

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 09/12/2017
Agenda Item: 3

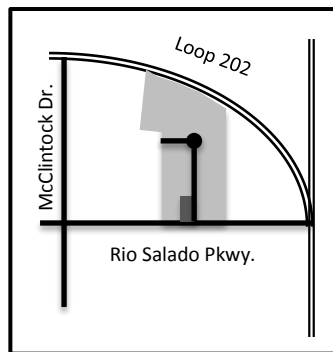
ACTION: Request for a Development Plan Review consisting of a new restaurant for 2100 RIO RETAIL located at 2108 E Rio Salado Parkway. The applicant is Butler Design Group.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: 2100 RIO RETAIL (PL170197) is a proposed 2.5 acre retail and restaurant pad located within a 47-acre industrial site that was a former land fill. The overall site has been subdivided for a phased development east of Tempe Marketplace. Two hotels and one commercial office building have been constructed; a multi-family residential apartment community and two additional office buildings are under construction. This request on Lot 2 would modify an earlier proposed retail pad located on Rio Salado Parkway, on the west corner of the private drive entry. Later phases will include another office to the north of the two existing hotels and a third hotel directly east of this 2.5 acre site, on the opposite side of the private drive. The request includes the following:

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



Existing Property Owner	Tom LaClair, Rio 2100 Retail LLC
Applicant	Clay Chiappini, Butler Design Group
Zoning District	HID PAD
Gross / Net site area	2.5 acres
Total Building Area	12,704 s.f.
Lot Coverage	12% (50% maximum allowed)
Building Height	27' (75' maximum allowed)
Building Setbacks	0' front, 10' west side, 0' east side, 0' rear (25', 0, 0', 25' min.)
Landscape area	16% (10% minimum required)
Vehicle Parking	141 spaces (172 min. required, 215 max allowed)
	Shared Parking Model approved by staff
Bicycle Parking	8 spaces (4 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located south of the 202 Red Mountain Freeway and Salt River Channel, east of McClintock and Tempe Marketplace, west of the 101 Pima Freeway and north of Rio Salado Parkway. The 2.5 acre site is part of a larger 47 acre phased development. Below is an outline of the status of the phases:

Phase	Lot	Acres	Use	Square Footage	Other Data	Status
1	1	2.9	Hilton Garden Inn	97,935	121 Rooms 4-story	Open
2	5	2.9	Homewood Suites by Hilton	75,720	122 Rooms 4-story	Open
3	4	7.1	Commercial Office	103,875	2 story	Open
4	9	7.2	Streetlights Residential Apartment Community	570,842	349 Units 5-story	Under Construction
5	7	6.3	Freedom Financial Office	159,150 + 286,767 parking structure	4-story	Under Construction
6	8	5.9	Freedom Financial Office	158,830 + 298,260 parking structure	4-story	Under Construction
7	2	2.5	Restaurant & Retail	12,704	1-story	This Entitlement Request
8	3	2.8	Staybridge Suites Hotel	~87,000	106 rooms 5-story	Entitlement Process 9/26 DRC
9	11	4.4	Benchmark Commercial Office	~65,000	2-story	Entitlement Process 9/26 DRC
10	6	4.6	Commercial Office	TBD	TBD	Future

An overview of the phased entitlements for the overall development is provided in the History and Facts section of the report. The applicant is requesting the Development Review Commission take action on the Development Plan Review for Lot 2 site plan, landscape plan and building elevations for a new restaurant and retail multi-tenant building.

PRELIMINARY SITE PLAN REVIEW

October 26, 2016 First Preliminary Site Plan Review: Staff had questions about solid waste collection location and details, missing existing landscape and parking data, standard technical comments were provided. Staff requested that additional patio space be added to the north side of the building (only south side originally shown) for surveillance of the north side of the site and increased tenant flexibility.

June 28, 2017 A formal application was made without prior review of elevations or landscape plan, plans were routed for site plan review. Formatting comments were made regarding the Planned Area Development, which required a minor administrative process. The orientation of the refuse enclosure on the west side and a proposed transformer conflicted with a landscape island. The SES was a metal cabinet mounted to the exterior of the building, not incorporated into the building wall. Staff asked for patio dimensions, furnishings and if fencing is used, the location of the gates for circulation and access. Elevations and floorplans required clarification of design details and coordination of plans. Staff requested more architectural variation on the south wall facing Rio Salado Parkway, including windows, and trailing plants and trees along the railing.

August 8, 2017 Revisions were made to address technical and formatting issues. Although patio was indicated on the north side, no furnishings or gates were shown to determine circulation. A decorative fin and rain drainage pipe were removed from the design and the SES had small wing walls but remained an externally mounted cabinet. Trees and vines were added on the south side by the railing facing the street to soften the elevation and shade the building. Building wall texture was added to the south side tilt concrete wall with integral color, providing a texture change. Staff provided additional design detail comments about the SES and a need for more architectural interest on the south elevation.

August 24, 2017 Revisions were made from the prior submittal.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- At the completion of this report, there were no comments received from the public

PROJECT ANALYSIS

GENERAL PLAN AND ZONING

The applicant has provided a written justification for the proposed Development Plan Review. The General Plan identifies this area as Mixed-Use land use with a density up to 65 dwelling units per acre. The property is zoned HID Heavy Industrial, which allows restaurant and retail uses with a use permit. The applicant previously obtained use permits for all phases of development to have retail, restaurant and hotel uses. The proposed project facilitates redevelopment of a former landfill, supports the adjacent uses on site, activates the area and provides more security through this activity, in support of goals and objectives of the General Plan and in conformance with the Zoning and Development Ordinance requirements.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is located on the west side of the private drive on the north side of Rio Salado Parkway, the site is approximately 12-15 feet higher than Rio Salado Parkway and is contained by a large block retaining wall with established landscape at the street front. The building is located at the south end of the site, with a patio that cantilevers out 14 feet from the building wall, over the on-site retaining wall. The patio remains on private property, with a 5'6" setback from the right of way line. The patio will serve patrons of a restaurant tenant and provide visual surveillance of the street front. The length of the building is oriented with the front facing north, with roof overhangs and patios on both the north and south sides. Parking is fully contained on this site and does not require shared parking; however the applicant has submitted a shared parking model to staff, for the potential of the entire building being restaurants rather than a mix of restaurant and retail uses, and the possibility of another future smaller pad restaurant being built at the north end of this lot. Staff has reviewed this application and the combination of office (day use) hotel (evening use) and restaurant and retail uses function symbiotically for shared time of day parking. The site has pedestrian connections both from the private drive to the east and to the hotel to the west; office employees nearby may also walk to the site, reducing parking demand. Trash collection for the east side restaurant tenant is in the dumpster to the north of the building, while the remaining tenants will share the dumpster to the west of the new building.

Building Elevations

The building is approximately 175 feet long and is broken up by combinations of smooth and board formed textured concrete, stucco and integral colored concrete masonry units, accented by metal panels and canopies and composite wood patio and canopy ceilings. The colors are a cream, pale olive green, dark grey, taupe dark red and a medium red toned wood color. The south back side faces Rio Salado Parkway and has limited windows and deep canopies to prevent sun exposure. The focal point is the south east corner, above the drive entrance from the street, which overlooks the existing landscape area. The north elevation has storefront windows with the building divided by cmu columns and changes in material and color, and united by a deep canopy across the front. The east and west elevations are about 84 feet long and are limited with windows to the interior function of the tenant spaces. The east side provides a profile of the cantilevered patio and large half butterfly roofline of the patio canopy with exposed wood beams and ceiling. Lower cmu walls around storage areas and sections of red box rib metal panel break up the massing of the predominant cream stucco finish on the east side. The west side has the SES architecturally integrated within the building and a transformer adjacent to the landscape island. The elevation has a combination of all the colors, and provides a more restricted view of the patio on the south side. The building is designed for function and energy efficiency for the proposed uses.

Landscape Plan

The landscape along Rio Salado Parkway and the private drive were installed with the first phase of development and are beginning to establish. Artwork is also being installed throughout the project, as part of the Art in Private Development program. The Parkway has Desert Museum Palo Verde, and Caesalpinia with a variety of flowering vines, ground cover and

succulent accents. The south side of the site has added Caesalpinia on the upper level, with Bougainvillea, Dwarf Bottlebrush and Brakelight Hesperaloe for a combination of red, pink and yellow flowering plants to shade the building and walkway as well as add a unique two-tiered landscape affect from the street front. The private drive has Live Oak and Palo Brea, which have been incorporated into the site design. The east side provides a heavily landscaped area with massings and combinations of sculptural plans such as Ocotillo, Twistleaf Yucca, DesertSpoon, Torchglow Bougainvillea, and Gopher Plant and Variegated Century Plan interspersed with flowering Hesperaloe, Oleander, Bottlebrush and Lantanas. The north/south sidewalk has sculptural Palo Brea adjacent to the eastern parking row, and the east/west sidewalk has Thornless Mesquite to shade the sidewalk. The hotel landscape to the west has been installed and is starting to establish.

