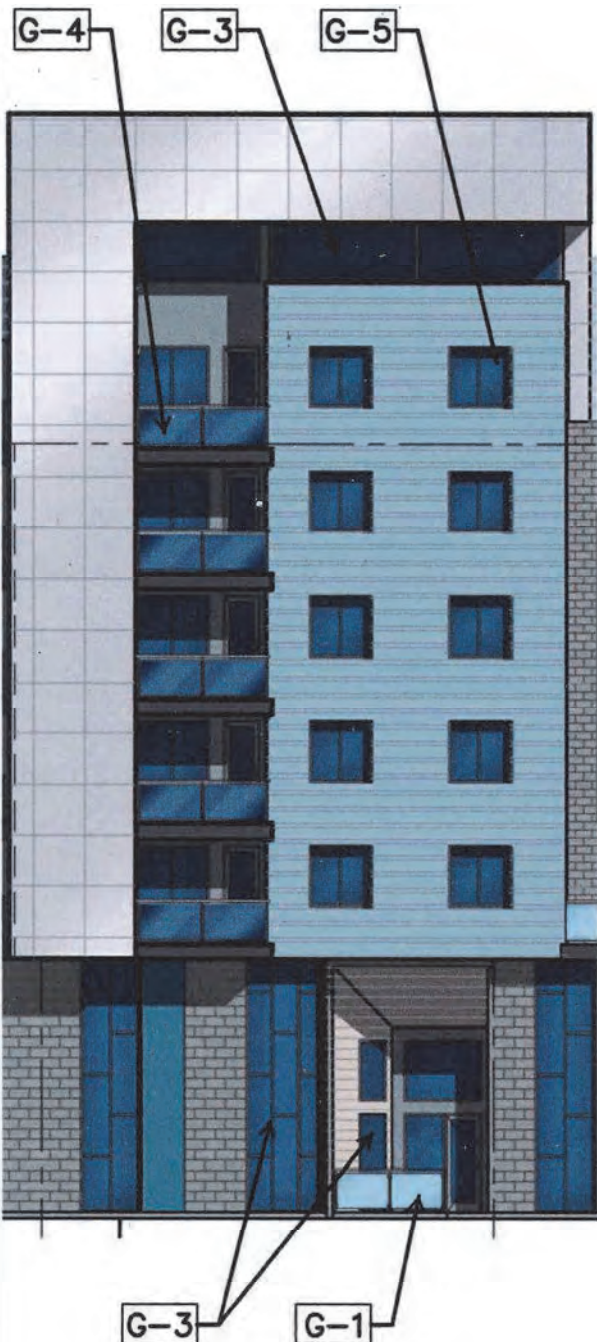
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ORB # 16-214

ATTACHMENT 55 02 / 14 / 2017



MATERIAL/COLOR KEY NOTES



- G-1

 GLASS BALCONY RAILS
 CLEAR GLASS
 ALUMINUM FRAME
 CLEAR ANODIZED
- G-2

 RESIDENTIAL WINDOWS
 CLEAR GLASS
 ALUMINUM FRAME
 CLEAR ANODIZED
- G3

 STOREFRONT WINDOWS
 BLUE TINTED GLASS
 COLOR PACIFICA
 ALUMINUM FRAME
 CLEAR ANODIZED
- G4

 GLASS BALCONY RAILS
 BLUE TINTED GLASS - COLOR PACIFICA
 ALUMINUM FRAME
 CLEAR ANODIZED
- G5

 RESIDENTIAL WINDOWS
 BLUE TINTED GLASS - COLOR PACIFICA
 ALUMINUM FRAME
 CLEAR ANODIZED
- G-6

 STOREFRONT WINDOWS
 CLEAR GLASS
 ALUMINUM FRAME - CLEAR ANODIZED
- G-7

 GLASS MOSAIC - DALTILE COLOR WAVE
 GLASS TILE COLOR - WINTER BLUES BLEND



AURA WATERMARK APARTMENTS

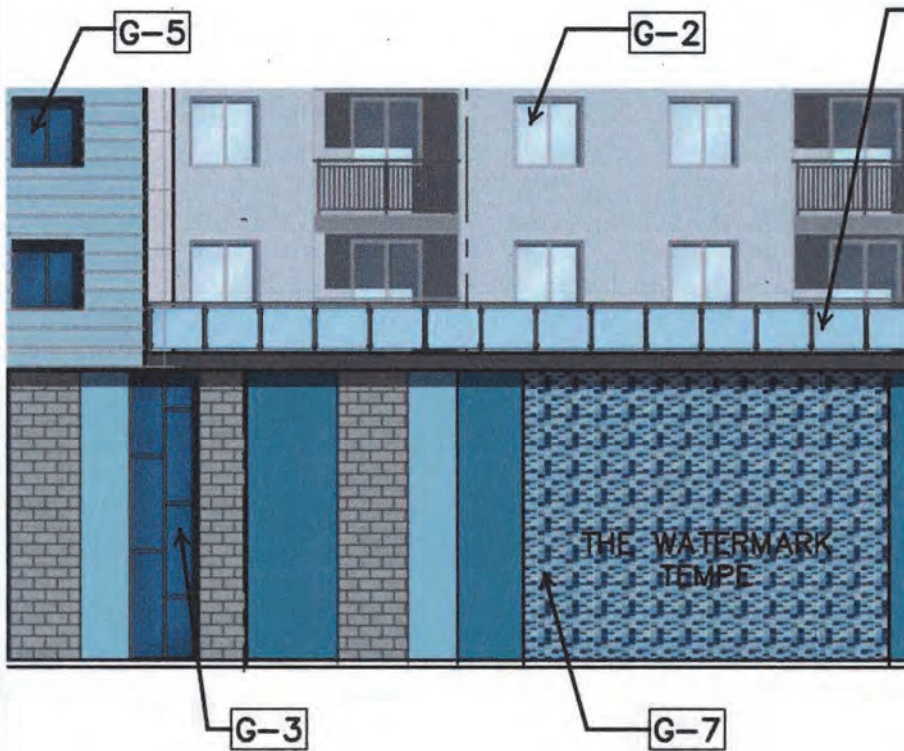
COLOR BOARD
2








ORB # 16-214

ATTACHMENT 56 02/14/2017



MATERIAL/COLOR KEY NOTES



- G-1  GLASS BALCONY RAILS
CLEAR GLASS
ALUMINUM FRAME
CLEAR ANODIZED
- G-2  RESIDENTIAL WINDOWS
CLEAR GLASS
ALUMINUM FRAME
CLEAR ANODIZED
- G3  STOREFRONT WINDOWS
BLUE TINTED GLASS
COLOR PACIFICA
ALUMINUM FRAME
CLEAR ANODIZED
- G4  GLASS BALCONY RAILS BLUE TINTED
GLASS - COLOR
PACIFICA
ALUMINUM FRAME
CLEAR ANODIZED
- G5  RESIDENTIAL WINDOWS BLUE
TINTED GLASS -
COLOR PACIFICA
ALUMINUM FRAME
CLEAR ANODIZED
- G-6  STOREFRONT
WINDOWS CLEAR
GLASS ALUMINUM
FRAME - CLEAR
ANODIZED
- G-7  GLASS MOSAIC -
DAL TILE COLOR
WAVE GLASS TILE
COLOR - WINTER
BLUES BLEND



AURA WATERMARK APARTMENTS

COLOR BOARD

3

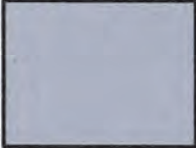






ORB # 16-214

ATTACHMENT 57 / 02/14/2017





MATERIAL/COLOR KEY NOTES

- M-1  ALUMINUM COMPOSITE METAL PANELS WITH 1/2" WIDTH/DEPTH REVEAL. COLOR SILVER METALLIC
- M-2  METAL SCREEN PANELS MC NICHOLS PERFORATED STEEL PANEL (1/4" HOLES) PAINTED DE6360 "FOIL"
- M-3  STEEL BALCONY RAILS PAINTED DE6360 "FOIL"
- M-4  ARCHITECTURAL LOUVERS CONSTRUCTION SPECIALTIES BOLD LINE COLOR SILVER METALLIC AND BLUE
- M-5  METAL SHADE COLOR SIAM BLUE
- C-1  CAST IN PLACE CONCRETE
- C-2  8X8X16 CONCRETE MASONRY



