CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 06/12/18
Agenda Item: 7

ACTION: Request a Zoning Map Amendment from GID to MU-4, a Planned Area Development Overlay, a Use Permit to allow tandem parking, and a Development Plan Review for a new mixed-use development consisting of a four-story building with 260 residential units and a 15,000 square-foot single-story commercial center for MILLENNIUM AT RIO SALADO, located at 2110 East Rio Salado Parkway. The applicant is Miravista Holdings.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: MILLENNIUM AT RIO SALADO (PL180051) is located east of Tempe Marketplace and the 2100 Rio developments, on the north side of Rio Salado Parkway. The proposed development includes a commercial center of restaurant and retail uses along the street front, and a private drive connecting to a multi-family apartment community to the north. The request includes the following:

ZON180013	Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use, High Density District
PAD180002	Planned Area Development Overlay to establish development standards for two new proposed lots, with a building height of 65', landscape area of 6% and14%, setbacks of 25'-135', and density of 36 du/ac to allow 260 units.
ZUP180019	Use Permit to allow tandem parking spaces in carports in front of the garage units
DPR180023	Development Plan Review including site plan, building elevations, and landscape plan

Rio Salado Parkway

Existing Property Owners	KVA Spyglass Exchange LLC, Rio Pozo LLC, Tellurian Development Company (landscaped public sidewalk on east side of drive within easement)
Applicant	Brad Wilde, Mira Vista Holdings
Zoning District (current/proposed)	GID / MU-4
Gross / Net site area	10.7 acres (new site 1: 2.93 acres & new site 2: 7.82 acres)
Density / Number of Units	36 du/ac / 260 units
Unit Types	147 one bedroom 113 two bedroom
Total Bedrooms	373 bedrooms
Total Building Area	Site 1: 15,000 s.f. Site 2: 371,716 s.f.
Lot Coverage	Site 1: 22.7% (29,075 s.f.) Site 2: 20.2% (68,745 s.f.)
Building Height	65'
Building Setbacks	Site 1: 25' south front, 115' west side, 48' east street side, 8' parking street side setback, 135' north rear Site 2: 48' south front, 47' west side, 72' east street side, 22' parking street side setback, 63' north rear
Landscape area	Site 1: 6% (20,075 s.f.) Site 2: 14%
Vehicle Parking	655 spaces (site 1: 181 surface lot, site 2: 116 surface, 166 covered surface, 96 carport in tandem behind 96 garage) (689 min. required, shared parking model)
Bicycle Parking	226 spaces (226 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 on the north side of Rio Salado Parkway, west of the 101/202 Freeway interchange, east of McClintock Drive, east of Tempe Marketplace and adjacent to the 2100 Rio Development. The project site includes two existing parcels of land that would be platted to form two new lots, referred to in this application as site 1 and site 2, the commercial and residential components of the mixed-use development. A third parcel adjacent to and east of the site has a cross access easement, which provides a 10' wide multi-modal path connection to the north residential portion of the property, in anticipation of a future connection to the multi-modal path on the north side of the 2100 Rio development. This connection is part of the regional trail system along the south side of the Salt River Channel, connecting from Mesa through Tempe, to Phoenix. The private drive within this development is required to provide cross access with the development to the north, to complete a connection to the new street alignment with Rockford Drive, where a signalized intersection is being constructed.

This request includes the following:

1. Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use, High Density District
2. Planned Area Development Overlay to establish development standards for two new proposed lots, with a building height of 65', landscape area of 6% and14%, setbacks of 25'-135', and density of 34 du/ac to allow 260 units.
3. Use Permit to allow tandem parking spaces in carports in front of the garage units
4. Development Plan Review including site plan, building elevations, and landscape plan

The applicant is requesting the Development Review Commission take action on item three above, and provide recommendations to City Council for items one, two and four listed above.
For further processing, the applicant will need approval of a Subdivision Plat to create two new lots.

SITE PLAN REVIEW
The project had five preliminary site plan reviews, beginning on May 24, 2017, followed by August 30, 2017, October 11, 2017, December 6, 2017, and most recently on February 28, 2018. The proposed project was presented as a mixed-use development, however the submittal was provided by two different architectural teams and had limited connectivity between the sites in the earlier versions. Staff recommended providing pedestrian connectivity, shared parking, diverse continuity within the landscape palette to separate the residential and commercial elements but unify through a few common species, and provide a few similar building materials between the two sites. The intent was not to match architectural styles, but to utilize a few materials on both sites to tie them together visually. Site 1 was predominantly masonry, with 2 different integral colored clay brick and a white painted brick, with no color or material relation to the apartments. Staff recommended using the grey ground faced cmu of the residential building in columns on the commercial building to tie the sites together visually with a similar material and color. Staff also recommended increasing the building height of the commercial buildings, so that the sign band would not be hidden by the future growth of the street trees, to prevent future damage to the trees when tenants desire greater sign visibility. The applicant removed the highly reflective white painted bricks and increased the height of building C2, located closest to the street. Site 2 had very limited masonry on the larger residential building, which relied on three shades of gray for architectural variation on the stucco finish. Staff recommended adding more color, more masonry at the residential ground floor area adjacent to all of the garages for protection of the carports and garage entryways where tandem parking would require maneuvering and circulation that could lead to damage on a stucco surface. Staff also recommended using one of the clay masonry bricks from the commercial building, and carrying elements of masonry up vertically to break up the massing, to provide a more residential character, to materially tie the two sites together and introduce more material diversity as viewed from adjacent properties at a distance. Staff recommended use of a 9' garage door rather than an 8' wide door, recognizing the tandem condition that would require more maneuvering of vehicles and potential damage to the adjacent stucco walls. Additional color was added, cmu was provided at all garages, however, the doors were unable to be widened and the applicant did not want to add brick from site one into the residential site.

PUBLIC INPUT

- A Neighborhood meeting was required
- A Neighborhood meeting held: February 27, 2018 from 6-7pm at the Karsten Golf Course Clubhouse at 1125 E. Rio Salado Parkway.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Four members of the public attended, three who owned or worked in businesses on the south side of Rio Salado Parkway. They were in support of the project, but strongly advocated for a light to be installed at River Drive, to facilitate traffic flow from existing businesses to the south as well as the new development. The applicant is supportive of this concept, however, City Traffic Engineering and ADOT are responsible for evaluating locations and timing of lights in proximity to the freeway. A new light is being added at Rockford Drive, with a cross access easement being required of the Millennium development and the 2100 Rio development to complete this connection to a lighted intersection. Determination of another light at River will be based on future traffic studies demonstrating a warrant for this level of traffic control; which is not triggered by the proposed development.

DEVELOPMENT REVIEW COMMISSION

The applicant presented the preliminary design to the Commission on April 10, 2018. Ms. Wendy Riddell of Berry Riddell LLC, gave a short presentation to the Commission on the proposed "Millennium at Rio Salado" project. She shared renderings and elevations and asked for design feedback as well as questions/requests from the Commission. This will be a mixed-use, multi-family project. Ms. Riddell asked specifically for feedback on the design/colors/materials. Staff had encouraged more similarity between the building materials and colors, but the developer would like to go with a different look for each site. The Commission stated they would like a different but complementary look as well. They also requested perspectives from Rio Salado looking north, and asked about the grade changes on the site. They would also like to learn more about the customer experience in the food hall when the applicant comes back with a full presentation.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed development, which would bring the site into conformance with the General Plan Projected Land Use (Mixed-Use) and density (High Density, up to 65 dwelling units per acre). The proposed project facilitates many of the goals and objectives of the General Plan by redeveloping an underutilized property, revitalizing an older industrial corridor along a major entry arterial to the city, providing more housing adjacent to employment and creating a walkable community with amenities and attractions on site and nearby.

CHARACTER AREA PLAN

The site is located within the Apache Character Area Plan. The Site Plan provides a heavily shaded site with pedestrian connections between the commercial and residential areas and opportunities to share parking with guests of both sites. Site 1 provides 20% of the driveway and parking area with shade and Site 2 provided almost 48% shade over vehicular areas by use of trees and shade canopies over residential parking areas. Pedestrian walkways are lined with trees or structural canopies for a comfortable walkable environment. Mobility is encouraged by the access to employment and housing within the same area. The private drive is designed for public through access and has a shaded sidewalk and on-street parking. The design transitions from taller office buildings to the west and lower scale industrial buildings to the east. The vision for the NE Industrial Area is vertical mixed-use redevelopment with a light industrial theme; this unique area benefits from its strategic location at Loops 101 + 102, which is currently projected with a mix of land uses as identified in GP2040 which allows for residential uses incorporated into employment areas. The food hall concept is intended to become a community gathering point for employees to the west and residents to the north, with outdoor activity space and a choice of food venues. There are no requirements or plans for artwork within the project.

ZONING

The current zoning is GID, General Industrial District; this request would rezone the site to MU-4, Mixed-Use High Density. The area to the north and west of the site is zoned GID with new and proposed office uses, two hotels and planned restaurants. Further west is zoned RCC, Regional Commercial Center, with Tempe Marketplace, and Streetlights Residential, the combination of these commercial and residential uses being compatible with the long-range projection of a mixed use live-work-play environment. The area to the east is industrial uses and to the south is predominantly industrial, and service uses. The area is planned for future Streetcar connection, which would include a future Transportation Overlay within this area which is projected to intensify to allow increased residential density along a public transit corridor. A Zoning Map Amendment to MU-4 is required to comply with the General Plan Land Use and Density map designations.

Section 6-304 C.2. Approval criteria for Zoning amendment (in italics):

The proposed zoning amendment is in the public interest. The proposed development provides 260 units of market rate housing. The proposed project includes15,000 s.f. of commercial uses to enhance the commercial frontage along Rio Salado Parkway and serve both residents of the site and the surrounding businesses within walking and biking distance, helping to meet the goals of a 20-minute city. The project will dedicate a 14' easement to facilitate street car infrastructure and will be constructing sidewalk and pedestrian improvements including a tree-lined street frontage to foster a safe and comfortable pedestrian environment.

The proposed zoning amendment conforms with and facilitates implementation of the General Plan. The proposed zoning conforms to the General Plan Land Use (Mixed Use) and Density (Up to 65 dwelling units per acre). The proposed uses include housing to help achieve housing objectives, includes commercial uses to maintain economic development objectives and redevelops an underutilized site, implementing goals and objectives for redevelopment. The proposed project implements the Land Use, Housing, Redevelopment, Cost of Development, Growth Area, Circulation and Bicycle elements of the General Plan.

