

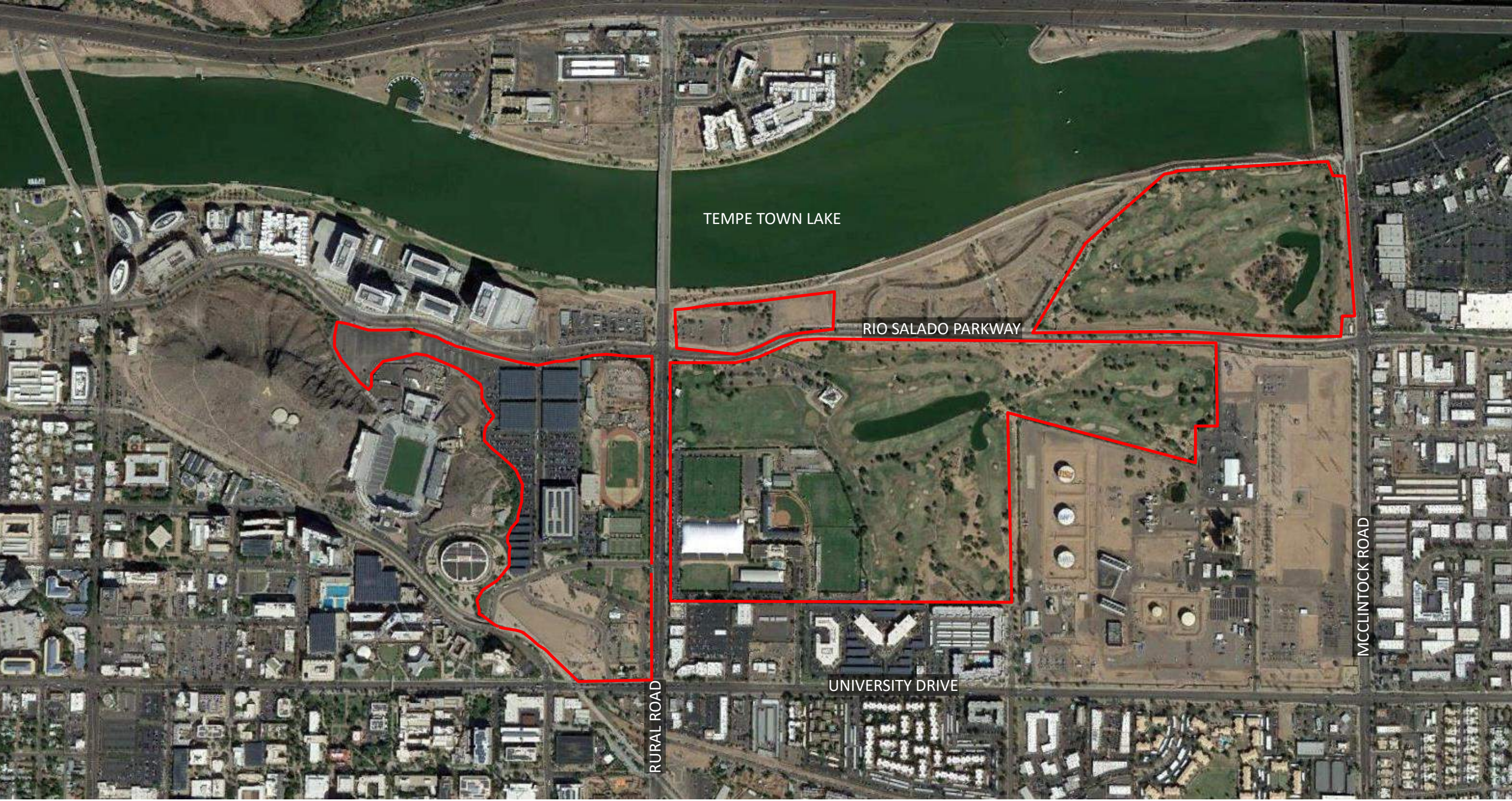


NOVUS

Innovation Corridor

Development Review Commission

May 22, 2018



TEMPE TOWN LAKE

RIO SALADO PARKWAY

UNIVERSITY DRIVE

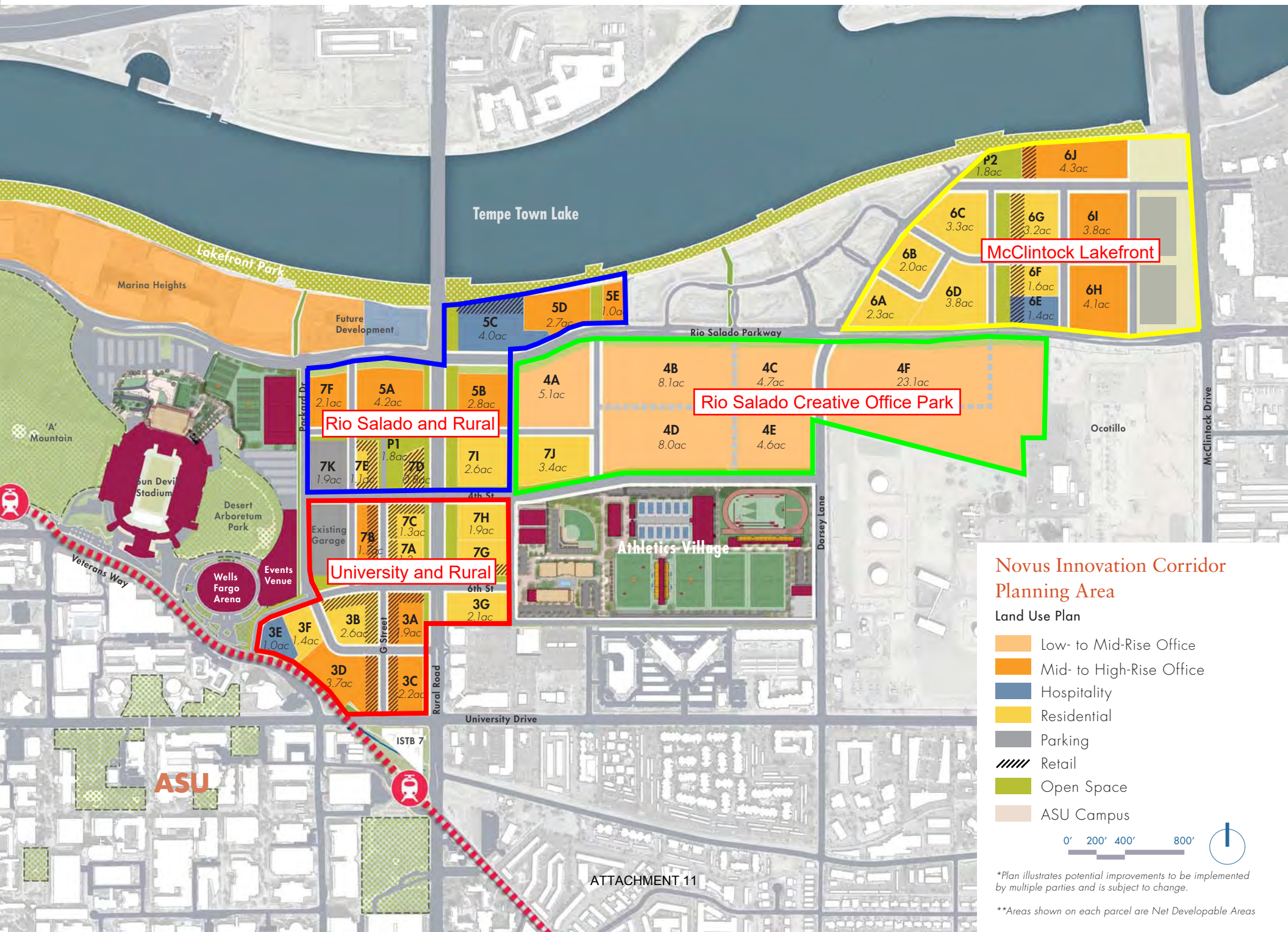
RURAL ROAD

MCCLINTOCK ROAD

HISTORY & FACTS:

- May 9, 2017 Development Review Commission recommended approval of the minor General Plan Amendment and Zoning Map Amendment.
- June 15, 2017 City Council meeting for introduction and first hearing of the minor General Plan Amendment and Zoning Map Amendment.
- July 27, 2017 City Council approved the minor General Plan Amendment and Zoning Map Amendment.
- April 3, 2018 Neighborhood meeting was held to present the new Overlay District and accompanying Code Text Amendment.
- May 9, 2018 Joint Review Committee recommendation of the new Overlay District and accompanying Code Text Amendment to City Council.
- June 7, 2018 Introduction and first hearing at City Council meeting.
- June 28, 2018 Second and final hearing at City Council meeting.

