



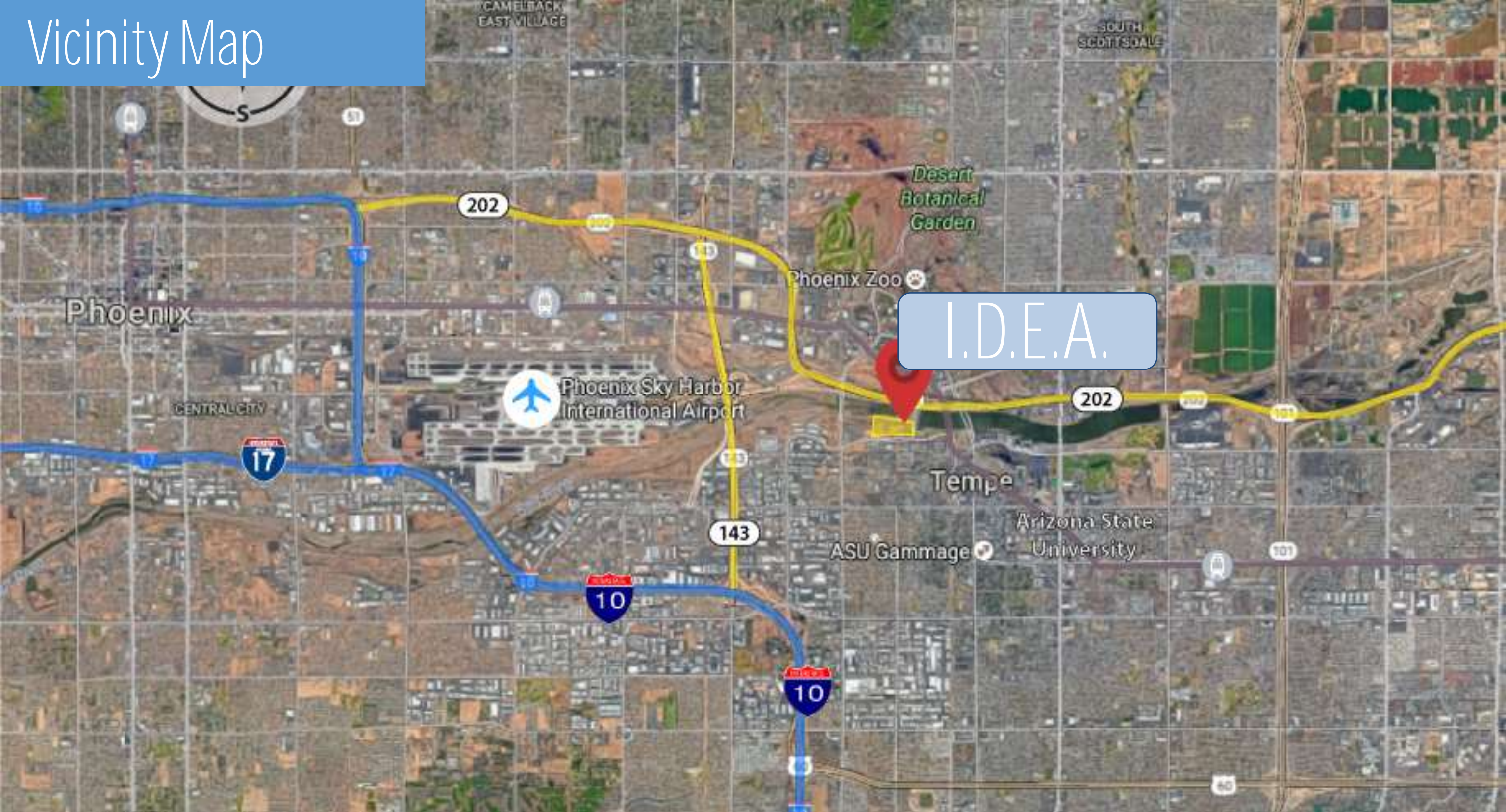
# I.D.E.A.

Innovation | Discovery | Education | Art  
Tempe, Arizona

Development Review  
Commission  
Study Session  
May 8, 2018



# Vicinity Map



# Request

- Rezoning from R1-6, MU-4 PAD, GID to PCC-2 PAD
  - (4) Office/Research Buildings, (1) Hotel/Office,
  - (2) Parking Garages with TCA Annex Garage Frontage
  - 800,000 to 1,000,000 Gross Square Feet
- Development Plan Review

# Current Zoning

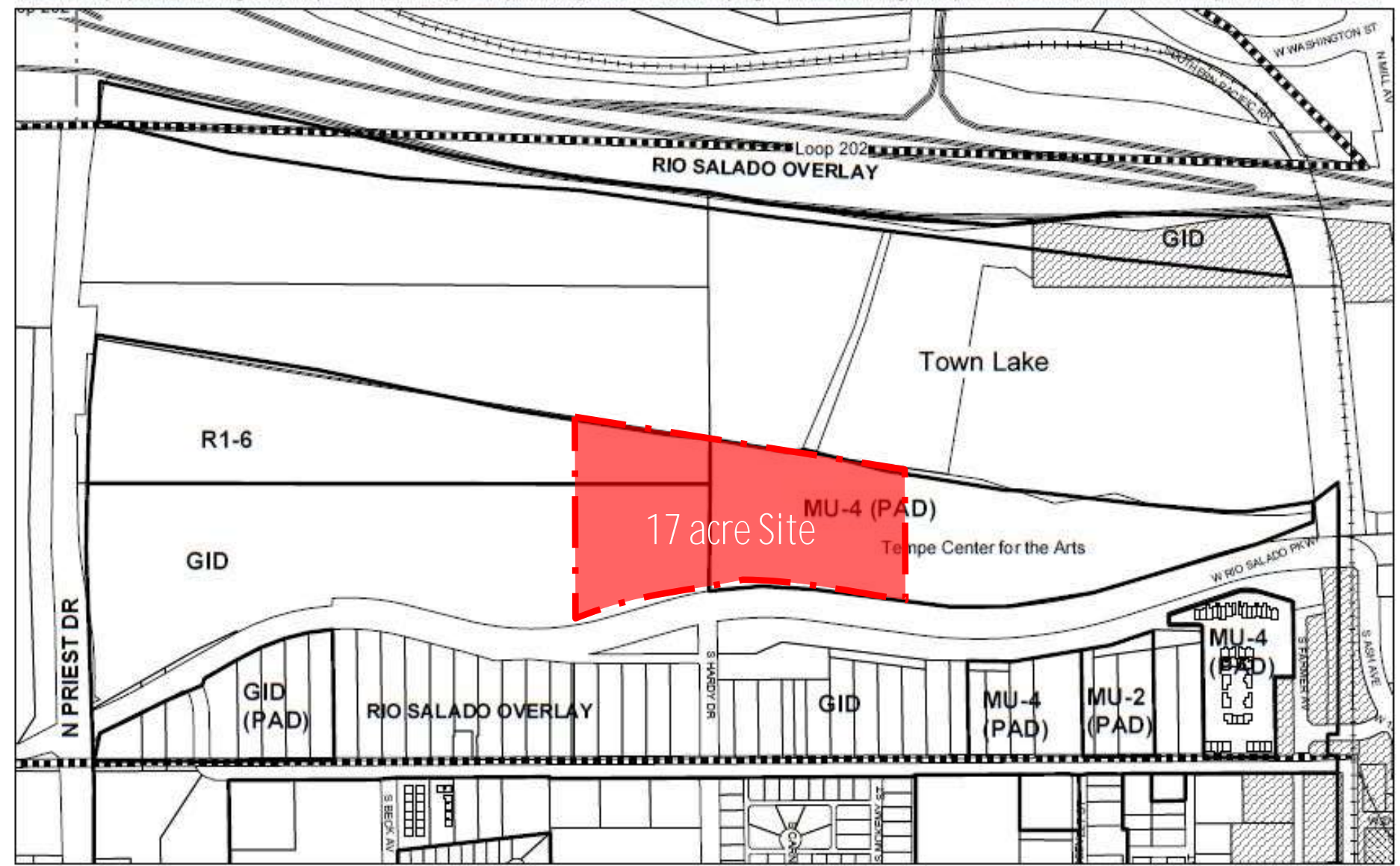
- MU-4 – MIXED USE-HIGH DENSITY
- R1-6 – SINGLE FAMILY RESIDENTIAL
- GID – GENERAL INDUSTRIAL DISTRICT
- RIO SALADO OVERLAY DISTRICT

NOTE: This map represents the zoning related to a parcel or lot, but the City of Tempe is not responsible for situations requiring a field verification or legal description. This information should not be relied upon without staff verification.