PLANNED AREA DEVELOPMENT

The Mixed-Use Zoning District requires a Planned Area Development to establish the development standards. The proposed development would establish a relatively low density of 36 dwelling units per acre, which complies with the General Plan density designation of up to 65 du/ac. The Below is a comparison of the existing Commercial Shopping and Service (CSS) zoning standards to the proposed MU-4 PAD standards.

MILLENNIUM AT RIO SALADO – PAD Overlay

Standard	GID	PROPOSED MU-4 (PAD)	Change
Residential Density (du/ac)	0	36	Increase
Building Height (feet) Building Height Maximum	 35 ft.	 65 ft.	 Increase
Maximum Lot Coverage (% of net site area) Site 1 Site 2	No Standard	Site 1: 12% (15,000 s.f.) Site 2: 30% (102,382 s.f.)	Decrease
Minimum Landscape Area (% of net site area) Site 1 Site 2	10%	Site 1: 22.7% (29,075 s.f.) Site 2: 20.2% (68,745 s.f.)	Increase
Setbacks (feet) Site 1 Front (south) Parking Side (west) Rear (north) Street Side (east) Parking	 25 ft 20 ft 0 ft 0 ft 25 ft 20 ft	 25 ft 20 ft 115 ft 135 ft 48 ft 8 ft	 No Change No Change Increase Increase Increase Decrease

MILLENNIUM AT RIO SALADO – PAD Overlay			
Standard	**GID**	**PROPOSED MU-4 (PAD)**	**Change**
Site 2 Front (south) Parking Side (west) Rear (north) Street Side (west) Parking	 25 ft 20 ft 0 ft 0 ft 25 ft 20 ft	 48 ft. 5' 47 ft. 63 ft. 72 ft. 20 ft.	 Increase Decrease Increase Increase Increase No Change
Vehicle Parking Site 1 Site 2 Total Parking	 190 499 689 Required	 180 475 655 Provided	Decrease
Bicycle Parking Site 1 Site 2	 30 196	Site 1 30 + Site 2 196 226 Total Provided	No Change

The applicant is requesting a 6% reduction on the required parking for commercial uses and a 5% reduction in the required parking for multi-family residences. The residential component has 260 one and two-bedroom units totaling 373 bedrooms. The mix of uses assumed some internal capture between guests and residents and employees and customers between the uses on both sites. The analysis also recognized the existing bus service and future street car as potential future reduction in parking demand. 96 units or 36% of the residences, would have a single car garage with a second vehicle space parked in tandem in the carport in front of the garage. The remainder of the 164 units would have assigned spaces within the 166 covered and 79 surface spaces available behind the gates, providing a ratio of almost 1.5 spaces per unit for the remaining units. The site would provide 38 of the required 52 guest spaces outside of the gated area. The total requested reduction is 34 spaces, which was demonstrated within the parking analysis to be appropriate for the proposed location and development.

Unit Type	Unit Quantity / SF	Ratio	Parking Required per ZDC	Proposed Parking per PAD
Site 1				180 surface spaces
Retail	2400 s.f.	1 per 300 s.f.	8	
Restaurant	12600 s.f.	1 per 75 s.f.	168	
Outdoor Dining	2400-300=2100 s.f.	1 per 150 s.f. after – 300 s.f.	14	
			190 subtotal for site 1	
Site 2				
1 bedroom	147 units	1.5 space per unit	221	96 in garage 96 tandem in carport behind garage 166 covered 79 surface spaces 23 on street 15 outside of gate 475 subtotal for site 2
2 bedroom	113 units	2 spaces per unit	226	
Guest	260 units	.2 spaces per unit	52	
			499 subtotal for site 2	
TOTAL			689	655 Provided

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans.* Per the analysis presented in the applicant's letter of explanation and the above analysis regarding the proposed project, the PAD facilitates redevelopment and helps achieve objectives within the General Plan and Apache Boulevard Character Area Plan.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The requested development standards are compatible with the existing standards to the west and east of the property, providing a buffer between adjacent uses while maintaining connectivity to the larger area.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed design is in

character with the surrounding newer developments in terms of scale, materials and massing and takes into account the changes in grade level between the office uses to the west, providing privacy to residents through landscaping around the perimeter.

USE PERMIT

The proposed use requires a use permit, to allow tandem parking in the MU-4 Zoning District for the multi-family portion of the project. The applicant has provided a letter of explanation for this request. The Tandem Parking is not part of the Shared Model, but is reserved specifically for residents assigned by unit to a garage space and a carport space that is in tandem.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The tandem spaces are in garages, behind partially covered carport spaces. These units require backing of the carport vehicle out to get to the garage space, which will increase traffic within the drive aisle when multiple units are making this maneuver at the same time. The drive lane is 25' wide, rather than 23' wide, to allow more maneuvering space. None of these spaces would impact the main private drive to the development; these are all behind gated access to the apartment community. Therefore, the impacts are only to the residents within the complex and will not impact traffic on public streets.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* Idling vehicles during the movement of vehicles may generate vehicle emissions, but not in excess of the surrounding conditions, which include the 101/202 freeway interchange and industrial uses to the south and east of the site.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The use of tandem garage spaces for a rental product is a unique concept, that provides an opportunity to secure vehicles in privately rented garages. This contributes to an increased value to the residential product and provides a different form of housing availability within this area, while facilitating redevelopment of an underutilized site.

4. *Compatibility with existing surrounding structures and uses.* The tandem spaces are unique to this area, which is largely commercial and industrial uses and surface parked. From the perimeter of the site, the carport spaces in front of the garages visually screen the garage space; the tandem spaces are not visible.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The tandem spaces are contained within a gated private drive, with surveillance provided by the design of the units to overlook the parking area. Each tandem garage space will only be rented to the unit that has the carport space in front of the garage. Parking will be managed by the apartment community management.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is approximately 375 feet wide along the north side of Rio Salado Parkway, and 940 feet deep. Site one, is approximately three-acres on the south side; it is 350 feet deep, and accessed from two drives spaced 200 feet apart along the street frontage. In anticipation of the future Streetcar, a 14' easement is being required for this site. All future developments along Rio Salado Parkway will be required to dedicate right of way; due to the timing of the original submittal for this request, and the determination of the setbacks within the PAD, traffic engineering recently determined that the easement would address future transit requirements. A deceleration lane is provided for entrance into the western most drive serving the commercial site. The primary drive is the eastern drive, that aligns with River Drive at the entrance, and shifts east, to allow circulation and parking to sufficiently serve the development on the west side of the private drive. There is a

requirement that this drive have a public cross access easement the full length of the private drive for public access through to the development to the north. The three buildings along Rio Salado range in size from 3,000 to 6,000 square feet, serving multi-tenant commercial uses with a common outdoor seating area. A pedestrian connection is provided from the commercial site to site 2 to the north for commercial customers or employees who live in the adjacent apartment community. Site two, the seven-acre lot, has a fire lane and surface parking area around the apartment buildings. A 7,000 s.f. clubhouse is centered on the site, at the main gated entrance off of the private drive. The ground floor is dominated by the carport parking spaces in front of the tandem garages. The site is heavily shaded by shade canopies and trees, 75% of the parking spaces are in full or partial shade. Site two is gated, but provides 23 on-street and 15 ungated parking spaces for guests.

Building Elevations

Site one has three buildings, each with different elevations, intended to reflect the surrounding industrial character in a themed food hall concept. Building C1 is 3,040 s.f and has the building length oriented east/west, and is located at the north-west corner of the building trio. The predominant materials are a terracotta red standing metal seam and a rusted steel finished flat metal panel system. Mullioned glass storefronts and painted steel canopies provide accents and break up the building massing. The form is grounded on all four elevations by precast concrete panels. Founders finished rust toned clay brick in a running bond surrounds the doors on the west elevation, using masonry as a common building material to the other buildings. Windows on the south and east elevations are shaded, no windows are located on the west exposure. The building is approximately 25' tall and is a single-story retail/restaurant space.

C2 is 5,900 s.f. and is located closest to the street front. It is oriented to face north to the amenity courtyard of the food court with the back of house faces Rio Salado Parkway. A series of screen walls and columns, and recessed sign panels break the massing of the building. A covered patio wraps the north-west and north-east corners of the building. Staff had requested windows facing the street front and possibly an extension of the patio to the south side to activate the street where future street car would be located. The applicant did not incorporate this into the design, and provided this response: "*The Food Hall design orients the three buildings to face each other and a shared courtyard. This configuration necessitates the back of house functions to be placed on the south side of the building in question (which will be fully screened from Rio Salado). Therefore, it is not practical or desirable to provide window or a patio in this area as this is the functional space of this building. This design aesthetic is consistent with the majority of the buildings along Rio Salado including Tempe Marketplace. We feel strongly that the proposed screening and landscape treatment proposed for the Rio Salado frontage will provide a strong aesthetic and will complement the area as a whole*." The building is a sand colored clay brick, accented by a storefront with red mullions between panels of insulated glass. Precast concrete column caps and painted steel canopies tie into building C1. Sliding weathered wood panel doors are provided to shade the west and east patios, providing a dynamic building elevation that changes with sun exposure. The building is approximately 29' tall, with additional height added to elevate the sign band at the street front and reduce conflicts with street trees. This provides a stronger street presence and varies the overall site dimension with changes in rooflines between this and the other two buildings.

C3 is 6,060 s.f. and is located at the north-east end of the trio. This building is oriented at an angle from the other two, following the alignment of the private drive entrance. This configuration provides more space for the courtyard amenity area and breaks the grid with an asymmetrical arrangement of structures. Like building C2, the predominant material is founders finished running bond clay brick, but this building is in a gold toned color, broken by a grey/bone colored accent in the same finish and grout pattern. Screen walls are cast in place board formed concrete that ties into the texture of the weathered wood boards of building C2. Cable suspended canopies provide a different architectural detail than the other buildings. The storefront system retains a consistent window lite pattern as the other buildings but using a dark grey color for the mullions. The building is approximately 25' tall and is a single-story retail/restaurant space.

Most recommendations staff made were addressed in the final submittal. Staff had recommended using the grey ground faced cmu of the residential building in columns on the commercial buildings or in the screen walls to tie sites 1 and 2 together visually with a similar material. However, the applicant chose not incorporated into the design based on the stated design intent: "*The commercial buildings are designed using brick as the primary building material that ties the three buildings together, introduction of CMU would not be compatible with this design*." The applicant integrated color from the commercial site into the residential site, rather than change materials on the commercial site, which was intended to be distinctly unique from the residential design.