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 location provides greatest visibility to tenants, the orientation provides more visual interest at the streetscape by adding color, building mass and a cantilevered patio with deeply pitched canopy with a wood ceiling for a unique architectural view above the 15' retaining wall.
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 orientation of the building with limited windows on the south, west and east sides, canopies over the north and south sides, and landscape surrounding all four sides will provide a comfortable pedestrian customer experience and conserve energy for the building tenants.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the design includes integral color ground faced masonry block in a stacked bond grout pattern, painted board formed textured concrete panels, box rib metal panel, stained rough sawn timber, painted stucco, and metal canopies, utilizing a variety of high quality materials for a relatively small building. The combination compliments the existing hotel and office buildings, but sets it apart architecturally as a use unique from the others, creating a new vernacular within the overall development with the use of wood and dark red metal panels.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; buildings within the larger development range from 2 to 4 stories, and are set back from the street edge. This building is 25 feet tall, a single-story building, placed closer to the street, changing the perspective scale of the site from street view. The landscape elements vary in size and play off of the change in building site grade to offer a second level of color and texture not feasible on most developments.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building is relatively small, less than 200 feet in length and about 85 feet in width, the combinations of materials and colors break the building up into tenant sections unified by the vertical stacked bond cmu columns and horizontal metal canopies. The half butterfly roof on the south elevation breaks the building creating an asymmetrical element that breaks the box and lightens the structure.
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*; Street level in this case, is a vantage point looking up at the underside of the cantilevered patio and associated building details. The use of patio furniture, landscape and changes in building plane, color and texture will be affected by sunlight throughout the day, adding to the interest of the building form with shadows.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; at this time, transit service is available on Rio Salado Parkway and within Tempe Marketplace, the site provides bike parking, vehicle parking, and shaded sidewalks for access to transit stops and to other uses nearby to promote walkability.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular access is by a shared drive with the hotels to the north and west, with parking on the north side of the building and clearly defined pedestrian paths shaded by rows of trees.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the building has windows on all sides, patios on the north and south side, and activity support that allows visual surveillance of both the Rio Salado street frontage and the parking area.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the trees are used specific to their locations for provision of shade, color and texture. The plants are appropriate to the scale of the building and enhance the architecture and street front with a variety of sculptural and colorful plants.*
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 have been considered within the design of the architecture, and will be reviewed separately through an administrative process and*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; lighting is appropriate to the uses on site and will help provide security to the area.*

REASONS FOR APPROVAL:

1. The project meets the General Plan goals and objectives.
2. The project meets the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility to accommodate uniquely designed developments; the project meets the development standards established by the existing PAD.
4. The proposed project meets the approval criteria for a Development Plan Review.

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

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated August 21, 2017 and landscape plan dated August 24, 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. An Amended Planned Area Development Overlay for 2100 RIO SALADO has been submitted. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

Site Plan

3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. 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.

5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. 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

7. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

8. The materials and colors are approved as presented:

Roof – flat with parapet

Half Butterfly Canopy Roof – Painted metal top Dunn Edwards DET615 Stone Mason (medium cool grey) with rough sawn timber beams with wood ceiling stained Okon 627 (mahogany color)

Primary Building – Stucco Painted Dunn Edwards DET614 So Chick (cream)

Secondary Building – Stucco Painted Dunn Edwards DEC775 Sea Glass (light olive)

Tertiary Building – Board Formed grape stake texture and Smooth Finished Concrete, integral colored Sierra 61078 (medium taupe)

Building Accent – Superlite Trendstone Pebble Beach honed finish integral colored CMU block stacked bond grout pattern, grout to match

Building Accent – Box Rib Metal panel Painted Patriot Red (dark red)

Metal Canopies and Trim - Dunn Edwards DET615 Stone Mason (medium cool grey)

Windows – Clear anodized aluminum frame

Glazing – Clear insulated PPG Solarban 70

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.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building and coordinate with landscape plan for use of water, and with sidewalk plan to prevent spillways above or across walkways.
11. 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.
12. Locate the electrical service entrance section (S.E.S.) as an integrated element of the west building wall that is concealed from public view.
13. 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

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. Irrigation notes:

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

16. 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.

17. 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.

Building Address Numerals

18. Provide address numerals on all four building elevations.

- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10-12" 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.

CODE/ORDINANCE REQUIREMENTS:

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

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works

Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.

- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

PUBLIC ART: This project does not qualify individually for public art, but will be accounted for as part of the larger development requirements for additional public art in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3' wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING: 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.

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.

- The site is within an Alternative Retention Criteria Area. Verify specific design considerations with 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 for a double enclosure.
- 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.
- 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/ag/>.

HISTORY & FACTS:

- February 5, 2009 City Council adopted Ordinance No. 2009.01, annexing parcels 132-36-003E, 132-36-003Q, and 132-36-008K within the corporate limits of the City of Tempe.
- November 18, 2010 City Council approved a development agreement with American Outdoor, allowing the construction of two freestanding off-premise freeway signs, one adjacent to the Loop 101 & 202 freeway and another adjacent to the I-10 freeway.
- December 13, 2011 Development Review Commission recommended approval (6-0 vote) for "SWC LOOP 101 & 202", consisting of a Zoning Map Amendment from AG to GID for three parcels, located at 2100, 2102 and 2108 East Rio Salado Parkway.
- January 5, 2012 City Council introduction and first public hearing for SWC LOOP 101 & 202 (PL110374).
- January 19, 2012 City Council approved the request for SWC LOOP 101 & 202 (PL110374) (Pacific Coach-101/202 Holdings LLC, property owner; Withey Morris PLC, applicant) consisting of three parcels, within approximately seven acres, with undeveloped land near the southwest corner of Loop 101 and Loop 202 interchange, located at 2100 East Rio Salado Parkway. ZON11006 (Ordinance 2012.04) – Zoning Map Amendment from AG, Agricultural District to GID, General Industrial District, totaling 6.475 acres.
- April 29, 2014 Tellurian Development purchased the property east of Tempe Marketplace, including the former land fill site. Site preparation for development began immediately.
- August 12, 2014 Development Review Commission approved the Preliminary Subdivision plat for 11 lots to be combined into one lot with one common tract to be used as a private street.
- November 18, 2014 Development Review Commission heard and approved the request (PL140212) for 2100 RIO SALADO for phase one Development Plan Review for site plan, elevations and landscape plan for two hotels, and heard and approved the request for four Use Permits to allow hotels, retail and service uses, restaurants and bars within the development. The Commission recommended approval of the Planned Area Development Overlay.
- December 4, 2014 City Council held a first hearing for the Planned Area Development Overlay.
- December 4, 2014 City Council held a final hearing for the Final Subdivision Plat for the combination of 11 lots into one lot, with a common tract.
- January 15, 2015 City Council held a second hearing and approved a Planned Area Development Overlay.
- March 9, 2016 Development Review Commission heard and approved the request for phase two Development Plan Review for site plan, elevations and landscape plan for a new two-story office building (PL150428) for BUILDING AT 2100 RIO, located south east of the proposed phase three site.
- March 17, 2016 City Council held a hearing and approved an Amended Subdivision Plat (PL140206) consisting of seven lots and two tracts for 2100 RIO SALADO.
- December 13, 2016 Development Review Commission held a public hearing for a Zoning Code Text Amendment for RCC zoning, consisting of changes for the RCC district development standards and establishing a density for residential uses: Section 4-201 B. "Density. When a zoning district has a residential density of no standard (NS), the proposed density must conform to the General Plan Projected

Residential Density map. Any deviation from the General Plan map shall require processing of an amendment, pursuant to Section 6-302."

- January 3, 2017 Hearing Officer heard and approved a request for a variance to increase building height from 35 feet to 100 feet in the General Industrial District to allow two office buildings from four to six stories for BOYER RIO 2100 (PL160431) located at 2108 East Rio Salado Parkway, the site east of the proposed phase three development.
- January 12, 2017 City Council held an introduction and first public hearing for a Zoning Code Text Amendment for RCC zoning district development standards and establishing a density for residential uses.
- January 26, 2017 City Council held a second and final public hearing and approved the above described request.
- March 28, 2017 Development Review Commission heard and approved a request for a Development Plan Review and Use Permit for a new 349 unit Multi-Family Residential development in the RCC Zoning District for STREETLIGHTS RIO 2100, located at 2092 East Rio Salado Parkway, the lot to the west of this office request.
- April 25, 2017 Development Review Commission heard and approved a request for a Development Plan Review consisting of a phased commercial office development with two four-story office buildings and parking structures for FREEDOM RIO 2100 located at 2108 East Rio Salado Parkway.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