City of Tempe, AZ  
Zoning and Development Code

2-16

Amended  
[June 5, 2008]



**ZONING MAP LEGEND**

|   |  |   |  |
|---|--|---|--|
| <p><b>RESIDENTIAL</b><br/>                 AG: Agricultural<br/>                 R1-4: Single-Family Residential<br/>                 R1-5: Single-Family Residential<br/>                 R1-6: Single-Family Residential<br/>                 R1-7: Single-Family Residential<br/>                 R1-8: Single-Family Residential<br/>                 R1-10: Single-Family Residential<br/>                 R1-15: Single-Family Residential<br/>                 R1-PAD: Single-Family Residential</p> | <p>R-2: Multi-Family Residential<br/>                 R-3R: Multi-Family Residential Restricted<br/>                 R-3: Multi-Family Residential Limited<br/>                 R-4: Multi-Family Residential General<br/>                 R-5: Multi-Family Residential High Density<br/>                 MHS: Manufactured Housing Subdivision<br/>                 RMH: Mobile Home Residence<br/>                 TP: Trailer Park</p> | <p><b>COMMERCIAL / MIXED USE</b><br/>                 RO: Residential Office<br/>                 CS: Commercial Shopping and Service<br/>                 CC: City Center<br/>                 PCC-1: Planned Commercial Center Neighborhood<br/>                 PCC-2: Planned Commercial Center General<br/>                 RCC: Regional Commercial Center<br/>                 MU-1: Mixed Use, Low-Medium Density<br/>                 MU-2: Mixed Use, Medium Density<br/>                 MU-3: Mixed Use, Medium-High Density<br/>                 MU-4: Mixed Use, High Density<br/>                 MU-Ed: Mixed Use Educational</p> | <p><b>INDUSTRIAL</b><br/>                 LI: Light Industrial District<br/>                 GID: General Industrial District<br/>                 HI: Heavy Industrial District</p> <p>TOD Corridor<br/>                 TOD Station Area<br/>                 (PAD): Planned Area Development Overlay<br/>                 (H): Historic Property<br/>                 City Limits</p> |
|---|--|---|--|



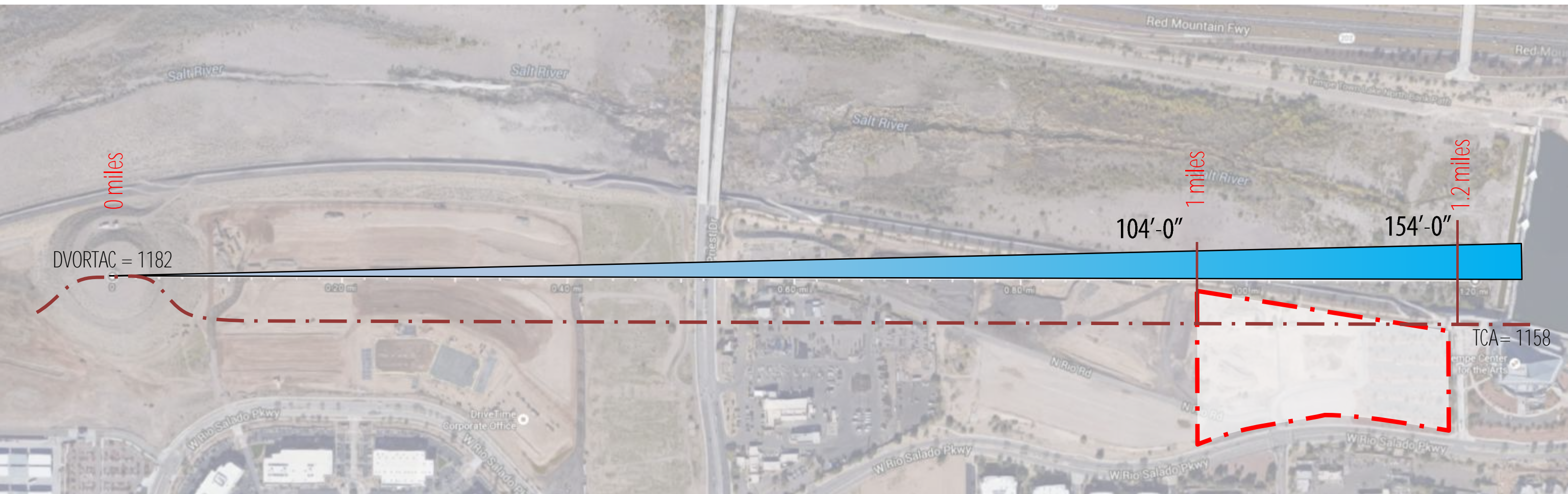
|     |     |     |
|-----|-----|-----|
|     | 9N  | 10N |
| 17N | 16N | 19N |
| 20N | 21N | 22N |