Site 2 has three buildings, R1 and R2 and the clubhouse, ranging in height from 28 to 59 feet in height based on the height taken from top of grade. This site is uniquely located east of a parcel that is elevated by a capped landfill, yet this property is not a part of the landfill. The offices to the west are approximately 12' above the ground of this site. The grade taken from street front is lower than the actual building location, adding to the technical height, but not the visual building height from finished floor. R1 and R2 are four-stories, approximately 48' in building height to top of parapet. The buildings had very limited masonry on the larger residential building, relying on tone changes for architectural variation on the stucco finish. Staff recommended adding one of the brick materials from the commercial site to tie the two sites together materially. Although the commercial site uses founders finished clay masonry brick, the residential site uses a more commercial product, a dark grey integral colored burnished finish cmu block in standard size. The size of the cmu is more appropriate in scale to the four-story building, and provides visual interest at the pedestrian level with color variations within the small exposed pebbles. Staff strongly recommended more masonry at the residential ground floor area adjacent to all of the garages for protection of the carports and garage entryways. The applicant modified the plans to provide the masonry at all garage surrounds, applying masonry consistently at the base of the building. Staff also recommended using one of the clay masonry bricks from the commercial building and carrying elements of masonry to upper floors to vertically break up the stucco massing that would be visible from a distance and provide a more residential character. Although initial preliminary site plan review elevations had brick veneer, the applicant did not incorporate the site one brick into the residential site or extend masonry to the upper floors. The buildings are predominantly three shades of grey stucco, accented by a light gold/brown. Grey standing metal seam panels are mounted vertically at the top parapet in sections to break up the roofline and provide a second material to the upper floors, which are all stucco. The unit doors are a bright red, staff recommended using the same red as the commercial site, a more muted shade, to tie the sites together, however the applicant chose to keep the bright red. The building colors tie in to elements of the 2100 project to the west; the commercial retail building and Streetlights Residential use a red accent, the residential site and two of the office buildings have a rust toned tile or metal panel product with several warm and cool shades of grey. Streetlights residential had more material variety and color than what is proposed in this residential product, however, the Freedom Financial buildings are predominantly grey concrete, metal, grey EIFS and glass. The proposed building forms and colors are contextually appropriate to the surrounding architecture.

Landscape Plan

The ten-acre site is heavily landscaped. A shade study was provided to address a few landscape islands that were not large enough to provide trees; the commercial site one has 21.4% shade in the parking and circulation area and the residential site two has 48.9% of the parking and circulation area shaded. The site exceeds the requirement of option two in the code and enhancing the site by reducing the ambient temperature of the paved vehicle circulation and parking areas. Along Rio Salado, the trees are set back outside of the 14' streetcar easement, so that future sidewalk improvements will not impact established trees on site. The street tree is the Desert Museum Palo Verde, accented by Chinese Pistache and Fan West Ash for seasonal changes to color. Palm trees flank the main drive, a similar aesthetic to Tempe Marketplace further west. On site, Southern Live Oaks, Chitalpa, Ghost Gum Eucalyptus, Evergreen Elm provide a variety of tree texture around the site. Live Oak is used along the western side of the commercial site, and Ghost Gum are added intermittently along the residential perimeter for shade and privacy from the offices to the west, which sit at a higher elevation. The private drive is lined with Acacia Mulga, Chitalpa, Oak and Ash. Aritificial turf is used in the foot court amenity area and portions of the interior courtyard of the residences. Real turf is also provided within the residential courtyard. The site has a large variety of plants, with 13 accents and vines, nine shrubs, eight ground covers plus seasonal annuals and turf. Decorative accent pavers are used in the hardscaped areas around the site, in the drive entrances and within the carports of the residences. The plant materials blend from site one to site two, unifying the commercial and residential sites. A double row of ghost gum line the pedestrian path from the apartments and a row of Palo Verde create a buffer between the uses. The residences are amenitized with indoor and outdoor fitness areas, a pool and spa, ramadas, game areas and an outdoor kitchen. The northern perimeter is lined with Evergreen Elm, as a buffer between the residences and future third phase of Freedom Financial. The private drive has parallel parking spaces shaded on the west side. This drive will eventually connect to the office development to the north as conditioned for the required cross access.

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;* Each building on the sites are oriented based on street configuration and site circulation. The combination of buildings creates variety between the two sites, as viewed from both Rio Salado Parkway and the new private drive alignment with River Drive.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* based on the presented materials and analysis above, this project meets the criterion.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* based on the applicant provided a letter of explanation and plans and review of the surrounding context, the project provides sufficient detail and quality for the area.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the combination of building heights between the two sites, along with the shade canopies and landscape materials are appropriately scaled to the surrounding 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;* The commercial buildings each provide a unique vernacular with common materials to create a theme, the residential buildings use a combination of window types and sizes, architectural wraps, recesses, changes in building height and surface plane to create a sense of movement. The base is grounded by the cmu around the garages. Based on the plans submitted, the applicant letter of explanation, and the above analysis, the design meets this criterion.

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;* although more could have been done with the back of house facing Rio Salado Parkway, and the upper floors of the residences would benefit from a change in material from grey EIFS, the building facades provide architectural detail and interest as viewed from the street level and comply with the criteria for proportioned design, with appropriate scale and rhythm. Special attention was provided to entries and walkways to provide a comfortable path of travel in and around the sites.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the plans accommodate future street car development at Rio Salado Parkway, provide accessible paths and bike racks for pedestrians and cyclists, and provide the initial phase of a multi-modal path that will eventually connect to the Salt River Channel through the development to the north.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicle parking and circulation is separated from pedestrian paths, with changes of material used to delineate pedestrian crossings through the site.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the project was reviewed by police staff and complies with this criterion.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* per the analysis above, the project provides defined areas for pedestrians and parking and enhances the buildings with changes in landscape material specific to the uses on site.

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;* signage will be addressed by separate submittal.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with the zoning code.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility and to allow for increased heights.
4. The proposed project meets the approval criteria for a Zoning Amendment, Planned Area Development, Use Permit and Development Plan Review.

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

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT
CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.

2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment and PAD approval shall be null and void.

3. The Planned Area Development Overlay for MILLENNIUM AT RIO SALADO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

4. A 14' transit easement shall be dedicated adjacent to the Rio Salado Parkway right-of-way, prior to issuance of building permits, for future use of Street Car infrastructure.

5. A public access easement for the full length of the private drive aligned with River Drive shall be recorded prior to issuance of building permits for vehicle circulation and connection between properties to the north and east.

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.

2. Tandem garage parking spaces shall only be leased to the same tenant who uses the tandem carport space associated with the garage space.

3. Tandem parking is granted for 96 carport spaces in tandem with garage spaces.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)
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 May 25, 2018 and landscape plan dated May 25, 2018. 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 submit a final Traffic Impact Study prior to any submittal for a building permit.

3. The developer must receive approval of the final Traffic Impact Study from the Transportation Division prior to issuance of a building permit or as otherwise determined by the Public Works, Transportation Division.

4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.

5. **The residential and commercial buildings may be phased for construction; whichever site is phase two must submit construction documents and receive building permits prior to issuance of the final Certificate of Occupancy for phase one.**

Site Plan

6. **A cross access easement and shared parking agreement between sites 1 and 2 shall be recorded prior to building permits.**

7. **Per the submitted plans, the sidewalk on the east side of the private drive shall be 6' in width and fully landscaped within the easement, the sidewalk on the west side of the private drive, adjacent to the parallel parking spaces, shall be 7' in width, and the sidewalk on the north side of Rio Salado Parkway shall be 8' in width.**

8. Provide service locations for both refuse and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.

9. 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.

10. 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.

11. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

12. 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.

13. 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

14. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

15. 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

16. The materials and colors are approved as presented:

Site 1:

Building C1
Roof Flat with Parapet
Primary Building – Standing metal seam wall panel – Northclad Terra Red (painted dark rust red)
Secondary Building – Interlocking Metal Wall Panel Norhclad Corten (oxidized steel finish)
Building Wainscot - Precast Architectural Concrete (natural color/finish)
Building Accent – Masonry Block 8:x4"x16" Running Bond grout pattern, Founders Finish, Oak Creek (light brick red)
Anodized Aluminum Storefront – Dark Bronze mullions with 1" insulated glazing
Metal Canopy – Painted Steel C Channel painted Sherwin Williams SW7019 Gauntlet Gray medium warm gray)
Steel Planter and Patio Railing – Oxidized steel finish
Painted Steel Door – Sherwin Williams SW7718 Oak Creek (tan)

Building C2
Roof Flat with Parapet
Primary Building – Masonry Field Block, 8"x4"x16" Running Bond grout pattern, Founders Finish, Hayden (sandy gold)
Column Top Accent – Precast Architectural Concrete (natural color/finish)
Painted Steel Awning - SW7019 Gauntlet Gray (medium warm gray)
Sliding Patio Doors – Reclaimed wood with blackened steel frame
Anodized Aluminum Storefront – Sherwin Williams 6861 Radish (red) mullions with 1" insulated glazing
Blackened steel plate angle - for barn door frames and patio railings.
Painted steel knife edge at top of parapet wall painted SW7019 Gauntlet Gray (medium warm gray)
Painted Steel Door – Sherwin Williams SW7718 Oak Creek (tan)

Building C3
Roof Flat with Parapet
Primary Building –Masonry Block 8:x4"x16" Running Bond grout pattern, Founders Finish, Bone (light warm gray)
Secondary Building – Masonry Field Block, 8"x4"x16" Running Bond grout pattern, Founders Finish, Hayden (sandy gold)
Anodized Aluminum Storefront – Dark Bronze mullions with 1" insulated glazing
Blackened steel plate - patio railings.
Painted Steel Awning - SW7019 Gauntlet Gray (medium warm gray) with cable suspension wires
Painted steel knife edge at top of parapet wall painted SW7019 Gauntlet Gray (medium warm gray)
Painted Steel Door – Sherwin Williams SW7718 Oak Creek (tan)

Site 2 Buildings R1, R2 & Clubhouse:
Roof Flat with Parapet
Primary Building – Exterior Stucco System – Painted Sherwin Williams SW7024 Functional Gray (medium warm gray)
Secondary Building - Exterior Stucco System – Painted Sherwin Williams SW7019 Gauntlet Gray (dark warm gray)
Building base – Concrete Masonry Unit – Integral Colored County Material premier Ultra Burnished Dusk (dark cool gray w/ exposed stones)
Building Accent/Trim - Exterior Stucco System – Painted Sherwin Williams SW7648 Big Chill (light cool grey)
Accent - Exterior Stucco System – Painted Sherwin Williams SW6117 Smokey Topaz (medium gold brown)
Accent – Vertical standing metal seam siding – Prefinished Charcoal Gray
Metal Canopy and Metal Balcony Railing- Painted Sherwin Williams SW7019 Gauntlet Gray (dark warm gray)
Windows – Charcoal Gray Frame, Clear Low E Glazing
Storefront – Aluminum storefront window system with clear Glazing
Sliding Glass Patio Door – Charcoal Gray Frame
Aluminum Telescoping Door System – Charcoal Gray Frame with clear Glazing
Doors – Charcoal Gray Frame
Garage Door – Charcoal Gray Metal
Patio Door – Sherwin Williams SW2910 Red Door (bright red)
Trim - Painted steel – Dunn Edwards – Emerald Pool #642
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.