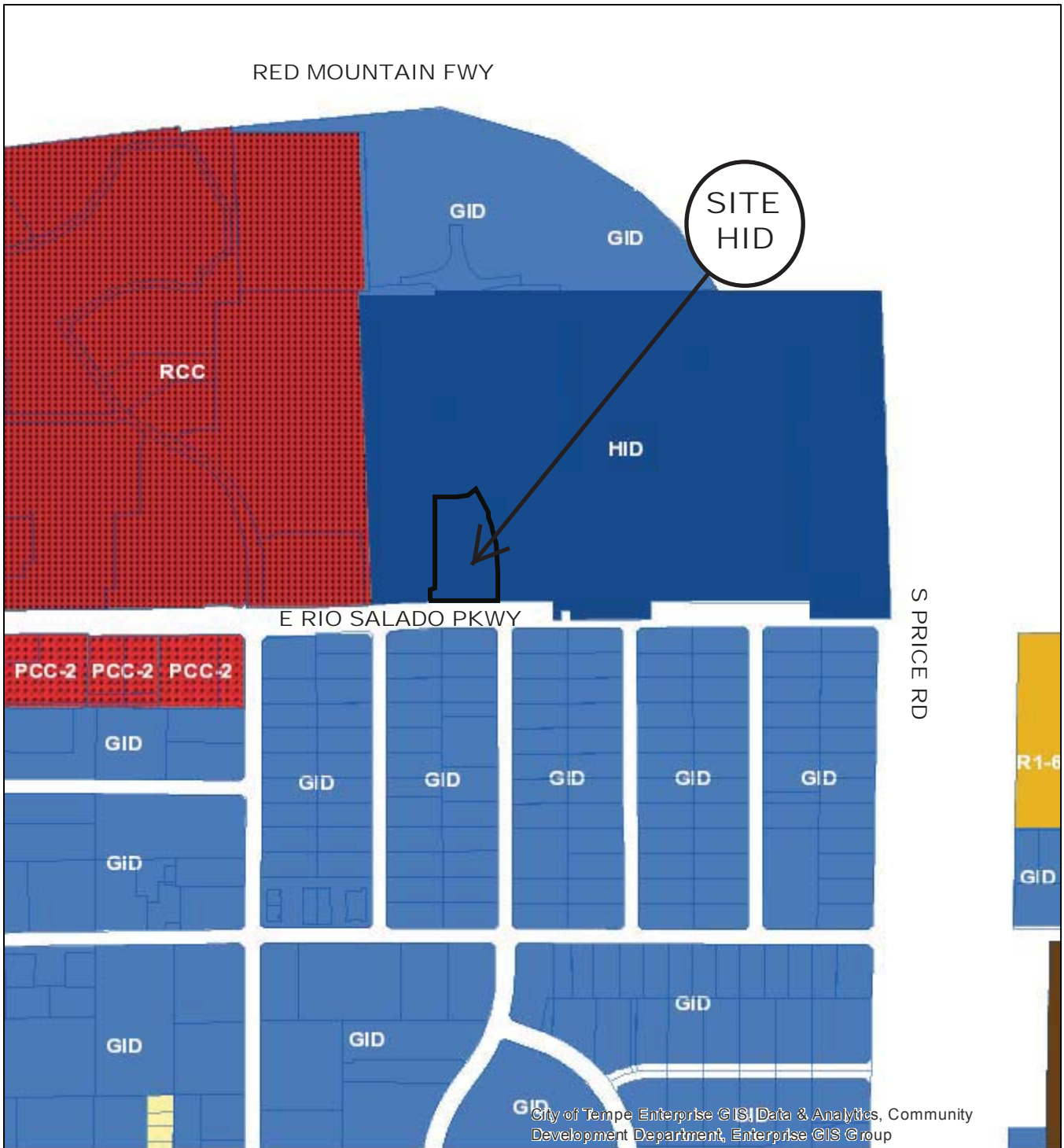
for








2100 RIO RETAIL Development Plan Review (PL170197)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan with aerial context
7. Site Plan
8. Landscape Plan
9. Floor Plan
10. Roof Plan
- 11-13. Building Elevations Blackline, Color & Color with Landscape
14. Building Sections
15. Building Material Board
- 16-17. Color Perspective Renderings
- 18-22. Site Context Photos

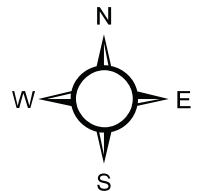
Retail @ 2100



- | | |
|---|--|
|  General Industrial District (GID) |  Agricultural (AG) |
|  Heavy Industrial District (HID) |  Single-Family Residential (R1-6) |
|  Planned Commercial Center General (PCC-2) |  Multi-Family Residential General (R-4) |
|  Regional Commercial Center (RCC) | |



Aerial Map





June 19, 2017

Ms. Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85281

Re: Letter of Explanation

Subject: The Retail Shops @ Rio 2100

Dear Ms. Kaminski,

Please accept this formal **Letter of Explanation** submitted by Butler Design Group, Inc. on behalf of our client, Rio 2100 Retail, LLC, for the proposed Retail Shops @ Rio2100. The narrative provided herein meets the Letter of Explanation requirements for the following application: **“Minor” P.A.D. Amendment, Preliminary Site Plan /DRC Submittal, and Shared Parking Model.**

I. The Overall 2100 Rio Salado Development

The Rio2100 Development is approximately 24 acres at 2100 E. Rio Salado Parkway, Tempe, AZ (the northwest corner of the Rio Salado Parkway and Rockford Drive). It is zoned Heavy Industrial District/Planned Area of Development (“HID/PAD”). The overall project (which includes land north of the P.A.D.) is approximately 53 acres. It is designated as a “Projected Employment Node” and a “planned area of job growth” by the General Plan. The Overall Development is also located within the McClintock Redevelopment Area which promotes the primary goal of addressing environmentally impacted land through reclamation efforts.

The Overall Development (and P.A.D.) is located directly east of the Tempe Marketplace. The site has gone through extensive clean-up and compaction to allow for the proposed new uses. The historic use of this site and the reclaimed status of the land has resulted in a grade/elevation differential, as compared to surrounding properties. As a result, it is generally 12 feet higher in elevation than Rio Salado Parkway’s grade. An existing Planned Area of Development (P.A.D.) has already allowed for the construction of two (now open) hotels, and a two-story office building.

II. Minor P.A.D. Amendment

The original (approved) P.A.D. reflects an L-shaped retail configuration on the corner totaling 22,200 square feet. This amendment is for a 'single' one story 13,000 square foot retail shops/restaurant building, with the possibility of a 'future' 2-2,500 square foot drive-thru building at the north end (shown dashed on the Site Plan). The site area is approximately 2.5 acres.

The amendment also includes specific 'as-built' information for the existing 2-story office building to the east, plus a new layout (and associated Project Data) for the planned two-story office building north of the existing two hotels.

The retail building sits prominently above an existing retaining wall that parallels Rio Salado. A large restaurant patio cantilevers the wall and projects to within two feet of the right-of-way line (a zero setback has been previously granted). The buildings '*design attributes*' are discussed in the DRC section of this Letter.

Vehicular and pedestrian access to the site is existing and shared with the two hotels and a portion of the parking lot is existing (including lighting).

The building anticipates potentially 100% restaurants (plus patios). A **shared parking model** has been attached to this submittal.

III. D.R.C./Retail Shops

This application also includes the full D.R.C. application for the 13,000 square foot retail building. This includes complete building design, conceptual landscaping, civil engineering, and lighting.

The building is a composition of forms and materials complimentary to the Rio2100 master planned development.

The combination of a dramatic "flying roof" and large cantilevered patio engage the corner and *set the tone* for what is within the Rio2100 development. The materials consist of an integral color block with a honed finish accented by metal box rib panel in a bold tone. The north façade will consist of an expanse of glass storefront shaded by a steel walk under canopy. Other accent materials included are stucco elements in complimentary colors and stained rough sawn wood.

The Landscape Architectural theme is already established and uses Arid-Regional and Low Water-Use Plants throughout and accented by decorative plantings. Plant placements and landscape architectural design will range from informal at the internal landscape spine along the interior drive to more formal groupings within the Rio Salado Parkway streetscape (existing) and the dynamic entry hardscape areas. Larger trees, accent shrubs and colorful ground covers will

The Retail Shops @ Rio 2100
June 19, 2017

be used to create exciting pedestrian areas, shaded walkways and provide a dramatic landscape theme that will complement the architecture.

The Landscape will be planted on top of Reclaimed Land. The penetration of water to the Reclaimed area below needs to be prevented. All Plant Materials, (ie Trees, Shrubs, Groundcover, Annuals etc.) shall have special planting details that provide for an impervious layer below the Planting Pit (typ). Impervious material to be an 18" minimum deep clay "cap" layer, below the Planting Layer (see planting detail) compacted to min. 95%, or an approved equal. Alternate details are to be provided, and approved in writing, from the Site Environmental Engineer (Hoque & Associates, www.hoqueandassociates.com Phone: 480.921.1368)

Low water usage and landscape drains will be used in some areas to direct water away from the root balls and prevent standing water to develop and seep in to the compacted subgrade.

Civil Engineering concepts are that storm water will be routed to the existing storm drain infrastructure per the original master plan drainage report. The master storm drain system outfalls to Rio Salado to the north via an interceptor type cleansing manhole, therefore no retention is required for this site. Domestic water, fire and waste water services will be taken from the existing services or public mains adjacent to the site.

IV. Shared Parking Model

Because the retail building could possibly be 100% restaurants (plus patios), and the project anticipates a future 2-2,500 square foot freestanding drive-thru "quick-serve" type restaurant, a Shared Parking Model (SPM) has been completed and is included with this submittal. The SPM includes the 2 existing hotels, the one "planned" hotel to the east, and the future planned two-story office building north of the hotels.

Considering the retail building would be 100% restaurants, plus the future drive-thru (and associated loss of parking) the SPM shows that the planned parking is adequate to accommodate all uses at peak demand.

Diana, please contact me if anything is missing from this Letter of Explanation.

Regards,
Butler Design Group, Inc.



Richard R. Butler
President



SITE PLAN AERIAL
SCALE 1" = 30'-0"



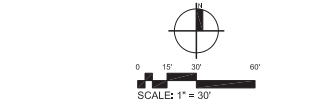
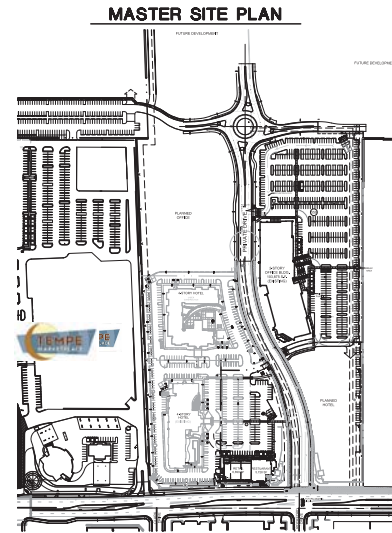
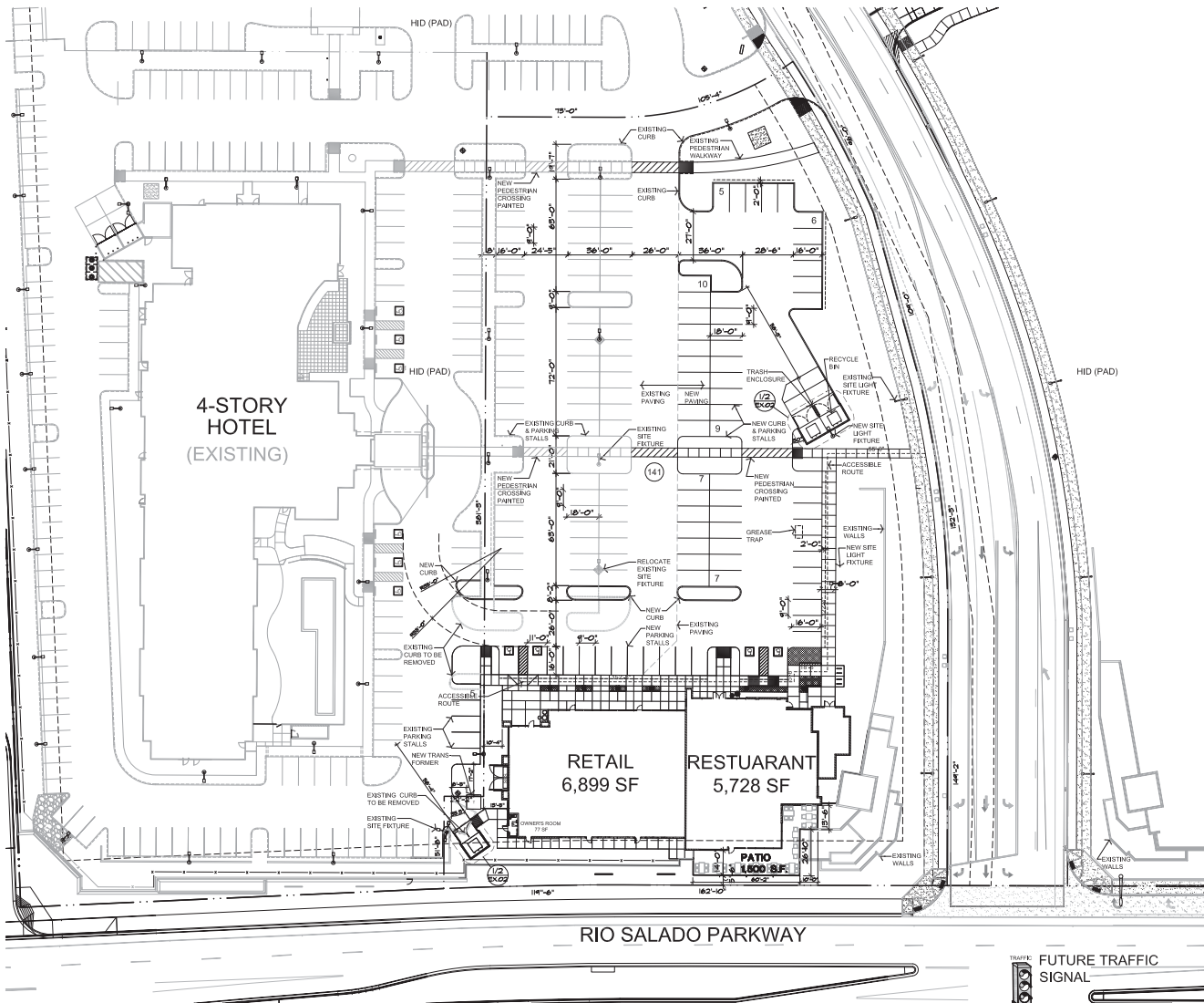
Retail Shops @ Rio 2100
2108 East Rio Salado Blvd.
TEMPE, AZ