EXHIBIT B: AFDPA SUB-DISTRICTS PLAN



Novus Innovation Corridor Planning Area

Land Use Plan

- Low- to Mid-Rise Office
- Mid- to High-Rise Office
- Hospitality
- Residential
- Parking
- Retail
- Open Space
- ASU Campus



*Plan illustrates potential improvements to be implemented by multiple parties and is subject to change.

**Areas shown on each parcel are Net Developable Areas

TABLE 5-706B. AFDPA OVERLAY DISTRICT LAND - USE PARAMETERS

LAND AREA ¹	University and Rural Mixed-use Land Area (acres)	Rio Salado and Rural Mixed-use Land Area (acres)	Rio Salado Creative Office Land Area (acres)	McClintock Lakefront Mixed-use Land Area (acres)
Gross Site Area	29	29	68	34
Net Developable Area	23	24	62	29
Open Space ²	3.8	8.7	14.2	26.6
Residential	1,652 units	667 units	347 units	1,509 units
Office	812,325 sf	1,500,975 sf	1,382,700 sf	1,178,100 sf
Restaurant/ Retail/Service/	217,865 sf	66,667 sf	22,000 sf	44,000 sf
Hotel	425 keys	501 keys	220 keys	240 keys
Community/Civic	22,000 sf	128,700 sf	22,000 sf	33,000 sf

Total Allowable Densities	
Total Maximum AFDPA Residential Allowed	4,175 units
Total Maximum AFDPA Office Allowed	4,874,100 sf
Total Maximum AFDPA Restaurant/Service /Retail Allowed	350,532 sf
Total Maximum AFDPA Hotel Allowed	1,386 keys
Total Maximum Community / Civic Allowed	205,700 sf

TABLE 5-706C. AFDPA OVERLAY DISTRICT DEVELOPMENT STANDARDS

Development Standards - University & Rural Mixed-Use	
Standard	
Residential Density (DU/acre)	>65
Building Height Maximum (feet)	NS
Maximum Lot Coverage (% of net site area)	100%
Minimum Landscape Area (% of net site area)	NS
Setbacks ¹ (min / max)	
Front (street frontage)	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Street Side	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Side (interior)	
Building Wall	0 ft. / NS
Rear (interior)	
Building Wall	0 ft. / NS

Development Standards – Rio Salado and Rural Mixed-Use	
Standard	
Residential Density (DU/acre)	>65
Building Height Maximum (feet)	NS
Maximum Lot Coverage (% of net site area)	100%
Minimum Landscape Area (% of net site area)	NS
Setbacks ¹ (min / max)	
Front (street frontage)	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Street Side	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Side (interior)	
Building Wall	0 ft. / NS
Rear (interior)	
Building Wall	0 ft. / NS

Development Standards - Rio Salado Creative Office**Standard**

Residential Density (DU/acre)	>65
Building Height Maximum (feet)	NS
Maximum Lot Coverage (% of net site area)	100%
Minimum Landscape Area (% of net site area)	NS
Setbacks ¹ (min / max)	
Front (street frontage)	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Street Side	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Side (interior)	
Building Wall	0 ft. / NS
Rear (interior)	
Building Wall	0 ft. / NS

Development Standards - McClintock Lakefront Mixed-Use**Standard**

Residential Density (DU/acre)	>65
Building Height Maximum (feet)	NS
Maximum Lot Coverage (% of net site area)	100%
Minimum Landscape Area (% of net site area)	NS
Setbacks ¹ (min / max)	
Front (street frontage)	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Street Side	
Building Wall	0 ft. / 25 ft.
Parking	15 ft. / NS
Side (interior)	
Building Wall	0 ft. / NS
Rear (interior)	
Building Wall	0 ft. / NS



Novus Innovation Corridor

MASTER PLAN + DESIGN STANDARDS

March 2018

Catellus Development Corporation

Arizona State University

Sasaki

Architekton

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Tempe Town Lake

McClintock Lakefront
Mixed-use

Rio Salado
Creative Office

East of Rural
Mixed-use

Athletics Village

West of Rural
Mixed-use

University & Rural
Mixed-use

University Dr.