AURA WATERMARK APARTMENTS

**COLOR BOARD
4**

ORB # 16-214

ATTACHMENT 58 / 2017



B-1 CEMENT BOARD PANELS
COLOR COUNTRY AIR

B-2 CEMENT BOARD PANELS
COLOR FRENCH WHITE



AURA WATERMARK APARTMENTS

COLOR BOARD

5

ORB # 16-214

ATTACHMENT 50 / 2017



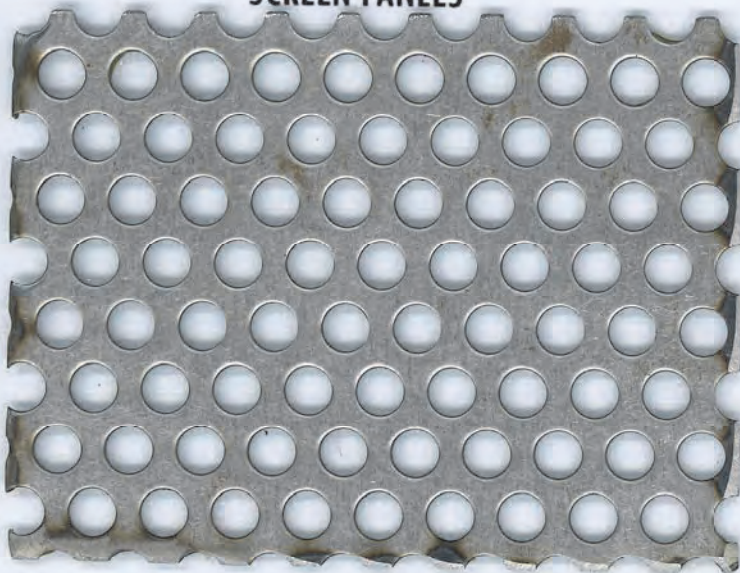
M-1 METAL PANELS



M-5 METAL SHADES SAILS



M-2 PERFORATED METAL SCREEN PANELS



M-4 ARCHITECTURAL LOUVER



AURA WATERMARK APARTMENTS

COLOR BOARD

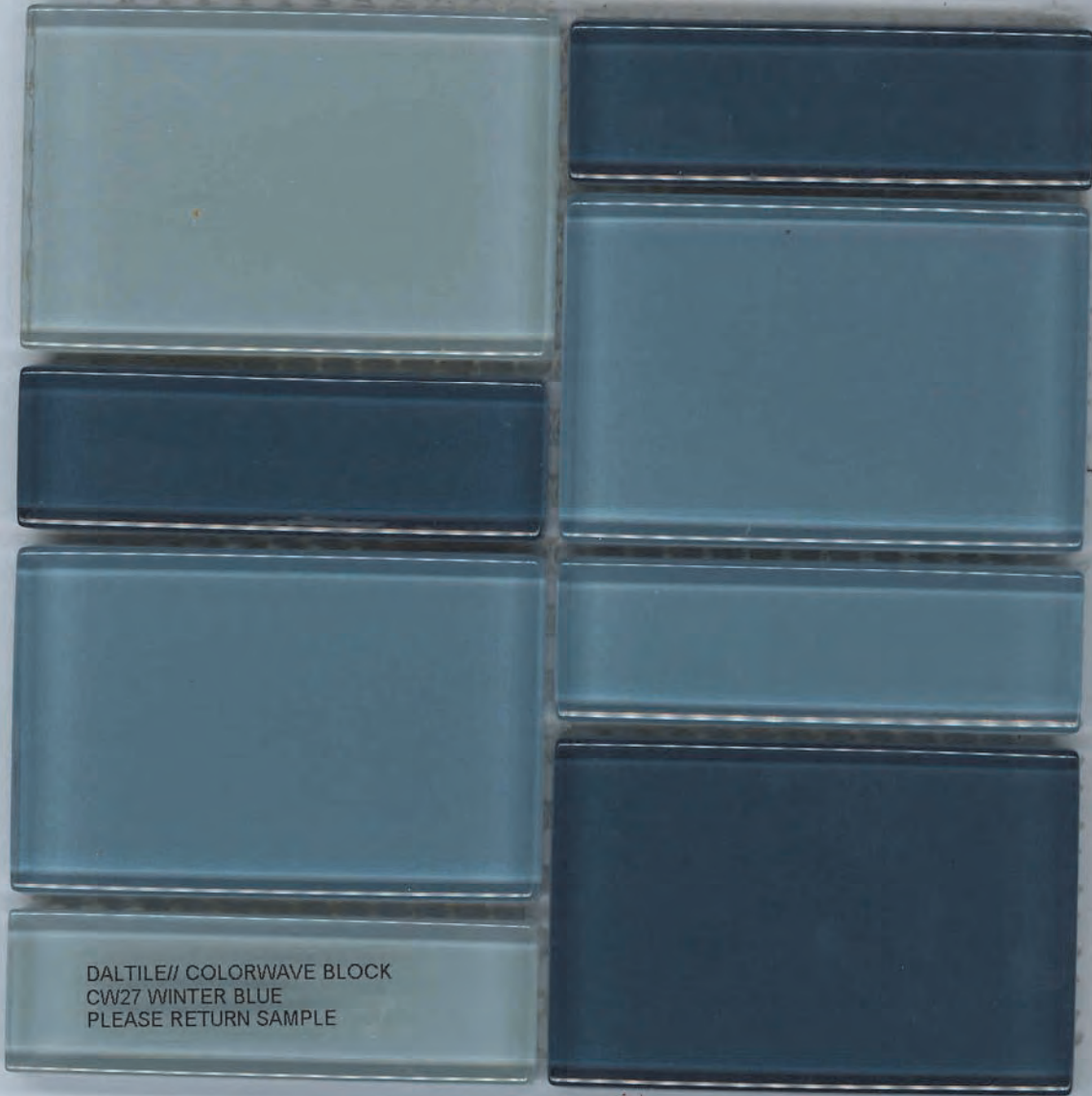
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ORB # 16-214

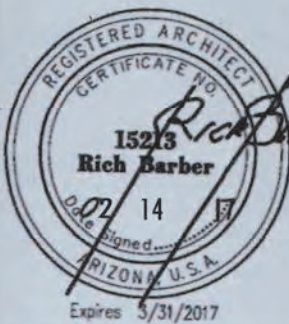


02/14/2017
ATTACHMENT 60

G-7 GLASS MOSAIC



DALTILE// COLORWAVE BLOCK
CW27 WINTER BLUE
PLEASE RETURN SAMPLE



AURA WATERMARK APARTMENTS

COLOR BOARD

8

ORB # 16-214

ATTACHMENT 62 ^{02/14/2017}



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE		
TREES											
+	<i>Acacia salicina</i>	Willow Acacia	25" Cal. (36" Box)	3	15' Canopy	⊗	<i>Hesperaloe parviflora</i>	Brakelights Red Yucca	9 Gal.	199	2' H.
+	<i>Cassia palmeri</i>	Yellow Bird of Paradise	2" Cal. (36" Box)	21	10' Canopy	⊗	<i>Phoenix roebelenii</i>	Flyguy Date Palm	24" Box	10	10' H.
+	<i>Cercidium hybrid</i>	Desert Museum Palo Verde	2" Cal. (24" Box)	17	35' Canopy	⊗	<i>Podranea ricasoliana</i>	Pink Trumpet Vine	9 Gal.	19	20' H.
+	<i>Cercidium 'Desert Museum'</i>	Desert Museum Palo Verde	2" Cal. (24" Box)	17	35' Canopy	⊗	<i>Rosa banksia</i>	Lady Banks Rose	9 Gal.	8	20' H.
+	<i>Chenopodium humile</i>	Mediterranean Fan Palm	(24" Box)	7	10' Canopy	⊗	<i>Stipa tenuissima</i>	Mexican Thread Grass	9 Gal.	220	15' H.
+	<i>Chitalpa lasiocarpa</i>	Chitalpa	4" Cal. (48" Box)	9	35' Canopy	SHRUBS					
+	<i>Ebanopsis ebano</i>	Texas Ebony	2" Cal. (36" Box)	2	15' Canopy	⊕	<i>Dodonaea viscosa</i>	Purple Hoopseed Bush	9 Gal.	4	10' H.
+	<i>Ficus nitida 'columnar'</i>	Ficus Nitida Column	15" Cal. (9 Gallon)	6	20' Canopy	⊕	<i>Eremophila hydropatha</i>	Blue Bells	9 Gal.	109	2' H.
+	<i>Lagerstroemia indica</i>	Crape Myrtle	3" Cal. (24" Box)	3	15' Canopy	⊕	<i>Eremophila glabra</i>	Winter Blaze	9 Gal.	13	3' H.
+	<i>Parkinsonia florida</i>	Blue Palo Verde	2" Cal. (36" Box)	3	30' Canopy	⊕	<i>Ficus benjamina 'Midnight'</i>	Midnight Ficus	9 Gal.	22	10' H.
+	<i>Pistacia chinensis</i>	Chinese Pistache	2" Cal. (36" Box)	2	35' Canopy	⊕	<i>Hibiscus rosa-sinensis</i>	Dwarf Hibiscus	9 Gal.	21	6' H.
+	<i>Phoenix caeciflora 'Medjool'</i>	Medjool Date Palm	20" C.T.H.	18	18' Canopy	⊕	<i>Ruellia peninsularis</i>	Sage Ruellia	9 Gal.	25	5' H.
+	<i>Quercus virginiana 'Empire'</i>	Southern Live Oak	275" Cal. (36" Box)	34	30' Canopy	⊕	<i>Leucophyllum lanthanoides</i>	Lynn's Legacy Sage	9 Gal.	60	4' H.
+	<i>Washingtonia robusta</i>	Mexican Fan Palm	20" C.T.H.	11	10' Canopy	⊕	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	9 Gal.	133	3' H.
+	<i>Ulmus parvifolia</i>	Chinese Elm	2" Cal. (36" Box)	1	35' Canopy	⊕	<i>Nerium oleander</i>	Oleander	9 Gal.	22	6' H.
+						⊕	<i>Tecoma hybrid 'Bells of Fire'</i>	Bells of Fire	9 Gal.	41	3' H.
+						⊕	<i>Tecoma stans</i>	Yellow Bells	9 Gal.	44	8' H.
+						⊕	<i>Tecoma stans</i>	Orange Jubilee	9 Gal.	37	8' H.
GROUND COVERS											
+						⊕	<i>Lantana hybrid 'Banderol'</i>	Red Lantana	3 Gal.	111	2' H.
+						⊕	<i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	9 Gal.	129	2' H.
+						⊕	<i>Lantana montevidensis</i>	Purple Trailing Lantana	9 Gal.	126	12" H.
+						⊕	<i>Liriope muscari</i>	Lily Turf	9 Gal.	4	12" H.
+						⊕	<i>Eremophila glabra 'Fringes Gold'</i>	Outback Sunrise	9 Gal.	392	2' H.
+						⊕	<i>Myoporum parvifolium</i>	Tailing Myoporum	9 Gal.	28	12" H.
+						⊕	<i>Verbena bonariensis</i>	Purpletop Verbena	9 Gal.	23	12" H.
+						⊕	<i>Trachelopogon setosus</i>	Asiatic Jasmine	9 Gal.	94	12" H.
+						⊕	<i>Mandevilla 'Buntory'</i>	Red Mandevilla	9 Gal.	8	18" H.
+						⊕	<i>Mandevilla 'Buntory'</i>	White Mandevilla	9 Gal.	11	18" H.
+						⊕	<i>Wedelia trilobata</i>	Wedelia	3 Gal.	220	18" H.
+						⊕	Seasonal Annuals	Seasonal Annuals	4" Pots	243	18" H.

PROJECT INFORMATION

PROJECT ADDRESS: NUC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TOWN LAKE
 SITE AREA: 334 NET ACRES (111,400 SQ. FT.)
 ON-SITE LANDSCAPE AREA: 156,8 NET LOT (33,374 SQ. FT.)
 ON-GROUND: 14.3% NET LOT (24,354 SQ. FT.)
 FODIUM: 9.3% NET LOT (30,220 SQ. FT.)
 OFF-SITE LANDSCAPE AREA: 35,571 SQ. FT.

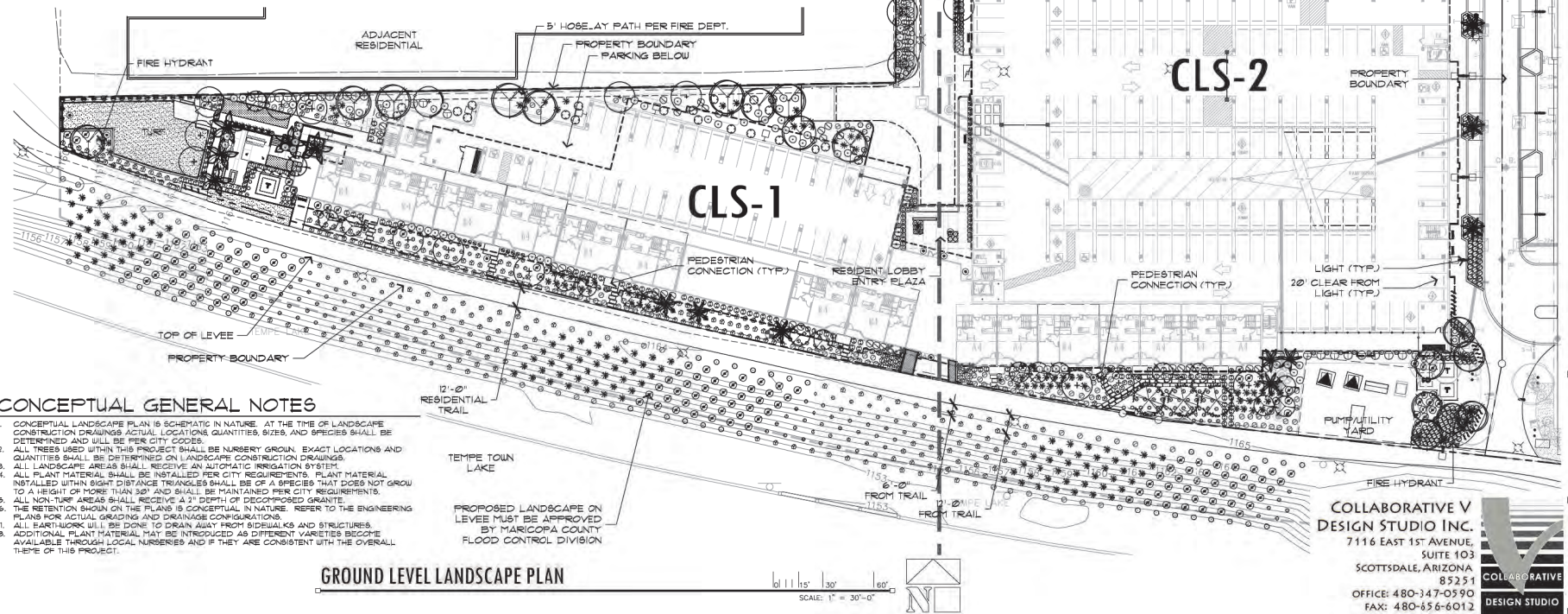
NOTE:
 NO EXISTING PLANT MATERIAL ON-SITE IS REQUIRED FOR SALVAGE PER CITY OF TEMPE AND ARIZONA STATE DEPARTMENT OF AGRICULTURE NATIVE PLANT ORDINANCE GUIDELINES.

AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA
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 SUITE 103
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 FAX: 480.777.0030
 CONTACT: NORMAN ALVAREZ



CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN 8' DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 50" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TREE AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM BUILDINGS AND STRUCTURES.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

GROUND LEVEL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

REVISIONS

DATE: FEBRUARY 14, 2017 OOB # 16-214

CLS-0

GROUND LANDSCAPE PLAN

COLLABORATIVE V
 DESIGN STUDIO INC.
 7116 EAST 1ST AVENUE,
 SUITE 103
 SCOTTSDALE, ARIZONA
 85251
 OFFICE: 480-347-0590
 FAX: 480-656-6012

AURA WATERMARK APARTMENTS

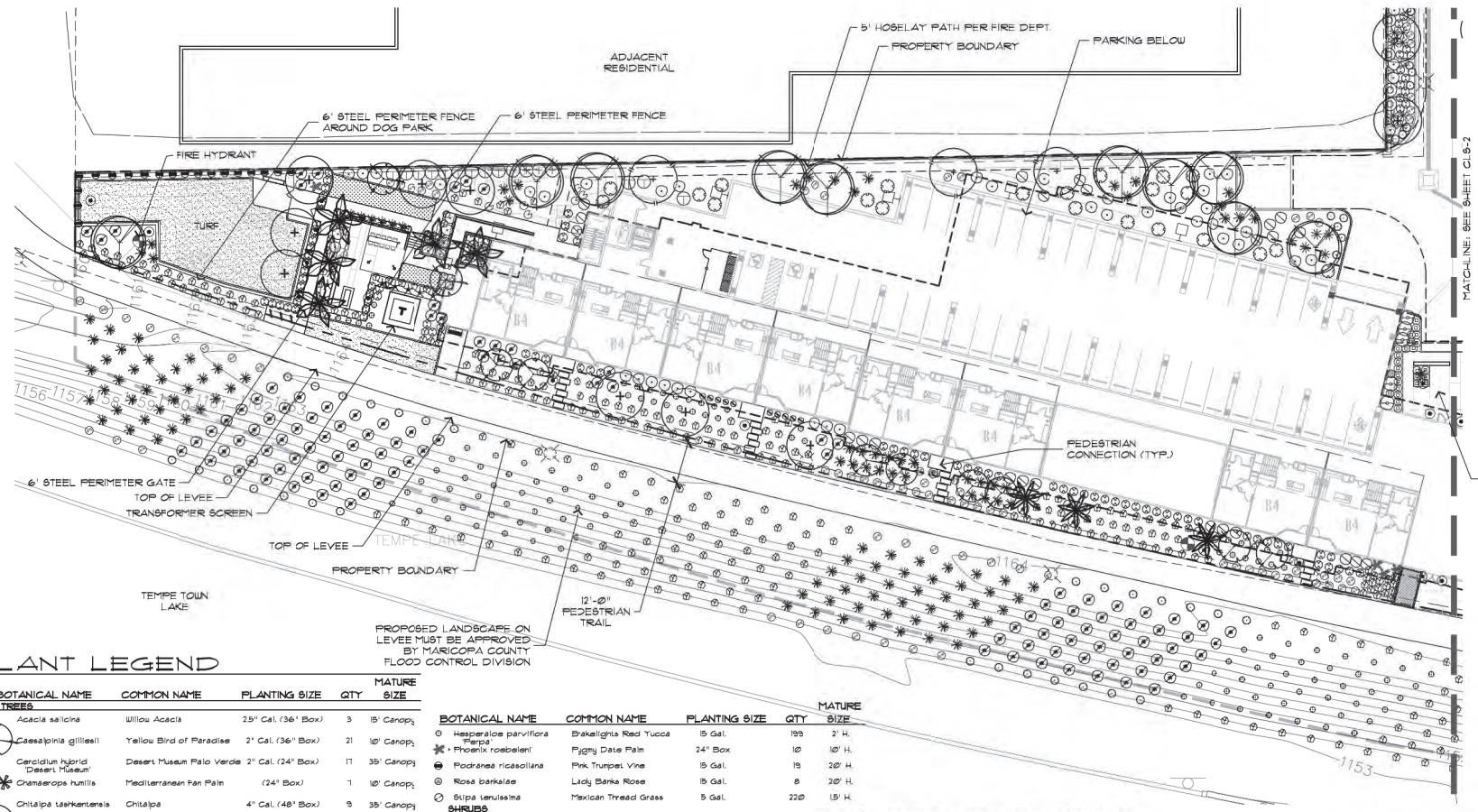
NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

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OWNER:
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PHOENIX, ARIZONA 85018
TEL: 480.577.0030
FAX: 480.777.0030
CONTACT: NORMAN ALANZEE



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE
TREES				
Acacia salicina	Willow Acacia	25" Cal. (36" Box)	3	15' Canopy
Cassipouia gilliesii	Yellow Bird of Paradise	2" Cal. (36" Box)	21	10' Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	2" Cal. (24" Box)	11	35' Canopy
Chamaecyparis humilis	Mediterranean Fan Palm	(24" Box)	1	10' Canopy
Chitalpa tashkentensis	Chitalpa	4" Cal. (48" Box)	9	35' Canopy
Ebenopsis ebano	Texas Ebony	2" Cal. (36" Box)	2	15' Canopy
Ficus nitida 'columnar'	Ficus Nitida Column	15" Cal. (9 Gallon)	6	20' Canopy
Lagerstroemia indica 'Faurial Muskogee'	Crape Myrtle	3" Cal. (24" Box)	3	15' Canopy
Parkinsonia floridum	Blue Palo Verde	2" Cal. (36" Box)	3	30' Canopy
Pistacia chinensis	Chinese Pistache	2" Cal. (36" Box)	2	35' Canopy
Phoenix disticifera 'Medjool'	Medjool Date Palm	20" C.T.H.	18	18' Canopy
Quercus virginiana 'Empire'	Southern Live Oak	2.75" Cal. (36" Box)	34	30' Canopy
Washingtonia robusta	Mexican Fan Palm	20" C.T.H.	11	10' Canopy
Ulmus parvifolia	Chinese Elm	2" Cal. (36" Box)	1	35' Canopy
ACCENTS/VINES				
Agave weberi	Weber's Agave	5 Gal.	11	6' H.
Kniphofia uvaria	Red Hot Poker	5 Gal.	20	1' H.
Aloe x 'Topaz'	Topaz Aloe	15 Gal.	13	2' H.
Bambusa multiplex	Golden Goddess	15 Gal.	63	15' H.
Bougainvillea 'Bibrara Kani'	Vine Bougainvillea	15 Gal.	21	20' H.
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	15 Gal.	155	8' H.
Cycas revoluta	Sago Palm	15 Gal.	1	5' H.
Dasylirion acaotricornum	Green Sponon	15 Gal.	44	5' H.
Furcraea foetida 'Mediopala'	Giant V. False Agave	5 Gal.	16	5' H.
Muhlenbergia capillaris	Muhly Grass	5 Gal.	220	3' H.
Ferocactus wislizeni	Fishhook Barrel Cactus	5 Gal.	24	2' H.
Nolina nealonii	Blue Nolina	15 Gal.	30	3' H.
Dasylirion quadrangulum	Toothless Sponon	15 Gal.	20	5' H.

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	4	10' H.
Erenophila hygrophana	Blue Belle	5 Gal.	180	7' H.
Erenophila glabra 'Winter Blaze'	Winter Blaze	5 Gal.	13	3' H.
Ficus benjamina 'Midnight'	Midnight Ficus	15 Gal.	22	10' H.
Hibiscus rosa-sinensis	Dwarf Hibiscus	15 Gal.	21	6' H.
Ruellia peninsularis	White Ruellia	5 Gal.	25	5' H.
Leucophyllum langlandiae	Lynn's Legacy Sage	5 Gal.	60	4' H.
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	133	3' H.
Nerium oleander	Oleander	5 Gal.	22	6' H.
Teaoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.	41	3' H.
Teaoma stars	Yellow Bells	15 Gal.	44	8' H.
Teaoma stars	Orange Jubilee	15 Gal.	51	8' H.
GROUND COVERS				
Lantana hybrid 'Bandana'	Red Lantana	3 Gal.	111	2' H.
Lantana hybrid	New Gold Lantana	5 Gal.	125	2' H.
Lantana 'New Gold'	Purple Trailing Lantana	5 Gal.	126	12' H.
Liriope muscari	Lily Turf	5 Gal.	4	12" H.
Erenophila glabra 'Mingeneu 30id'	Outback Sunrise	5 Gal.	392	2' H.
Mycoporum parvifolium	Trailing Mycoporum	5 Gal.	28	12" H.
Verbena bonariensis	Purpletop Verbena	5 Gal.	23	12" H.
Trachelospermum asiaticum	Asiatic Jasmine	5 Gal.	94	12" H.
Mandevilla 'Sunjoy'	Red Mandevilla	5 Gal.	8	18" H.
Mandevilla 'Sunjoy'	White Mandevilla	5 Gal.	11	18" H.
Wedelia trilobata	Wedelia	3 Gal.	220	18" H.
Seasonal Annuals	Seasonal Annuals	4" Pots	243	18" H.

GROUND LEVEL LANDSCAPE PLAN

- MISCELLANEOUS**
- Decomposed Granite - Color: Express Brown or equal - Size: 1/2" screened - 2" Depth in all Planting Areas (Typ)
 - Western Organics 'Native Compost' or equal - Raised Planters Only - 2" Depth in all planting areas (Typ)
 - Synthetic Turf - EasyTurf Revolution Olive Lush or equal Concrete Header
- Note: Indicate species not on the Arizona Department of Water Resources 'Low Water Use Plant List'

PROJECT INFORMATION

PROJECT ADDRESS: NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 SITE AREA: 3.94 NET ACRES (171,640 SQ. FT.)
 ON-SITE LANDSCAPE AREA: 19.6% NET LOT (33,374 SQ. FT.)
 ON-GROUND: 14.3% NET LOT (24,354 SQ. FT.)
 FOOTPRINT: 9.3% NET LOT (3,020 SQ. FT.)
 OFF-SITE LANDSCAPE AREA: 35,811 SQ. FT.

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN EIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

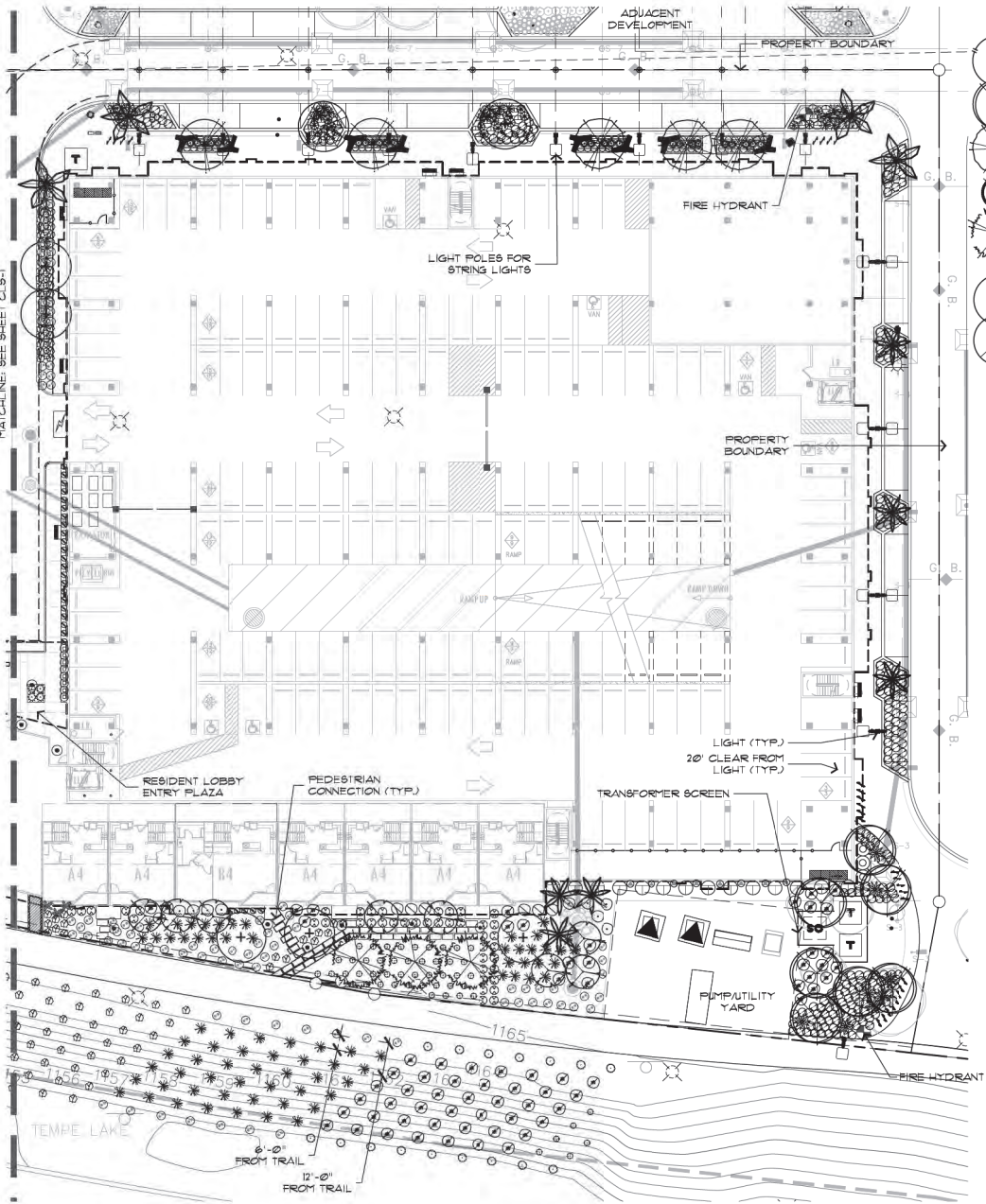
COLLABORATIVE V DESIGN STUDIO INC.
 7116 EAST 1ST AVENUE, SUITE 103
 SCOTTSDALE, ARIZONA 85251
 OFFICE: 480-347-0590
 FAX: 480-656-6012