# Existing Conditions

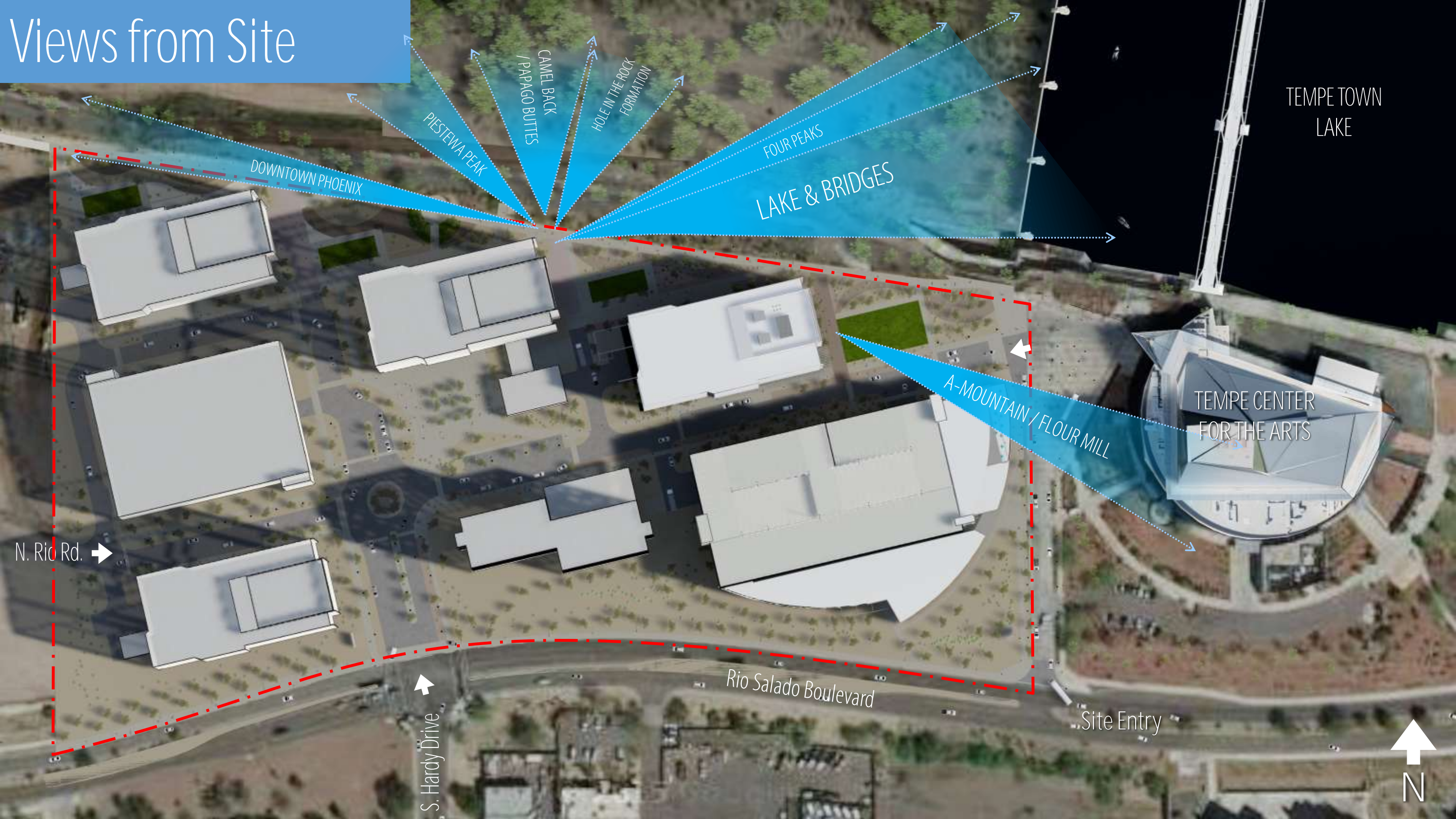


# Site Drivers – Allowable Building Height

- 1.2 DEGREES TAKEN FROM DVORTAC MOUND
- **104'-0" TO 154'-0" BUILDING HEIGHT**



# Views from Site



TEMPE TOWN LAKE

DOWNTOWN PHOENIX

PIESTEWA PEAK

CAMEL BACK / PARAGO BUTTES

HOLE IN THE ROCK FORMATION

FOUR PEAKS

LAKE & BRIDGES

A-MOUNTAIN / FLOUR MILL

TEMPE CENTER FOR THE ARTS

N. Rio Rd.

S. Hardy Drive

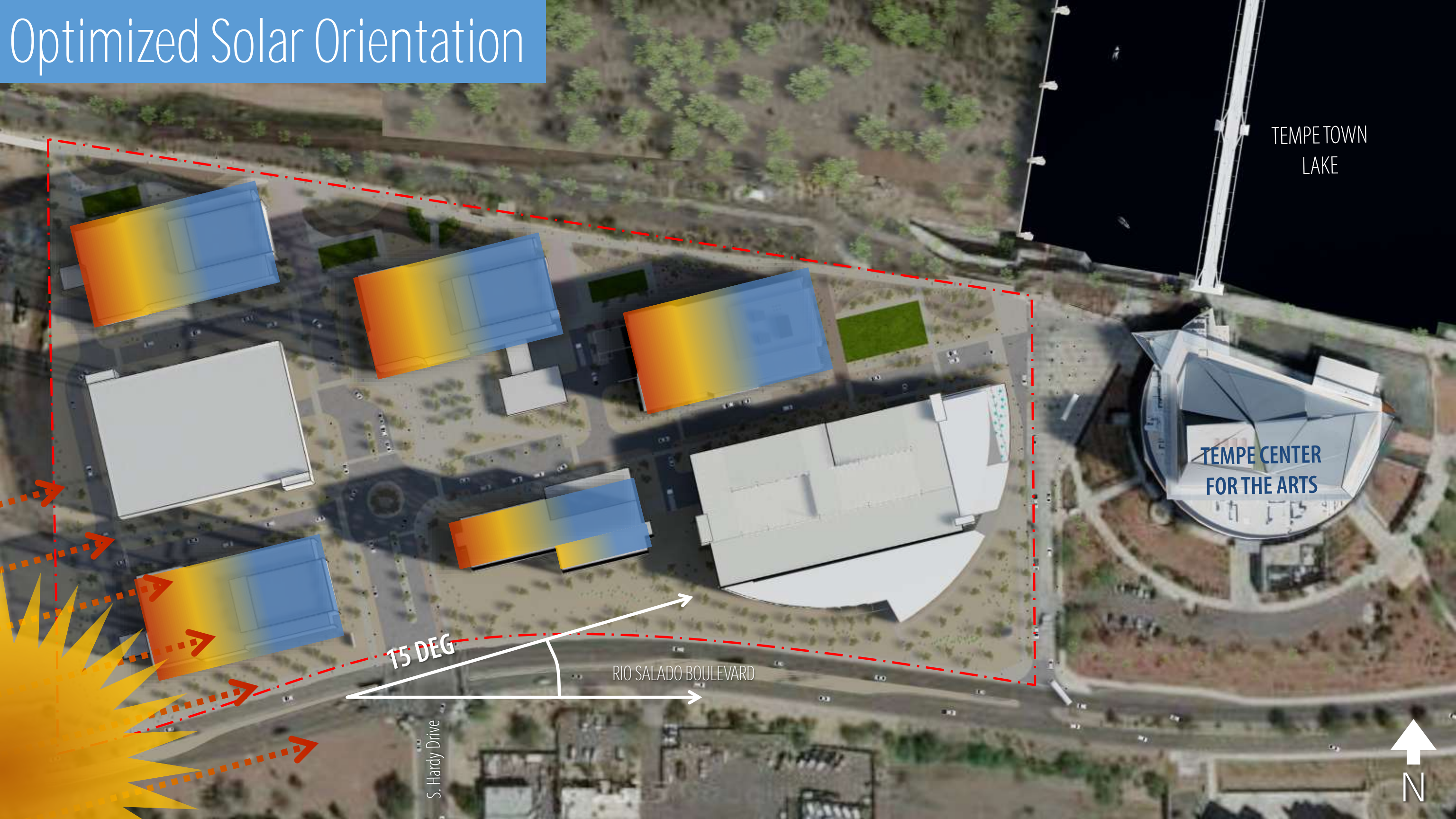
Rio Salado Boulevard

Site Entry



N

