

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 09/26/2017
Agenda Item: 3

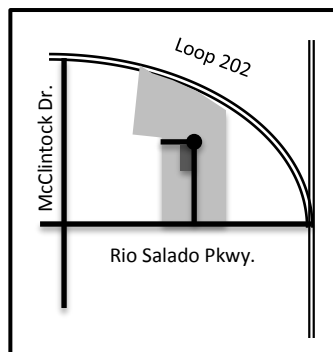
ACTION: Request for Development Plan Review consisting of a new office building for Lot 4 BTS, located at 2106 E Rio Salado. The applicant is Butler Design Group.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: Lot 4 BTS (PL170255) is a proposed 7.1 acre lot 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. Lot 4 is part of an existing Planned Area Development with office use proposed for this site on the west side of the private drive, north of the hotels. Later phases will include another a third hotel, on the opposite side of the private drive and additional office uses to the north east. 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	Todd Lawrence, Butler Design Group
Zoning District	HID PAD
Gross / Net site area	7.1 acres
Total Building Area	65,000 s.f.
Lot Coverage	17% (50% maximum allowed)
Building Height	43' (75' maximum allowed)
Building Setbacks	43' front (north), 220' west side, 22' east side, 163' rear (south) (25', 0', 0', 25' min.)
Landscape area	25% (10% minimum required)
Vehicle Parking	264 spaces (217 min. required, 271 max allowed) Shared Parking Model approved by staff
Bicycle Parking	8 spaces (7 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 7.1 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	Entitlement Process 9/12 DRC
8	3	2.8	Hotel	~87,000	~106 rooms ~5-story	Future
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 4 site plan, landscape plan and building elevations for a new office building.

PRELIMINARY SITE PLAN REVIEW

July 12, 2017 First Preliminary Site Plan Review for Lot 4 BTS was a site plan, no landscape plan or elevations. This site had been previously reviewed and the building footprint was substantially the same as the approved Planned Area Development. Comments were primarily formatting or questions for clarification including what was proposed for the amenity area south of the building. Staff requested that bike racks be moved north, closer to the entry door. Staff requested that the entry sidewalk along the west side of the building be moved to accommodate shade trees on the west side, or a shade trellis for pedestrian comfort.

August 7, 2017 Formal Submittal was made including all required plans. The canopy over the entry extends from the second floor, and does not provide shade to the pedestrian level; staff requested that more shade/shelter be provided at the pedestrian level. Artificial turf was proposed for the amenity area on the south side; although this may work for the bocce court, it may be excessively hot surrounding the area due to the heat absorption impacts of artificial turf. Staff recommended real turf. Staff recommended more mounding and spreading plants on the landscape berm on the south east side of the site, for greater coverage of the gravel area. Staff asked for a material legend for all materials and more notes regarding details of the elevation design such as window and canopy depth dimensions, reveals, grout patterns, etc.

September 8, 2017, a resubmittal was made that moved bike parking closer to the front doors, and made technical content changes as requested. The canopy on the west side was not modified, but the applicant explained that the first floor is recessed under the second floor, providing shelter, and the design of the landscape area provides additional shade to the west entryway. The artificial turf is a function of the existing underground condition of this lot, and all the properties within this development, that requires minimizing water percolation into the compacted landfill substrate. This area is shaded by trees and screened by berms of mounding plants around the employee amenity area.

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 office 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 office building is oriented with the 330' long building faces to the west (entrance from parking) and east, and narrower 100' sides to the north and south (access to the amenity area). The site has covered parking for 74 of the 264 spaces and shade trees shading approximately 61 additional spaces, shading about half of the parking. The south side is heavily landscaped around the amenity area, which includes a bocce court and shade canopy with bbq grills and outdoor seating. The site is being designed for a specific tenant with unique design considerations for the employees. The sidewalk from the private drive on the east side wraps around the building, providing pedestrian access on all sides of the building, with entrances on the west and south sides.

Building Elevations

The proposed two-story building varies in height from 36-41 feet and is designed to complement the corporate office to the east in color and building massing and style. The predominant material is tilt panel concrete. The east and west sides facing the street and parking lot 330' long rhythm of office windows. Vertical building elements wrapped in metal paneling and first floor portions accented by running bond grouted integral colored ground faced masonry veneer both materials and forms break the window pattern and massing, adding visual interest in both the pedestrian level and as viewed from a distance. Steel canopies are used over entryways and as shade elements to windows. The north side has more glazing than the south elevation for better solar control. The primary color is shades of medium and light warm and cool greys. The building is a simpler structure than the lot to the east but sets itself apart from the hotel uses in terms of form, color, massing and materials.

Landscape Plan

The site was deep impact compacted and capped as part of the landfill closure process. As a result, the site is limited on what types of plant materials may be used, to minimize water percolation into the lower soil levels. Low water use desert plants provide the palette for the site, with a relatively high density of tree coverage. The site provides 25% landscape coverage, 15% more than required by code. The private drive street tree was changed during permitting from Mesquite to Live Oak as the primary tree along the street front. Desert Museum Palo Verde remains the secondary tree with Mesquite and Palo Brea as tertiary tree species. Desert Museum is used predominantly in the parking lot landscape islands and red Nerium Oleander and yellow Caesalpinia Mexicana are used as accents near the building. Willow Acacia is used in the area at the far west side of the site.

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 orientation provides easy access to employees and guests parking on the west side, while presenting a street front image to the east, there is no "back of house" in the design of the elevations. The combined use of materials and forms articulate the façade and provide pedestrian scaled interest.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the site plan, landscape plan and building have been designed to provide more than 20% shade over the site, with 50% of the parking spaces shaded and many windows on the building shaded to reduce glare and heat gain, the overall design promotes a comfortable development that conserves energy.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The tilt panel concrete is textured and broken up by metal clad vertical building elements and lower blocks of masonry veneer and metal canopies. The materials are of higher quality than the hotels to the south, which are predominantly stucco, the common building material of Tempe Marketplace. The building materials for the office are compatible with the other office buildings proposed and built within the larger development.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The building has high ceilings allowing for tall windows on each of the two floors comprising the base building height of 36'. The masonry elements break up the tilt panel concrete on the first floor, providing visual and textural interest adjacent to the pedestrian paths. The hotels are 4 stories but similar in overall height due to lower ceiling heights. The proposed design is appropriately scaled 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;* vertical and horizontal accents break up the large building mass of windows and articulate the façade with changes in material, color and horizontal plane, creating shadows between depths to the elevation.
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;* windows on the long elevations are recessed under canopies or eaves, or between columnar forms, or are wrapped in a metal frame that shades the glazing for energy efficiency and architectural variation. Each building side is unique yet unified by materials and forms.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site provides pedestrian and bike access with shade and the private drive has been designed for a drop off zone that would function for taxi drop off, with the potential capacity to be serviced by transit if the development chooses to pay for extending bus routes into the site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding uses;* the site is accessed from a shared drive, on the south and the private drive to the north which aligns with the parking structure north of the site. Vehicle traffic is limited to these two points of egress and sidewalks are wide, separated and landscaped to provide comfortable and safe access for pedestrians.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the building provides windows on all sides, an active amenity area on one end of the building and the parking is within full view of the offices, landscape is designed to provide clear views of the site.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the site uses specific tree species along the street front, western perimeter and parking area, accent trees are located around the building. The landscape material is concentrated and draws the eye visually to the building.
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 will be handled by separate process, but were considered as part of the site and building design for visibility and compatibility.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with code requirements and is designed to blend with the adjacent uses in style and light level to provide a safe and appropriately illuminated environment.

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, building elevations and landscape plan submitted on September 1, 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. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit or as otherwise determined by the Public Works, Transportation Division.