17. 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.

18. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

19. Conceal roof drainage system within the interior of the building.

20. 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.

21. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

22. 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

23. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

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

Landscape

25. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

26. Irrigation notes:
    a. Provide dedicated landscape water meter.
    b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40

PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.

c. Locate valve controller in a vandal resistant housing.
d. Hardwire power source to controller (a receptacle connection is not allowed).
e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

27. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

28. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

29. Provide address numbers on the north, south and west building elevations of the commercial site 1 buildings and all four elevations of the residential buildings.
    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 all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

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

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

STANDARD DETAILS:

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

are under Civil Engineering & Right of Way.

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

COMMUNICATIONS:

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

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: http://www.tempe.gov/home/showdocument?id=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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- The Owner is required to prepare a security plan for the residences, live/work and commercial components of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

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

- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

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

PARKING SPACES:

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

ZONING AND DEVELOPMENT CODE: Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

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

1930-53	Based on historic aerials, this site was part of the natural Salt River watershed, with native vegetation north of the Rio Salado Parkway alignment, and graded agricultural fields to the south.
1953	The earliest grading and development of the site occurred sometime in the early 1950s, within the jurisdiction of Maricopa County.
1960	Sand and Gravel mining occurred north of the site, with access to Rio Salado Parkway provided just east of the River Drive Alignment.
1976-1990	Aerials indicate the site was used to park vehicles as a junk yard.
November 14, 1999	The site was annexed from Maricopa County into the City of Tempe
1991-present	The site has been used for construction staging and storage of construction vehicles and equipment.
January 13, 2016	An access easement agreement was recorded for access between parcels 1A and 8D to Rio Salado Parkway.
June 12, 2018	Development Review Commission is scheduled to hear a request for a Zoning Map Amendment from GID to MU-4, a Planned Area Development Overlay, a Use Permit to allow tandem parking and a Development Plan Review for a new mixed-use development consisting of a 15,000 s.f. single-story commercial center and a four-story residential development with 260 units for MILLENNIUM AT RIO SALADO, located at 2110 East Rio Salado Parkway. The applicant is Miravista Holdings.

June 28, 2018 City Council is scheduled for an introduction and first public hearing for this request.

August 9, 2018 City Council is scheduled for a second and final public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review
Section 6-308, Use Permit
Section 6-311, Shared Parking

DEVELOPMENT PROJECT FILE

for

MILLENNIUM AT RIO SALADO

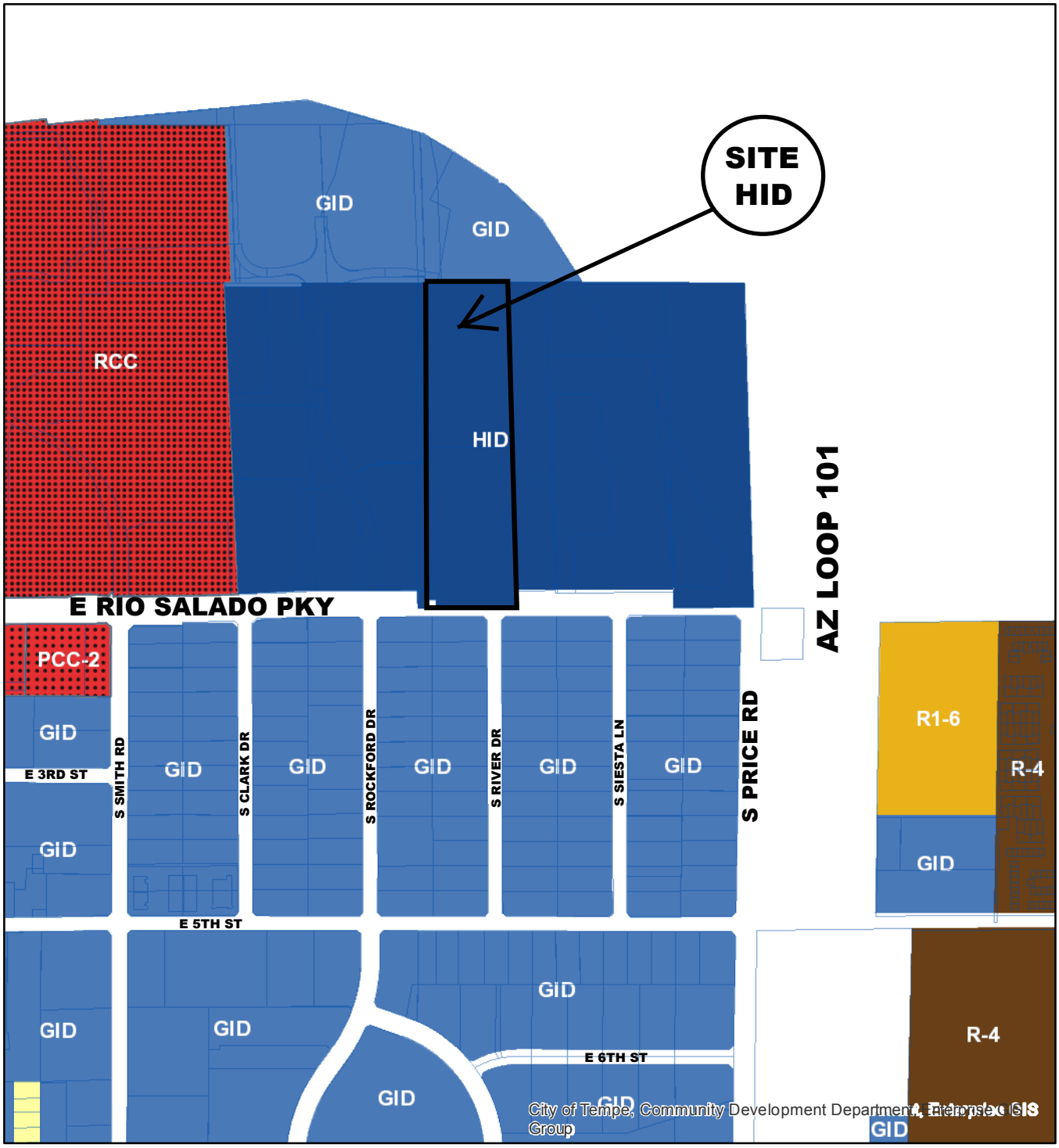
(PL180051)

ATTACHMENTS:

1. Location Map
2. Aerial
3-18. Letter of Explanation
19. Context site plan with aerial overlay
20. Planned Area Development Cover Sheet
21. PAD Overall Site Plan
22. PAD Site 1 Commercial Site Plan Enlarged
23. PAD Site 2 Residential Site Plan Enlarged
24. Development Plan Review Site 1 Commercial Site Plan
25. Landscape Plan Site 1 Sheet CLS-1
26. Floor Plans for Site 1 – Three Commercial Shell Buildings Sheets A101-A102
27-28. Sections for Site 1 – Sheets A401 & A402
29-31. Blackline Elevations for Site 1 – Sheets A201, A202 & A203
32-34. Color Elevations for Site 1 – Sheets A201C, A202C & A203C
35. Street View Elevations with Landscape for Site 1
36. Color Perspectives for Site 1
37-39. Color Material Sample Boards for Site 1
40. Development Plan Review Site 2 Residential Site Plan
41-42. Landscape Plan Site 2 Sheets CLS-2 & 3
43-46. Floor Plans for Site 2 – Unit Type Floorplans Sheets A2.1.0, A2.1.1, A2.1.2, A2.1.3
47-48. Floor Plans for Site 2 – Garages with Tandem Carports Sheets A2.1.4 & A2.1.5
49. Floor Plan for Site 2 – Clubhouse Sheet A9.0
50-53. Floor Plan for Site 2 Building R1 (south building) Sheets A5.1.0, A5.2.0, A5.3.0, A5.4.0
54-57. Floor Plan for Site 2 Building R2 (north building) Sheets A6.1.0, A6.2.0, A6.3.0, A6.4.0,
58-60. Sections for Site 2 Sheets A10.1 & A10.2 Two Residential Buildings and Clubhouse
61-65. Blackline Elevations for Site 2 – Sheets A5.7.0, A5.7.1 (Building R1), A6.7.0, A6.7.1 (Building R2), A9.7.0 (Clubhouse)
66-68. Blackline Elevation Worksheet showing changes in surface plane, balconies, and carports for building modulation Sheets A7.0.0, 7.1.0, & A7.2.0
69-73. Color Elevations for Site 2 – Sheets A5.4.0C, A5.4.1C, A6.7.0C, A6.7.1C, A9.7.0C
74. Street View Elevations with Landscape for Site 2
75-76. Color Perspectives for Site 2
77. Color Material Boards for Site 2
78. Neighborhood Meeting Summary
79-82. Site Context Photos
83-85. Waiver of Rights and Remedies

MILLENNIUM @ RIO SALADO

PL 180051



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

N W E S

ATTACHMENT 1

MILLENNIUM @ RIO SALADO

PL 180051

Aerial Map

N
W E
S

Project Narrative

Millennium at Rio Salado

REVISED: 5/14/18

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REQUEST

The purpose of this request is to seek entitlements for the long-anticipated redevelopment of the site located at 2110 & 2128 East Rio Salado Parkway (the "Site"), shown below. The Site is currently vacant and zoned Heavy Industrial ("HID"). The proposed mixed-use development will require a rezoning from HID to Mixed-Use ("MU-4"), a Planned Area Development ("PAD") overlay, Development Plan Review ("DPR"), and a Use Permit for tandem parking. The proposed process requires a public hearing before Tempe's Development Review Commission and two hearings before City Council. The project conforms with the long-range goals outlined within the Apache Character Area Plan, as will be outlined further in this narrative. Designated as Mixed-Use on the 2040 General Plan (the "General Plan"), with an anticipated residential development of up to 65 dwelling units per acre, the Site is anticipated for a high-density, mixed-use project, which will complement the existing and future uses in the surrounding context.