# Optimized Solar Orientation



TEMPE TOWN  
LAKE

TEMPE CENTER  
FOR THE ARTS

15 DEG

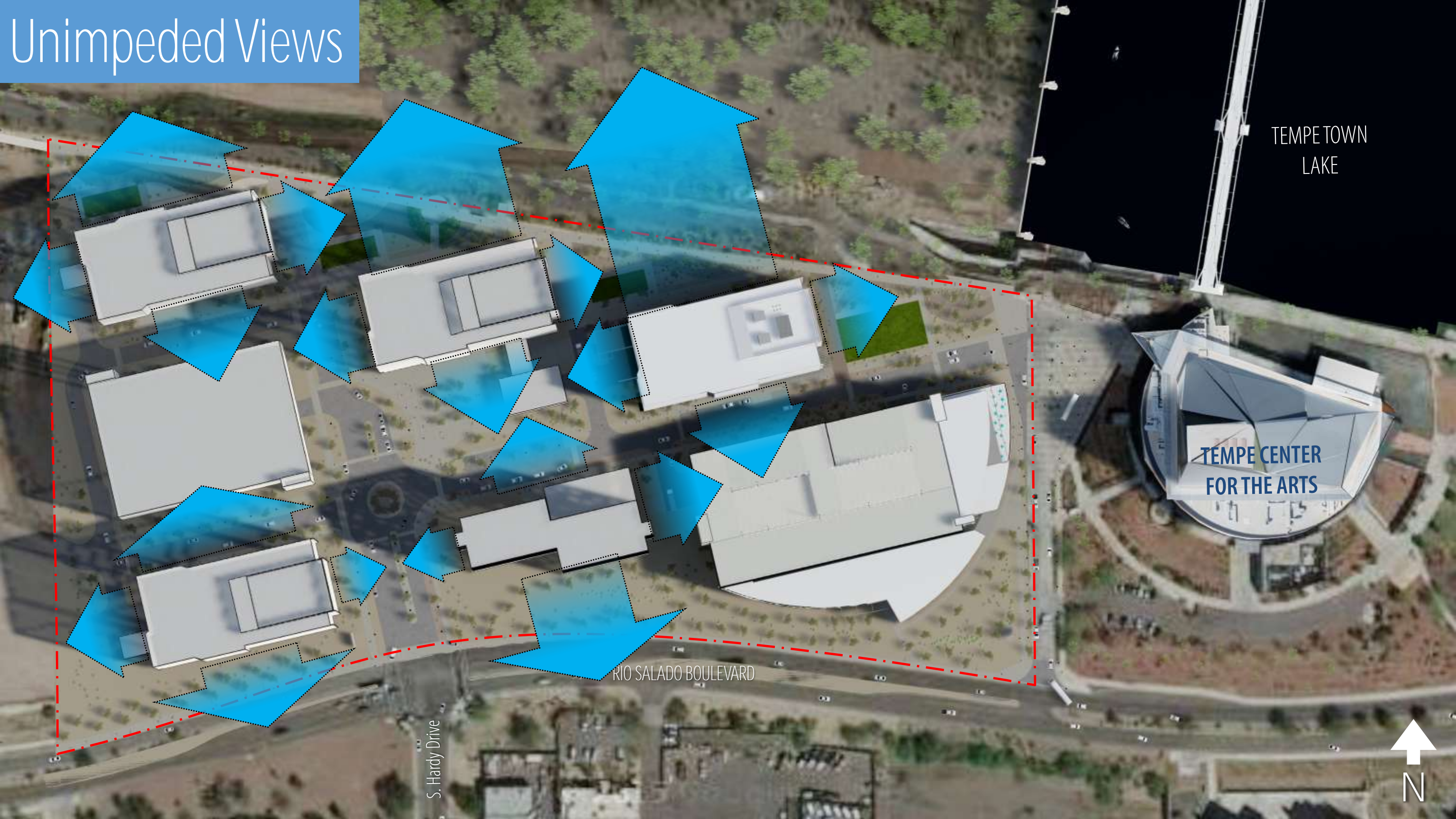
RIO SALADO BOULEVARD

S. Hardy Drive





# Unimpeded Views



TEMPE TOWN  
LAKE

TEMPE CENTER  
FOR THE ARTS

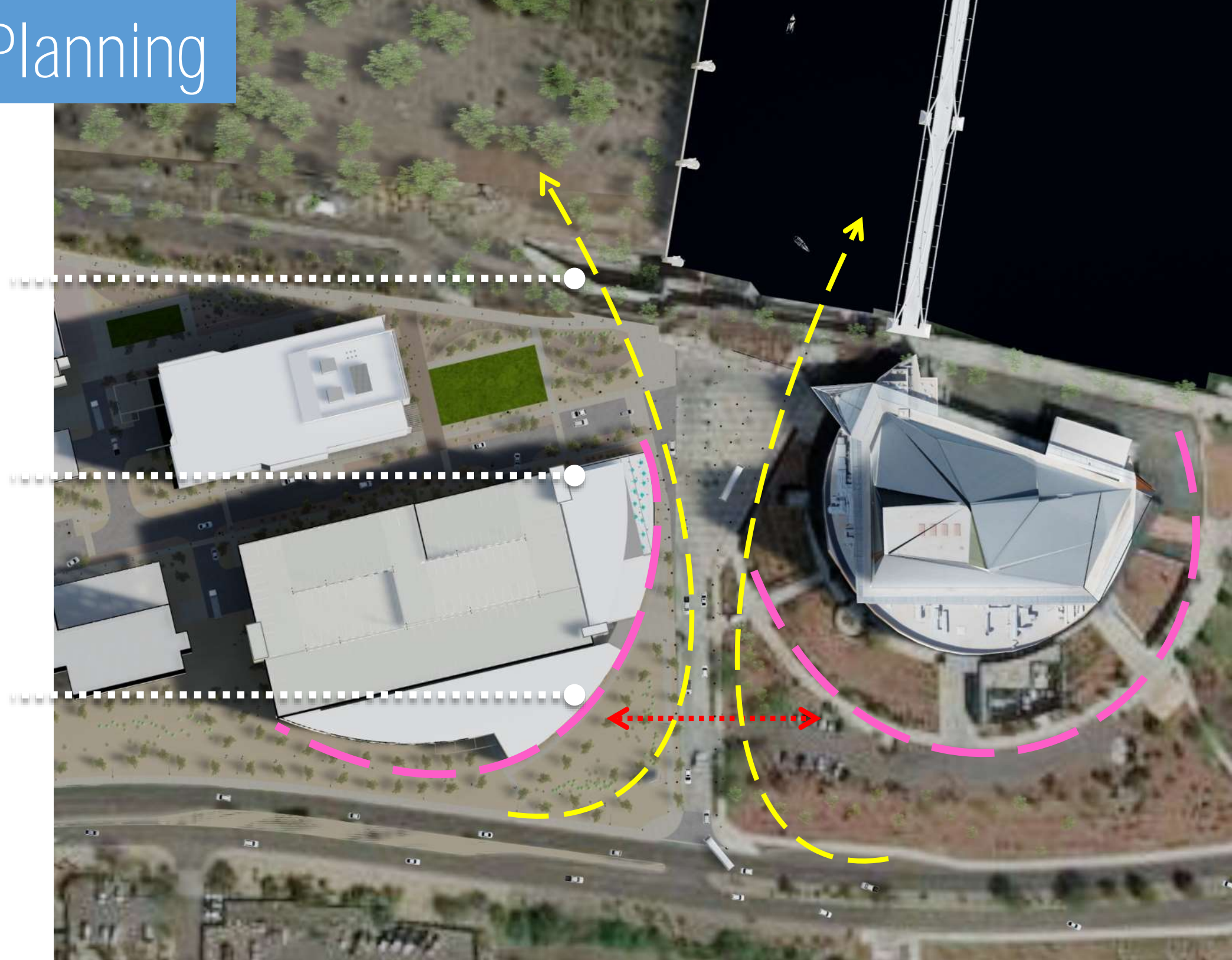
RIO SALADO BOULEVARD

S. Hardy Drive



# TCA Complementary Site Planning

- Extension of TCA Pedestrian Plaza with Views and Access
- Complementary massing of garage fronting TCA Annex program to TCA
- Clear Vehicular and Pedestrian circulation