Site Plan

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

Building Elevations

8. The materials and colors are approved as presented:
 - Roof – Flat with parapet
 - Primary Building – Concrete tilt wall panel painted Dunn Edwards 'Muslin' DE6227 LRV 59

Secondary Building – Shiplapped metal panels 'Zinc Metallic' by Western states Metals
Tertiary Building – Concrete Masonry Units 8" x 8" x 16" integral color 'Pebble Beach' Trendstone by Superlite.
Building Accent – Concrete tilt wall panel painted Dunn Edwards 'Play on Gray' DE6228 LRV 43
Building Accent - Concrete Masonry Units 4" x 4" x 16" integral color 'Pebble Beach' Trendstone by Superlite.
Building Accent – Box Rib Metal Panels Masterline 16 Concealed fasteners 'Slate Gray' by MBCI
Windows - Anodized aluminum frame
Glazing – Viracon insulated glass (3 colors) - VE1-85 Medium Blue Gray, 1-38 Light Blue Grey and VRE1-30 Clear
Trim - Painted steel – Painted Dunn Edwards 'Jet' DE6378
Hollow Metal Doors and Frames – painted to match adjacent tilt wall
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.
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.) inside the building or inside a secure yard 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 where damaged by work of this project. Provide temporary irrigation to existing landscape along street frontage for period of time that irrigation system is out of repair.
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 and conform to the following for building address signs:
 - a. Provide street number only, not the street name
 - b. Compose of 12" high, individual mount, metal reverse pan channel characters.
 - c. Self-illuminated or dedicated light source.

- d. On multi-story buildings, locate no higher than the second level.
- e. Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
- f. Do not affix numbers or letters to elevation that might be mistaken for the address.

19. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

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

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

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

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

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

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

- 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.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

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

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.
- September 12, 2017 Development Review Commission heard and approved a request for a Development Plan Review consisting of a new retail and restaurant building for 2100 RIO RETAIL located at 2108 East Rio Salado Parkway.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for

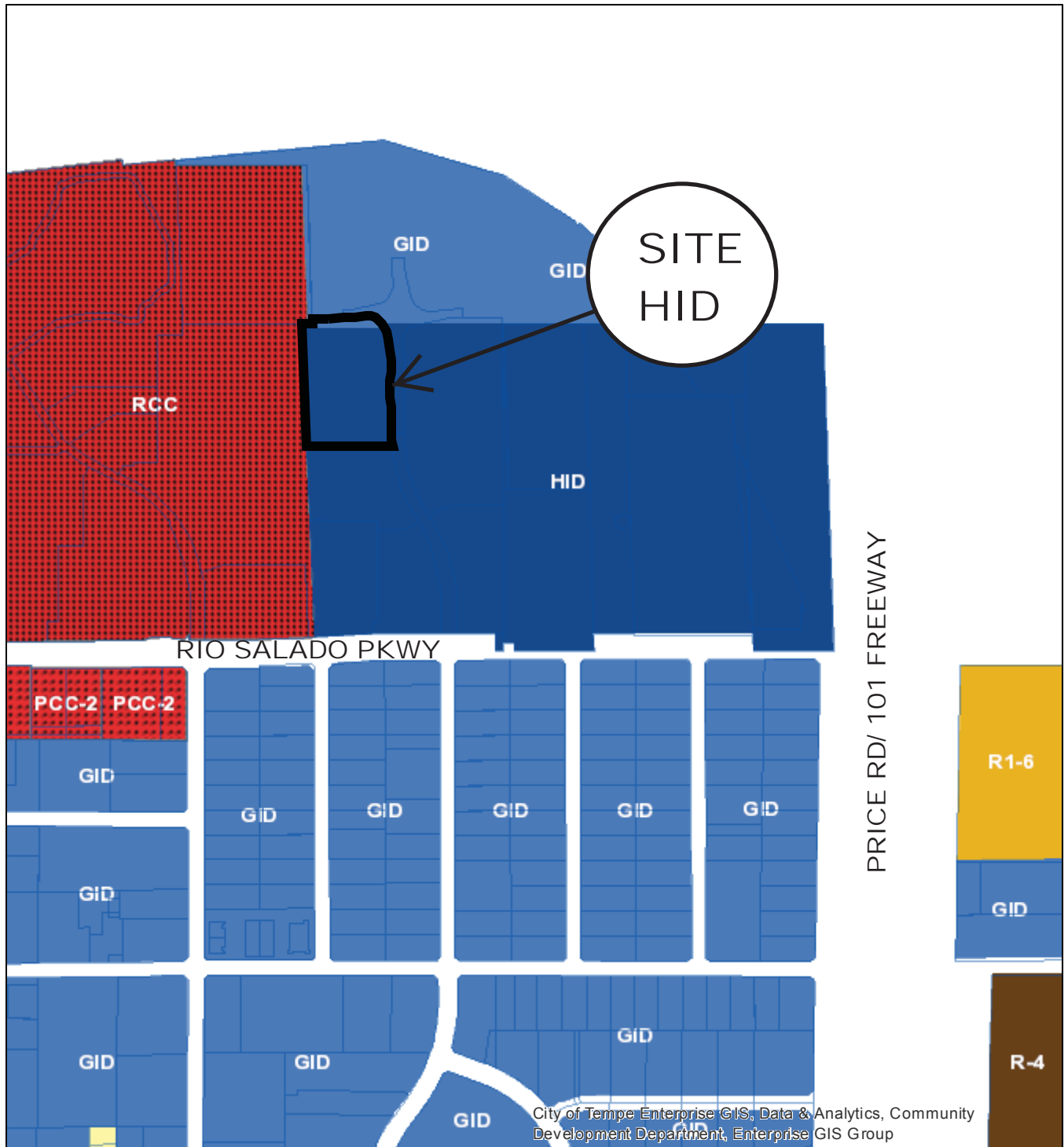
LOT 4 BTS

Development Plan Review

(PL170255)

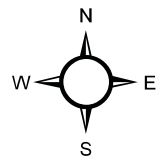
ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Aerial Context Map
7. Site Plan
8. Site Details
9. Landscape Plan
10. Floor Plans
- 11-12. Building Elevations Blackline & Color
13. Building Section
14. Material Samples
15. Color Perspective Renderings
- 16-19. Site Context Photos



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- 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)

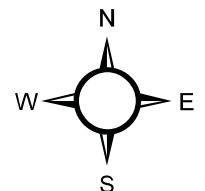


2106 E RIO SALADO PKWY

PL 170255



Aerial Map





Revised Sept. 8, 2017

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

Re: Letter of Explanation for Lot 4 BTS @ 2100 Rio Salado – DPR Submittal

Dear Ms. Kaminski,

Please accept this formal Letter of Explanation submitted by Butler Design Group on behalf of our client, The Boyer Company, for the proposed Lot 4 BTS @ 2100 Rio Salado Project ('Lot 4 BTS'). The narrative provided herein meets the Letter of Explanation requirements for the following applications: **Development Review Plan**

I. The Overall Development

The Overall Development is located on approximately 24 acres at 2100 E. Rio Salado Parkway, Tempe, AZ (the southwest corner of the Loop 202 and the 101 Freeway). It is zoned Heavy Industrial District/Planned Area of Development ("HID/PAD"). 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 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 15 feet higher in elevation than Rio Salado Parkway's grade. A Planned Area of Development has been approved and vertical construction has begun on two hotels.

II. Development Review Plan Request

Lot 4 BTS @ 2100 Rio Salado will be a two story, 65,000 sf office building located on a 191,355 sf (4.39 Acre) site. *The project is being developed for a specific full building tenant creating*

their corporate headquarters at this location. The building will be oriented in a north/south direction to align with the primary drive into the Overall Development. The northeast corner of the building will command a prominent spot at the traffic circle round about and create an opportunity for an accent element in the architecture.

The building's main entrance is located on the west side and is sheltered within a recess in the building façade. A canopy extension from the building and landscaping will provide shade at the entrance plaza level. The site design includes a combination of parking canopies and tree canopies that will ultimately provide shade over 20% of the parking area to help mitigate the heat island effect. **Based on the Preliminary Site Plan review comments, we have added landscape islands along the west side of the building to increase the density of trees to provide shade along the walkway.**

The building design will include a palette of colors and materials organized to break-up the linear nature of the building. The primary wall structure for the building is tilt panel concrete construction with punched window openings. Further articulation around the building will include masonry veneers, metal wall panels, exposed steel and similar elements that together combine to provide an elegant design solution. The design of this BTS will be compatible with the adjacent Building A and the Freedom Financial BTS while establishing its own identity for this tenant.