SITE DESCRIPTION

The Site is approximately 10.15 acres and is made up of two tax parcels: 132-36-008E & -008D. It is approximately 1000' west of the 101 Freeway and located directly east of the recently approved "Rio 2100" project. The +/-15-foot-tall retaining wall from Rio 2100 is the western boundary of the subject parcels. *See* Exhibit A, attached. This Site has been historically used for industrial or storage uses, Parcel -008E is currently used as an equipment and material storage yard for Nesbitt Contracting and Parcel -008D is currently vacant. The rectangular Site features approximately 370 feet of frontage on Rio Salado Parkway and is approximately 1,300 feet deep. Parcel -008D is accessed via an access easement to Rio Salado Parkway.

PROJECT DESCRIPTION

The proposed project (the "Project") is comprised of 260-unit market-rate, multi-family residential units and a 15,000 square-foot Food Hall. The residential component is comprised of 1 and 2-bedroom units with garage parking available. Site amenities include a 7,000 square foot clubhouse including a business center, media room, fitness center with yoga studio, a wine tasting bar as well as a resort style pool with cabanas. Lush landscaping is abundant throughout the Site which integrates with the numerous outdoor gathering spaces featuring grills and fireplaces. The Food Hall is a restaurant and retail project unlike anything found in Tempe today. Local, regional and national restaurant concepts will combine to provide a unique and varied experience that will accommodate a casual lunch, stylish diner or a weekend brunch on one of the expansive patios.

The project mix of luxury apartments and unique dining and shopping furthers Tempe's vision for the revitalization of this area that began nearly 20 years ago. With the success of Tempe Marketplace and the continued build-out of Rio 2100, what was once a highly visible eye-sore at the gateway to Tempe is now becoming a true mixed-use destination. This Project also complements and enables the success of projects such as State Farm and ADP whom are bringing thousands of new, high quality jobs to Tempe. Their employees will certainly be attracted to this Project's quality, amenities and close proximity to where they work and play.

(Image courtesy of CBRE)

The residential component will be developed by an experienced, luxury multi-family developer with a strong track record for success in development and excellence in property management and the Food Hall will be developed and operated by Miravista Holdings. The two Project elements will be linked via pedestrian connections creating a true mixed-use development. The

site plan illustrates the Project layout as well as the proposed extension of River Drive north of Rio Salado Parkway. *See* Exhibit B, attached. It is the intent to connect this new roadway with the Rio 2100 road network, which would greatly benefit both projects with shared vehicular, bike and pedestrian connectivity.

In evaluating potential uses for the Site, it was important to note the City's goals for this area as well as stated plans of our neighbors. Within this context, there is a broad mix of uses in the Rio 2100 development including hospitality, office, retail and residential - with additional office and retail contemplated by the Brock Family to the east. The properties surrounding the Site possess strong visibility from the adjacent freeways and substantial arterial frontage. Given the City's stated goals in the General Plan for this area to be developed holistically as a "Mixed-Use Hub", it became apparent that a high-quality residential/restaurant mixed-use Project would both advance this goal and be the most viable redevelopment option for the Site.

The following narrative is organized by each of the requests included in the submittal, including:

- Rezone
- PAD
- Development Plan Review
- Use Permit

The residential Project is designed to comply with the Americans with Disabilities Act Accessibility Guidelines, along with the Fair Housing Act Accessibility Guidelines for the multi-family residential community, and those sections outlined through the International Building Code and referenced ANSI guidelines as they relate to the design. These features include, but are not limited to, a site-wide accessible route to the public amenities and private residences, appropriately sized and located parking spaces, and applicable interior standards within the buildings. Additionally, specific features will be adaptable as allowed by the applicable guidelines.

Complying with the Outdoor Area standards, at least fifty percent of all the required residential areas is within private outdoor spaces, including patios, balconies, and decks. These designated private outdoor living spaces are not less than six feet in width and six feet in depth, and eight feet in height. Those areas not designed for the exclusive use of individual dwellings will be designated common areas for all residents of a development. The designated common outdoor living spaces are not less than fifteen feet in width and fifteen feet in depth, eight feet in height, and five hundred square feet in area per space.

Bicycle parking is designed to conform to the Pedestrian and Bicycle Facility Design Guidelines contained in the Comprehensive Transportation Plan. All parking spaces for bicycles will be equipped with a security rack designed and installed also in conformance with the Pedestrian and Bicycle Facility Design Guidelines. The areas set aside for bicycle parking will be clearly marked and reserved for bicycle parking only, within shaded areas, and will not impede or create a hazard to pedestrians. Additionally, these areas are designed to not conflict with vision clearance standards. Bicycle parking is conveniently located in relation to street and building

entrances and incorporated where possible into the building design. Pedestrian pathways link the bicycle parking areas to the primary building entrances and public sidewalks. The bicycle parking is designed to be visible to cyclists from street sidewalks or building entrances, to aid in security from theft and damage and is at least as well-lit as vehicle parking for security.

ZONING MAP AMENDMENT

The request to rezone the Site from HID to MU-4 is in conformance with the goals and objectives in the General Plan, the University Hayden Butte 'Area 5' Redevelopment Plan, and the Apache Character Area Plan. The current heavy industrial zoning is a relic of the area's history as a myriad of heavy industrial uses that was a largely-unregulated county island until the year 2000. The City's annexation of this area, and subsequent redevelopment efforts that created Tempe Marketplace, can be viewed as a national case-study for successful brownfield redevelopment and has set the stage for the Rio 2100 Project as well as this proposal.

The Land Use Element in the General Plan designates the Site as Mixed-Use. The requested change from HID to MU-4 is supported by the definition of "Mixed-Use" in the General Plan:

> *Mixed-Use - Land used for a mixture of residential and commercial uses on a site. This category encourages creatively designed developments that create a living environment, reflective of a village or activity hub, in which there is the opportunity to live, work and recreate in the same development or within the area. Basic criteria for development include reasonable scale to the surrounding neighborhood, encouragement of alternative modes of transportation (such as transit, bicycling and walking) and a well-conceived plan with access to and integration of transit facilities.*

The Project would add to this area as an "activity hub" by providing living spaces as well as an innovative dining option that would serve as an amenity for not only the adjacent housing and burgeoning office development at Rio 2100 but also the existing employment hub south of this location. The Project's scale and density are compatible with the surrounding uses and the site design attempts to address the rather imposing façade of the adjoining landfill retaining wall.

The rezoning of the Site will also comply with the objectives of the General Plan below:

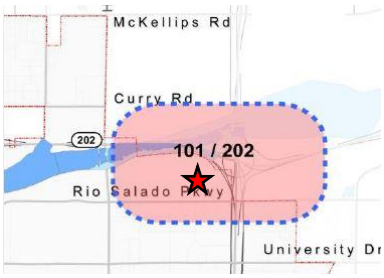
Redevelopment Goal

Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential.

The proposed Project is included in the University/Hayden Butte Redevelopment Area and fulfills the following Redevelopment Goal objectives:

> ***RED 2: Prevent and eliminate slum and blight*.** As previously stated, this area was formerly used for outdoor equipment storage and staging . The Project will remove those uses and redevelop the Site to be more in line with the current development along Rio Salado Parkway.
>
> ***RED 4: Attract new development that adds to the urban livability***. The Project will provide much needed housing in the area of ASU. Further, the Food Hall will attract people from other parts of the City and continue the walkability that has been established along Rio Salado Parkway by the developments to the west.

Growth Areas Element



The Project is located in the center of the 101/202 Interchange Growth Area.

Goal 1: Remove blighted conditions and reclaim the area for reuse and redevelopment with mixed-use and regional business.

***IG 2: Maximize revenue generation to the City*.** The City currently generates very little revenue from the current use of equipment storage on the south parcel and no revenue from the north parcel, which is currently vacant. The proposed Project would provide the City with sales taxes from the Food Hall and rental taxes from the rental units. Bringing more residents to this area will also increase sales tax revenues from the nearby retail areas as residents will easily be able to walk to those locations for all their shopping needs.

***IG 3: Encourage development that complements, rather than competes*.** The proposed development will complement the existing developments that moving east along Rio Salado Parkway from Tempe Marketplace. With the development of Rio 2100, the proposed project provides a convenient living option for the large number of employees expected to occupy the Rio 2100's office buildings. The Food Hall's mix of restaurants and retail will be wholly unique in this market and will complement the offerings at Tempe

Marketplace, and will provide additional dining options for all of those living and working in this area.

IG 4: Encourage employment and mixed-use development. By definition, this project *is* mixed-use development. The Food Hall will add employment opportunities to the area.

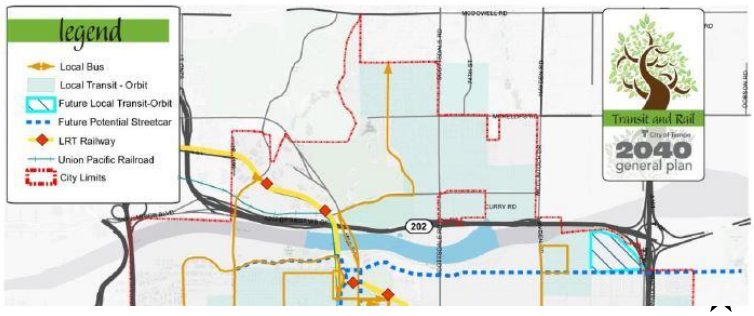
Pedestrian Network Goal

Develop safe, comfortable walking environments and pedestrian connections to encourage pedestrian travel.

PN 1: Increase awareness that pedestrians are a priority in Tempe, and that pedestrian travel is an important part of the overall transportation system. The Project's internal and external circulation supports the General Plan's Circulation Element through balancing the needs of vehicles with bicycles and pedestrians through the extension of River Drive north of Rio Salado Parkway. This provides an important circulation element that will create a comprehensive circulation pattern for the entire area to accommodate the future intensification of the Brock Family property. This Project will also facilitate the creation of a multi-modal path along River Drive connecting Rio Salado Parkway to the Salt River pathway system.

Transit Element

The Project is located within an area identified on the future potential streetcar line and designated as for future local transit-Orbit. The Orbit bus is a neighborhood circulator that connects with the more high-frequency Flash bus system.