Rural Rd.

ASU



01

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NOVUS INNOVATION CORRIDOR

Master Plan + Design Standards

Appendix 05.02.01

STREETSCAPE DESIGN MANUAL



University and Rural Mixed-Use Neighborhood

MARCH 2018



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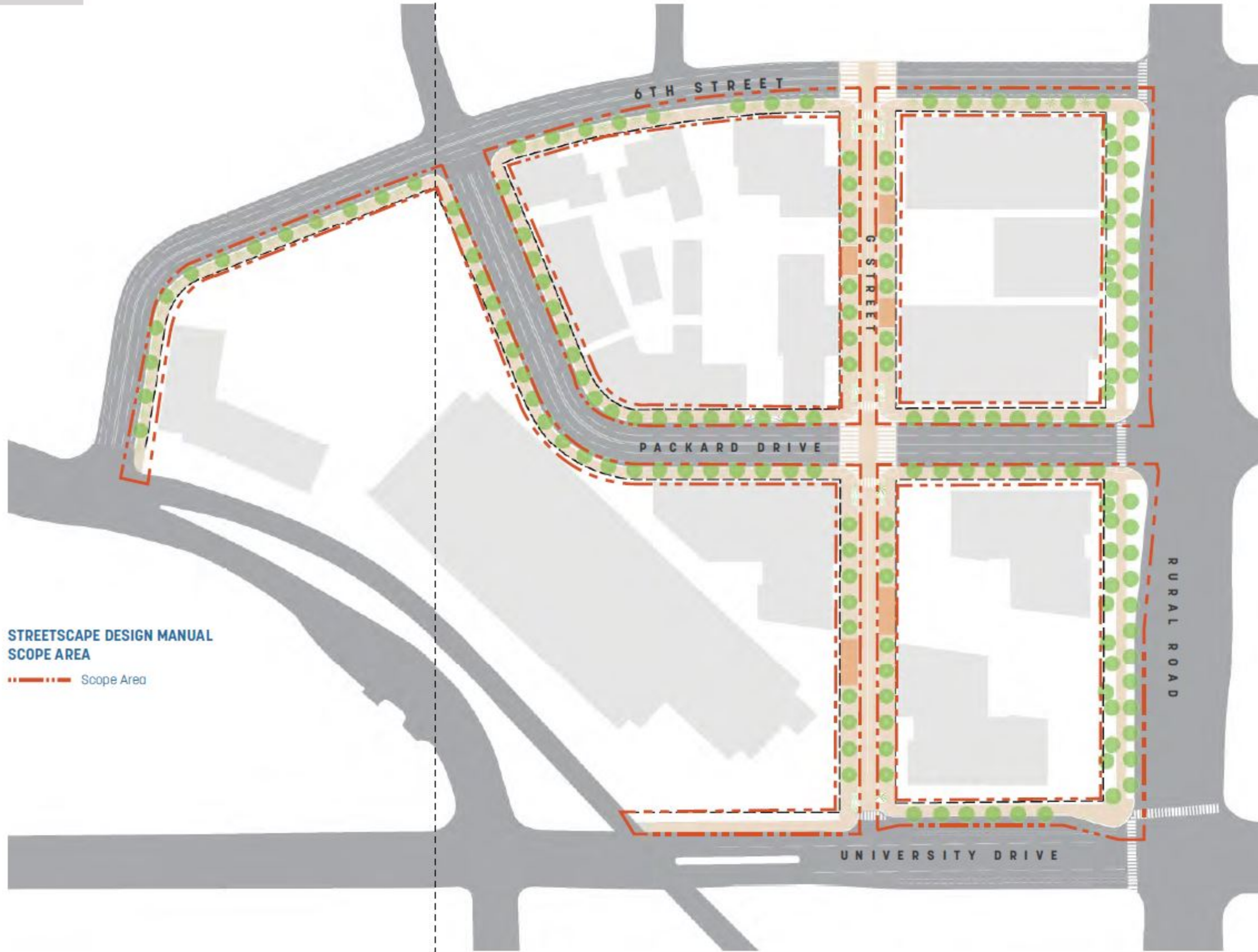
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PROJECT SCOPE AREA

This version of the Novus Innovation Corridor Streetscape Design Manual includes the public streetscape areas for the University and Rural Mixed-Use Neighborhood. The streets within this neighborhood include portions of G Street, 6th Street, Packard Drive, Rural Road and University Drive. The manual provides details and descriptions for typical conditions along each street, as well as typical conditions for priority intersections. The Streetscape Design Manual defines the elements within the streetscape. In most conditions the streetscape public realm is approximately 14' wide on either side of the street, with some exceptions at the G Street social spaces, and along portions of Rural Road.