# Site Master Plan



TEMPE TOWN LAKE

TEMPE CENTER FOR THE ARTS

Future Phase

Future Phase

Phase 1

Future Garage

Phase 1b

Phase 1b

Future Hotel / Office

Phase 1 Garage

Phase 1b Garage

Phase 1b

Future Phase

Rio Salado Boulevard

S. Hardy Drive

Site Entry



# Vehicle Circulation



# Pedestrian Circulation



TEMPE TOWN LAKE

TEMPE CENTER FOR THE ARTS

Future Phase

Future Phase

Phase 1

Restaurant

Future Garage

Phase 1b

Phase 1 Garage

Phase 1b Garage

Phase 1b

Future Hotel / Office

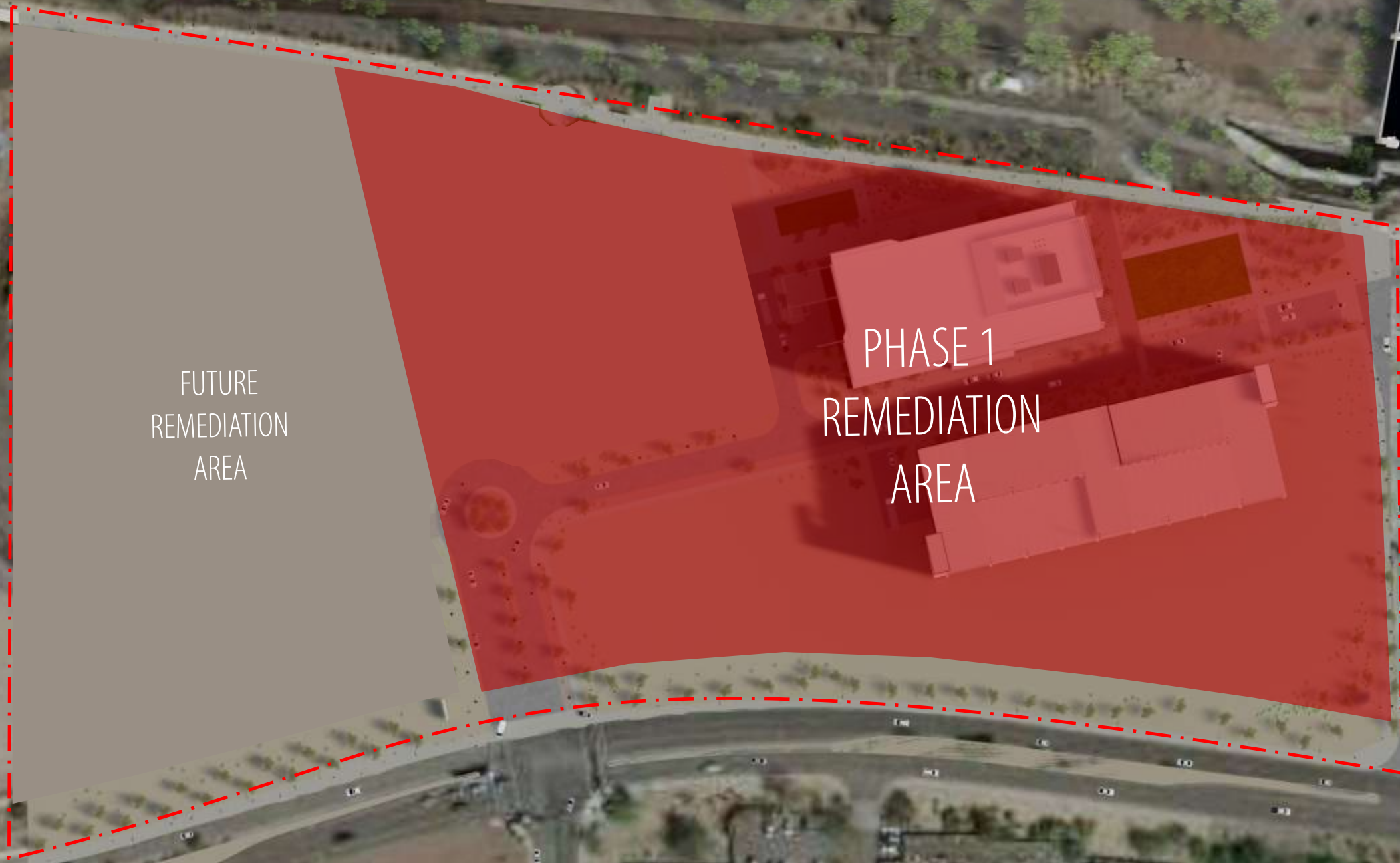
Future Phase

Rio Salado Boulevard

S. Hardy Drive



# Site Plan – Remediation



FUTURE  
REMEDICATION  
AREA

PHASE 1  
REMEDICATION  
AREA