***TR 1: Increase transit modes and services that support ridership increases and an expanded transit mode share*.** The increased number of residents and retail along Rio Salado will naturally create the need for alternate modes of transportation in the area. If the streetcar system is developed along the planned future route, it would connect the project to downtown Tempe to the west and over to Sloan Park in Mesa to the east.

Regarding other applicable policy plans:

The University Hayden Butte 'Area 5' Redevelopment Plan (the "Redevelopment Plan"): This Project embodies the Redevelopment Plan in that this zoning change would further the achievement of numerous goals of this plan including blight removal, new high-quality development, and improved circulation. Specifically, the Redevelopment Plan states the following in its introduction to the 'Statement of Development Objectives':

> *The primary objectives of the Redevelopment Plan are to improve the Redevelopment Area through mitigation of environmental concerns, to eliminate blighting influences, to improve street and pedestrian amenities within and around the site, to provide commercial, residential and employment opportunities, and to improve the appearance, desirability and economic viability of this area.*

Apache Character Area Plan – this Project is included in the plan's "NE Industrial Area" which acknowledges the overall industrial character and future mixed-use potential. "Apache Principles" supported by this Project include:

- #4: **Mobility: Tempe's Vision as a 20-minute City –** fosters a jobs/housing balance through the location of new multifamily housing directly adjacent to Rio 2100's employment center and an easy bike commute to State Farm, ASU and Downtown Tempe. The planned streetcar route in Rio Salado will further enhance this Project's connectivity and enhance the viability of the streetcar system.
- #10: **Live / Work / Innovate: The Creative, Entrepreneurial City** – this principal speaks to fostering mixed use development in this area to create a true live/work/innovate environment through co-location of housing and employment. The Food Hall also provides a critical gathering space where people can meet, socialize and innovate throughout the day and night. Principal 10.3 calls for the design aesthetic in this area to be "vertical mixed-use redevelopment with a light industrial theme" – which is represented in this Project through horizontal mixed-use and design cues that are taken from the surrounding industrial area in both color and form.

PLANNED AREA DEVELOPMENT OVERLAY

The Millennium Project will require a PAD Overlay for some of the development standards required in the MU-4 zoning district. The following requests are justified for this location and development.

1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;
   The proposed Project will be in conformance with the Mixed-Use General Plan land use designation for this Site. As described in further detail in the Rezone Request section, this development will satisfy many goals and objectives in the General Plan as well as objectives of the Redevelopment Plan and principles of the Apache Character Area Plan.

2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the Project is proposed;

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204 DEVELOPEMENT STANDARDS IN OFFICE/INDUSTRIAL DISTRICTS		PAD PROVIDED
GENERAL PLAN LAND USE		MIXED USE
GENERAL PLAN DENSITY		36 DU / ACRE
SITE AREA AREA SITE 1 = 127,811 S.F. AREA SITE 2 = 340,621 S.F.		468,432 S.F. / 10.7 AC
DWELLING QUANTITY		260 UNITS
		373 BED ROOMS
DENSITY		36 DU / ACRE
BUILDING HEIGHT		65 FT
BUILDING LOT COVERAGE	SITE 1 - COMMERCIAL	15,000 S.F. / 11.7%
	SITE 2 - RESIDENTAIL	102,382 S.F. / 30.1%
SITE LANDSCAPE COVERAGE	SITE 1 - COMMERCIAL	29,075 S.F. / 22.7%
	SITE 2 - RESIDENTAIL	68,745 S.F. / 20.2%
BUILDING SETBACKS		
SITE 1 - FRONT (SOUTH)		25'-0"
FRONT - PARKING (SOUTH)		42'-0"
SIDE (WEST)		115'-0"
REAR (NORTH)		135'-0"
STREET SIDE (EAST)		48'-0"
STREET SIDE PARKING (EAST)		8'-0"
SITE 2 - FRONT (SOUTH)		48'-0"
SIDE (WEST)		47'-0"
REAR (NORTH)		63'-0"
STREET SIDE (EAST)		72'-0"
STREET SIDE PARKING (EAST)		22'-0"

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204 DEVELOPEMENT STANDARDS IN OFFICE/INDUSTRIAL DISTRICTS		PAD PROVIDED
VEHICLE PARKING		
SITE 1 - OPEN - 181 PARKING SPACES SITE 2 - GARAGE - 96 PARKING SPACES TANDEM - 96 PARKING SPACES COVERED - 166 PARKING SPACES OPEN - 116 PARKING SPACES		655 PROVIDED (SEE SHARED PARKING ANALYSIS)
SITE 1 - RESTAURANT 12,600 S.F. (1 PER 75 S.F. = 168) RETAIL (2,400 S.F. / 300 = 8) OUTDOOR PATIO (2,400 S.F. - 300 = 2100 S.F. / 150 S.F. = 14) SITE 2 - 1 BEDROOM (1.5 SPACES PER UNIT X 147 = 221) 2 BEDROOM (2 SPACES PER UNIT X 113 = 226) GUEST (.2 SPACES PER UNIT X 260 = 52)		689 REQUIRED
BICYCLE PARKING QUANTITY		
SITE 1 - RESTAURANT (1 SPACE PER 500 S.F.) = 12,600 S.F. /500 = 26 RETAIL (1 SPACE PER 7,500 S.F., 4 MIN) = 2,400 S.F. / 7,500 = 4 MIN		30 REQUIRED 30 PROVIDED
SITE 2 - 1 BEDROOM (0.75 PER UNIT X 147 = 111) 2 BEDROOM (0.75 PER UNIT X 113 = 85)		196 REQUIRED 196 PROVIDED
USES	COMMERCIAL - RESTAURANT/RETAIL (BLDG C1, C2 & C3)	15,000 S.F.
	RESIDENTAIL - MULTIFAMILY (BLDG R1)	195,849 S.F.
	PATIO AND MAINTENANCE	2,072 S.F.
	GARAGES	14,288 S.F.
	STAIRS / ELEVATOR / TRASH ROOMS	5,307 S.F.
	UNITS / CORRIDOR	174,182 S.F.
	RESIDENTAIL - MULTIFAMILY (BLDG R2)	168,885 S.F.
	ROOF DECK	1,116 S.F.
	GARAGES	17,874 S.F.
	STAIRS / ELEVATOR / TRASH ROOMS	5,139 S.F.
	UNITS / CORRIDOR	144,756 S.F.
	RESIDENTAIL - CLUBHOUSE (BLDG R3)	6,982 S.F.
	LEASING / BUSINESS AREA	1,779 S.F.
	CLUBROOM / MEDIA ROOM	2,167 S.F.
	FITNESS AREAS	1,793 S.F.
	RESTROOMS / HALLWAY	804 S.F.
USE PERMITS REQUESTED WITH THE PAD		TANDEM PARKING

Regarding the reduction in parking from Ordinance Standard: Exhibit C contains a Parking Use Study by CivTec which outlines the Project's shared parking assumptions and justification for deviation from Ordinance Standards.

3. The development appropriately mitigates transitional impacts on the immediate surroundings.
   The proposed project's building heights and massing are consistent with the adjoining Rio 2100 project, which is situated 10-15' above the finished grade of this Site. The Food Hall also mimics the scale and setbacks of nearby buildings on Rio Salado Parkway. The

properties east of this Site are either vacant to underdeveloped, but these are expected to be intensified in the years to come.

DEVELOPMENT PLAN REVIEW

The Millennium @Rio Salado development will be in conformance with the ZDC criteria for Development Plan Review, Section 6-306D., as applicable.

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

   The commercial buildings are arranged on the Site to create both a sense of entry from the corner of River Drive and Rio Salado Parkway, and a sense of enclosure from within the Site. Oriented around a central courtyard with a pair of shade canopies, the goal is to create a composition of three complementary buildings, and not a homogenized architectural statement. Drawing from the rich visual history of ordinary utilitarian structures, both the composition and materiality of the buildings provide a familiarity and ease that draws on our collective past. Architectural details abstracted from functional precedents abundant in practicable buildings throughout the desert southwest are modernized to create a more modern look for these 21st century structures.

   Building A, along the Rio Salado street frontage is inspired by masonry warehouse buildings found throughout commercial areas starting around the turn of the century. Employing founder's block rather than brick to update the architectural vocabulary of the building, the practicable form is derived from the kinds of buildings that would have served to warehouse produce or dried goods as the desert southwest started to develop. As the buildings at Millennium only evoke an agricultural industrial age but are designed for hospitality uses in the 21st Century, glazing systems reminiscent of the steel windows found in older buildings is employed rather than monolithic aluminum storefront glazing that might be found in traditional 'strip retail' or commercial centers. Narrow mullions, flat frames, and hopper-style windows are used throughout the Project. Building canopies are trimmed in steel channel with Trex ceilings once again blending the past together with the present.

   Building B is more reminiscent of turn-of-the-century factory buildings with masonry piers and punched openings and, like building A, is fitted with large steel canopies tied back to the masonry piers with steel cables and turn-buckle fittings. The steel braces along the underside of the canopy echo those used in the central courtyard's massive shade structures. Ample operable windows employ a similar style to those used throughout the other buildings.

Building C echoes elements of ubiquitous agricultural buildings that can still be found on farms and ranches throughout Arizona. Drawing on the intended food-centered programming for Millennium, creating a visual context rooted in the origins of the food and beverage uses that will ultimately occupy these buildings helps in creating a more immersive narrative for the Project.

The Food Hall buildings are tied together within the commercial site itself and the overall Millennium Mixed-Use Project with consistent paving materials, hardscapes, landscape, and wayfinding and graphics. In this way, consistency is achieved while avoiding monotony and allows for necessary variation between commercial and residential uses.

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

The building orientation for both the residential and commercial components are designed to create shaded courtyards and gathering spaces that encourage integration as well as minimize heat retention. Window shade elements and patio recesses are also used in both components to combat internal heat gain within the buildings themselves. Finally, a dense and generous landscape plan will provide natural shade elements that will also cut down on the both heat gain and heat retention.

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

There is currently no unifying design theme or context for this area of Tempe. The area south of Rio Salado Parkway is dominated by older industrial buildings and the new development north of Rio Salado Parkway is Tempe Marketplace and Rio 2100, which do not share a common design aesthetic or color palate. This Site is isolated from its west and northern neighbors by the +/- 15-foot vertical retaining wall which runs the entire length of the western boundary of this site as well as a +/- 8-foot grade change on the northern boundary. These conditions limit a sense of visual connectivity between this site and the adjoining Rio 2100 or with Tempe Marketplace. That said, the overall design aesthetic is intended to complement the colors and forms of the adjoining new development and pull from the adjoining industrial development for design elements of the Food Hall.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.*

The Project's building heights and massing are consistent with the adjoining Rio 2100 project, which is situated 10-15' above the finished grade of this site. The Food Hall also mimics the scale and setbacks of nearby buildings on Rio Salado Parkway. The properties

east of this site are either vacant to underdeveloped, but these are expected to be intensified in the years to come.