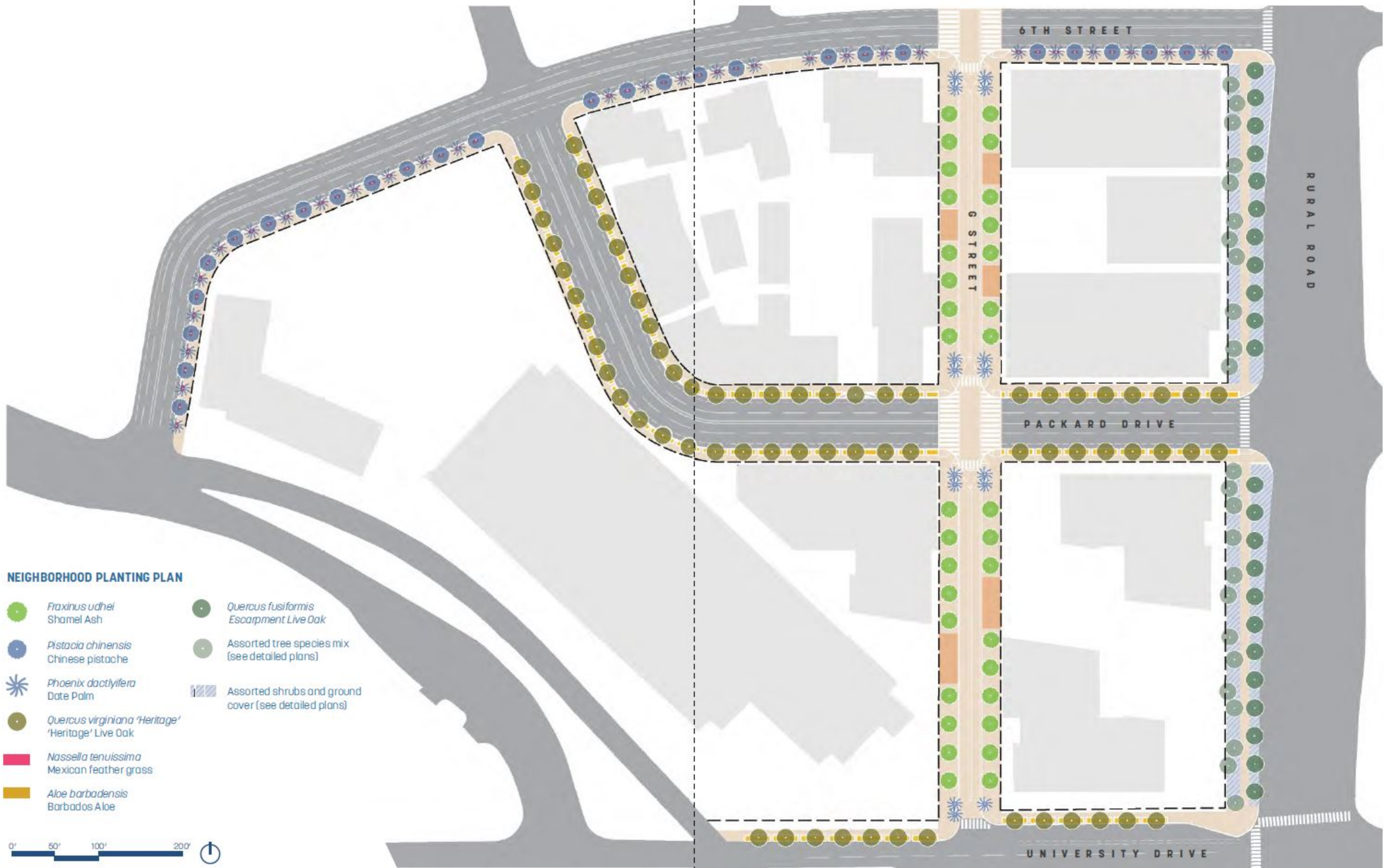
Enlargement of Master Plan



STREETSCAPE DESIGN MANUAL SCOPE AREA

--- Scope Area

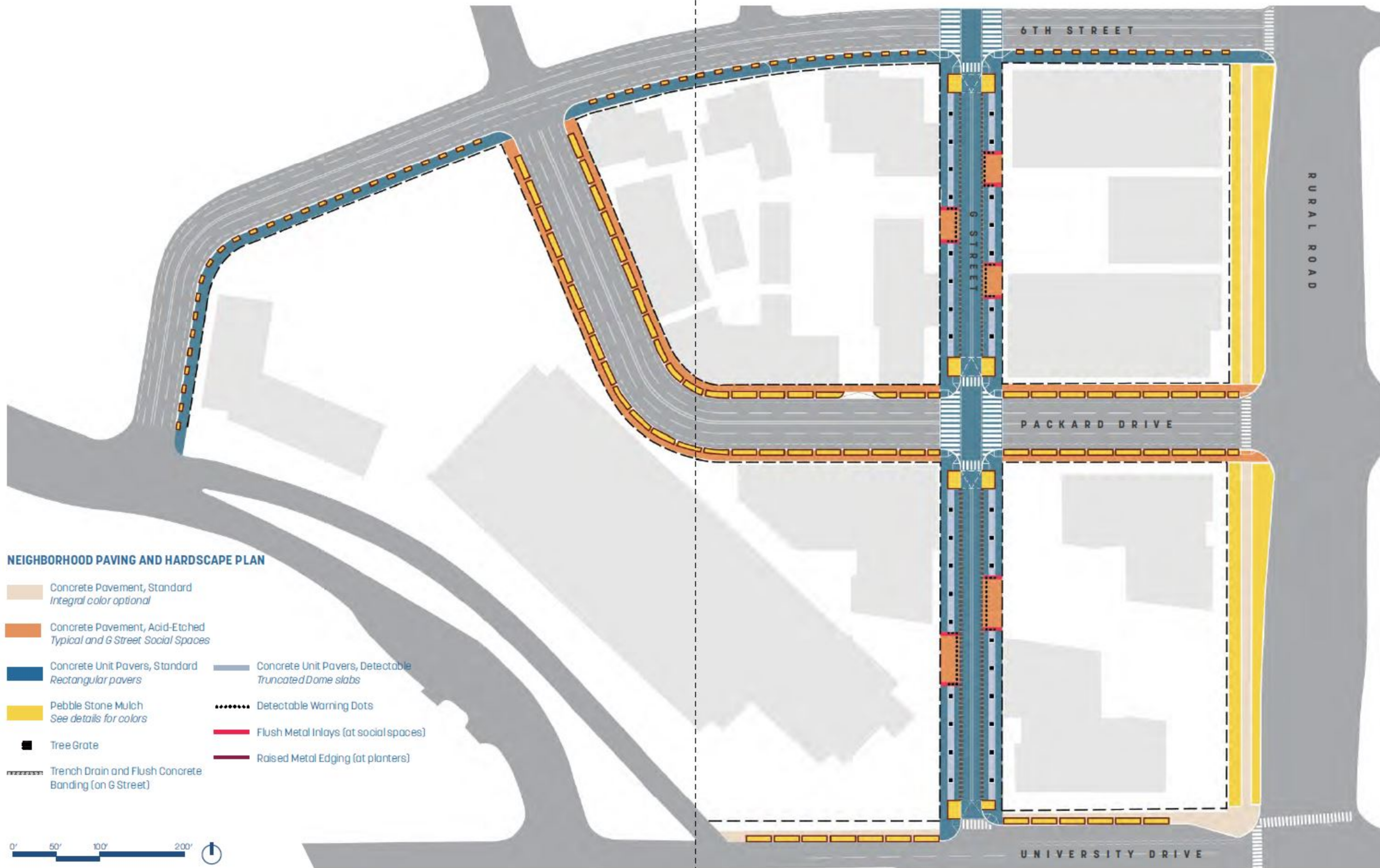


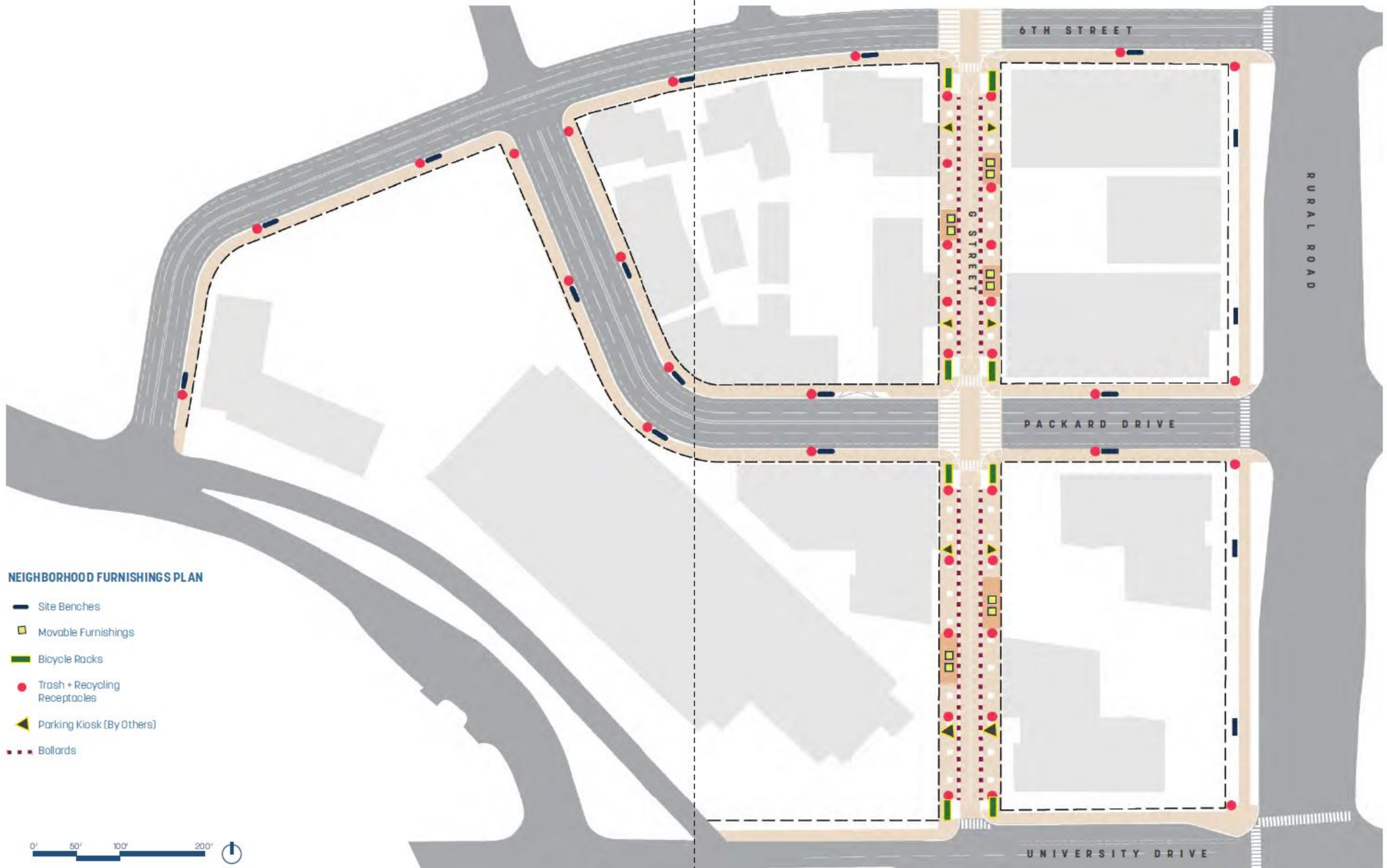


NEIGHBORHOOD PLANTING PLAN







- *Fraxinus udhel*
Shamel Ash
- *Pistacia chinensis*
Chinese pistache
- ✱ *Phoenix dactylifera*
Date Palm
- *Quercus virginiana* 'Heritage'
'Heritage' Live Oak
- *Nassella tenuissima*
Mexican feather grass
- *Aloe barbadensis*
Barbados Aloe
- *Quercus fusiformis*
Escarpment Live Oak
- Assorted tree species mix
(see detailed plans)
- Assorted shrubs and ground
cover (see detailed plans)