REVISIONS

NO.	DATE	DESCRIPTION

DATE: FEBRUARY 14, 2017 ORB # 16-214

CLS-1
 GROUND LANDSCAPE PLAN



GROUND LEVEL LANDSCAPE PLAN



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE
TREES				
Acacia salicina	Willow Acacia	2 1/2' Cal. (36" Box)	3	15' Canopy
Cassia gilliesii	Yellow Bird of Paradise	2' Cal. (36" Box)	21	10' Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	2' Cal. (24" Box)	17	35' Canopy
Chamaecyparis humilis	Mediterranean Fan Palm	(24" Box)	7	10' Canopy
Chitalpa laschkarantae	Chitalpa	4' Cal. (48" Box)	9	35' Canopy
Boropelta abano	Texas Ebony	2' Cal. (36" Box)	2	15' Canopy
Ficus nitida 'columnar'	Ficus Nitida Column	15" Ca. (15 Gallon)	6	20' Canopy
Lagerstroemia indica 'Faurie/Mukogoe'	Crape Myrtle	3' Ca. (24" Box)	3	15' Canopy
Panicum floridum	Blue Palo Verde	2' Cal. (36" Box)	3	30' Canopy
Pistacia chinensis	Chinese Pistache	2' Cal. (36" Box)	2	35' Canopy
Phoenix dactylifera 'Medjool'	Medjool Date Palm	20" C.T.H.	18	10' Canopy
Quercus virginiana 'Empire'	Southern Live Oak	2 1/2" Cal. (36" Box)	34	20' Canopy
Washingtonia robusta	Mexican Fan Palm	20" C.T.H.	11	10' Canopy
Ulmus parvifolia	Chinese Elm	2' Cal. (36" Box)	1	35' Canopy
ACCENTS/VINES				
Agave weberi	Weber's Agave	9 Gal.	11	6' H.
Kniphofia uvaria	Red Hot Poker	9 Gal.	20	1' H.
Aloe x 'Topaz'	Topaz Aloe	9 Gal.	73	2' H.
Bambusa multiplex	Golden Goddess	15 Gal.	63	15' H.
Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15 Gal.	21	20' H.
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	15 Gal.	199	8' H.
Cycas revoluta	Sago Palm	15 Gal.	1	5' H.
Dasyliroa acrostichum	Green Spoon	15 Gal.	44	5' H.
Furcraea foetida 'Medicinal'	Giant V. False Agave	9 Gal.	16	5' H.
Muhlenbergia capillaris	Muhly Grass	9 Gal.	220	3' H.
Ferocactus wislizeni	9 Gal.	24	2' H.	
Nolina nelsonii	Blue Nolina	15 Gal.	90	3' H.
Dasyliroa quadrangulum	Toothless Spoon	15 Gal.	20	5' H.
Hesperaloe parviflora 'Serp'	Brakelights Red Yucca	15 Gal.	199	2' H.
Phoenix roebelenii	Funny Date Palm	24" Box	10	10' H.
Podocarpus nivalis	Pink Trumpet Vine	15 Gal.	19	20' H.
Rosa banksiae	Lady Banks Rose	15 Gal.	8	20' H.
Sida tenuifolia	Mexican Thread Grass	9 Gal.	220	15' H.
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopsseed Bush	9 Gal.	4	10' H.
Bromophila hygrophana	Blue Bell	9 Gal.	108	2' H.
Bromophila glabra 'Winter Blaise'	Winter Blaise	9 Gal.	13	3' H.
Ficus benjamina 'Midnight'	Midnight Ficus	15 Gal.	22	10' H.
Hibiscus rose-annae	Dwarf Hibiscus	9 Gal.	21	6' H.
Ruellia peninsularis	Baja Ruellia	9 Gal.	25	5' H.
Leucophyllum lanuginosa	Lynn's Legacy Sage	9 Gal.	60	4' H.
Myrus communis 'Compacta'	Dwarf Myrtle	9 Gal.	133	3' H.
Nerium oleander	Oleander	9 Gal.	22	6' H.
Tecoma hybrid 'Bells of Fire'	Bells of Fire	9 Gal.	41	3' H.
Tecoma stans	Yellow Bells	15 Gal.	44	8' H.
Tecoma stans 'Orange Jubilee'	Orange Jubilee	15 Gal.	37	8' H.
GROUND COVERS				
Lantana hybrid 'Bicolor'	Red Lantana	9 Gal.	171	2' H.
Lantana hybrid 'New Gold'	New Gold Lantana	9 Gal.	125	2' H.
Lantana montevidensis	Purple Trailing Lantana	9 Gal.	126	12' H.
Liriope muscari	Lily Turf	9 Gal.	4	12' H.
Bromophila glabra 'Hanging Gold'	Outback Sunrise	9 Gal.	352	2' H.
Nyctaginia parvifolia	Trailing Nyctaginia	9 Gal.	28	12' H.
Verbena bonariensis	Purpletop Verbena	9 Gal.	23	12' H.
Tracheloparum elatum	Asiatic Jasmine	9 Gal.	94	12' H.
Mandevilla 'Sunray'	Red Mandevilla	9 Gal.	8	18' H.
Mandevilla 'Sunray'	White Mandevilla	9 Gal.	11	18' H.
Wedelia trilobata	Wedelia	9 Gal.	220	18' H.
Seasonal Annuals	Seasonal Annuals	4" Pots	243	18" H.
MISCELLANEOUS				
Decomposed Granite - Color: Express Brown or equal - Size: 1/2" Screened - 2" Depth in All Planting Areas (typ.)				
Western Organic Native Compost or equal - Raised Planters Only - 2" Depth in all planting areas (typ.)				
Synthetic Turf - EasyTurf Revolution Olive Lush or equal Concrete Header				
Note: indicates species not on the Arizona Department of Water Resources 'Low Water Use Plant List'				

PROJECT INFORMATION

PROJECT ADDRESS: NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 ON-SITE LANDSCAPE AREA: 19.6% NET LOT (33,374 SQ. FT.)
 OFF-SITE LANDSCAPE AREA: 39,151 SQ. FT.
 NOTE: NO EXISTING PLANT MATERIAL ON-SITE IS REQUIRED FOR S&LVAGE PER CITY OF TEMPE AND ARIZONA STATE DEPARTMENT OF AGRICULTURE NATIVE PLANT ORDINANCE GUIDELINES.

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
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- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOUT ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
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- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

Office of Rich Barber Architecture, LLC
ORB
 WorldHQ@ORBArch.com



EXPIRES 03/31/2019

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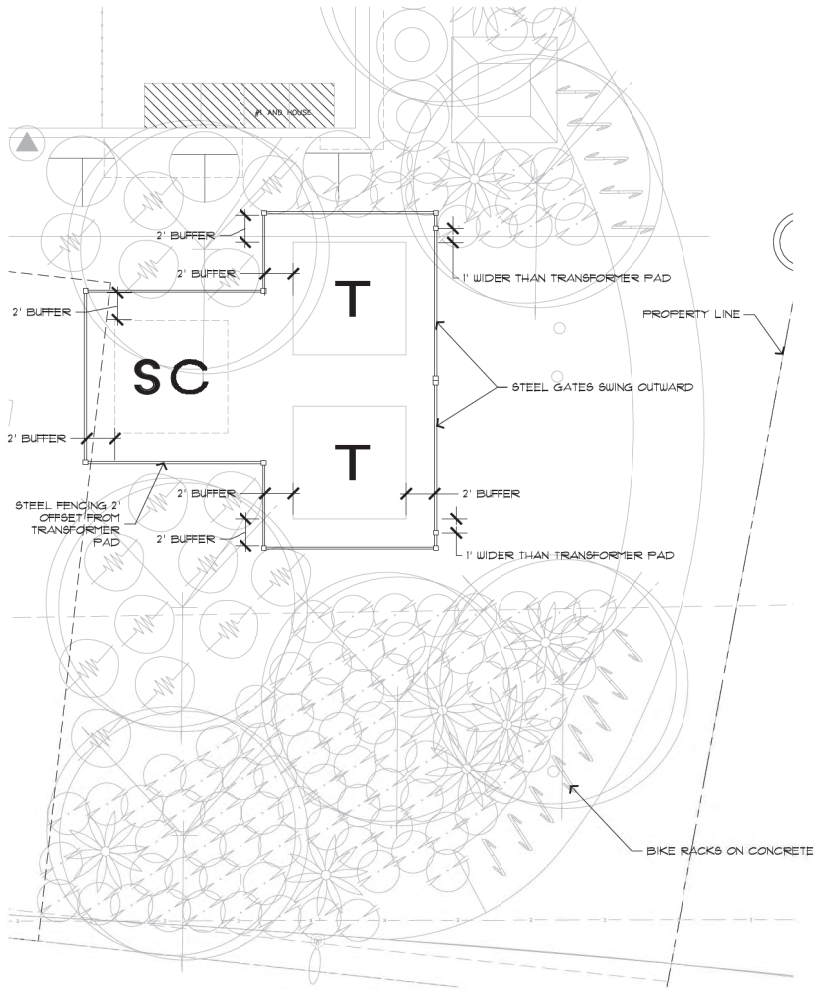
REVISIONS

DATE: FEBRUARY 14, 2017 ORB # 16-214

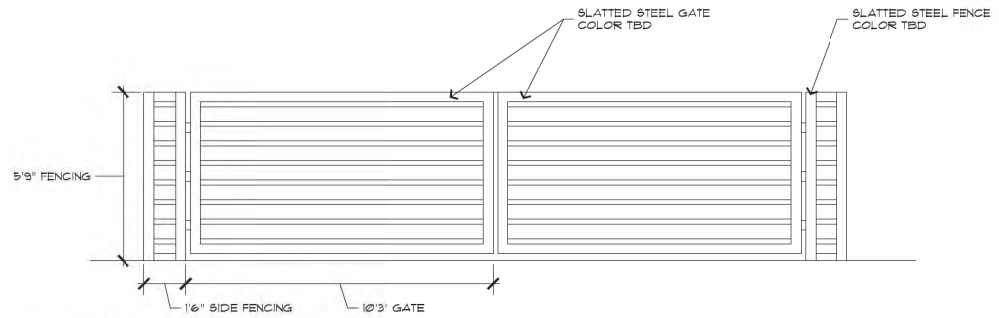
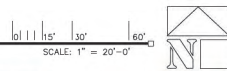
CLS-2
 GROUND LANDSCAPE PLAN