The building will have a second floor height of sixteen feet and an overall height of **+thirty-seven to +thirty-nine feet. (The tallest parapet based on the adjacent top of curb grade is 42'-8")**. Both are typical for office developments of this caliber. The building massing and landscaping will provide a comfortable feel without being overwhelming or out of scale.

Lot 4 BTS is located along the Overall Development's primary entrance drive. This provides direct access to Rio Salado Parkway – a primary route on the City's public transit system. Ultimately the Overall Development will also connect to Tempe Marketplace to the west.

The site is organized with two vehicular access points which lead to the parking areas to the west of the building. Dedicated walkways are placed strategically at the end of parking aisles to allow easy access to the pedestrian sidewalk leading to the main entry. A pedestrian walkway also encircles the building to provide access to the rest of the development.

The principles of the City's CPTED program will be integrated into the development. The building has limited access points, well-lit parking, entrance and circulation areas, and elements to provide natural surveillance.

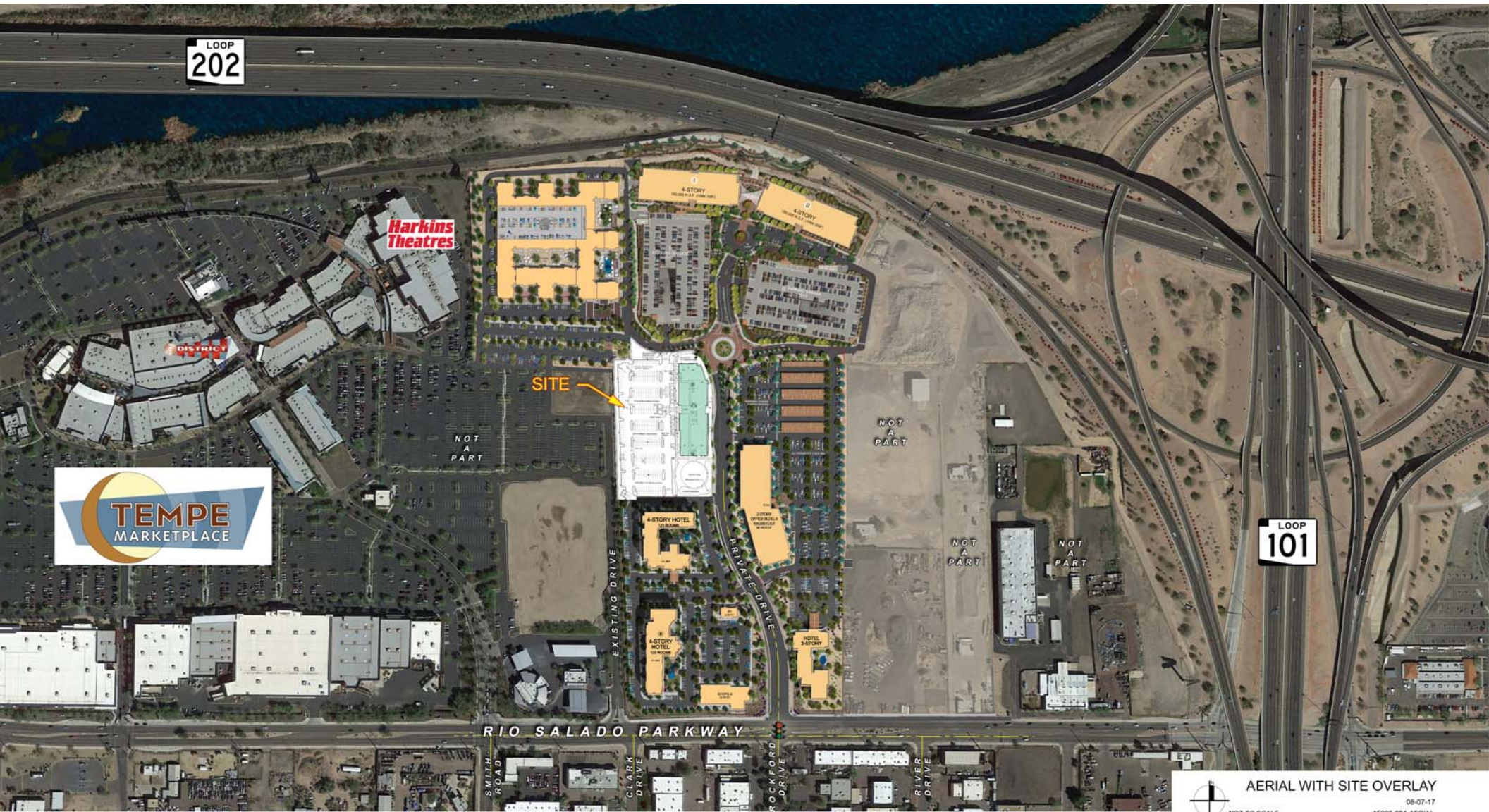
Landscaping is provided throughout the site to complement the building architecture and to enhance certain focal points. *An outdoor tenant amenity area is planned for the south end of the building and will included shaded seating areas, outdoor grills and a multipurpose lawn area, currently anticipated to be artificial turf. The area will be further defined by a 3' - 4' high landscaped berm along the east and south edges that creates a level of privacy and screening from the adjacent roadway.*

Although signage will be submitted under a separate submittal, the intent is to provide freestanding and building mounted signage that is in conformance with overall development's criteria, and still integrate site specific elements incorporating colors and materials of this specific project.

The lighting proposed for parking areas will match what has been used on the adjacent hotel sites for consistency. Accent lighting will be used for safety and to enhance the pedestrian areas around the building and site.

Regards,

Todd Lawrence
Butler Design Group



Lot 4 BTS @ 2100 Rio Salado
 2106 East Rio Salado Blvd.
 Tempe, Arizona



AERIAL WITH SITE OVERLAY

08-07-17

15096.004 AERIAL



Butler Design Group, Inc.
 architects & planners

PROJECT TEAM

DEVELOPER

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4350 E. CAMELBACK RD. SUITE A-250
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EMAIL: ADRIAN@BOYERCOMPANY.COM

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LANDSCAPE ARCHITECTS

LASKIN AND ASSOCIATES, INC.
67 EAST WELDON AVENUE
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CONTACT: HARDY LASKIN
EMAIL: HARDY@LASKINDSIGN.COM

ELECTRICAL ENGINEER

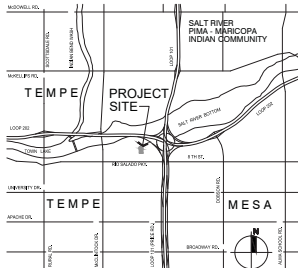
McGREW CONSULTING ENGINEERS
2045 NORTH 19TH AVENUE
BLDG. 10, SUITE 2
PHOENIX, AZ 85027
PH: (602) 331-0114
CONTACT: JAMES FUNG
EMAIL: JFUNG@MCGREWENG.COM