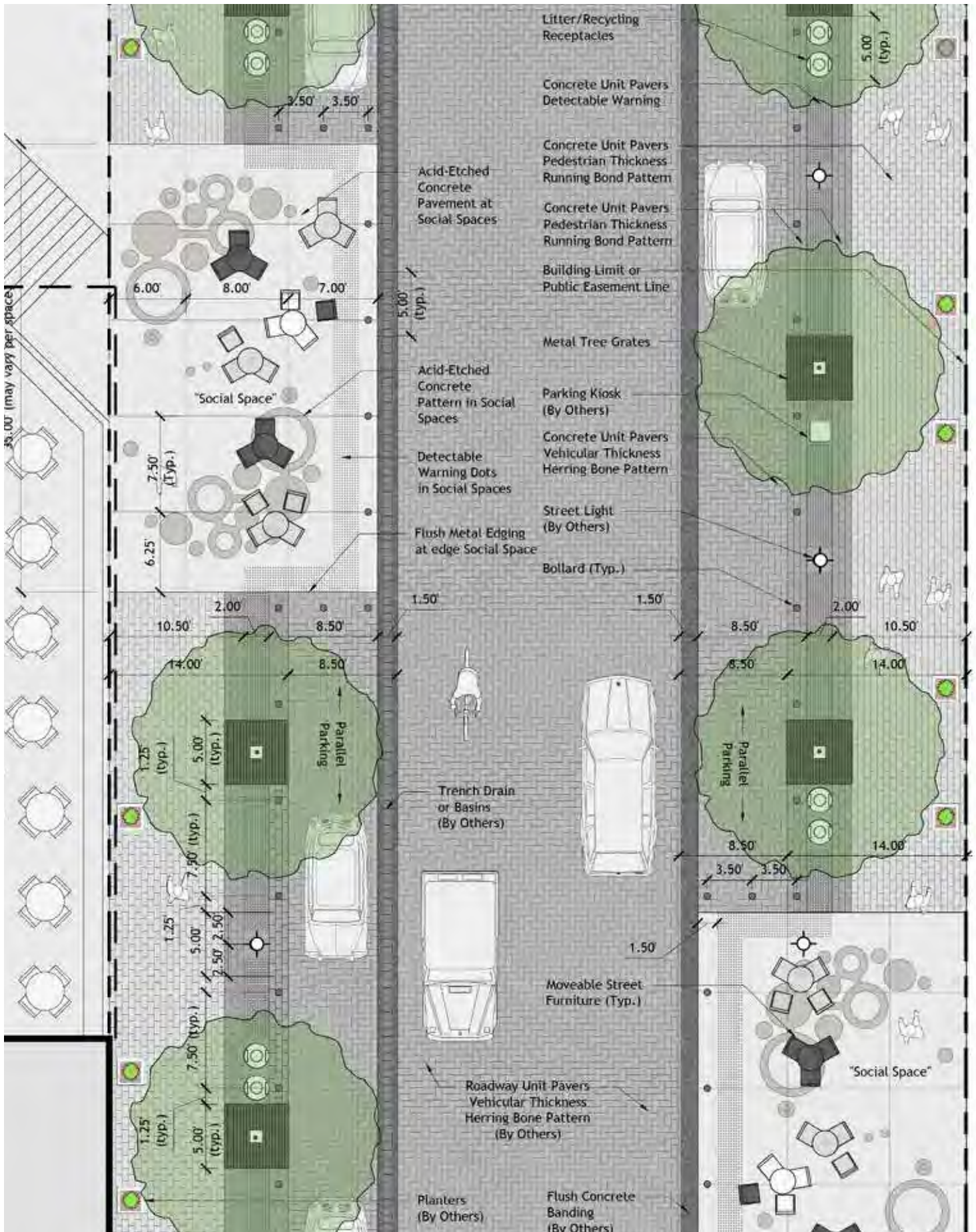




NEIGHBORHOOD FURNISHINGS PLAN

-  Site Benches
-  Movable Furnishings
-  Bicycle Racks
-  Trash + Recycling Receptacles
-  Parking Kiosk (By Others)
-  Bollards





G STREET Layout



Learn to thrive
ASU

#1
ASU

#1
ASU

#1
ASU