08-21-2017
13143.020_SITE PLAN AERIAL



Butler Design Group, Inc.
architects & planners

EX0.4



PROJECT DATA

ADDRESS:	2108 E. Rio Salado Blvd.
PARCEL NUMBER:	130-36-017
EXISTING ZONING:	HD (P.A.D.)
PROPOSED ZONING:	HD (P.A.D.)
ALLOWABLE BUILDING HEIGHT:	75'-0"
PROPOSED BUILDING HEIGHT:	27'-0"
SITE AREA:	107,039 S.F. (2.5 A.C.)
BUILDING AREA:	12,704 S.F.
% COVERAGE:	12%
LANDSCAPE % COVERAGE (17,638 S.F.):	16.3%
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-8
BUILDING SETBACKS:	
FRONT:	0 FT.
REAR:	(0 FT. STEPBACK PLANE) 0 FT.
STREET SIDE:	0 FT.
PARKING SETBACKS:	
FRONT:	10 FT.
STREET SIDE:	10 FT.
PARKING DATA:	
RESTAURANT-5,728 S.F.:	76
(1 PER / 75 S.F.)	
OUTDOOR RESTAURANT-1,500 S.F.:	10
(1 PER / 150 S.F.)	
RETAIL-6,899 SF:	23
(1 PER / 300 S.F.)	
REQUIRED PARKING:	109 STALLS
PROVIDED PARKING:	141 STALLS
BICYCLE PARKING DATA:	
RESTAURANT-5,728 S.F.:	6 BIKE STALLS
(1 PER / 1,000 S.F.)	
OUTDOOR RESTAURANT-1,500 S.F.:	1 BIKE STALL
(1 PER / 2,000 S.F.)	
RETAIL-6,899 S.F.:	1 BIKE STALL
(1 PER / 10,000 S.F.)	
REQUIRED PARKING:	8 STALLS
PROVIDED PARKING:	8 STALLS

GOVERNING CODES-TEMPE, AZ

2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2011 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL FIRE CODE
 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND IBC CHAP. 11 AMENDMENTS

PROJECT TEAM

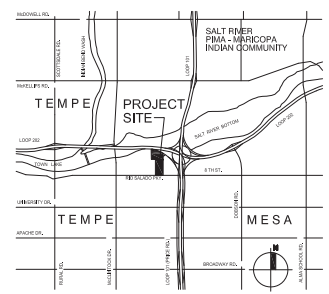
DEVELOPER:
 TELLURIAN DEVELOPMENT COMPANY
 2201 E. CAMELBACK RD, SUITE A-420
 PHOENIX, AZ 85016
 PH: (702) 498-4457
 CONTACT: TOM LECLEAR
 EMAIL: TOM@AMENINCANDORNER

CIVIL ENGINEER:
 HUNTER ENGINEERING, INC.
 10450 N. 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 PH: (480) 994-9385
 FX: (480) 994-9386
 CONTACT: LARRY TALBOT
 EMAIL: LTA@HUNTERENGINEERINGPC.COM

ARCHITECT:
 BUTLER DESIGN GROUP
 5017 E WASHINGTON ST.
 SUITE 107
 PHOENIX, AZ 85034
 PH: (602) 942-1000
 CONTACT: CLAY CHAPPIN
 EMAIL: CLAYC@BUTLERDESIGNGROUP.COM

LANDSCAPE ARCHITECT:
 LASKIN AND ASSOCIATES, INC.
 67 EAST WELDON AVENUE
 PHOENIX, AZ 85012
 PH: (602) 842-7771
 FX: (602) 944-9021
 CONTACT: HARDY LASKIN
 EMAIL: HARDY@LASKINDSIGN.COM

VICINITY MAP



SITE PLAN
 SCALE: 1" = 30'-0"

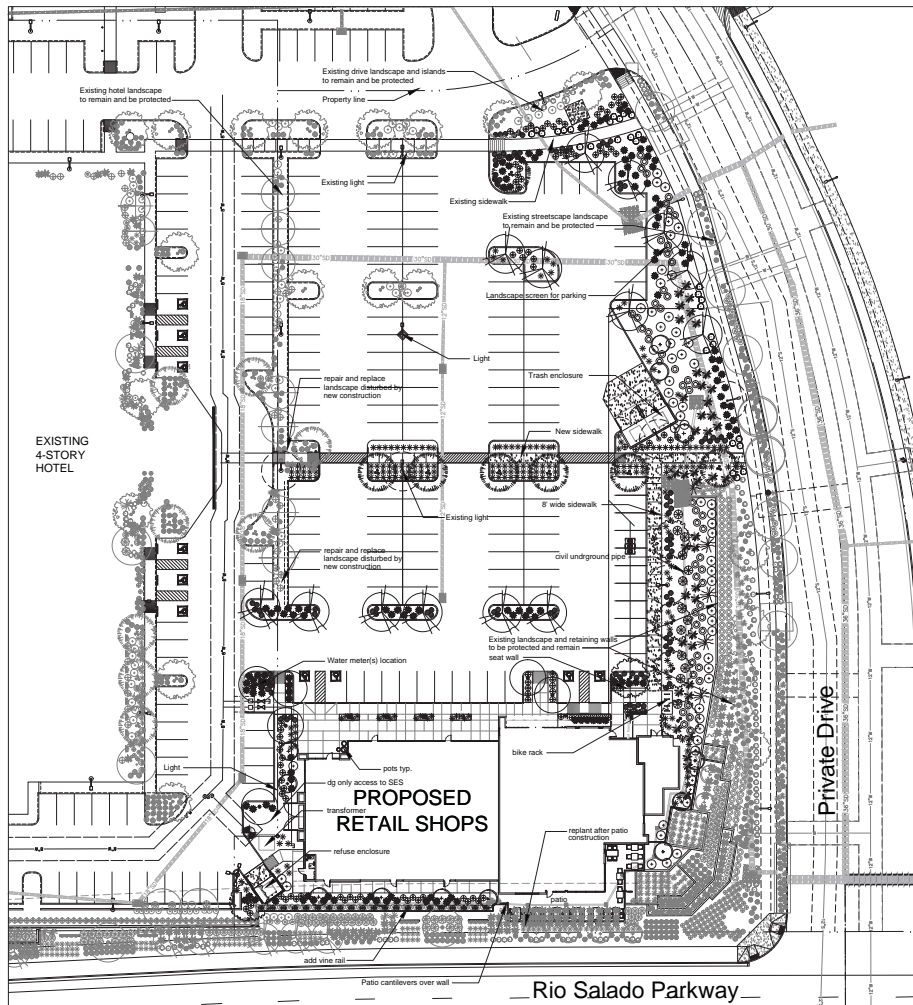


Retail Shops @ Rio 2100
 2108 East Rio Salado Blvd.
 TEMPE, AZ



08-21-2017
 13143.020_SITE PLAN

EX0.1



PRELIMINARY LANDSCAPE PLAN



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED
A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)
TREES SIZE QTY

	Quercus virginiana Live Oak	24" box standard	5
	Parkinsonia hybrid "Desert Museum" Desert Museum Palo Verde	24" box* standard	15
	Caesalpinia mexicana Mexican Bird of Paradise	15 gallon Multi-trunk	13
	Parkinsonia praecox Palo Brea	24" box Multi-trunk	6
	Prosopis hybrid "Phoenix" "Phoenix" Mesquite Thornless	24" box Standard	7
	Fouquieria splendens Ocotillo	8' tall 10 cane min.	5

SHRUBS / ACCENTS / VINES		SIZE	QTY
	Yucca rupicola	5 gallon	201
	Twisted leaf yucca	5 gallon	201
	Hesperaloe parviflora "Brakelight" Brakelight Yucca	5 gallon	147
	Dasylirion wheeleri Desert Spoon	5 gallon	13
	Agave Americana variegata Variegated Century Plant	5 gallon	42
	Bougainvillea var. "Torch Glow" Bougainvillea "Torch Glow"	5 gallon	64
	Nerium oleander "Petite Pink" Petite Pink Oleander	5 gallon	53
	Callistemon citrinus "Little John" Dwarf Bottlebrush	5 gallon	104
	Bougainvillea "Barbara Kars" Barbara Kars Bougainvillea espalier to trellis	5 gallon Staked	2
	Antigonon leptopus Queens Wreath vine	5 gallon cascade over wall	21