COLLABORATIVE V DESIGN STUDIO INC.
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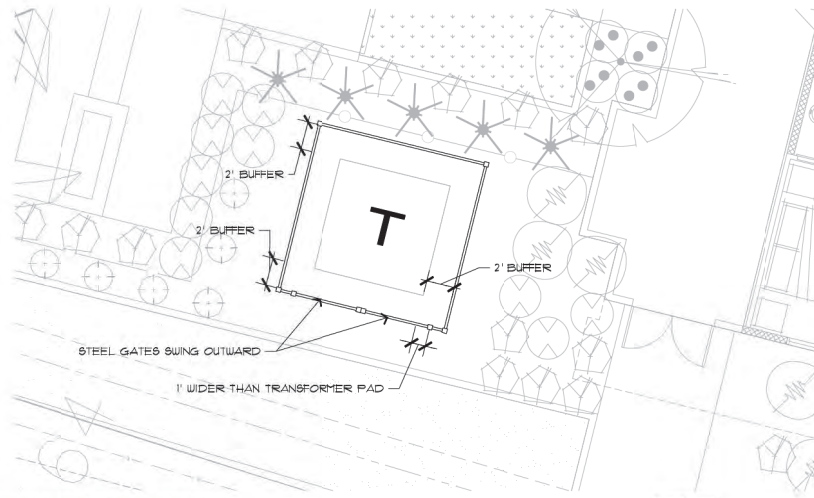
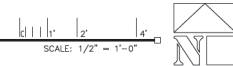




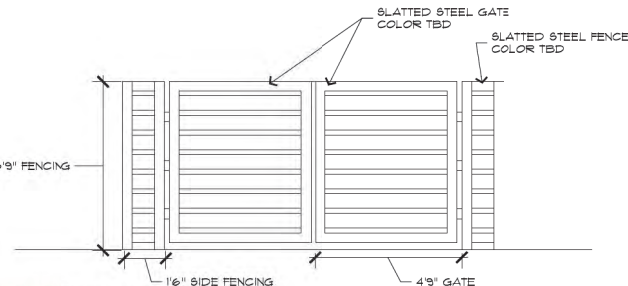
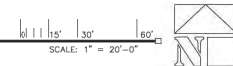
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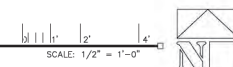
TRANSFORMER FENCING ELEVATION



TRANSFORMER SCREEN FENCE



TRANSFORMER FENCING ELEVATION



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 TEMPE, ARIZONA

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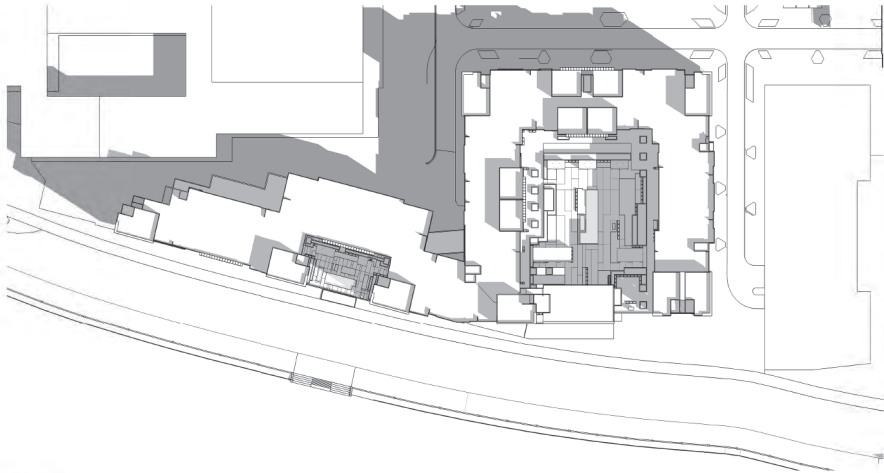
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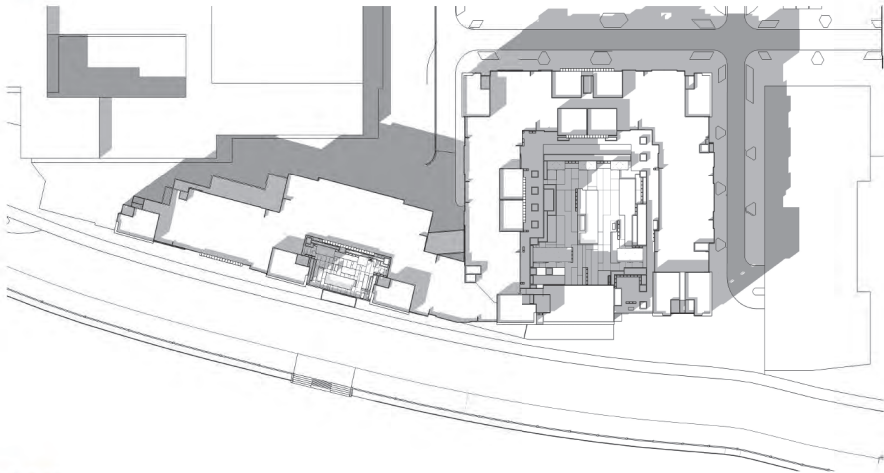
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COLLABORATIVE V DESIGN STUDIO INC.
 7116 EAST 1ST AVENUE,
 SUITE 103
 SCOTTSDALE, ARIZONA 85251
 OFFICE 480-347-0390
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SOLAR STUDY VERNAL EQUINOX

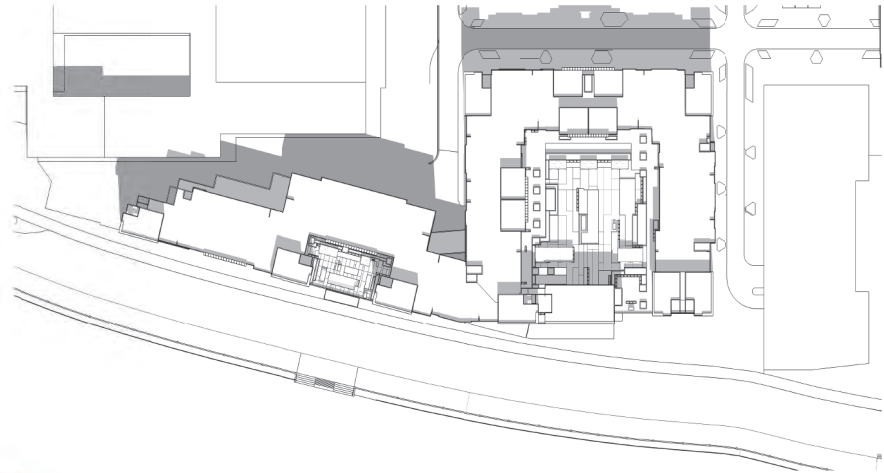


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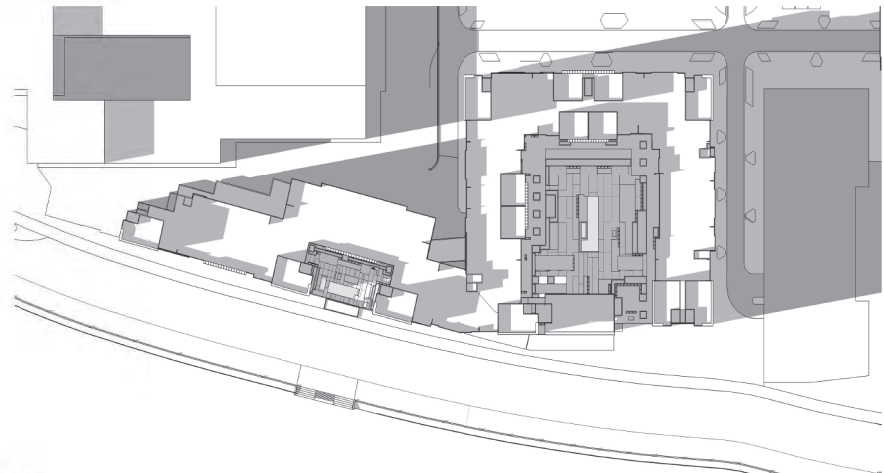


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WATERMARK TEMPE



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MARCH

AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA

Office of Rich Barber
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Architecture, LLC

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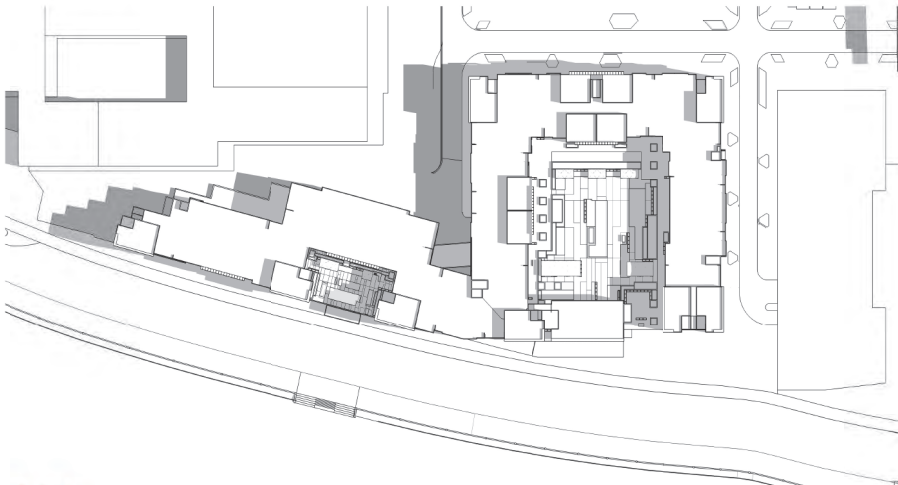
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DATE: JANUARY 11, 2017 ORB # 16-214