# Site Plan – Phase 1



**Phase 1** ~100'  
6 Stories @ 30,000 GSF  
= 180,000 GSF

**Phase 1 Garage** ~70'  
6 Stories = 825 spaces

Phase 1 Limit Line

Loading /  
Service

Entry

Monument  
Sign

TRAFFIC  
LIGHT

L/R  
TURN



# Site Plan – Phase 1b

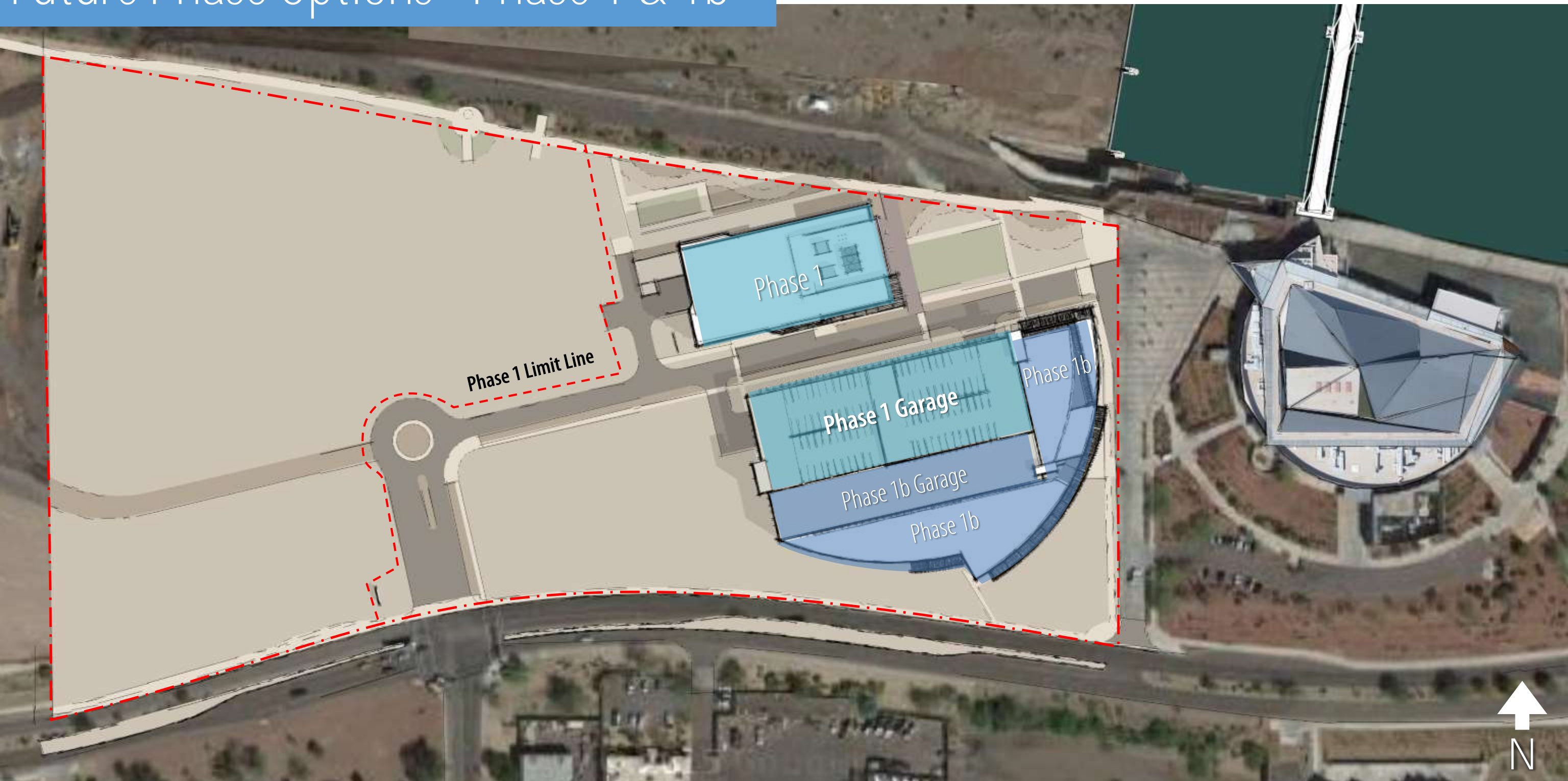




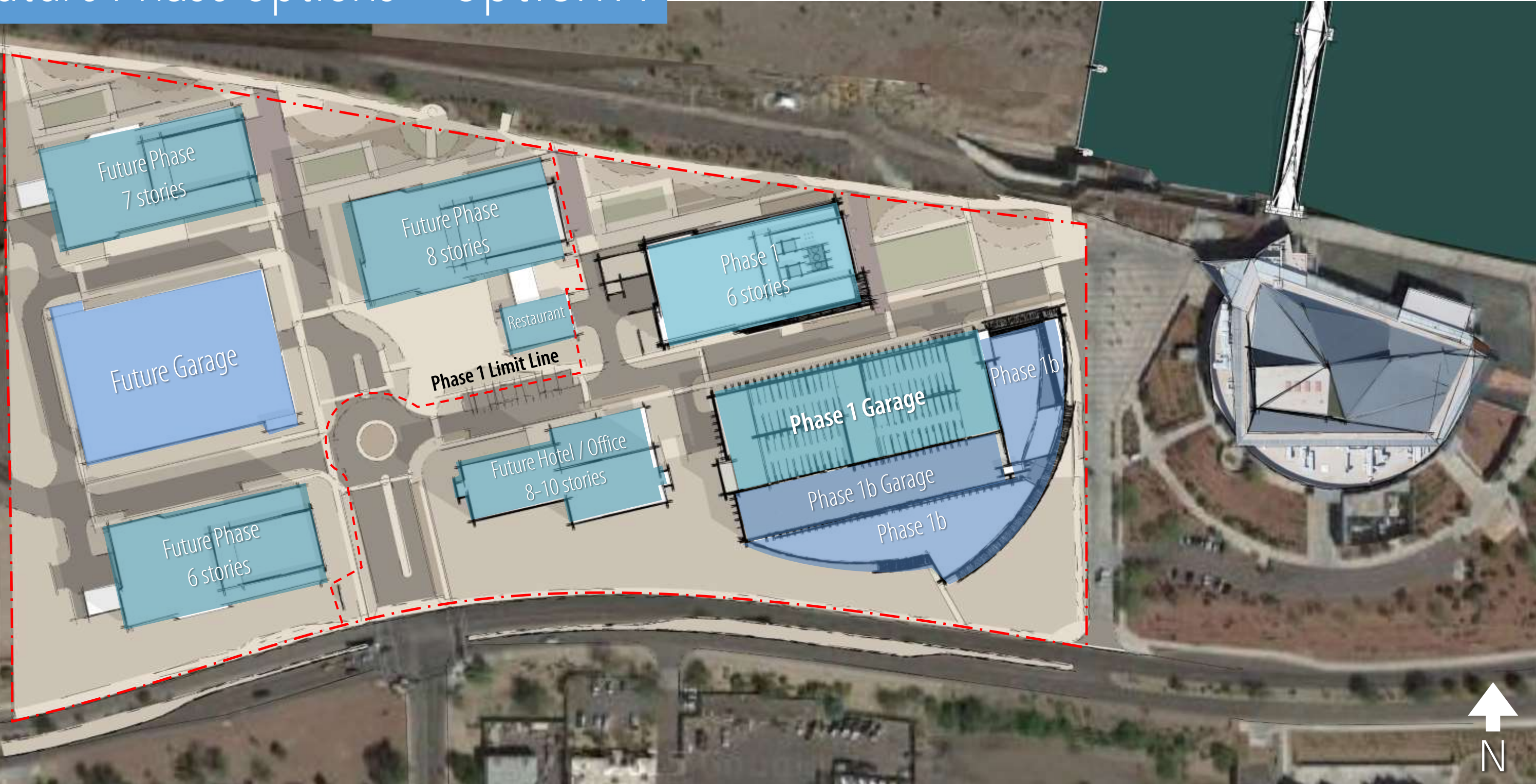
# Site Plan – Future Phases



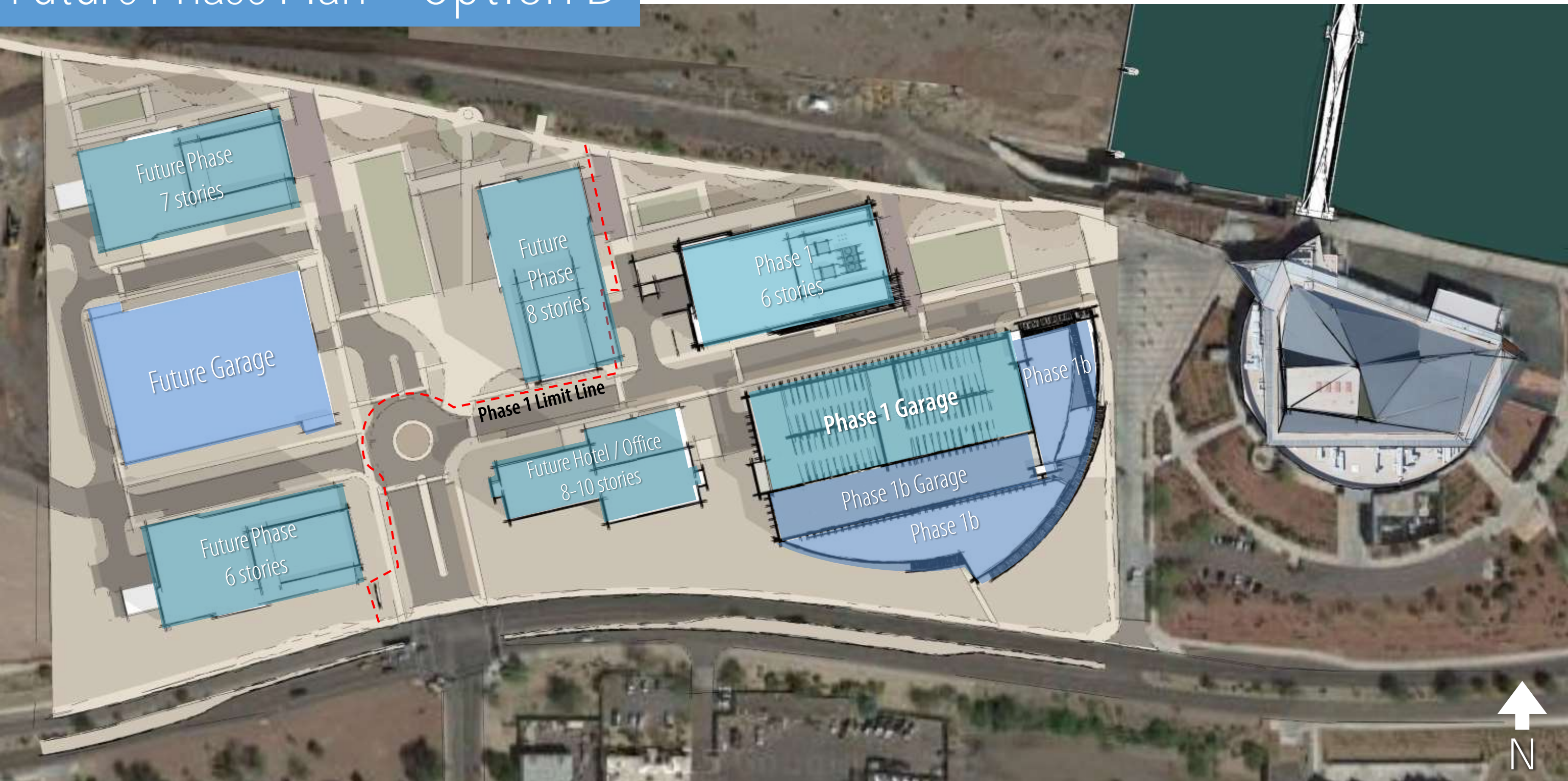
# Future Phase Options - Phase 1 & 1b



# Future Phase Options – Option A



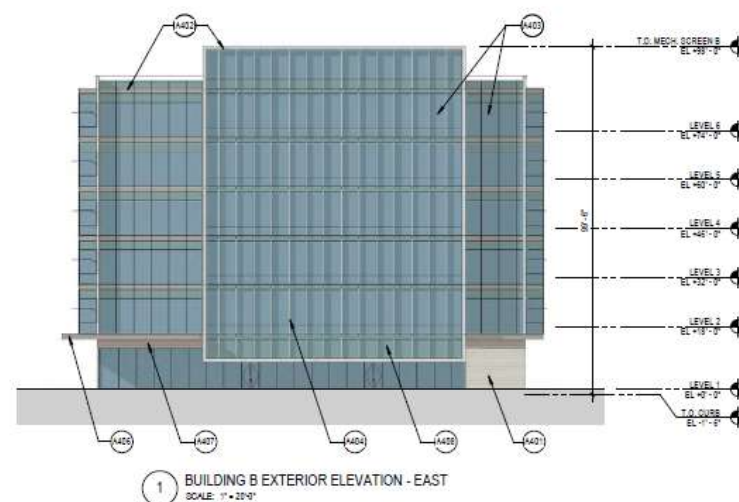
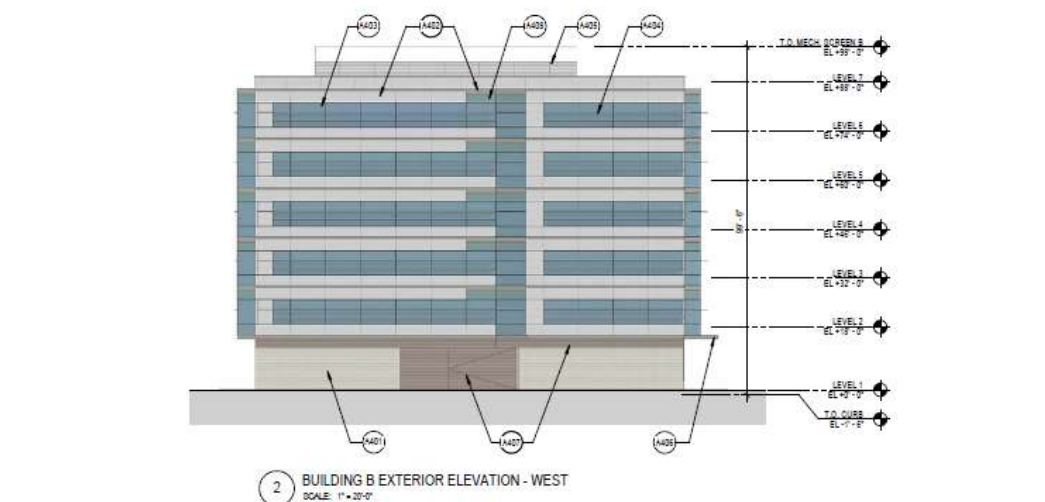
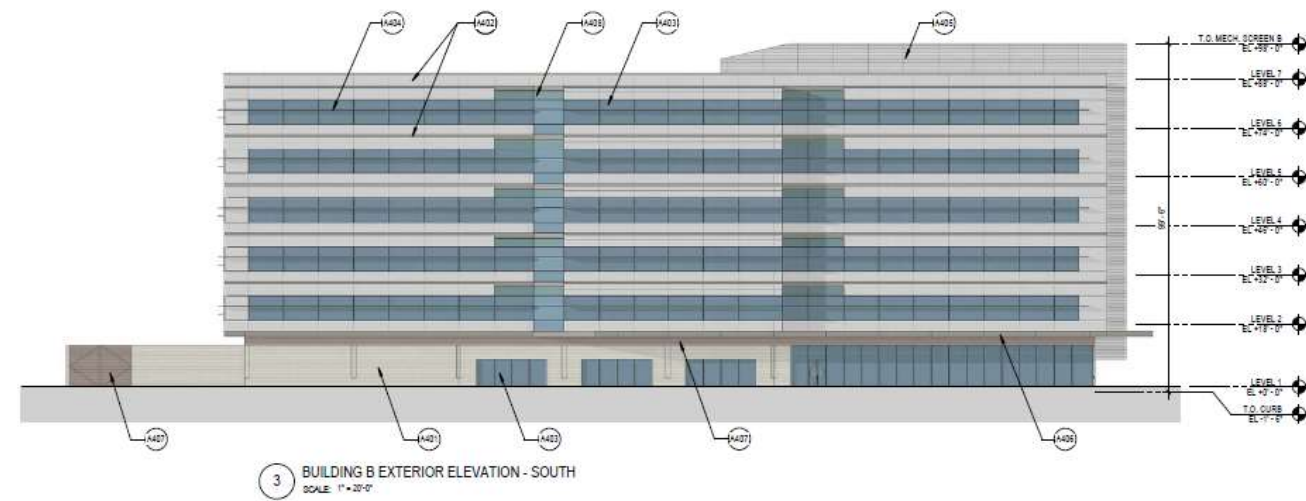
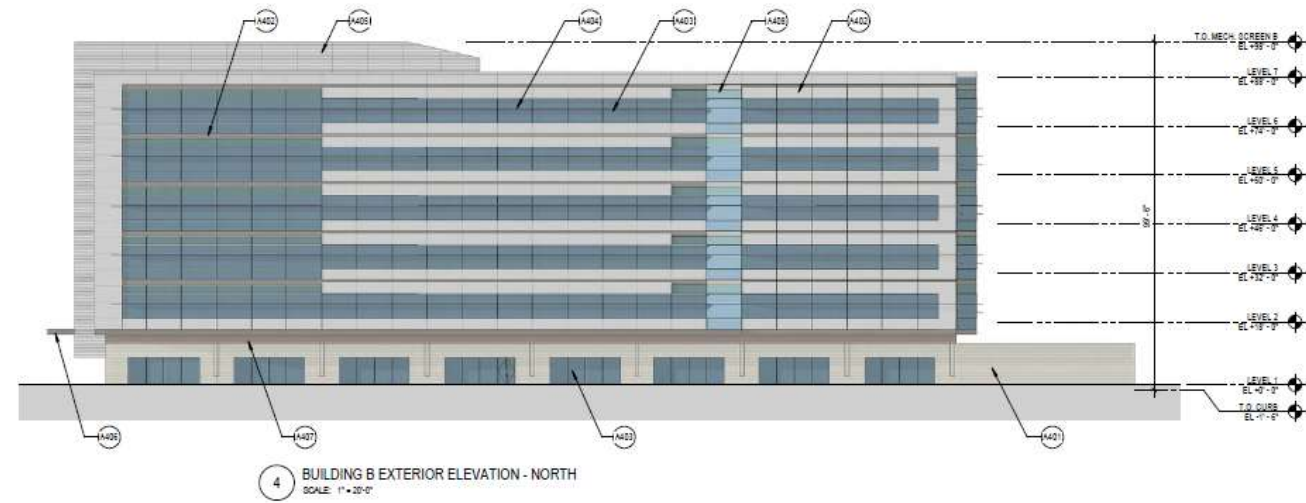
# Future Phase Plan – Option B