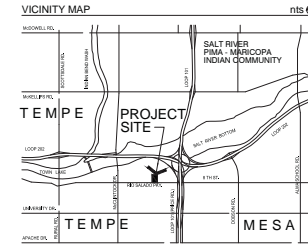
GROUNDCOVERS		SIZE	QTY
	Lantana montevidensis Trailing Lantana "Purple & Gold mound"	1gallon 50/50mix	110
	Euphorbia biglandulosa Gopher Plant	5 gallon	30
	Decomposed Granite-1/2" select Express Gold 2" min thickness in all landscape areas Submit samples to Landscape Architect 3"-6" Rip Rap Express Gold 3" min thickness in all indicated areas (see Civil Plans, grouted per Tempe code)		

CITY OF TEMPE NOTES:

1. DE-COMPACT SOIL IN ALL PLANTING AREAS ON-SITE AND IN PUBLIC ROW AND REMOVE ANY CONSTRUCTION DEBRIS FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
2. TOP DRESS PLANTING AREAS WITH DECOMPOSED GRANITE APPLICATION. PROVIDE DG IN UNIFORM 2" THICKNESS. PROVIDE PRE-EMERGENCE WEED CONTROL APPLICATION AND DO NOT UNDERLAY ROCK OR DG APPLICATIONS W/ PLASTIC. PROVIDE CERTIFICATE OF PRE-EMERGENCE TO OWNER UPON COMPLETION.
3. TREES SHALL BE PLANTED A MIN OF 20' FROM ANY EXISTING OR PROPOSED PUBLIC WATER OR SEWER LINES. THE TREE PLANTING SEPARATION REQUIREMENT MAY BE REDUCE FROM THE WATERLINE UPON THE INSTALLATION OF A LINEAR ROCK BARRIER, A MIN. OF 6' PARALLEL FROM THE WATERLINE OR AROUND THE TREE. THE ROOT BARRIER SHALL BE A CONTINUOUS MATERIAL A MIN. OF 0.08" THICK, INSTALLED 2" ABOVE FINISH GRADE TO A DEPTH OF 8' BELOW GRADE. FINAL APPROVAL SUBJECT TO DETERMINATION BY THE PUBLIC WORKS, WATER UTILITIES DIVISION.
4. NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE PLANNING DEPARTMENT.
6. THERE ARE NO EXISTING OVERHEAD ELECTRICAL LINES.
7. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS.
8. SIGHT DISTANCE TRIANGLE AREAS ARE TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.

*** CPTD NOTES:**

- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.
- PARKING LANDSCAPE ISLANDS
 - PARKING BOARDERS FROM 0'-6"
 - WALKS FROM 0'-6"
 - ENTRY 15' RADIUS
 - SIGHT TRIANGLES
- ALL SHRUBS AND GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.



PROJECT DATA

ZONING:	HID W/ PAD
SITE AREA:	83,500 S.F. (1.9 AC.)
BUILDING AREA:	12,881 S.F.
% COVERAGE:	15.4%
PROPOSED HEIGHT:	30 FT
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-B
PROPOSED VEHICLE PARKING:	140 SPACES
PARKING REQUIRED: (ASSUMPTION OF USES)	
8,200 S.F. RESTAURANT (1/75 S.F.):	108 SPACES
4,881 S.F. RETAIL (1/300 S.F.):	16 SPACES
PATIO 1 (1,500 S.F. - 300 S.F./150):	8 SPACES
PATIO 2 (1,500 S.F. - 300 S.F./150):	8 SPACES
TOTAL REQUIRED VEHICLE PARKING:	141 SPACES
REQUIRED BICYCLE PARKING:	9 SPACES

PROJECT TEAM

OWNER	ARCHITECT OF RECORD
TELLURIAN DEVELOPMENT COMPANY 2201 E. CAMELBACK RD. SUITE 620, PHOENIX, AZ 85016 PH: (702) 498-5457	BUTLER DESIGN GROUP, INC. 5017 E. WASHINGTON STREET SUITE 107 PHOENIX, AZ 85034 PH: (602) 957-1800, ext. 200 CONTACT: RICK BUTLER
Landscape Architect	
Laskin and Associates, Inc. 67 East Weldon Avenue SUITE 230, PHOENIX, AZ 85012 PH: (602) 840-7771 CONTACT: Hardy A. Laskin	

Butler Design Group Inc.
architects & planners
5017 East Washington St. #107
Phoenix, Arizona 85034
Phone 602-957-1800



2108 East Rio Salado Blvd.
TEMPE, ARIZONA



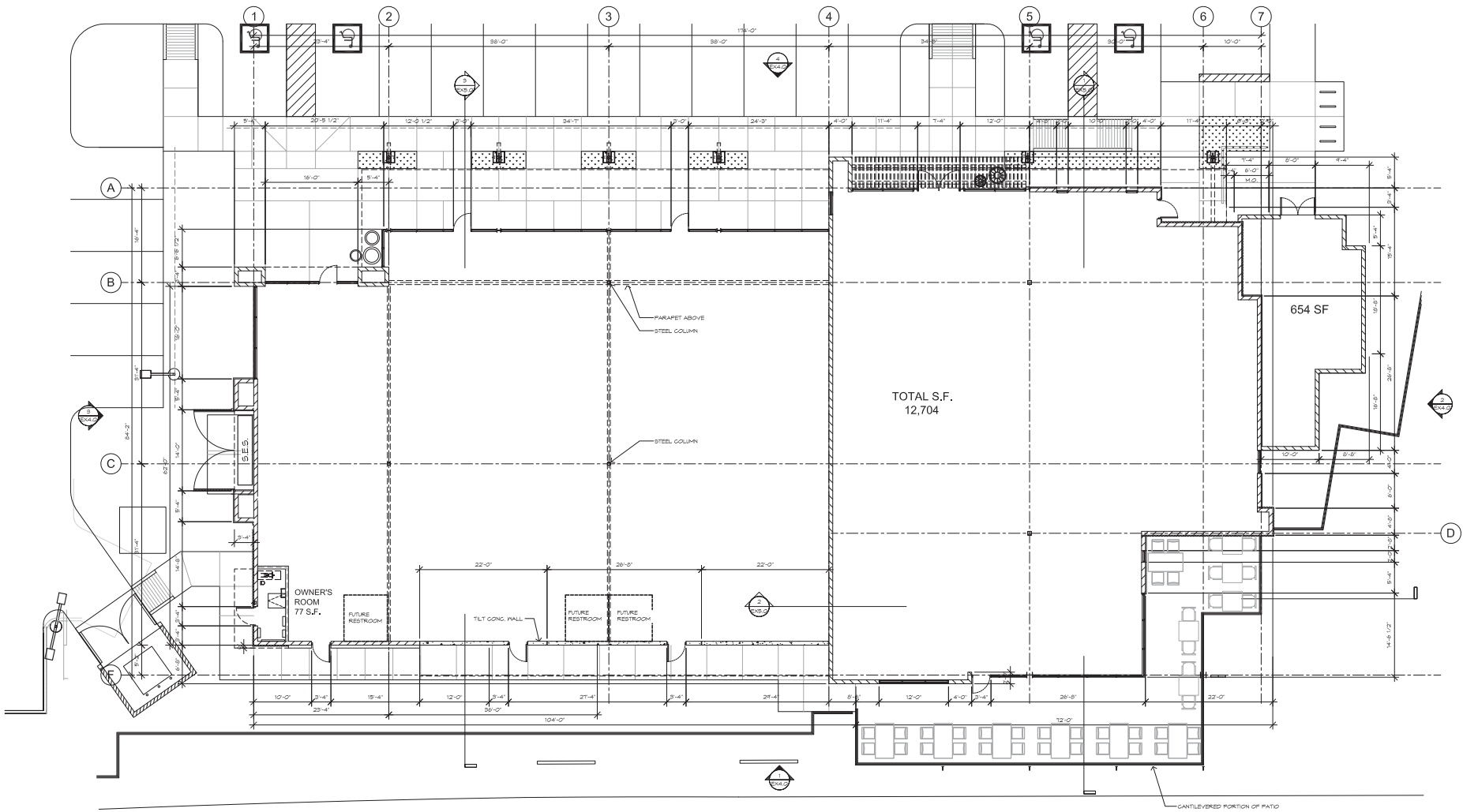
RETAIL SHOPS

Case #:	
Plan Check #:	8.24.2017
Date:	
Revisions:	
City Comments	8.24.2017

Project Number:	13143
Drawn By:	Waters
Title:	PRELIMINARY LANDSCAPE PLAN

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
P: (602) 840-7771
F: (602) 840-8021
www.laskin.com