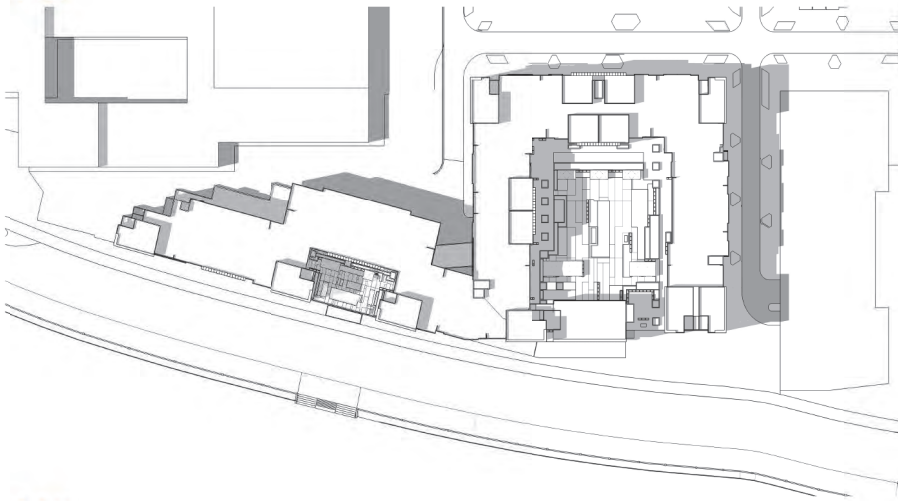
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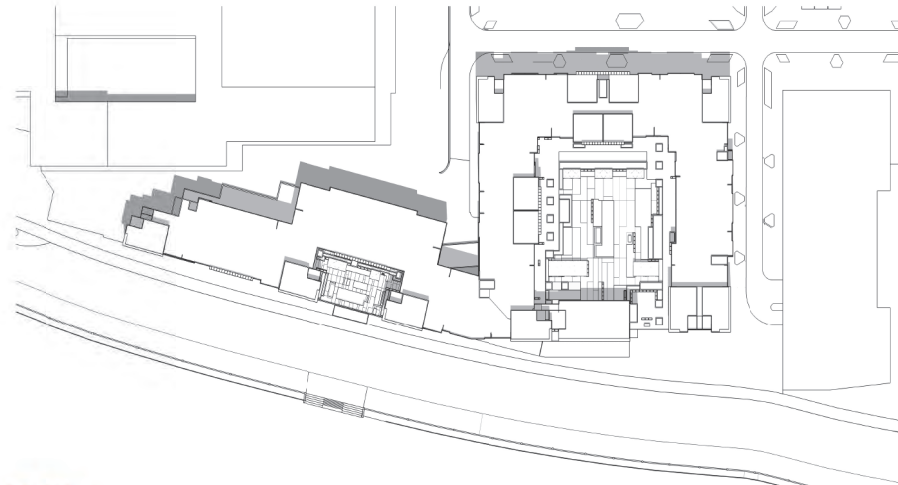
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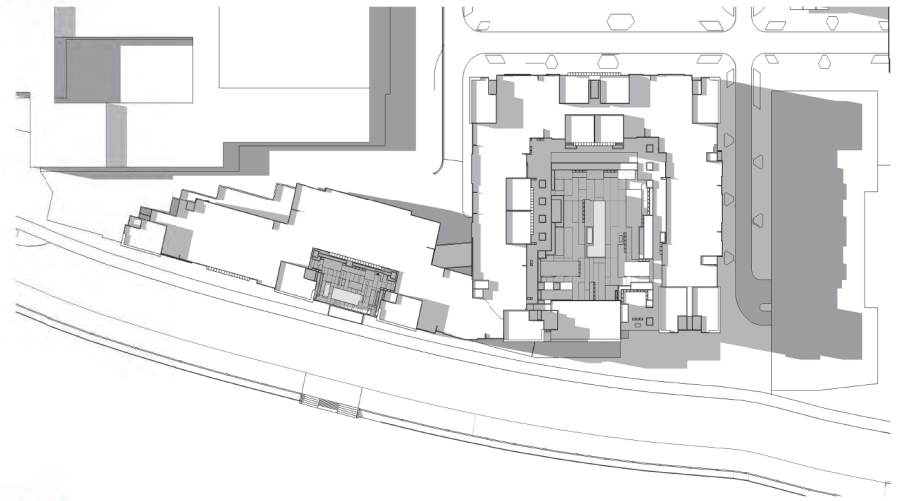
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WATERMARK TEMPE

JUNE

AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



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REVISIONS

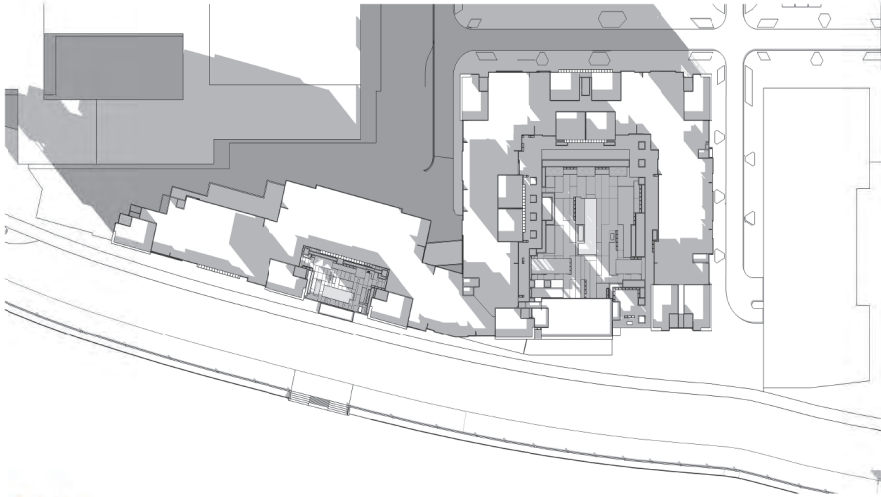
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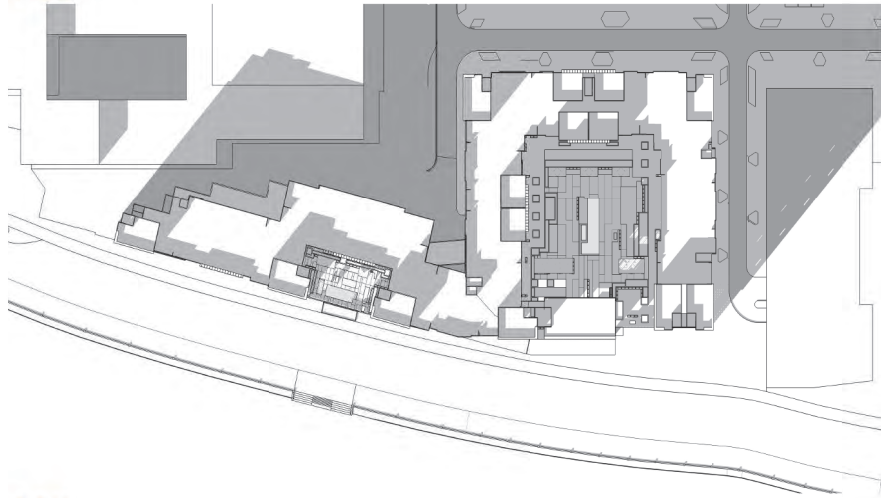
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SOLAR STUDY
SUMMER SOLSTICE

SOLAR STUDY WINTER SOLSTICE

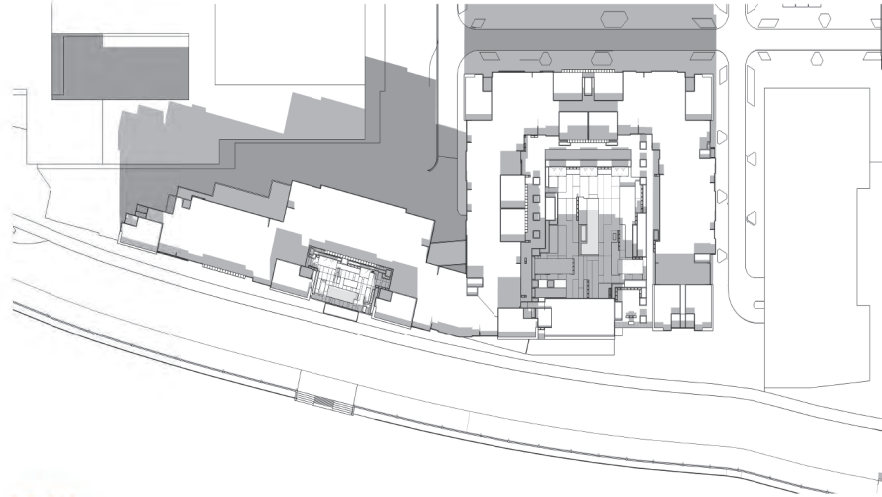


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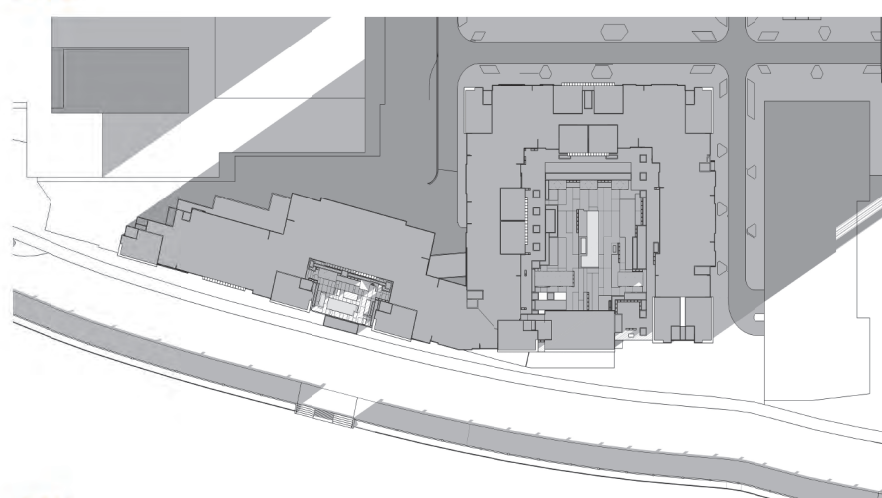


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WATERMARK TEMPE



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DECEMBER

AURA WATERMARK APARTMENTS

NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
TEMPE, ARIZONA



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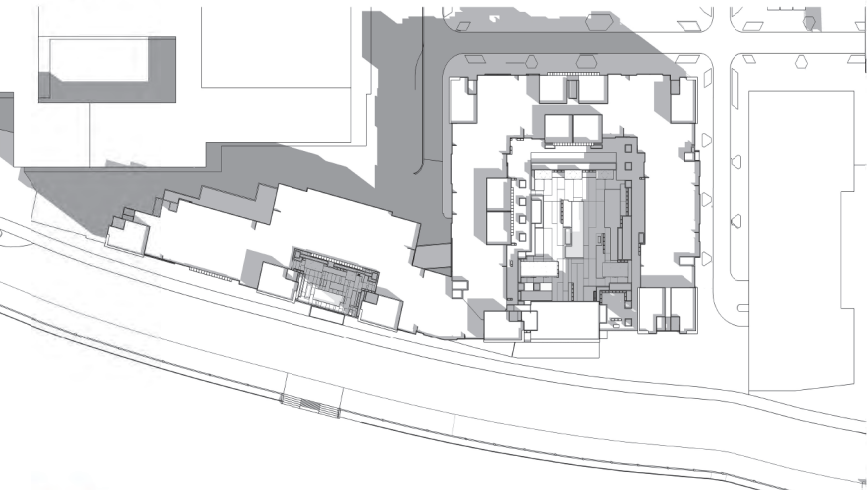
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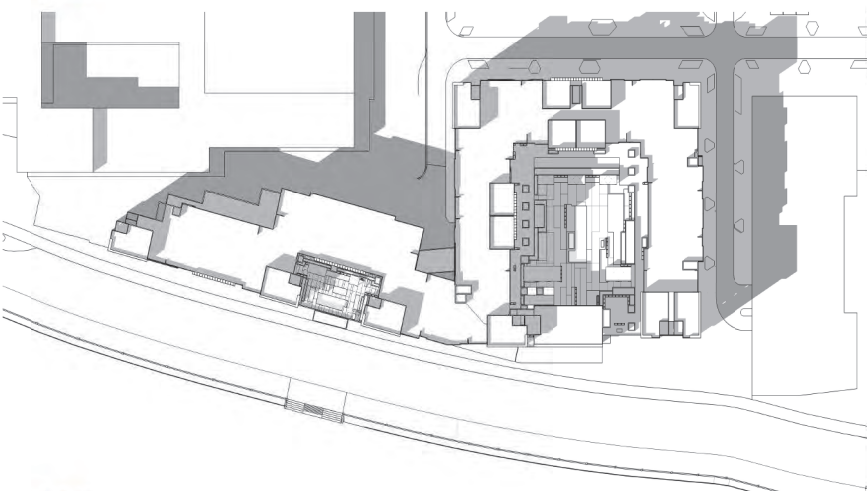
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SOLAR STUDY
WINTER SOLSTICE