PROJECT DATA

SITE & BUILDING INFORMATION

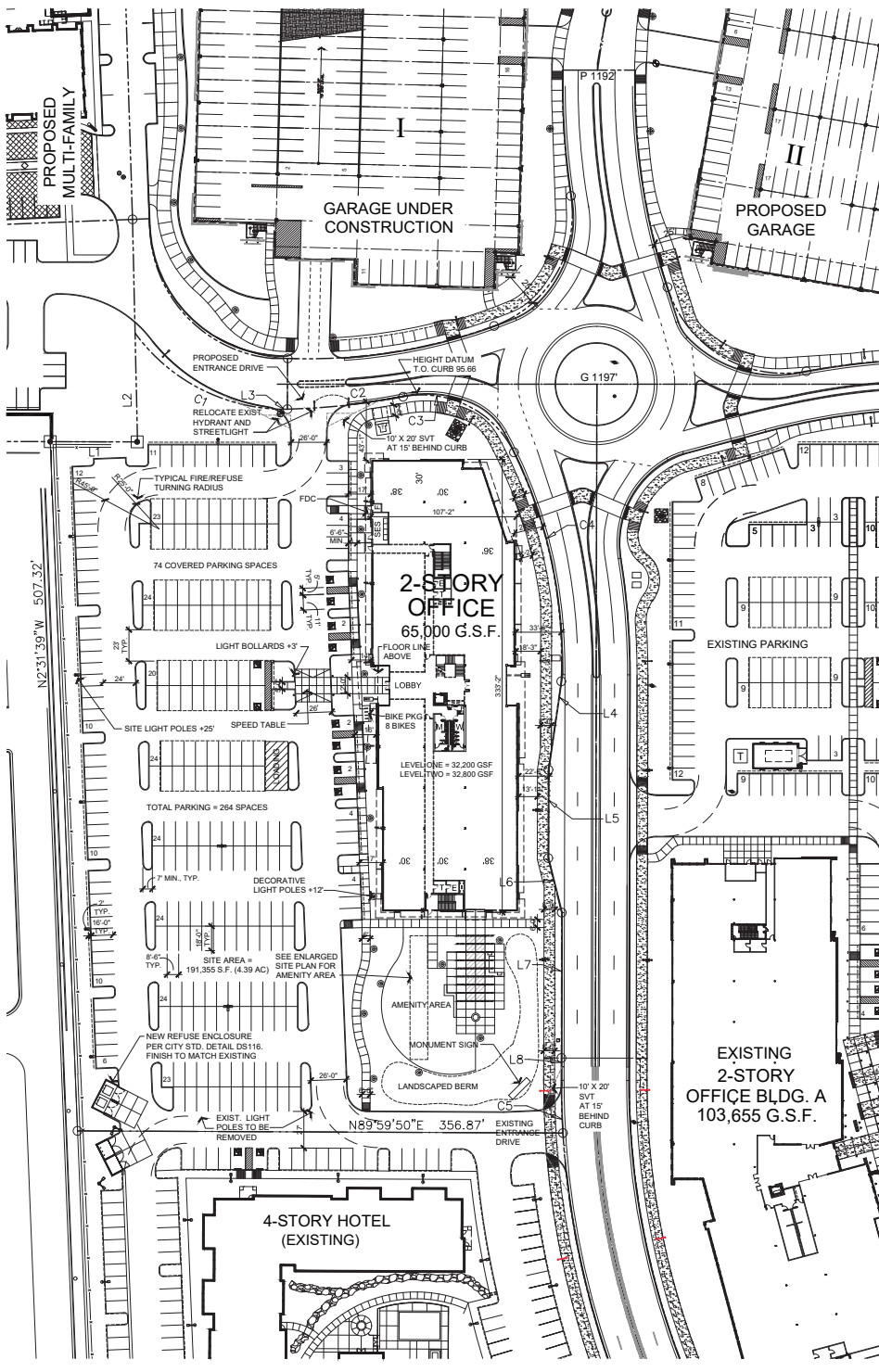
PARCEL NUMBER	132-36-021
EXISTING ZONING	= MID (P.A.D.)
ALLOWABLE BUILDING HEIGHT	= 75'-0"
PROPOSED BUILDING HEIGHT	= 42'-0" T.O. CURB TO T.O. PARAPET AT NORTH
SITE AREA	= 191,355 S.F. (4.39 ACRES)
COVERAGE (32,300 GSF 1ST FLOOR)	= 16.9%
OCCUPANCY	= B (SHELL)
TOTAL OFFICE S.F.	= 65,000 G.S.F.
CONSTRUCTION TYPE	= II-B FSP/R/ALRMED
PARKING DATA	
REQUIRED PARKING (1 PER 300 S.F.)	= 217 STALLS
PROVIDED PARKING	= 264 STALLS
BICYCLE PARKING REQUIRED (1 PER 10,000 S.F. / 1 PER 8,000' COMMUTE 4 MIN.)	= 7 BIKE STALLS
PROVIDED BICYCLE PARKING	= 8 BIKE STALLS
LANDSCAPE AREA (49,234 S.F.)	= 25.7 % PROVIDED
PARKING AREA SHADE STUDY	= 24.2% PROVIDED
GOVERNING CODES - TEMPE, ARIZONA	
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	

VICINITY MAP



APPROVED PAD PROJECT DATA:

GENERAL NOTES	PAD
GROSS SITE	MARKED SITE
NET SITE	23.829 AC
BUILDING HEIGHT	TO TOP OF PARAPET
BUILDING SETBACK	10'
MINIMUM LOT COVERAGE	50%
MINIMUM LANDSCAPING COVERAGE	MIN 10% MAX 15%
BUILDING SETBACK	
FRONT	0 FT
SIDE	0 FT (0 FT SETBACK PLANE)
REAR	0 FT
PARKING SETBACK	
FRONT	10 FT
REAR	12 FT
COMMERCIAL PARKING	
RETAIL (28,200 SF)	1 SPACE PER 300 SF + 1%
RESTAURANT (12,000 SF)	1 SPACE PER 75 SF + 1%
OUTDOOR PATIOS	1 SPACE PER 150 SF
HOTEL (241 ROOMS)	1 SPACE PER ROOM + 3%
OFFICE (176,000 SF)	(MIN) 1.3 SPACES PER 1000 SF = 207 (MAX) 1.7 PER 1000 SF = 1232
SALES	1 SPACE PER 75 SF
VEHICLE PARKING TOTAL	MIN 1054 MAX 1385
COMMERCIAL BIKE PARKING	
RETAIL (28,200 SF)	1 PER 1,000 SF + 1%
RESTAURANT (12,000 SF)	1 PER 500 SF + 1%
HOTEL (241 ROOMS)	1 PER 20 ROOMS + 1%
OFFICE (176,000 SF)	1 PER 1,000 SF + 1%
BIKE PARKING TOTAL	72
BUILDING AREAS	
RETAIL	28,200 SF G.C.A.
RESTAURANT	12,000 SF G.C.A.
HOTEL	173,685 SF G.C.A.
OFFICE	116,000 SF G.C.A.
TOTAL BUILDING AREA	389,885 SF

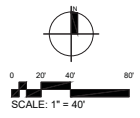


LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°54'23"E	64.23'
L2	N1°33'09"W	79.90'
L3	S88°20'35"W	4.88'
L4	N7°59'51"E	65.68'
L5	N0°07'57"W	65.00'
L6	N14°10'07"W	41.23'
L7	N0°07'57"W	106.93'