5. *Large building masses are sufficiently articulated so as to relive 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 residential component features the Project's largest building masses. These buildings are highly articulated through the use of materials changes and color variation as well as architectural elements that provide movement in the building facades and shade for windows and patios. Masonry elements are used to ground the buildings with the transition of lighter materials and colors on the upper stories to provide a well-defined base and top configuration.

6. *Building facades provide architectural detail and interest overall with visibility at street level while responding to varying climatic and contextual conditions.*

   Contextually, the residential component of Millennium incorporates the intrinsic character of this stretch of Rio Salado Parkway, by use of industrial materials and colors that relate back to the existing uses adjacent to the Site. Standing seam metal accents areas close to roof lines, the use of masonry at the buildings' base, and the warm gray exterior paint colors complement and support the established aesthetic. The massing, rhythm, scale, height, roof forms, fenestration, articulation/relief, materials, detailing, lighting, and signs of the new buildings not only tie to the new proposed uses but will lend homage to the long-standing character of industry close to the Salt River's edge.

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

   The Project features strong pedestrian connections between the commercial and residential components as well as a 10' multimodal path that runs the length of the project's eastern edge next to River Drive. This path will eventually connect northward through the Rio 2100 project to the Rio Salado pathway system. While bus service is not available adjacent to the Project, bus routes 48,62, 81 and Orbit Earth are available nearby at Tempe Marketplace. An extension of the Tempe Streetcar system is contemplated for Rio Salado Parkway adjacent to the Project.

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

   The number of driveway and private street intersections with public streets has been minimized through the use of shared access between the two parts of the Project.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.*

   Crime Prevention Through Environmental Design (CPTED) standards are employed at Millennium to insure safe environments for visitors and residents alike. The design supports pedestrian activity by use of easily located walkways and provides natural surveillance of spaces from key locations inside and next to buildings by appropriate placement of windows, entrances, pedestrian amenities, lighting, and outdoor spaces. Building entrances, windows, balconies, and activities will allow visibility of the street, parking areas, and entrances from inside buildings, while also assuring visibility of building entrances and other public gathering spaces from the street. The common activity areas of both the Food Hall and multi-family residential community are located to encourage individuals engaged in those areas to become part of the natural surveillance and this will increase the perception of risk for offenders. Nighttime illumination of parking lots, walkways, entrances, exits and related areas, will support a safe environment. Access control will be enforced by use of gates, fences, walls, and building locations to assure a clear separation of the distinct on-site uses and that public access and resident use are defined and respected. Proper maintenance of the security lighting will insure that lamps are in working condition, and the required minimum lighting level will be maintained. Landscape will be maintained to prescribed standards, as to minimize conflicts between natural surveillance and mature plantings.

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

    The landscape design defines pedestrian pathways and open space areas with landscape materials, and provides visual screening, privacy and natural surveillance. Complementing the Project architecture, the landscape design highlights focal points within a development by use of specimen trees, hedges, flowering plants, and pedestrian amenities. There is a combination of plants with different flowering features for year-long color and interest. Landscape treatments are located to screen mechanical equipment areas in selected areas of the residential component, while enhanced graded areas such as earth berms and swales add visual interest.

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.*

    Signage will be addressed via a separate DPR submittal.

12. *Lighting is compatible with the proposed buildings and adjoining buildings and uses and does not create negative effects.*

    Lighting within all Project elements will conform with all applicable City standards for safety and dark-sky. The residential component's lighting will take into account how residents utilize amenity areas; providing appropriate amount and types of lighting to ensure comfort and safety in these areas without causing undue light intrusion for adjoining units.

USE PERMIT

A Use Permit is requested to allow Tandem Parking within the individual garages of the residential component of this Project. Tandem Parking would not be permitted within the commercial site or non-garage spaces of the residential component. 475 total parking spaces are provided for the residential component comprised of 192 garage/tandem spaces, 166 covered spaces and 117 uncovered spaces. Each garage accommodates a single vehicle enclosed and an attached tandem carport for a second vehicle. As each garage is configured as a tandem, the garages will be offered to only those residents whom have two cars as to ensure the tandem spaces are utilized. Residents with single cars will be assigned a covered space. If residents with two cars declines the garage/tandem option they will be assigned a single covered space and will be free to utilize the uncovered parking throughout the project.

Design Standards and Zoning and Development Code (the "ZDC") Criteria Section 6-308E requires justification that shows the proposed development will:

1. Not cause any significant vehicular or pedestrian traffic in adjacent areas;

The garage tandem spaces are located on the interior gated section of the residential component and would not impact any vehicular or pedestrian traffic in adjacent areas.

2. Not cause any nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;

There would not be any nuisance of that kind generated by the tandem spaces. The number of vehicles would remain constant on the property whether or not tandem parking is permitted.

3. Not contribute to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the City's adopted plans for General Plan;

Deterioration of surrounding neighborhoods or degradation of property values would not be the result of allowing tandem spaces within this Project. Tandem parking is an asset to the development because it provides residents whom elect to use these spaces with

ample parking opportunities without the negative visual effects associated with large parking areas.

4. Be compatibility with existing surrounding structures and uses

Tandem spaces are compatible with the proposed residential use and provide a viable parking option for those residents whom choose to utilize them. Residents who do not elect to utilize these spaces will have an assigned, covered space as an alternative.

5. Not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

Disruptive behavior associated with tandem spaces is not anticipated. Additionally, since the tandem parking spaces are located within a gated development, they will not have any effect on the surrounding area or general public.

CONCLUSION

We are confident that the proposed mixed-use Project is a great fit for this area and the requested zoning change is fully supported by the City's planning and policy documents. The proposed development transforms what is currently a construction storage yard and vacant lot into a vibrant mixed-use Project that provides new housing and dining options as well as greatly improving vehicular circulation for the entire area by extending River Drive north of Rio Salado Parkway. The time, effort and investment that made Tempe Marketplace a reality is now paying dividends as new development marches east; and we are gratified for the opportunity to continue this trend and are confident that the City and our neighbors will be happy with the results.

Exhibit A

Site Location

Millennium @ Rio Salado

Contextual Aerial Map with Site Plan Overlay

ATTACHMENT 6

PLANNED AREA DEVELOPMENT OVERLAY
FOR MILLENIUM @ RIO SALADO

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

BUILDERS OF AMERICA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ _____
SIGNATURE *DATE*

ITS: MANAGER/OWNER/PRESIDENT ETC.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE OWNER, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL

SEAL

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

PROVIDE DESCRIPTION SPECIFIC TO PAD AREA. CONTINUATION OF DESCRIPTION ON SECOND SHEET IS ACCEPTABLE.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____DAY OF _____, 2018.

OR

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS _____DAY OF _____, 2018.

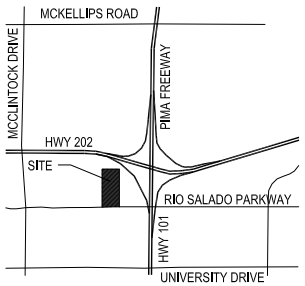
OWNER / DEVELOPER

miravista holdings
502 S. COLLEGE AVENUE #311
TEMPE, ARIZONA 85281
PHONE: (602) 359-8400
MR. BRAD WILDE
EMAIL: BWILDE@MIRAVISTAHOLDINGS.COM

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204 DEVELOPEMENT STANDARDS IN OFFICE/INDUSTRIAL DISTRICTS		PAD PROVIDED
GENERAL PLAN LAND USE		MIXED USE
GENERAL PLAN DENSITY		36 DU / ACRE
SITE AREA AREA SITE 1 = 127,811 S.F. AREA SITE 2 = 340,621 S.F.		468,432 S.F. / 10.7 AC
DWELLING QUANTITY		260 UNITS
		373 BED ROOMS
DENSITY		36 DU / ACRE
BUILDING HEIGHT		65 FT
BUILDING LOT COVERAGE	SITE 1 - COMMERCIAL	15,000 S.F. / 11.7%
	SITE 2 - RESIDENTAIL	102,382 S.F. / 30.1%
SITE LANDSCAPE COVERAGE	SITE 1 - COMMERCIAL	29,075 S.F. / 22.7%
	SITE 2 - RESIDENTAIL	68,745 S.F. / 20.2%
BUILDING SETBACKS		
SITE 1 - FRONT (SOUTH)		25'-0"
FRONT - PARKING (SOUTH)		42'-0"
SIDE (WEST)		115'-0"
REAR (NORTH)		135'-0"
STREET SIDE (EAST)		48'-0"
STREET SIDE PARKING (EAST)		8'-0"
SITE 2 - FRONT (SOUTH)		48'-0"
SIDE (WEST)		47'-0"
REAR (NORTH)		63'-0"
STREET SIDE (EAST)		72'-0"
STREET SIDE PARKING (EAST)		22'-0"
VEHICLE PARKING		
SITE 1 - OPEN - 181 PARKING SPACES SITE 2 - GARAGE - 96 PARKING SPACES TANDEM - 96 PARKING SPACES COVERED - 166 PARKING SPACES OPEN - 116 PARKING SPACES		655 PROVIDED (SEE SHARED PARKING ANALYSIS)
SITE 1 - RESTAURANT 12,600 S.F. (1 PER 75 S.F. = 168) RETAIL (2,400 S.F. / 300 = 8) OUTDOOR PATIO (2,400 S.F. - 300 = 2100 S.F. / 150 S.F. = 14) SITE 2 - 1 BEDROOM (1.5 SPACES PER UNIT X 147 = 221) 2 BEDROOM (2 SPACES PER UNIT X 113 = 226) GUEST (.2 SPACES PER UNIT X 260 = 52)		689 REQUIRED
BICYCLE PARKING QUANTITY		
SITE 1 - RESTAURANT (1 SPACE PER 500 S.F.) = 12,600 S.F. /500 = 26 RETAIL (1 SPACE PER 7,500 S.F., 4 MIN) = 2,400 S.F. / 7,500 = 4 MIN		30 REQUIRED 30 PROVIDED
SITE 2 - 1 BEDROOM (0.75 PER UNIT X 147 = 111) 2 BEDROOM (0.75 PER UNIT X 113 = 85)		196 REQUIRED 196 PROVIDED
USES	COMMERCIAL - RESTAURANT/RETAIL (BLDG C1, C2 & C3)	15,000 S.F.
	RESIDENTAIL - MULTIFAMILY (BLDG R1)	195,849 S.F.
	PATIO AND MAINTENANCE	2,072 S.F.
	GARAGES	14,288 S.F.
	STAIRS / ELEVATOR / TRASH ROOMS	5,307 S.F.
	UNITS / CORRIDOR	174,182 S.F.
	RESIDENTAIL - MULTIFAMILY (BLDG R2)	168,885 S.F.
	ROOF DECK	1,116 S.F.
	GARAGES	17,874 S.F.
	STAIRS / ELEVATOR / TRASH ROOMS	5,139 S.F.
	UNITS / CORRIDOR	144,756 S.F.
	RESIDENTAIL - CLUBHOUSE (BLDG R3)	6,982 S.F.
	LEASING / BUSINESS AREA	1,779 S.F.
	CLUBROOM / MEDIA ROOM	2,167 S.F.
	FITNESS AREAS	1,793 S.F.
	RESTROOMS / HALLWAY	804 S.F.
USE PERMITS REQUESTED WITH THE PAD		TANDEM PARKING