SOLAR STUDY AUTUMNAL EQUINOX

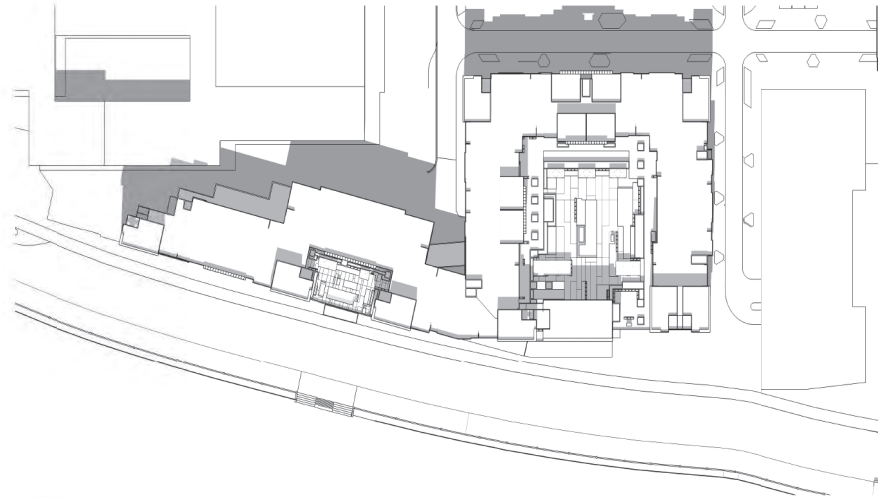


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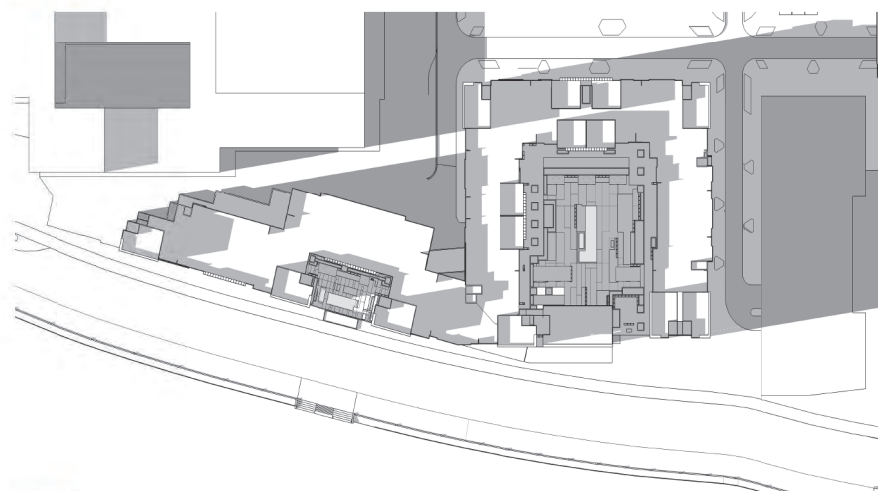


3 PM

WATERMARK TEMPE



12 PM



5 PM

SEPTEMBER

AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA

Office of Rich Barber
ORB
 Architecture, LLC
 WorldHQ@ORBArch.com



OWNER:
 TEMPO RESIDENTIAL GROUP
 4040 E. CAMELBACK ROAD #800
 PHOENIX, ARIZONA 85018
 TEL: 480.448.0808
 CONTACT: TODD ZOSZULAK

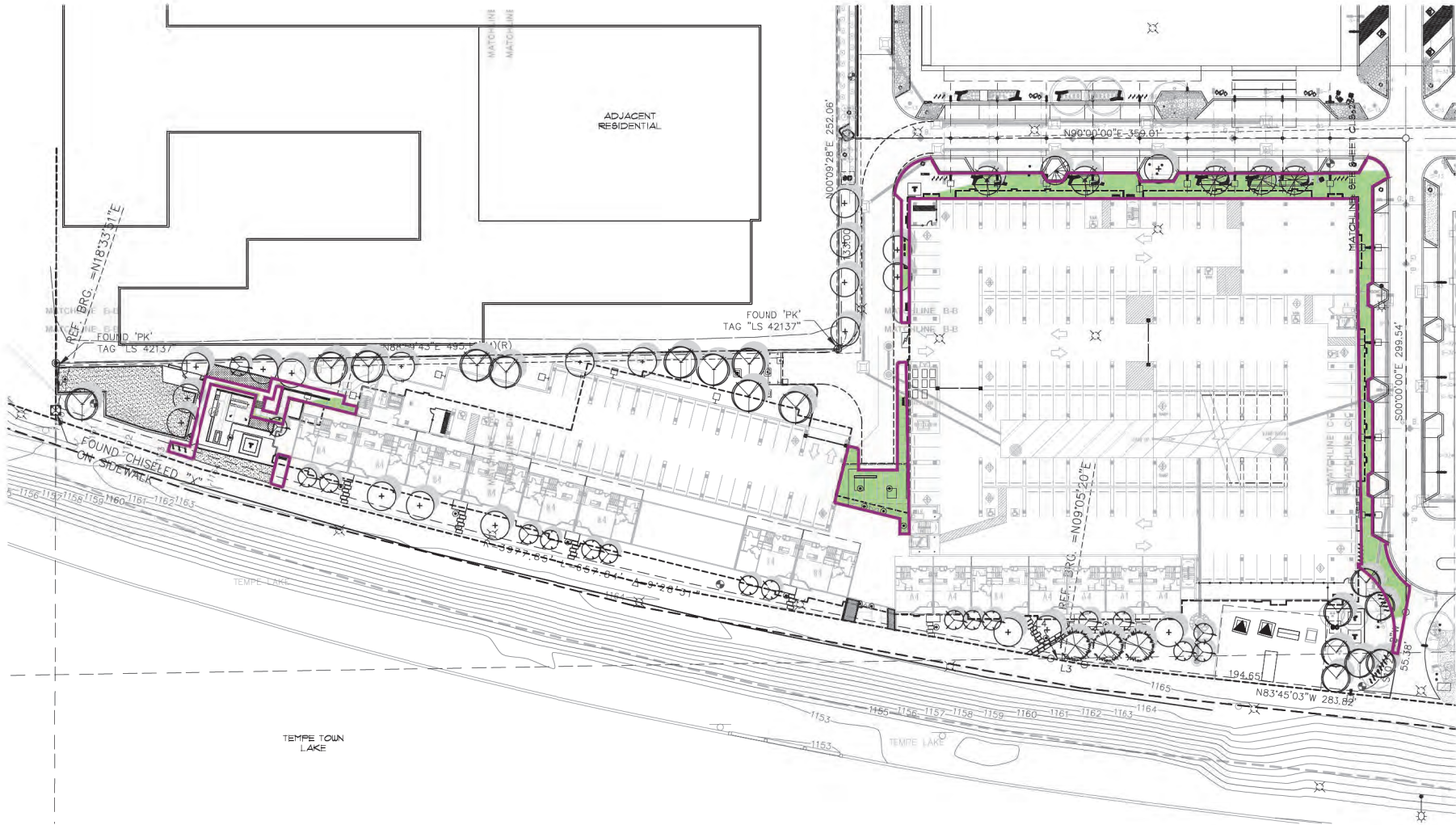
ARCHITECT:
 ORB ARCHITECTURE
 2844 NORTH 44TH STREET,
 STE. 101
 PHOENIX, ARIZONA 85018
 TEL: 480.957.4033
 FAX: 480.777.4030
 CONTACT: RICHARD ALVAREZ

REVISIONS

- △
- △
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- △
- △

DATE: JANUARY 11, 2017 ORB # 16-214

A6.23
 SOLAR STUDY
 AUTUMNAL EQUINOX



AURA WATERMARK APARTMENTS
 NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 TEMPE, ARIZONA





WorldHQ@ORBArch.com



EXPIRES 03/31/2019

OWNER:
 TRINAC RESIDENTIAL GROUP
 4000 E. CHAMBERLAIN ROAD #400
 PHOENIX, ARIZONA 85044
 CONTACT: TONY COBLENZ

ARCHITECT:
 ORB ARCHITECTURE
 3044 NORTH 40TH STREET
 STE. 101
 PHOENIX, ARIZONA 85018
 TEL: 480.957.4000
 FAX: 480.777.4000
 CONTACT: NORMAN ALANZ

SHADOW STUDY LEGEND	
	PUBLIC WALK 10,976 SQ. FT.
	PUBLIC WALK WITH SHADE COVERAGE 8721 SQ. FT.
COVERAGE %	80%

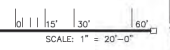
NOTE:
 THIS SHADOW STUDY USES CALCULATIONS TAKEN AT 3PM ON THE SUMMER SOLSTICE.

PROJECT INFORMATION

PROJECT ADDRESS: NWC OF SCOTTSDALE ROAD AND TEMPE TOWN LAKE
 SITE AREA: 3.94 NET ACRES (171,640 SQ. FT.)
 ON-SITE LANDSCAPE AREA: 19.6% NET LOT (33,374 SQ. FT.)
 ON-GROUND: 14.3% NET LOT (24,354 SQ. FT.)
 PODIUM: 5.3% NET LOT (9,020 SQ. FT.)
 OFF-SITE LANDSCAPE AREA: 35,971 SQ. FT.

NOTE:
 NO EXISTING PLANT MATERIAL ONSITE IS REQUIRED FOR SALVAGE PER CITY OF TEMPE AND ARIZONA STATE DEPARTMENT OF AGRICULTURE NATIVE PLANT ORDINANCE GUIDELINES.

SHADOW STUDY



REVISIONS

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▲	
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▲	

DATE: FEBRUARY 14, 2017 ORB # 16-214

CLS-4

SHADOW STUDY

PUBLIC INVOLVEMENT FINAL REPORT

Aura Watermark @ Watermark at Tempe Town Lake
2nd PAD Amendment & DPR Review Applications
NWC of Scottsdale Road & Tempe Town Lake
PL160311

October 17, 2016

Obenia Kingsby II, Planner I
Community Development Department
31 East Fifth Street
Tempe, AZ 85281

RE: Aura Watermark @ Watermark at Tempe Town Lake
Public Involvement Final Report for Second Amended PAD Overlay and DPR Applications

Dear Obenia:

Our firm, on behalf of Trinsic Aquisition Company, LLC ("TAC"), has submitted the second amended planned area development ("PAD") overlay for Watermark at Tempe Town Lake, the approximate 14.99 acre property (referred to interchangeably as "Watermark" or the "Overall Site") generally located at the northwest corner of Scottsdale Road and Tempe Town Lake (the "Lake") in Tempe, Arizona. TAC has also submitted a development plan review ("DPR") application for approximately 3.9 acres (the "Phase I Residential Site") generally located within Watermark's southwest quadrant. The purpose of the PAD and DPR applications (the "Applications") is to facilitate the development of a seven-story multi-family residential building containing 355 residential units on the Phase I Residential Site. The Phase I Residential Site will be branded as Aura Watermark.

The purpose of this correspondence is to provide a report detailing the Project team's public involvement for the Applications. The Project team has made a concentrated effort to reach out to the community. The project team has had multiple telephone discussions, attended multiple meetings and exchanged email correspondence with neighborhood leaders regarding the project since the applications were filed. The following summarizes the specific meetings and overall points of discussion since filing the applications.

In accordance with Tempe Zoning and Development Code notification requirements, TAC's representative posted a public hearing notification sign on the Overall Site. A letter was mailed advising of the development proposal and scheduled neighborhood meeting for the Project to owners of record of property located within 600 feet of the Overall Site and chairpersons of registered neighborhood associations and home owner associations located within 1,320 feet of the Overall Site, as well as five other neighborhood associations beyond this boundary as requested by members of the public.

As part of the public notification process, 136 notice letters were mailed to property owners and neighborhood associations. During the public involvement process, twelve neighbors attended the project's official neighborhood meeting and in advance of the meeting, TAC's representatives spoke with two neighborhood leaders and exchanged emails with four neighborhood leaders. See enclosures for both the mailing notification letter and enclosures; documentation of sign posting; notification area map; mailing labels; and notification lists. Both the posting and mailing notification were completed at least 15 calendar days in advance of the Project's official neighborhood meeting.

Neighborhood Meeting

The Project's official neighborhood meeting was held on October 4, 2016 from 6 p.m. to 7 p.m. It was held at Best Western Inn Tempe located at 670 N. Scottsdale Road, Tempe, AZ 85281 and twelve neighbors attended. Sign-in sheets and the neighbor notification letter are attached to this memorandum.

During the neighborhood meeting, TAC's representatives and architects provided an overview of the proposal for the Phase I Residential Site, the purpose of the Applications, and the Project's design. The Project team also addressed

questions that persons attending the meeting had in regard to the Project and Applications. The following is a summary of the neighborhood meeting.