CURVE TABLE

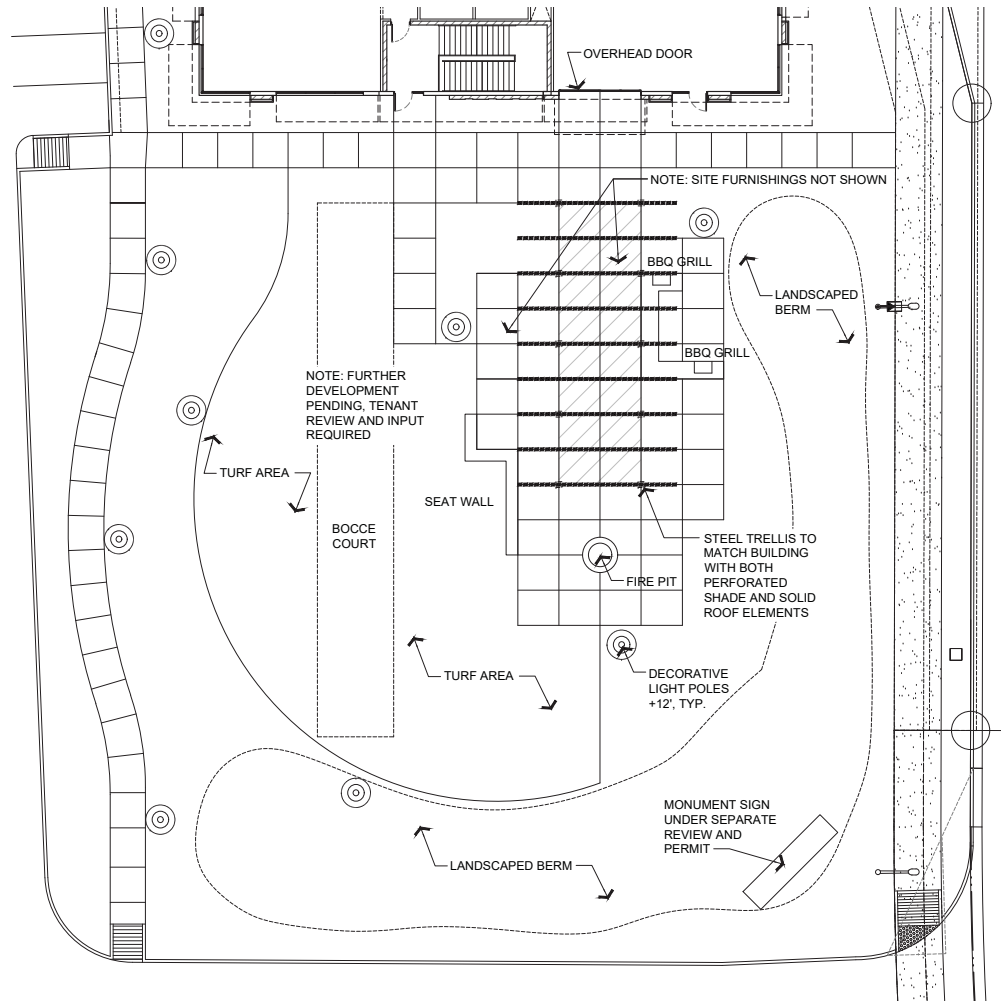
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ = 052°31'44"	136.50'	125.14'	S62°40'29"E	120.81'
C2	Δ = 009°25'41"	520.50'	85.65'	N83°37'45"E	85.55'
C3	Δ = 074°54'46"	75.00'	98.06'	N63°37'42"W	91.22'
C4	Δ = 028°29'34"	349.50'	173.80'	N11°55'32"W	172.02'
C5	Δ = 003°33'17"	625.00'	38.78'	S01°54'35"E	38.77'



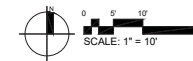
SITE PLAN
09-12-17
15096.004-ST29

Lot 4 BTS @ 2100 Rio Salado
2106 East Rio Salado Blvd.
Tempe, Arizona
ATTACHMENT 7





1 ENLARGED SITE PLAN - AMENITY AREA
SCALE: 1" = 10'0"



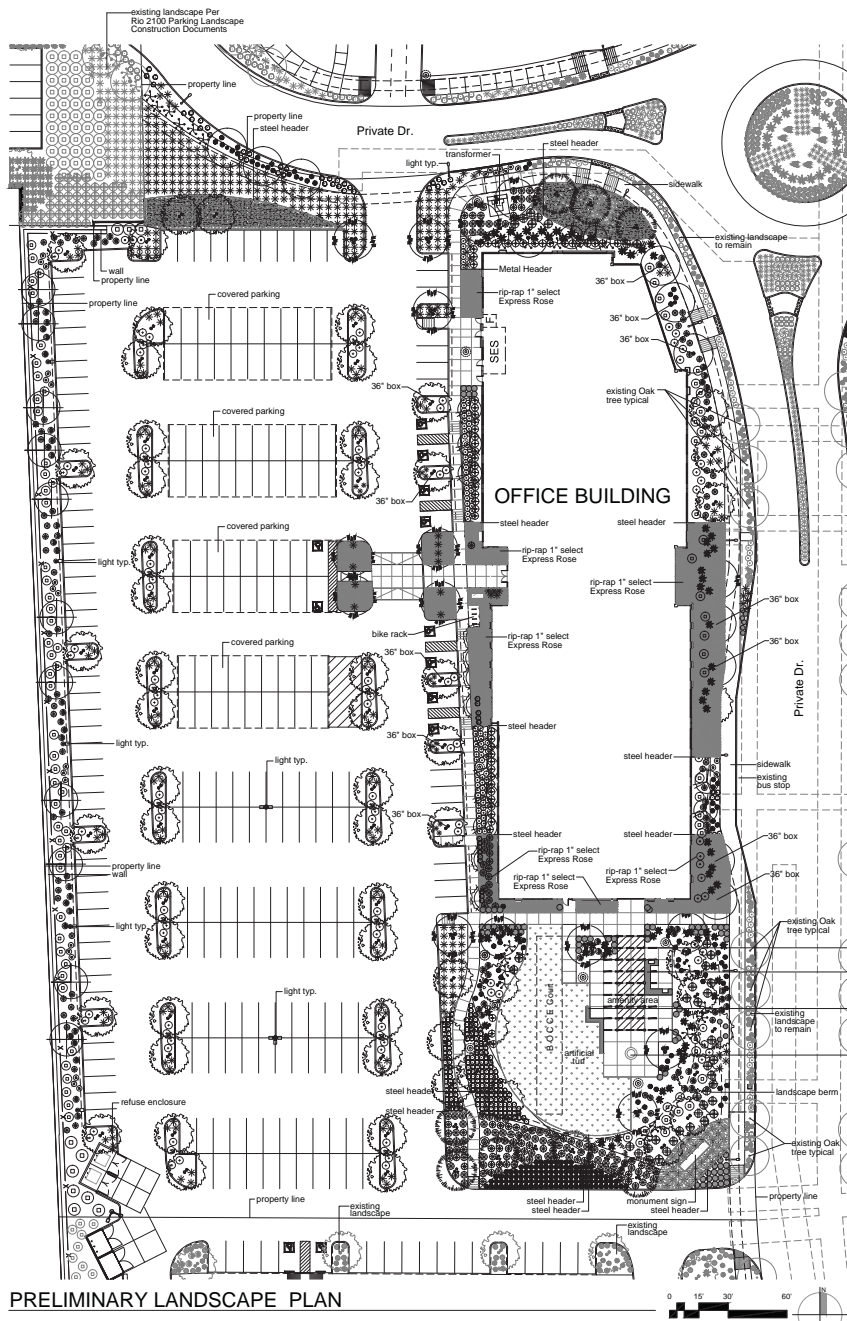
SITE DETAILS

08-07-17
15096.004 SITE DETAILS



Lot 4 BTS @ 2100 Rio Salado
2106 East Rio Salado Blvd.
Tempe, Arizona





PRELIMINARY LANDSCAPE PLAN

LANDSCAPE LEGEND:
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE
	Quercus virginiana 'Heritage' 24" box U.O.N.
	Southern Live Oak 36" box
	Parkinsonia hybrid 'Desert Museum' 24" box U.O.N.
	Desert Museum Palo Verde standard
	Prosopis hybrid 'Hybrid Thornless Mesquite Specimen - Standard-Trunk' 24" box
	Acacia salicina Willow Acacia 24" box
	Nerium Oleander Standard 'red' 36" box
	Oleander standard 'red'
	Caesalpinia mexicana Mexican Bird of Paradise tree form 24" box
	Parkinsonia praecox Palo Brea 48" box
SHRUBS / ACCENTS / VINES	
	Yucca rupicola 5 gallon
	Twisted yucca
	Hesperaloe parviflora 'BrakeLight' BrakeLight Yucca 5 gallon
	Agave Americana variegata Variegated Century Plant 5 gallon
	Tecoma stans 'Orange Jubilee' Orange Jubilee 5 gallon
	Callistemon citrinus 'Little John' Dwarf Bottlebrush 5 gallon
	Muhlenbergia rigens Deer Grass 5 gallon
	Nerium oleander 'Pette Pink' Petite Pink Oleander 5 gallon
	Bougainvillea Barbara Karst Barbara Karst Bougainvillea Shrub 5 gallon
GROUNDCOVERS	
	Lantana montevidensis Trailing Lantana 'Purple & Gold mound' 1gallon 50/50mix
	Euphorbia biglandulosa Gopher Plant 5 gallon
	Convolvulus creosotum Bush Morning Glory 5 gallon
SITE ELEMENTS	
	Decomposed Granite-1/2" select Express Gold 2" min thickness in all landscape areas Submit samples to L.A.
	Rip-Rap 1' select Express Rose Submit samples to L.A.
	Artificial Turf Forever Lawn LX
	Metal Header 3/16" x 6"
	TYPAR ROOT BARRIER (or approved equal) Fiberglass Inc. 75 Old Hickory Blvd., Old Hickory, TN 37138 800-541-5519 Email: geo.sales@pgrw.com

TREE RELOCATION NOTES:
1. ALL TREE TRUNKS UNDER 8" FROM BUILDING TO RECEIVE A ROOT BARRIER PLACED BETWEEN THE BUILDING AND THE TREE ROOTS.