LA.1

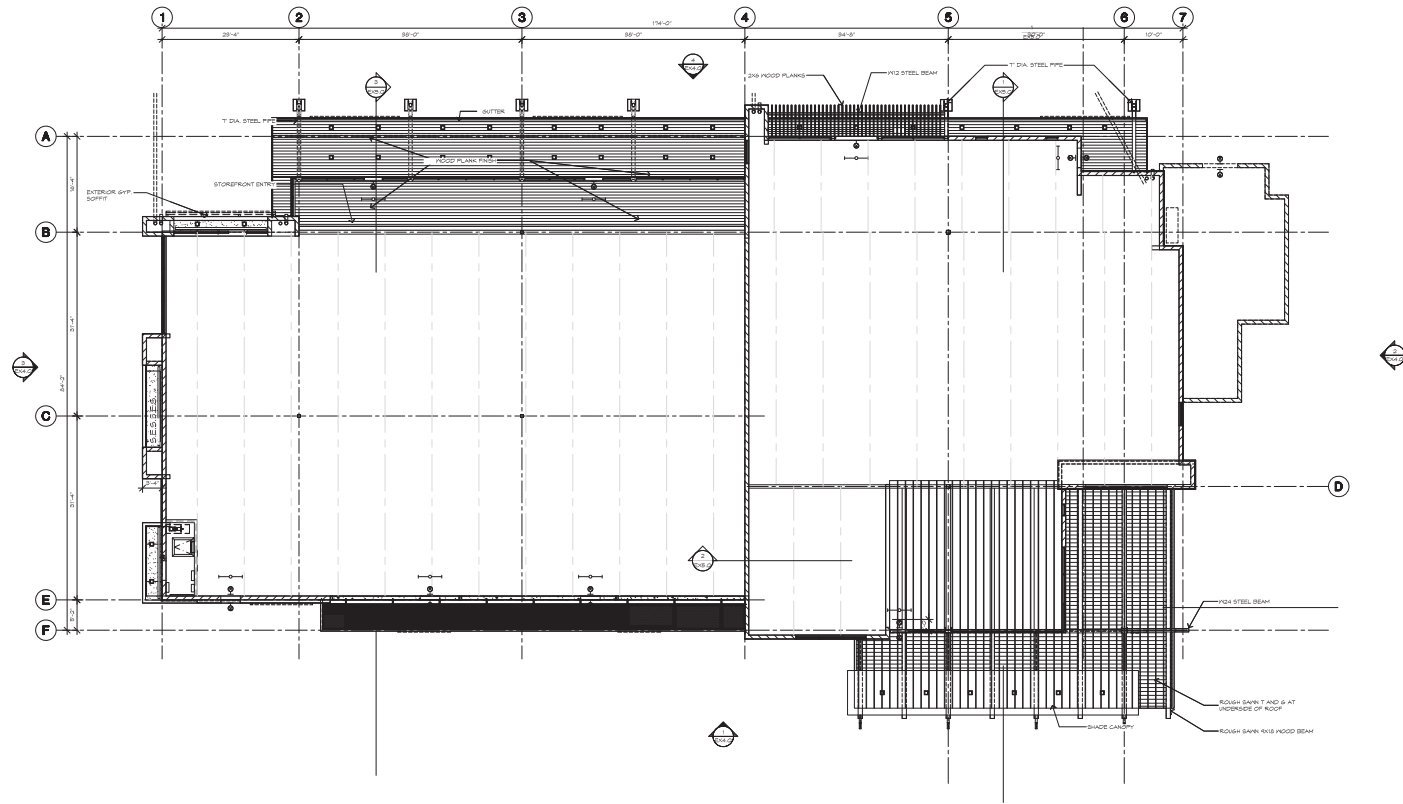


Retail Shops @ Rio 2100
 2108 East Rio Salado Blvd.
 TEMPE, AZ

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

08-21-2017
 13143.020_FLOOR PLAN

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 architects & planners



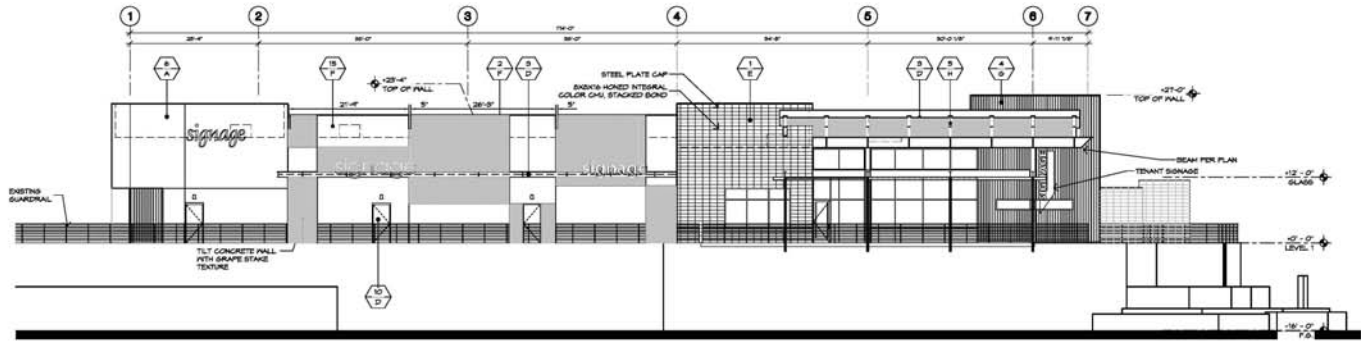
Retail Shops @ Rio 2100
 2108 East Rio Salado Blvd.
 TEMPE, AZ

R.C.P.
 SCALE 1/8" = 1'-0"

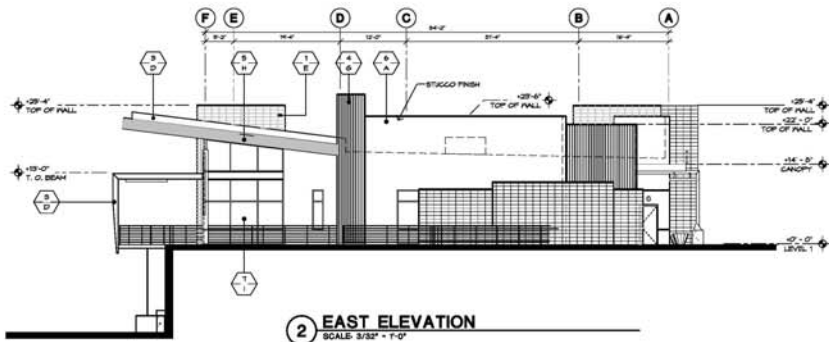


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 architects & planners

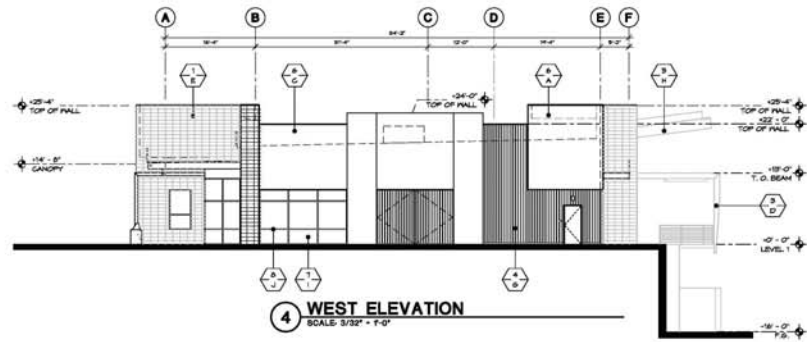
EX2.0



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



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



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

FINISH SCHEDULE			
SYMBOL	NAME	NUMBER	MANUFACTURER
A	800 GIPS	DET-14	DUNN EDWARDS
C	SEA SLAB	DET-15	DUNN EDWARDS
D	STONE MASON	DET-16	DUNN EDWARDS
E	PERFECT BRACE	TRENKSTONE	TRENKSTONE
F	NATURAL GRAY		
G	PAINTED RED		
H	CRACK FILL		
I	TINTED GRAY		
J	GLASS ANCHORS		
K	SERIAL	81018	DAVIS COLORS
L	PAINT		
N	ALUMINUM		

MATERIAL SCHEDULE	
SYMBOL	MATERIAL
1	INTRINSAL COLOR SANDON PAGE MASONRY BRICKS - STAKE BOND
2	BOARD FORM CONCRETE (GRAVE STAKE TEXTURE)
3	STUCCO SLAB
4	800 RIB METAL PANEL
5	800 RIB METAL PANEL
6	STUCCO FINISH
T	BRASS
D	ALUMINUM FINISH SYSTEM
K	INTRINSAL COLOR CONCRETE
10	HOLLOW METAL DOOR
12	MOISTURESHIELD
14	DRIVE BAY
18	SMOOTH CONCRETE