# Future Phase Plan – Option C



# Office Building – Colors & Materials



NATURAL METAL FINISH PANELS TO MATCH TCA BUILDING



PERFORATED METAL PANEL



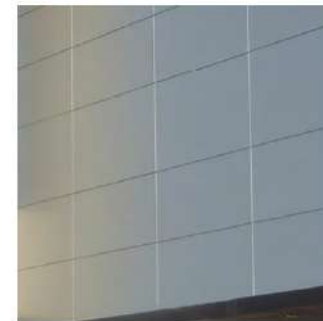
GROUND FACE MASONRY



SHADE FINIS



VISION GLAZING



ALUMINUM COMPOSITE PANEL

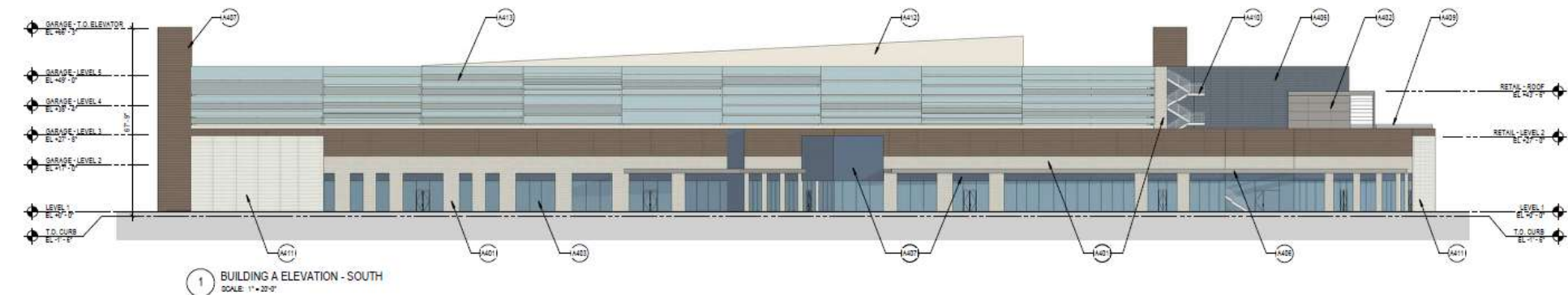
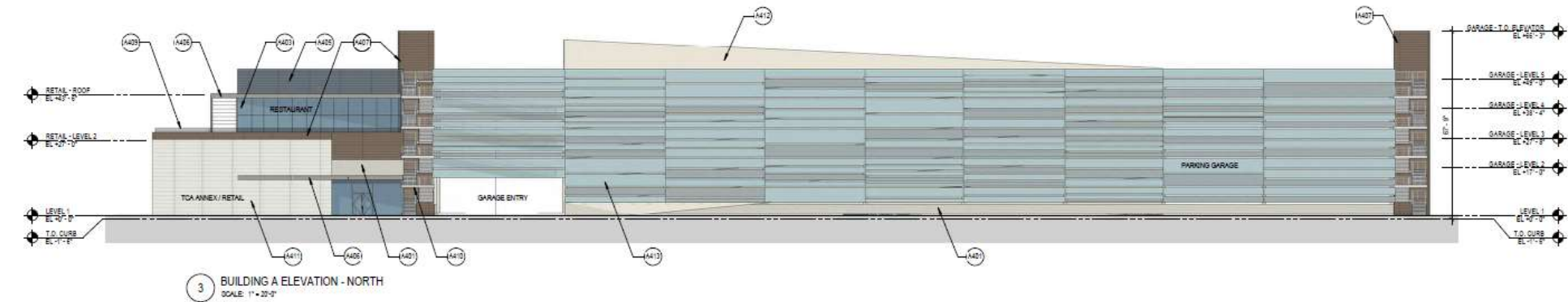
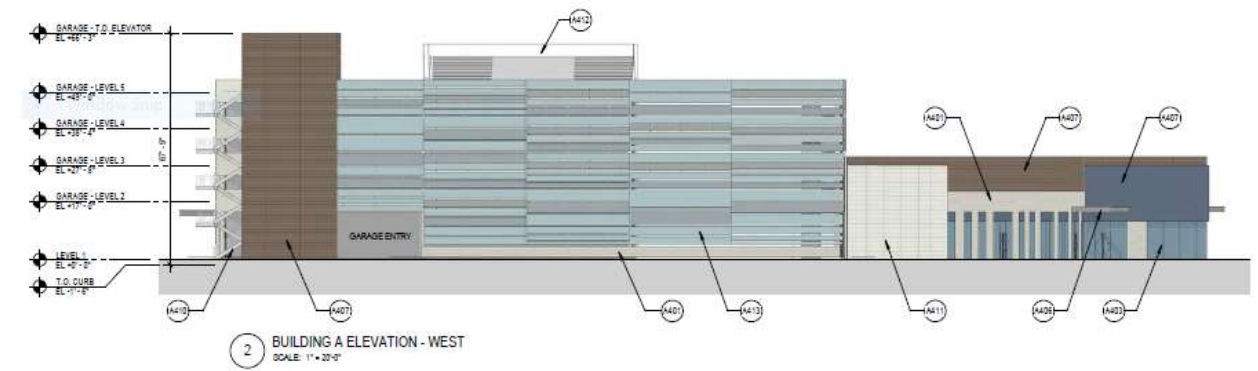
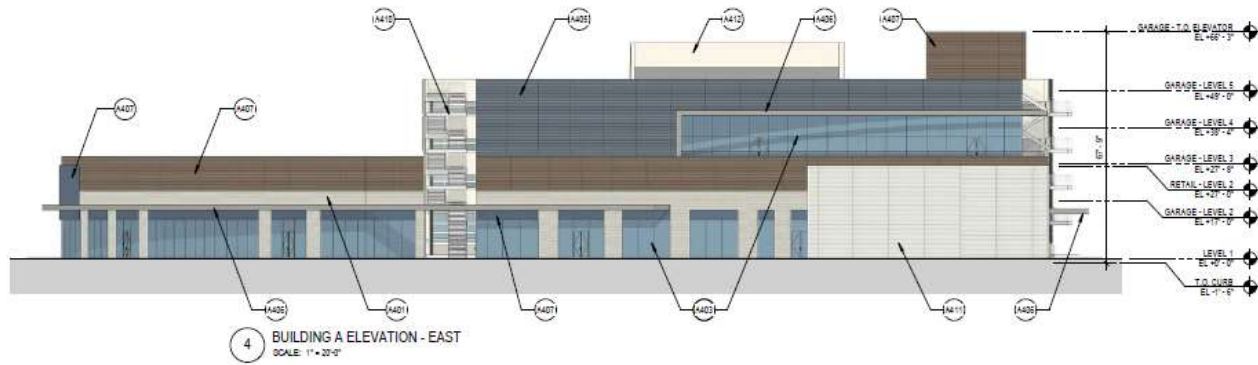