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

PROJECT TEAM

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EMAIL: HARDY@LASKINDSIGN.COM

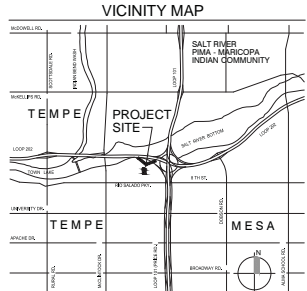
PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

***OPTED 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

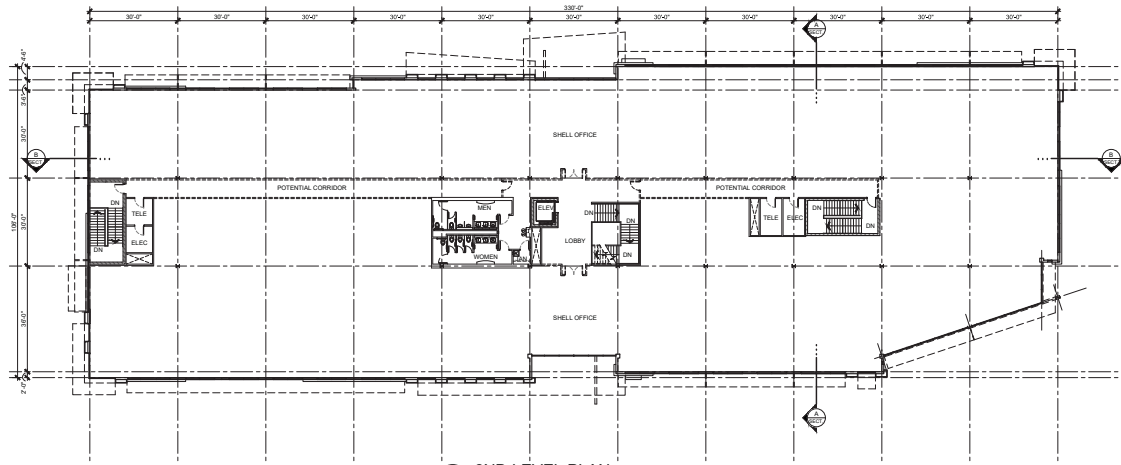


07-03-17
15096.004-ST27

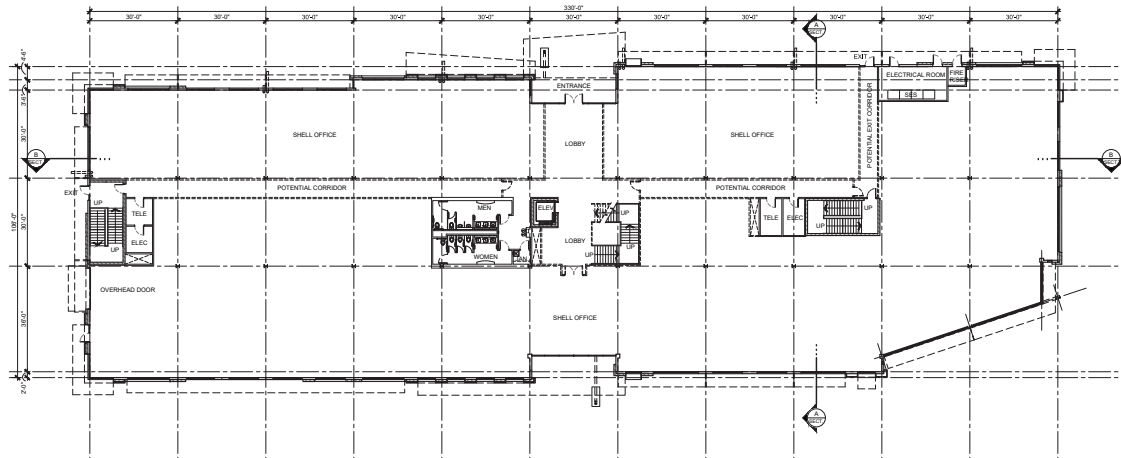


Lot 4 BTS @ 2100 Rio Salado
2106 East Rio Salado Blvd.
Tempe, Arizona
ATTACHMENT 9

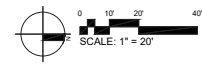




2 2ND LEVEL PLAN
SCALE: 1" = 20'-0"



1 1ST LEVEL PLAN
SCALE: 1" = 20'-0"



BUILDING FLOOR PLANS

09-08-17
15096.004 FLOOR PLANS



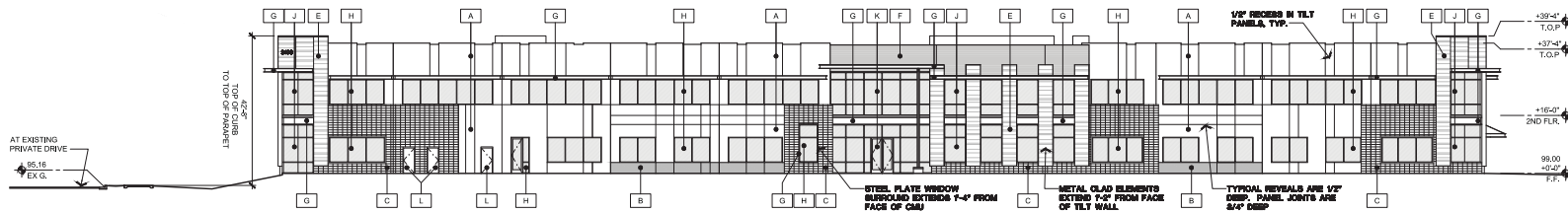
Lot 4 BTS @ 2100 Rio Salado
2106 East Rio Salado Blvd.
Tempe, Arizona



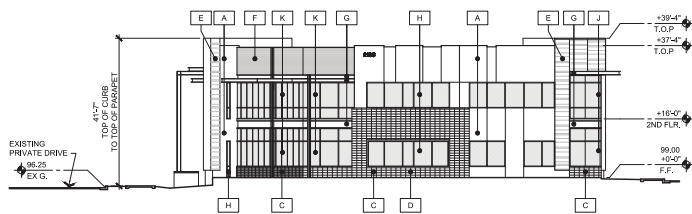
EXPIRES: 8/30/2020



Butler Design Group, Inc
architects & planners



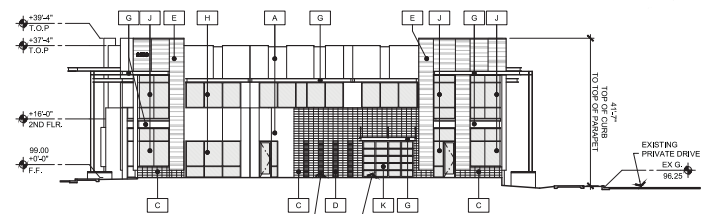
(A) WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