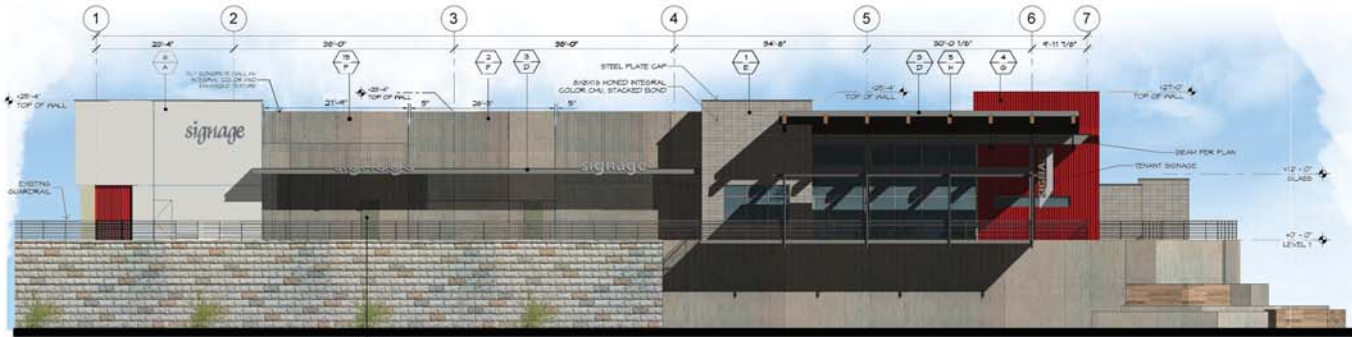


3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

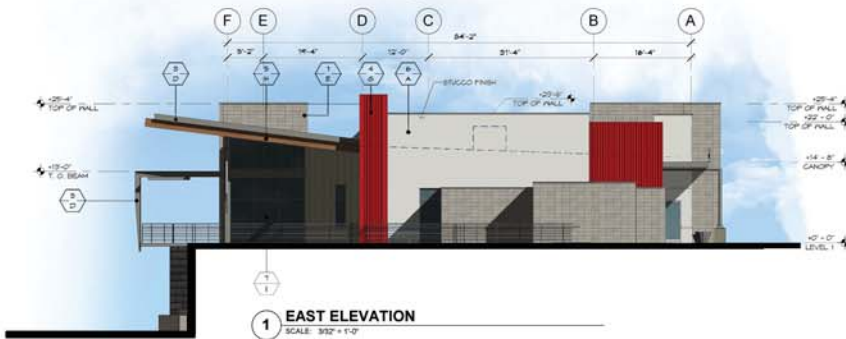


Retail Shops @ Rio 2100
2108 East Rio Salado Blvd.
TEMPE, AZ

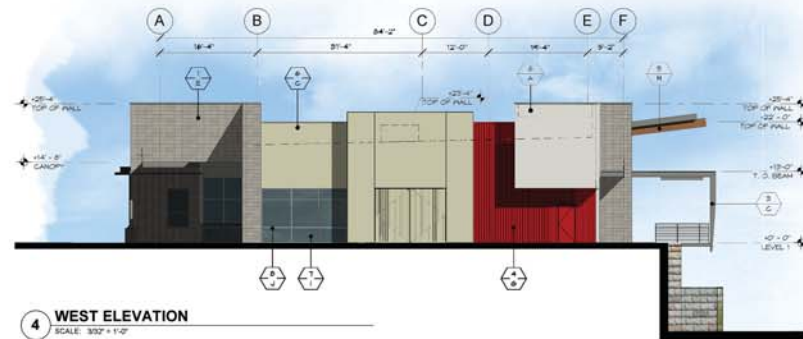




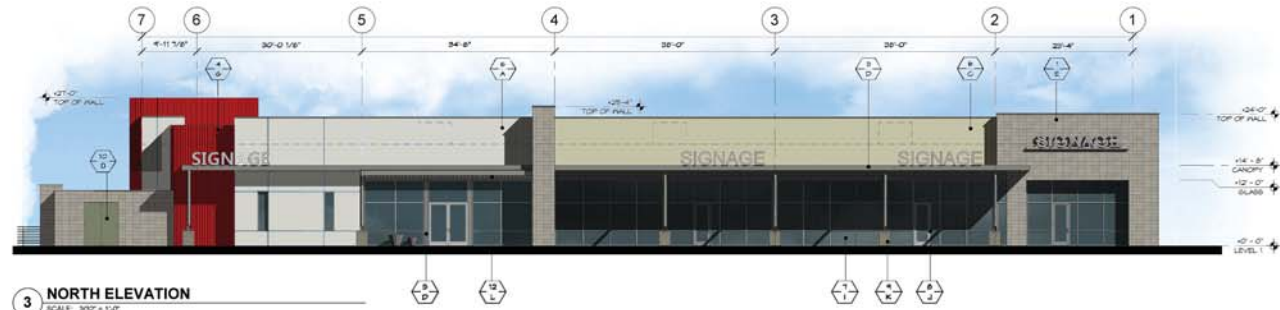
2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

FINISH SCHEDULE			
SYMBOL	NAME	NUMBER	MANUFACTURER
A	SO GRC	021514	DANN EDWARDS
G	SEA GLASS	02C710	DANN EDWARDS
D	STONE MASON	02E118	DANN EDWARDS
E	PEBBLE BEACH	TRENDS/ONE	TRENDS/ONE
F	NATURAL GRAY	-	-
S	PAINT/ST. RED	-	-
H	OXON 618	-	-
I	TINTED GRAY	-	-
J	GLASS ANODOZED	-	-
K	GENEA	8107B	DAVIS COLORS
L	PALMNT	-	-
N	ALUMINUM	-	-

MATERIAL SCHEDULE		
SYMBOL	MATERIAL	FINISH
1	INTRINSAL COLOR GROUND FACE MASONRY, BRUSH - STAGK BOND	
2	BOARD FORM CONCRETE	
3	STEEL ELEMENTS	
4	BOX RIB METAL PANEL	
5	ROUGH SAWN TIMBER	
6	STUCCO FINISH	
7	GLASS	
8	ALUMINUM WINDOW SYSTEM	
9	INTRINSAL COLOR CONCRETE	
10	HOLLOW METAL DOOR	
11	MOISTURESHIELD	
14	RUSH BANK	
15	SMOOTH CONCRETE	



Retail Shops @ Rio 2100

2108 East Rio Salado Blvd.
TEMPE, AZ

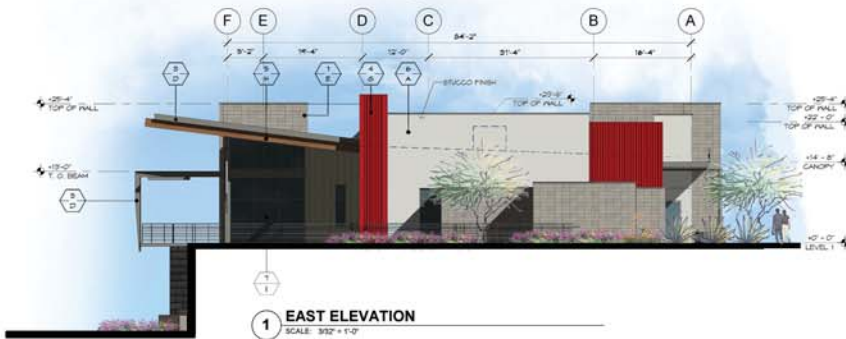


Butler Design Group, Inc.
architects & planners



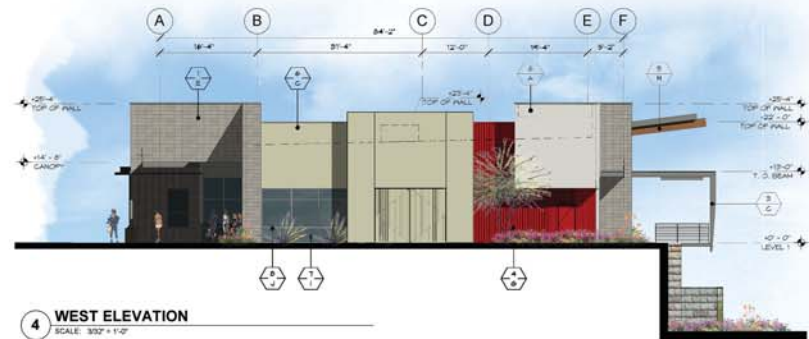
2 SOUTH ELEVATION

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



1 EAST ELEVATION

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

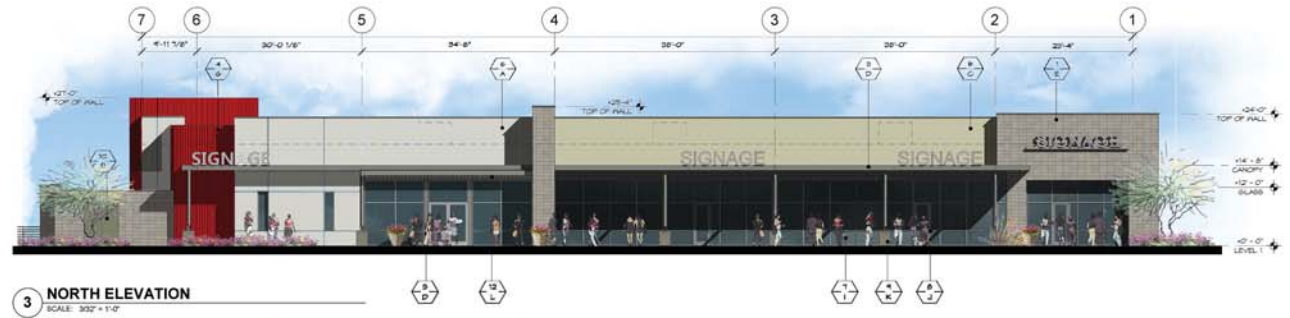


4 WEST ELEVATION

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

FINISH SCHEDULE			
SYMBOL	NAME	NUMBER	MANUFACTURER
A	SO GRC	02514	DANN EDWARDS
G	SEA GLASS	02C710	DANN EDWARDS
D	STONE MASON	02E118	DANN EDWARDS
E	PEBBLE BEACH	TRENDS/ONE	TRENDS/ONE
F	NATURAL GRAY	-	-
B	PAVING RED	-	-
H	CONCRETE	-	-
I	TINTED GRAY	-	-
J	GLASS ANODOSED	-	-
K	SIENNA	8107B	DAVIS COLORS
L	PALMUT	-	-
N	ALUMINUM	-	-

MATERIAL SCHEDULE		
SYMBOL	MATERIAL	FINISH
1	INTRINSAL COLOR GROUND FACE MASONRY, BRICK - STAGK BOND	
2	BOARD FORM CONCRETE	
3	STEEL ELEMENTS	
4	BOX RIB METAL PANEL	
5	ROUGH SAWN TIMBER	
6	STUCCO FINISH	
7	GLASS	
8	ALUMINUM WINDOW SYSTEM	
9	INTRINSAL COLOR CONCRETE	
10	HOLLOW METAL DOOR	
11	MOISTURESHIELD	
14	RUSH BARK	
15	SMOOTH CONCRETE	