There were seven development team members present to explain the proposed development and answer questions. The main points of discussion were as follows:

- Plans for multi-family residential development on the Aura Watermark site were presented by the development team.
- The team gave an explanation of the proposed number and type of units, building heights, density, circulation patterns, parking and project amenities for the Aura Watermark development.
- Ingress and egress points were discussed to better understand how residents and visitors to the commercial and office uses on the overall Watermark site may access the development from the north and east access points along Gilbert Drive and Scottsdale Road. Options were discussed which included full access through Gilbert Drive and Playa Del Norte, or limited access through Gilbert Drive, or no access through Gilbert Drive. This matter was not resolved fully as further discussions with the affected neighborhoods would be needed. Generally, neighbors were open to the possible options.
- A primary point of discussion with many of the attendees involved traffic in the north Tempe area, most specifically at the intersection of Curry Road and College Avenue, as well as along Scottsdale Road near the Loop 202 Freeway. Neighbors in attendance had differing requests relating to site access, including restricting vehicular access to Gilbert Road to employees and residents of the Watermark site.
- Questions relating to lake front access from private patios and public access into the overall Watermark site were discussed. TAC representatives explained that there would be direct access from each ground floor lake front unit patio and public access to the overall Watermark site at a private drive alignment. The neighbor with this question was satisfied with this answer.
- Questions relating to Aura Watermark balconies and the Police Department's review of the proposed plans were discussed. City staff in attendance at the meeting confirmed that the Tempe Police Department reviewed the preliminary plans and had no issue/comment about the balconies. The neighbor with this question was satisfied with this answer.
- Questions relating to the project's participation in the Crime Free Multi-housing Program were discussed. TAC representatives welcomed the suggestion and will be looking into this option for the project. The neighbor with this question was satisfied with this answer.

North Tempe Neighborhood Association

On October 10, 2016, TAC representatives attended the North Tempe Neighborhood Association Annual Meeting on October 10, 2016 to present information about the Aura Watermark @ Watermark at Tempe Town Lake project and answer questions. During this meeting, neighbors had questions about parking and expressed that the proposed parking ratio was acceptable. Neighbors also had questions about traffic and stated a desire for vehicular ingress and egress for the site to be limited to the intersection of Scottsdale Road and Playa Del Norte Drive.

As a follow-up, TAC representatives attended a meeting with City of Tempe staff and North Tempe Neighborhood Association representative on Friday, October 14, 2016 to further discuss traffic concerns in the area. During this meeting, TAC representatives and neighbors discussed limiting vehicular access to Gilbert Drive to residents and employees of Watermark for the purpose of preventing cut-through vehicular traffic. This plan was incorporated into the most recent first amended Watermark PAD submittal to the City of Tempe.

Transwestern Multi-Family Project

TAC representatives initiated discussions with the Transwestern representatives, the developers of the Vela apartment community directly northwest of the site, prior to filing the Aura Watermark applications to share the proposed plans for the project. TAC representatives have on numerous occasions exchanged emails, telephone calls and most recently met with Transwestern representatives. At the beginning stages of the preapplication process, TAC representatives had committed to meeting with Transwestern representatives and City staff to discuss Transwestern's concerns regarding the proposed project. On October 11, 2016, TAC representatives and Transwestern representatives met with City of Tempe staff to discuss the Aura Watermark development plans. The primary concern that has been expressed by Transwestern representatives is the proposed Aura Watermark building height and limited lake views at the far western portion of the site, adjacent to some of the Transwestern units. A resolution was not reached at the October 12 meeting, but TAC representatives have committed to reviewing the plans for this area of the site and will continue the discussions with Transwestern representatives in an effort to come to a resolution that can be beneficial to all parties.

Continuing Public Involvement

Throughout the application process, TAC's representative intends to meet with other community members, such as but not limited to the North Tempe Neighborhood Association. TAC's representative has and will continue to respond to any inquiries from the public pertaining to the Project and Applications throughout the process.

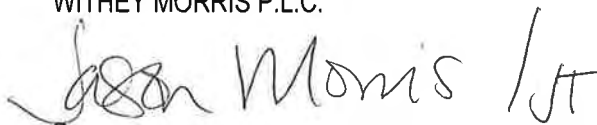
If necessary, an updated written public involvement summary may also be submitted in advance of the Development Review Commission's and/or City Council's consideration of the Applications.

The following is the estimated schedule for completion of the Project's public involvement plan:

- Minimum of 15 calendar days prior to DRC meeting – update posted public hearing notification signs to reflect scheduling of DRC and City Council meetings; and,
- Prior to DRC and City Council meetings– submit updated public involvement final report for Applications to Obenia Kingsby, Tempe Planner I, if necessary

Please let us know if you have any questions or if you require any additional information in regard to our public involvement final report outlined above.

Sincerely,
WITHEY MORRIS P.L.C.


By

Jason Morris

Enclosures

EXECUTIVE SUMMARY

This report documents a transportation impact study prepared for the proposed Watermark development to be bordered to the north by Loop 202, to the south by the Tempe Town Lake, to the east by Rural Road, and to the west by the proposed Tempe Town Lake residential development in the City of Tempe, Arizona. The project will contain at least eight (8) multi-story buildings and two stand-alone parking structures, consisting of residential, hotel, office, restaurant, and retail land uses. CivTech Inc. has been retained to complete a transportation impact study for the proposed development during the planning process.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This was prepared to standard criteria set forth by the City of Tempe in their *Guide for the Preparation of Transportation Impact Studies, updated 05/2014*. The specific objectives of the study are:

1. Evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. Determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. Determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
4. Evaluate the need for future traffic control changes within the proposed study area.
5. Evaluate the need for auxiliary lanes at stop and signal controlled intersections.

This study evaluates the existing year (2016), Phase 1 completion (2017), and Phase 2 completion (2023).

The proposed Watermark development is anticipated to provide one main signalized access (Scottsdale Road/Playa Del Norte) one (1) restricted right-in secondary access, one (1) shared indirect access with the commercial developments to the north and one (1) full access from Gilbert Road.

The following conclusions and recommendations have been documented in this study:

General

- The existing study intersections operate at an LOS D or better, with the exception of the intersection of **Scottsdale Road and Loop 202 Ramps**, under the existing lane configurations and stop control shown in **Figure 2**.
 - The intersection of Scottsdale Road and Loop 202 Ramps experiences LOS F southbound approach during the PM peak hour, which ultimately creates LOS E for the intersection. The southbound approach operates with a volume/capacity (v/c) ratio above 1. Existing signal timing for the PM peak hour reveals that the southbound approach receives 30 seconds of the 110-second cycle length, respectively, which is the primary cause of congestion at this approach.

- By Phase I completion, the development is anticipated to generate 6,442 weekday daily external trips with 606 occurring in the AM peak hour and 647 occurring in the PM peak hour.
- Upon Phase II completion, the development is anticipated to generate 15,080 weekday daily external trips with 1,475 trips occurring in the AM peak hour and 1,620 trips occurring in the PM peak hour.
- In 2017, all study intersections will operate at LOS D or better, with the exception of the intersections of **Scottsdale Road and Loop 202 Ramps**, **Scottsdale Road and Playa Del Norte Drive**, **Scottsdale Road and Rio Salado Parkway**, and **Scottsdale Road and University Drive**, under the proposed lane configurations and stop control shown in **Figure 12**.
 - As analyzed in the existing intersection conditions, the intersection of **Scottsdale Road and Loop 202** experiences a poor level of service in the southbound approach during the PM peak hour. This will ultimately create an overall poor LOS at this intersection.
 - The addition of site traffic at the intersection of **Scottsdale Road and Playa Del Norte Drive** is anticipated to create a poor level of service on the southbound approach in the AM peak hour.
 - The intersection of **Scottsdale Road and Rio Salado Parkway** is anticipated to undergo poor levels of service during both peak hours without the addition of site traffic.
 - The intersection of **Rural Road and University Drive** is anticipated to have delays in the northbound and southbound approaches during the PM peak hour without the addition of site traffic.
- In 2023, all study intersections will continue to operate at LOS D or better, with the exception of the previously described intersections.
 - It was found that changing the northbound approach to include dual left-turns (and protected phasing) at the intersection of Scottsdale Road and Playa Del Norte Road decreased delay for northbound left turns in the AM peak hour (70-seconds to 63-seconds) and increased delay for northbound left turns in the PM peak hour (25-seconds to 49-seconds).
- Mitigation efforts were considered for all study intersections experiencing one or more unacceptable levels of service in an approach/movement. Using the standard cycle length of 110 seconds in both peak hours, mitigation measures included optimization of signal offsets and splits.
 - Signal split and offset optimization improved the intersection of **Scottsdale Road and Curry Road** to an overall acceptable level of service (LOS D or better) for the 2023 PM peak hour. It should be noted that, although mitigation may have created a worse level of service in individual approaches, all overall intersection delay was mitigated to optimize system equilibrium.

- It was found that changing the northbound approach to include dual left-turns (and protected phasing) at the intersection of Scottsdale Road and Playa Del Norte Road increased delay for northbound left turns in the AM peak hour (42-seconds to 55-seconds) and increased delay for northbound left turns in the PM peak hour (13-seconds to 49-seconds).
- Consideration was given for the need of a southbound right-turn lane at the intersection of **Scottsdale Road and Playa Del Norte Drive**. It was found from the large volume of southbound right-turns expected at this intersection that a right-turn lane should be constructed.
- The geometric design for the intersection of **Scottsdale Road and Playa Del Norte Drive** was analyzed for feasibility. It was decided that, due to the current restraints of the intersection as well as the primary site distribution directed toward Loop 202 to the north, the geometric design was recommended to include an exclusive northbound left-turn lane as well as dual eastbound left-turn lanes and a shared through/right-turn lane. Phasing for this intersection will include protected left-turn phasing in the southbound and eastbound approaches and protective/permissive left-turn phasing in the northbound and westbound approaches. The proposed geometric layout, as provided in **Figure 13**, assures that all turning movements are feasible.
- Additional analyses were conducted for the intersection of Scottsdale Road and Playa Del Norte Drive implementing the proposed lane geometry illustrated in **Figure 12** with the exception of dual northbound left-turn lanes under a protected phase. Upon review of the results there was little to no difference in LOS or delay with or without the dual northbound left-turn lanes for the northbound approach/movements and overall intersection. However, due to concerns raised from City of Tempe staff, sufficient pavement will be provided to accommodate two (2) ingress lanes if/when dual northbound left turn lanes are required. Dual left-turn lanes are analyzed as an alternative scenario for this study.
- Queue storage lengths for the 2023 build-out year are shown in **Table 10**. It should be noted that the dual northbound left-turn storage at the intersection of Scottsdale Road and Playa Del Norte Drive is proposed with 200 feet of queue storage with a 100-foot gap. Queue storage calculations (included in **Appendix I**), using both AASHTO calculations along with the HCM 95th percentile for this turning movement was found to be 220-feet, which can be accommodated by 200-feet of storage and the 100-foot gap. If dual turn lanes are found to be required at some point, the required queue storage was calculated to be 115-feet per lane, which can be accommodated when needed.
- Existing sight distance was not measured at the site access points. The contractor should ensure that adequate sight distance is provided at the intersections to allow safe left and right turning movements from the development. Landscaping should be maintained at a maximum of three feet in height. Tree branches lower than seven feet should be trimmed to meet current acceptable landscape requirements while maintaining sight distance.
- Per request by the City Traffic Engineer an additional roadway capacity analysis was completed for the College Avenue segment north of Gilbert Road. The initial capacity results suggest the proposed pork chop, as recommended by city staff, would most

likely be necessary once the roadway is at capacity. Preliminary calculations show that by full buildout of the proposed Watermark development, College Avenue is expected to be at 48% capacity northbound and 46% capacity southbound. Therefore, by full buildout it is anticipated that College Avenue will be well below maximum capacity. If it is decided that the Gilbert Drive access to the development be gated, site traffic is anticipated to be lower than what is calculated and no improvements are required.