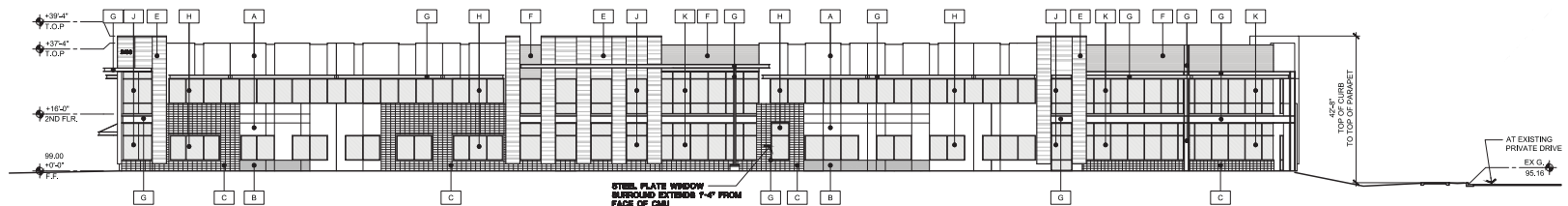
(B) NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

COLOR / MATERIAL LEGEND

A	CONCRETE TILT WALL PANEL PAINT COLOR: "MUSLIN" DE6227 LRV 59
B	CONCRETE TILT WALL PANEL PAINT COLOR: "PLAY ON GRAY" DE6228 LRV 43
C	CONCRETE MASONRY UNITS 8"X8"X16" INTEGRAL COLOR: "PEBBLE BEACH" TRENDSSTONE BY SUPERLITE
D	CONCRETE MASONRY UNITS 4"X4"X16" INTEGRAL COLOR: "PEBBLE BEACH" MESASTONE BY SUPERLITE
E	SHAPED METAL PANELS ZINC METALLIC BY WESTERN STATES METALS
F	BOX RIB METAL PANELS MASTERLINE 16 CONCEALED FASTENERS SLATE GRAY BY MCG
G	EXPOSED STEEL ELEMENTS PAINT COLOR: JET DE6378 LRV 9
H	WINDOWS: CLEAR ANODIZED ALUMINUM FRAMES WITH VIRACON VE-165 MEDIUM BLUE-GRAY TINTED INSULATED GLASS
J	WINDOWS: CLEAR ANODIZED ALUMINUM FRAMES WITH VIRACON VRE-1-38 LIGHT BLUE/GRAY TINTED INSULATED GLASS
K	WINDOWS: CLEAR ANODIZED ALUMINUM FRAMES VIRACON VRE-30 CLEAR INSULATED GLASS
L	HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT TILT WALL



(C) SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



(D) EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

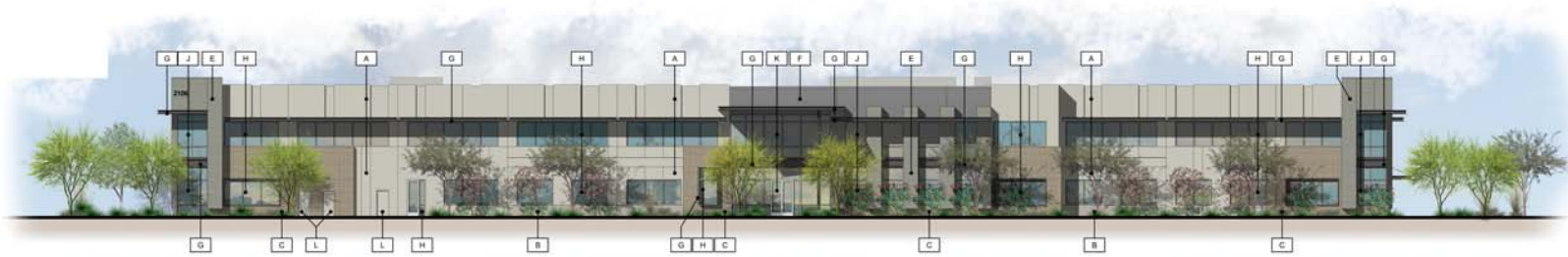
B&W BUILDING ELEVATIONS

09-06-17
15096.004 ELEVATIONS



Lot 4 BTS @ 2100 Rio Salado
2106 East Rio Salado Blvd.
Tempe, Arizona





(A) WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



(B) NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

COLOR / MATERIAL LEGEND

A	CONCRETE TILT WALL PANEL PAINT COLOR: "MUSLIN" DES227 LRV 59
B	CONCRETE TILT WALL PANEL PAINT COLOR: "PLAY ON GRAY" DES228 LRV 43
C	CONCRETE MASONRY UNITS 8"x8"x16" INTEGRAL COLOR: "PEBBLE BEACH" TRENDSTONE BY SUPERLITE
D	CONCRETE MASONRY UNITS 4"x4"x16" INTEGRAL COLOR: "PEBBLE BEACH" MESASTONE BY SUPERLITE
E	SHPLAPPED METAL PANELS ZINC METALIC BY WESTERN STATES METALS
F	BOX RIB METAL PANELS MASTERLINE 18 CONCEALED FASTENERS "SLATE GRAY" BY MBGI
G	EXPOSED STEEL ELEMENTS PAINT COLOR: "JET DES278 LRV 9
H	WINDOWS: CLEAR ANODIZED ALUMINUM FRAMES WITH VIRACON VE1-85 MEDIUM BLUE/GRAY TINTED INSULATED GLASS
J	WINDOWS: CLEAR ANODIZED ALUMINUM FRAMES WITH VIRACON VRE1-38 LIGHT BLUE/GRAY TINTED INSULATED GLASS
K	WINDOWS: CLEAR ANODIZED ALUMINUM FRAMES VIRACON VRE1-30 CLEAR INSULATED GLASS
L	HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT TILT WALL



(C) SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



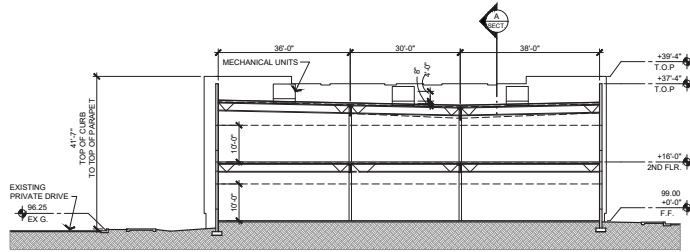
(D) EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING ELEVATIONS
09-06-17
15096.004 ELEVATIONS

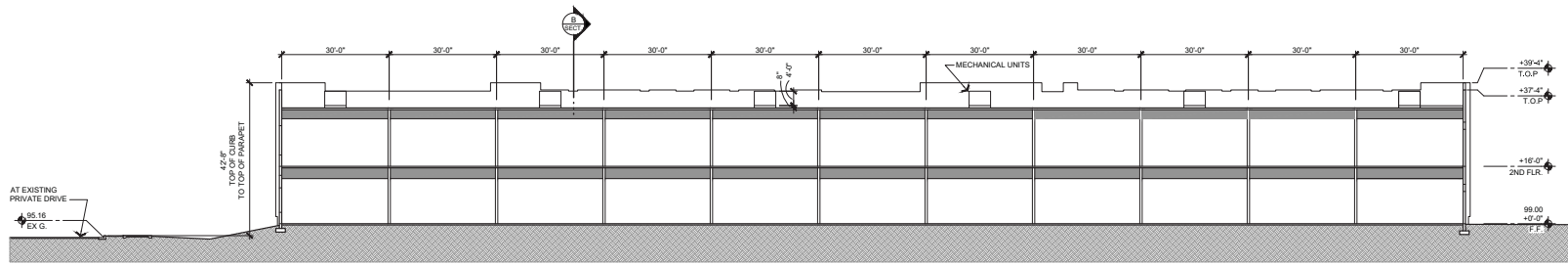


Lot 4 BTS @ 2100 Rio Salado
2106 East Rio Salado Blvd.
Tempe, Arizona





A BUILDING SECTION
SCALE: 1/16" = 1'-0"



B BUILDING SECTION
SCALE: 1/16" = 1'-0"

BUILDING SECTIONS

09-08-17
15096.004 SECTIONS



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PAINT COLOR PALETTE by Dunn Edwards