CONCEALED FASTENER METAL PANELS & LOUVERS

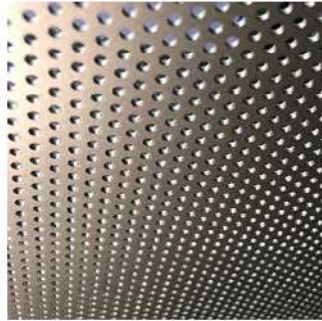


FIBER CEMENT PANEL

# Garage & TCA Annex – Colors & Materials



NATURAL METAL FINISH PANELS TO MATCH TCA BUILDING



PERFORATED METAL PANEL



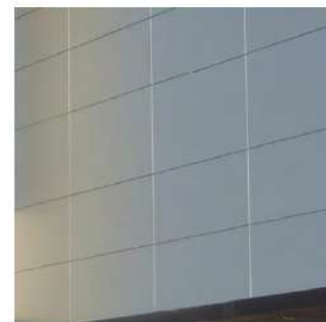
GROUND FACE MASONRY



SHADE FINS



VISION GLAZING



ALUMINUM COMPOSITE PANEL



CONCEALED FASTENER METAL PANELS & LOUVERS



FIBER CEMENT PANEL

# View from Southeast – Phase 1





View from Southeast – Phase 1b



View from Southeast – Future



# View from South – Phase 1



# View from South – Phase 1b





View from Northeast – Phase 1



View from Northeast – Phase 1b



View from Northeast – Future

# View from East – Phase 1





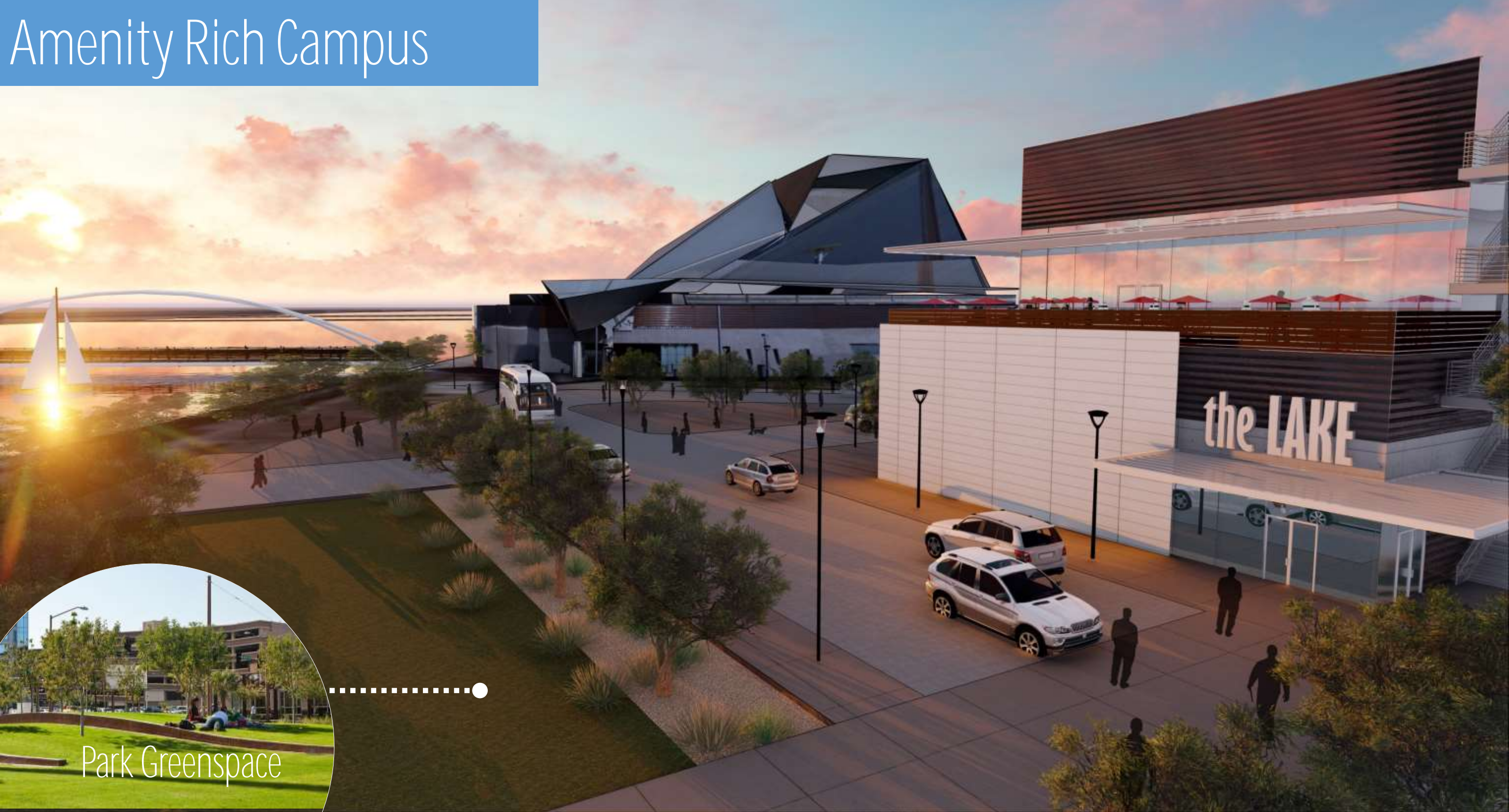
# View from East – Phase 1b



# View from South – Future



# Amenity Rich Campus



Park Greenspace

# Rooftop Restaurant



Rooftop Dining

# Building Arrival from East



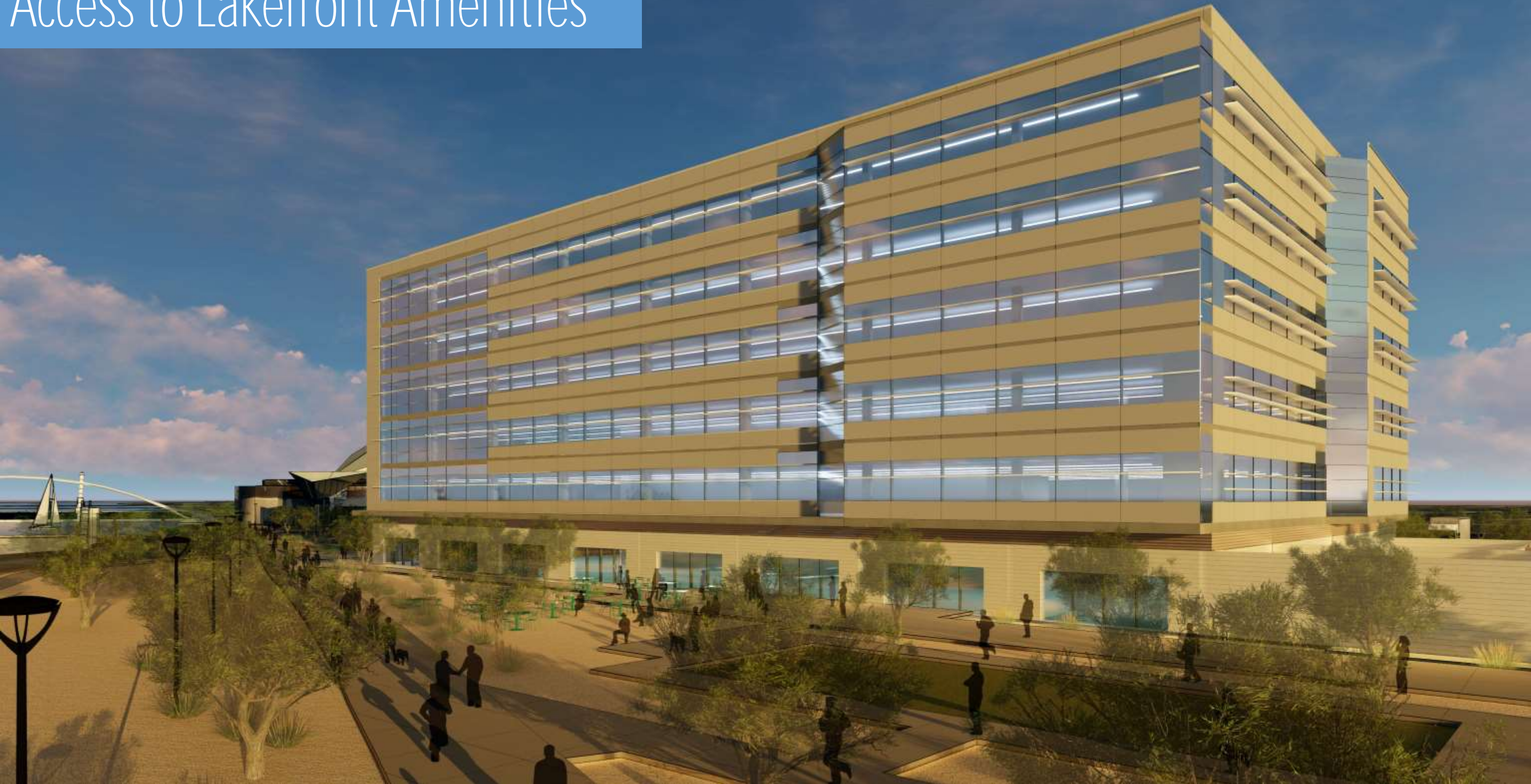
# Executive Office Views



# Building Arrival from West



# Access to Lakefront Amenities







Thank You!