3 NORTH ELEVATION

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



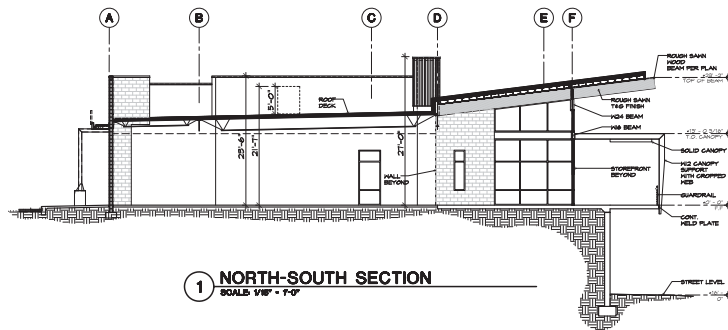
Retail Shops @ Rio 2100

2108 East Rio Salado Blvd.
TEMPE, AZ

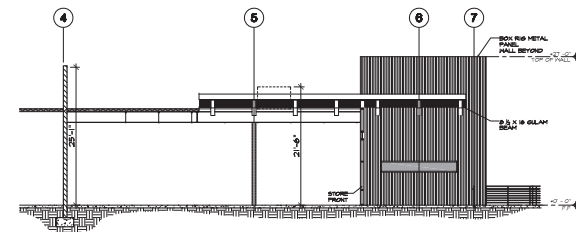
08-21-2017
13143.020_ELEVATIONS



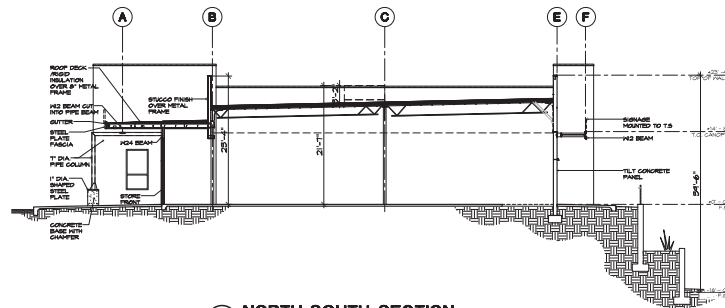
EX4.0



1 NORTH-SOUTH SECTION
SCALE 1/8" = 1'-0"



2 EAST-WEST SECTION
SCALE 1/8" = 1'-0"



3 NORTH-SOUTH SECTION
SCALE 1/8" = 1'-0"



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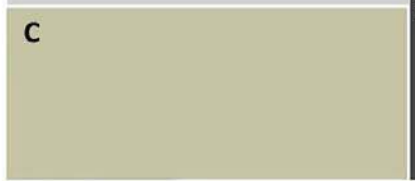
08-21-2017
13143.020_SECTIONS

EX5.0

PAINT COLOR PALETTE by Sherwin Williams



A
SO CHIC
DET614



C
SEA GLASS
DEC775

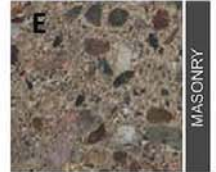


D
STONE MASON
DET615

FIELD COLORS

METAL COLOR

MASONRY by Superlite



E
PEBBLE BEACH - TRENDSTONE (GROUND)

FORMLINER by Spec Formliner
INTEGRAL COLOR by Davis Colors



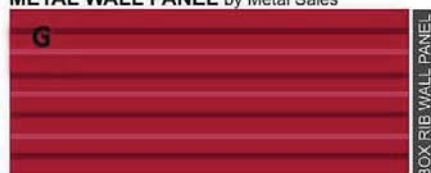
F
GRAPE STAKE
SPEC FORMLINER



K
SIERRA 61078

CONCRETE WALL

METAL WALL PANEL by Metal Sales



G
PATRIOT RED

BOX RIB WALL PANEL

GLAZING



I
CLEAR - RETAIL

COMPOSITES by Moistureshield



L
WALNUT

WOOD STAIN by Okon



H
OK618

GLAZING

WOOD PLANKS

ROUGH SAWN

ALUMINUM STOREFRONT



J
CLEAR ANODIZED ALUMINUM

SIGN BAR



N
SILVER ALUMINUM

STOREFRONT

SIGN BAR

COLORS AND MATERIALS



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NWC RIO SALADO PARKWAY
AND ROCKFORD DRIVE
TEMPE, AZ





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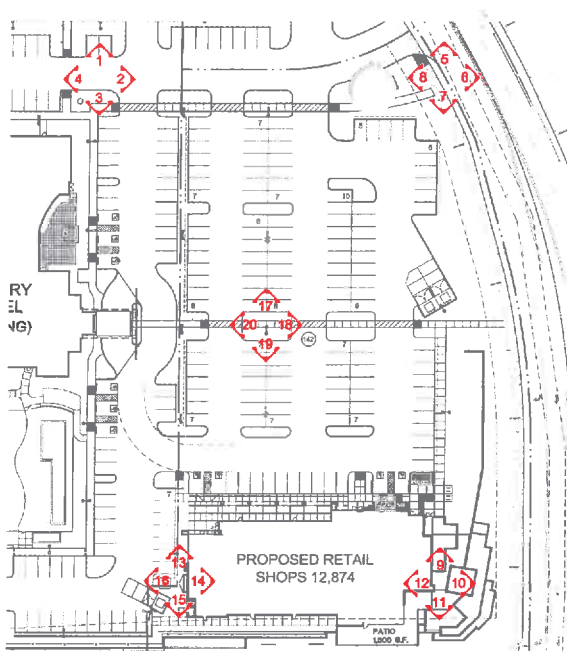
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CONTEXT PLAN
SCALE: NTS



1 LOOKING NORTH



2 LOOKING EAST



3 LOOKING SOUTH



4 LOOKING WEST

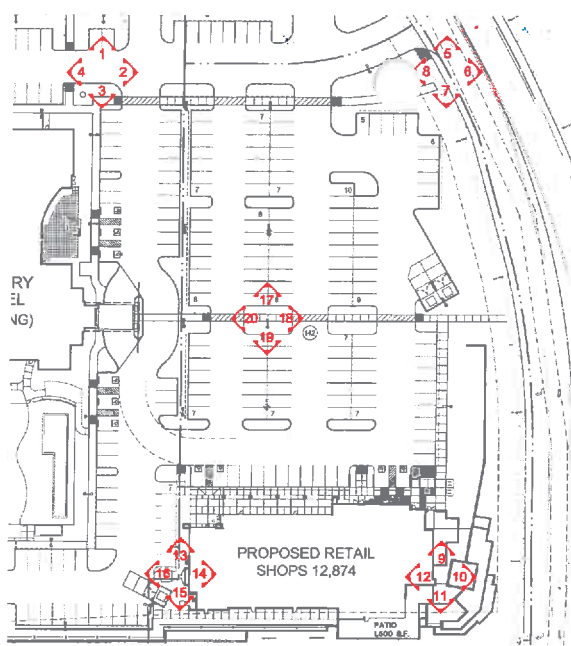


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ATTACHMENT 18



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CONTEXT PLAN
SCALE: NTS



5 LOOKING NORTH



6 LOOKING EAST



7 LOOKING SOUTH



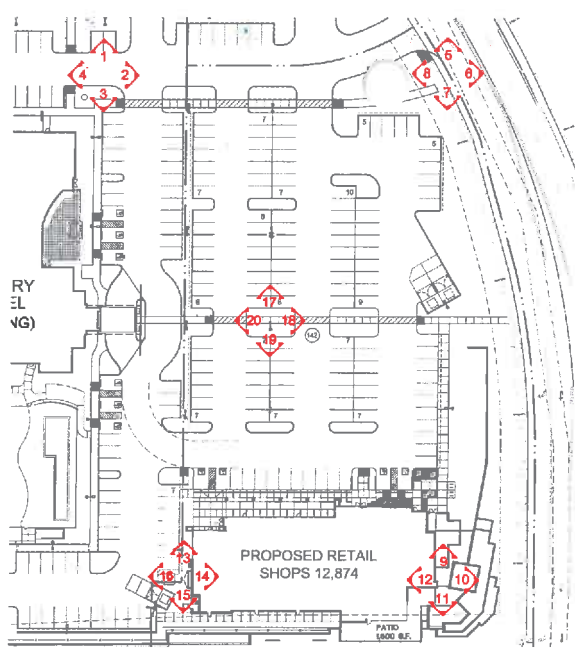
8 LOOKING WEST



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CONTEXT PLAN
SCALE: NTS



9 LOOKING NORTH



10 LOOKING EAST



11 LOOKING SOUTH



12 LOOKING WEST

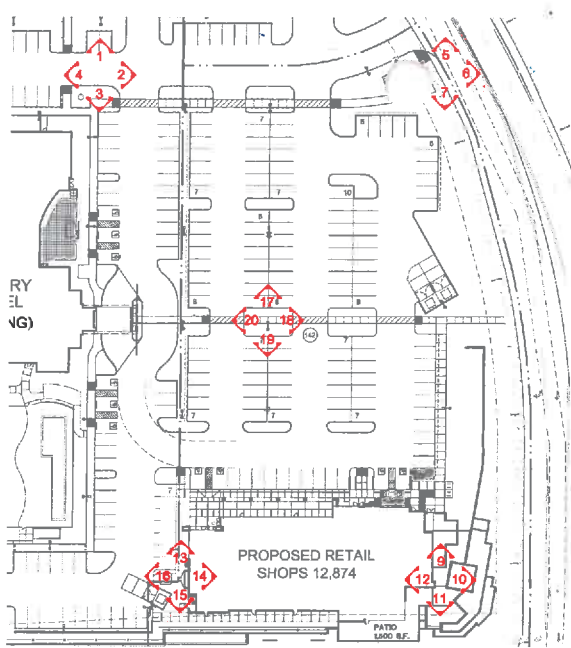


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CONTEXT PLAN
SCALE: NTS



13 LOOKING NORTH



14 LOOKING EAST



15 LOOKING SOUTH



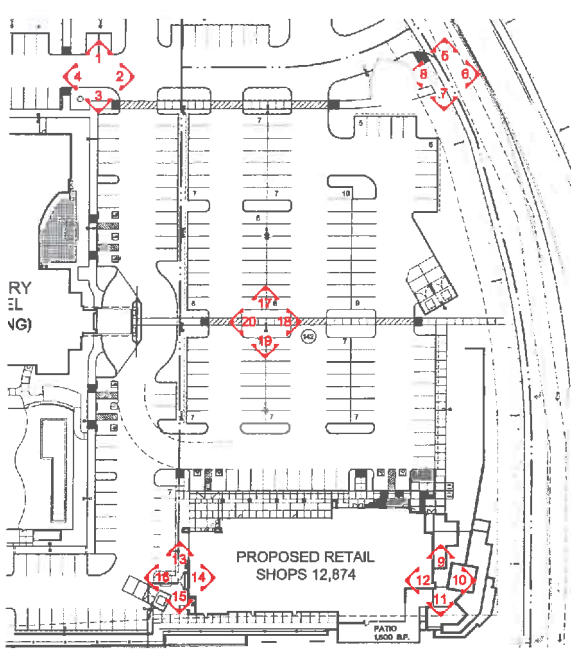
16 LOOKING EAST



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CONTEXT PLAN
SCALE: NTS



17 LOOKING NORTH



18 LOOKING EAST



19 LOOKING SOUTH



20 LOOKING WEST

**RIO
2100**

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