STOREFRONT



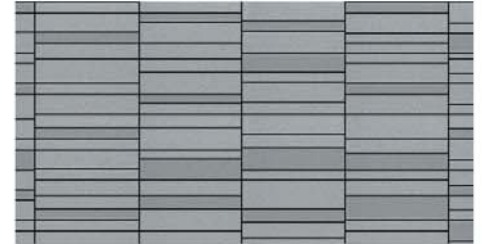
GLASS by VIRACON

- VE1-85 MAIN ENTRY
- VRE1-38 MAIN BUILDING
- VUE1-30 NORTHEAST CORNER

METAL SIDING by Western States Metals and MBCI



MASONRY by TRENWYTH



LAP SEAM SIDING
ZINC METALLIC

COLOR AND MATERIAL BOARD



Building A @ 2100 Rio Salado
2120 East Rio Salado Blvd. Tempe, AZ





WEST VIEW



EAST VIEW



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 2106 East Rio Salado Blvd.
 Tempe, Arizona



RENDERINGS
 08-07-17
 15096.004



1 LOOKING NORTHWEST
SCALE: NTS



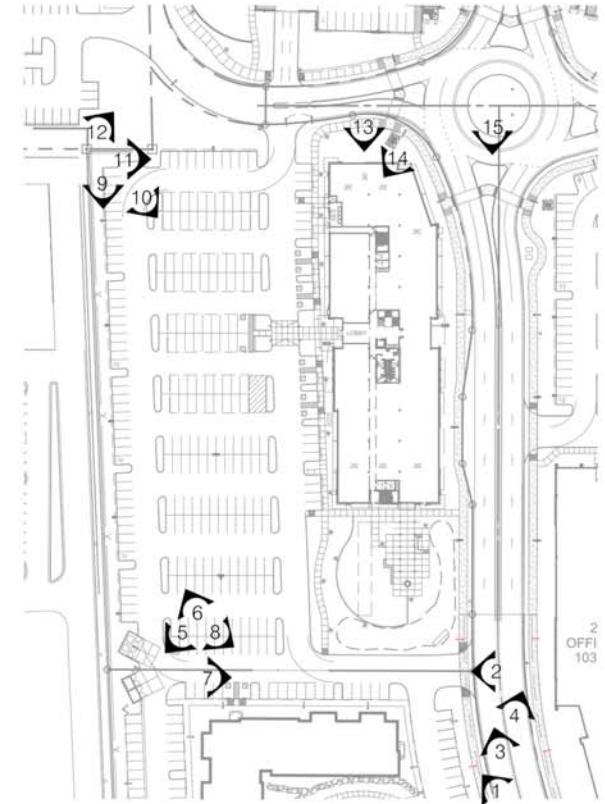
2 LOOKING WEST
SCALE: NTS



3 LOOKING NORTH
SCALE: NTS



4 LOOKING NORTH
SCALE: NTS



SITE CONTEXT PHOTOS

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5 LOOKING SOUTHWEST
SCALE: NTS



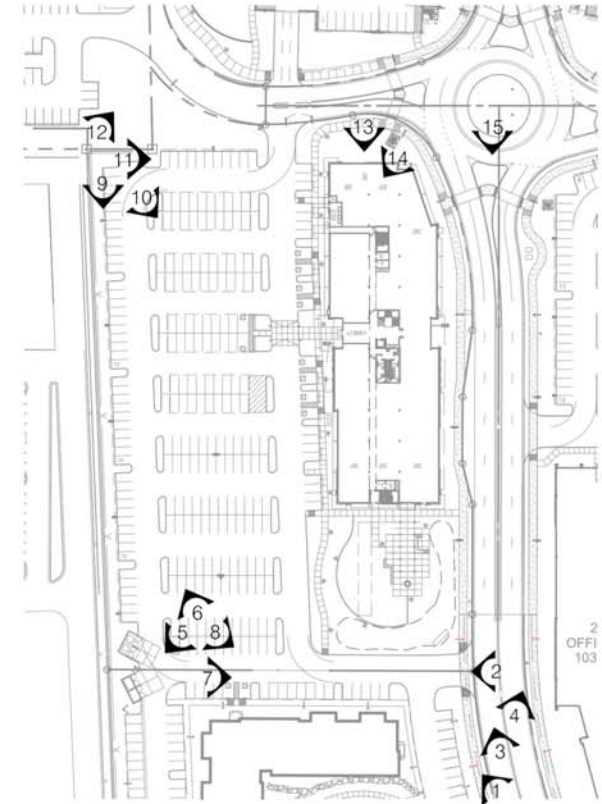
6 LOOKING NORTHWEST
SCALE: NTS



7 LOOKING EAST
SCALE: NTS



8 LOOKING SOUTHEAST
SCALE: NTS



SITE CONTEXT PHOTOS

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architects & planners



9 LOOKING SOUTH
SCALE: NTS



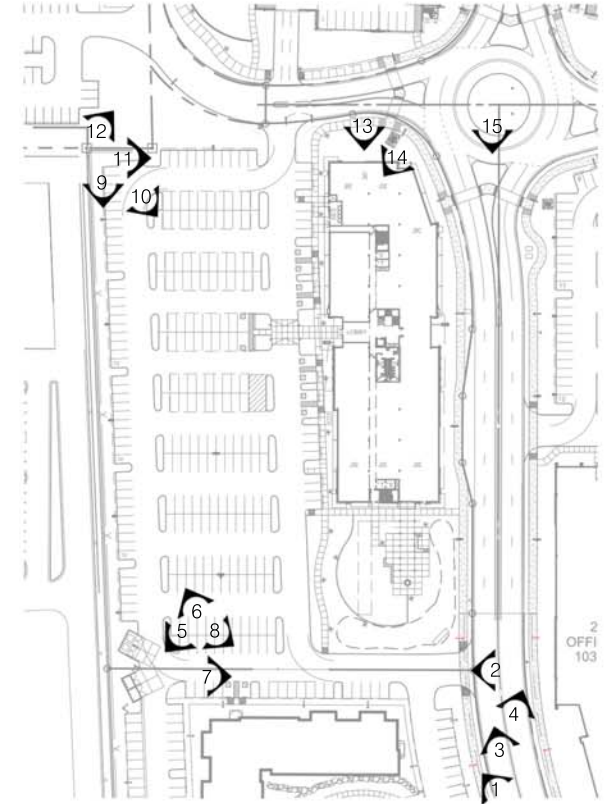
10 LOOKING SOUTHEAST
SCALE: NTS



11 LOOKING EAST
SCALE: NTS



12 LOOKING NORTHEAST
SCALE: NTS



SITE CONTEXT PHOTOS

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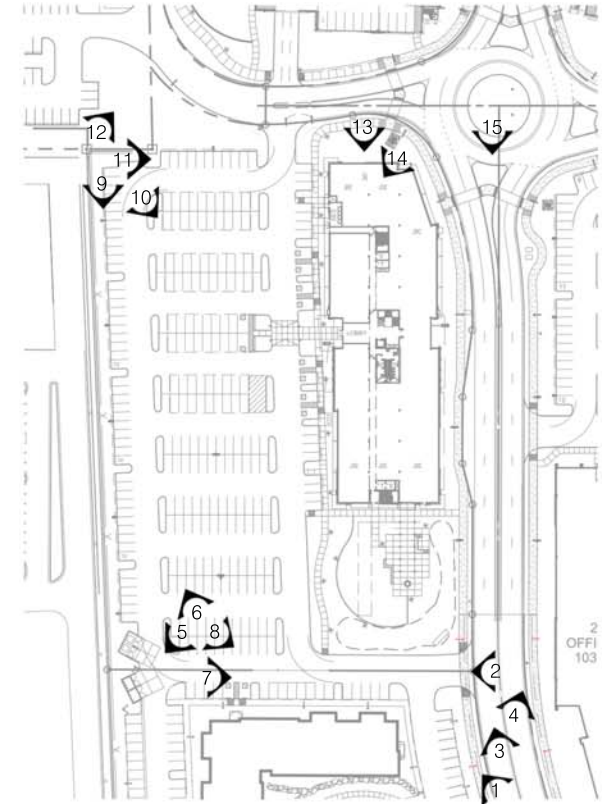
13 LOOKING SOUTH
SCALE: NTS



14 LOOKING SOUTHWEST
SCALE: NTS



15 LOOKING SOUTH
SCALE: NTS



SITE CONTEXT PHOTOS

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