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL180051

REC18024
PL180051
DS170514

biltform architecture group, LLC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

EXPIRES 9/30/19

MILLENNIUM @ RIO SALADO
Mixed Use Project (Apartment Homes & Restaurants)
2110 east Rio Salado Parkway Tempe, Arizona

miravista holdings
P.O. Box 1988, Tempe, AZ. 85280
PHONE: 480-378-3882

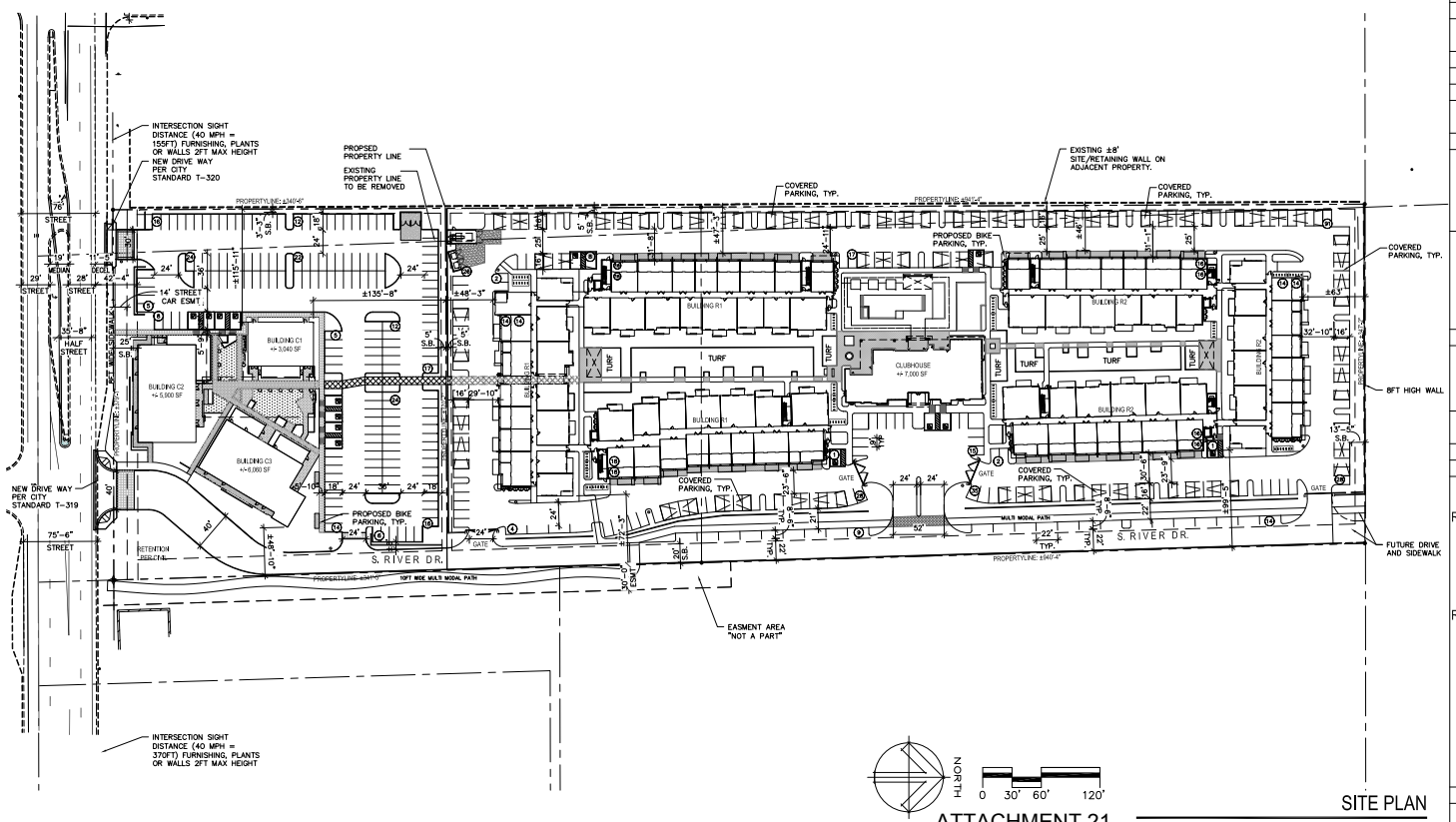
REVISIONS:
DRC SUBMITTAL 5/14/18
1
2 -
3 -
4 -

JOB NO: 17-035
DATE: APRIL 16, 2018
SCALE: N.T.S.
SHEET NO:

PAD 1.0

DS170514 PL180051 REC18024

PLANNED AREA DEVELOPMENT OVERLAY FOR MILLENIUM @ RIO SALADO OVERALL SITE PLAN



SITE PLAN

ATTACHMENT 21

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THE SITE WITH THE PLANNED AREA DEVELOPEMNT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 2018

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204	EXISTING HID ZONING	PROPOSED PAD ZONING
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	65 DU / ACRE	36 DU / ACRE
SITE AREA (IN SQUARE FEET AND ACRES) AREA SITE 1 = 127,811 S.F. AREA SITE 2 = 340,621 S.F.	468,432 S.F. 10.7 AC	468,432 S.F. 10.7 AC
DWELLING QUANTITY	N/A	260 UNITS
DENSITY	N/A	36 DU / ACRE
BUILDING HEIGHT	40 FT	65 FT
BUILDING LOT COVERAGE SITE 1	NO STANDARD	15,000 S.F. / 11.7%
SITE 2		102,382 S.F. / 30.1%
SITE LANDSCAPE COVERAGE SITE 1	10% MIN.	29,075 S.F. / 22.7%
SITE 2		68,745 S.F. / 20.2%
BUILDING SETBACKS		
SITE 1 - FRONT	25 FT	25'-0"
STREET - PARKING	20 FT	42'-0"
SIDE	0 FT	115'-0"
REAR	0 FT	135'-0"
STREET SIDE	25 FT	48'-0"
STREET SIDE - PARKING	20 FT	8'-0"
SITE 2 - FRONT	25 FT	48'-0"
SIDE	0 FT	47'-0"
REAR	0 FT	63'-0"
STREET SIDE	25 FT	72'-0"
STREET SIDE - PARKING	20 FT	22'-0"
VEHICLE PARKING QUANTITY		
SITE 1 - OPEN - 181 PARKING SPACES SITE 2 - GARAGE - 96 PARKING SPACES TANDEM - 96 PARKING SPACES COVERED - 166 PARKING SPACES OPEN - 116 PARKING SPACES		655 PROVIDED (SEE SHARED PARKING ANALYSIS)
SITE 1 - RESTAURANT (12,600 S.F. – 1 PER 75 S.F. = 168) RETAIL (2,400 S.F. / 300 = 8) OUTDOOR PATIO (2,400 S.F. -300 = 2100 S.F. / 150 S.F. = 14) SITE 2 - 1 BEDROOM (1.5 SPACES PER UNIT X 147 = 221) 2 BEDROOM (2 SPACES PER UNIT X 113 = 226) GUEST (.2 SPACES PER UNIT X 260 = 52)		689 REQUIRED
BICYCLE PARKING QUANTITY		
SITE 1 - RESTAURANT (1 SPACE PER 500 S.F.) = 12,600 S.F. /500 = 26 RETAIL (1 SPACE PER 7,500 S.F., 4 MIN) = 2,400 S.F. / 7,500 = 4 MIN		30 REQUIRED 30 PROVIDED
SITE 2 - 1 BEDROOM (0.75 PER UNIT X 147 = 111) 2 BEDROOM (0.75 PER UNIT X 113 = 85)		196 REQUIRED 196 PROVIDED
USES		
COMMERCIAL (BLDG C1, C2 & C3)		15,000 S.F.
RESIDENTAIL - MULTIFAMILY (BLDG R1)		195,849 S.F.
PATIO AND MAINTENANCE		2,072 S.F.
GARAGES		14,288 S.F.
STAIRS / ELEVATOR / TRASH ROOMS		5,307 S.F.
UNITS / CORRIDOR		174,182 S.F.
RESIDENTAIL - MULTIFAMILY (BLDG R2)		168,885 S.F.
ROOF DECK		1,116 S.F.
GARAGES		17,874 S.F.
STAIRS / ELEVATOR / TRASH ROOMS		5,139 S.F.
UNITS / CORRIDOR		144,756 S.F.
RESIDENTAIL - CLUBHOUSE (BLDG R3)		6,982 S.F.
LEASING / BUSINESS AREA		1,779 S.F.
CLUBROOM / MEDIA ROOM		2,167 S.F.
FITNESS AREAS		1,793 S.F.
RESTROOMS / HALLWAY		804 S.F.
USE PERMITS REQUESTED WITH THE PAD	N/A	TANDEM PARKING

biltform architecture

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EXPIRES 9/30/19

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Mixed Use Project (Apartment Homes & Restaurants)
2110 east Rio Salado Parkway Tempe, Arizona

miravista holdings
P.O. Box 1988, Tempe, AZ. 85280
PHONE: 480-378-3882

REVISIONS:
DRC SUBMITTAL 5/16/18
1 –
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JOB NO: 17-035
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SHEET NO:

PAD 1.1

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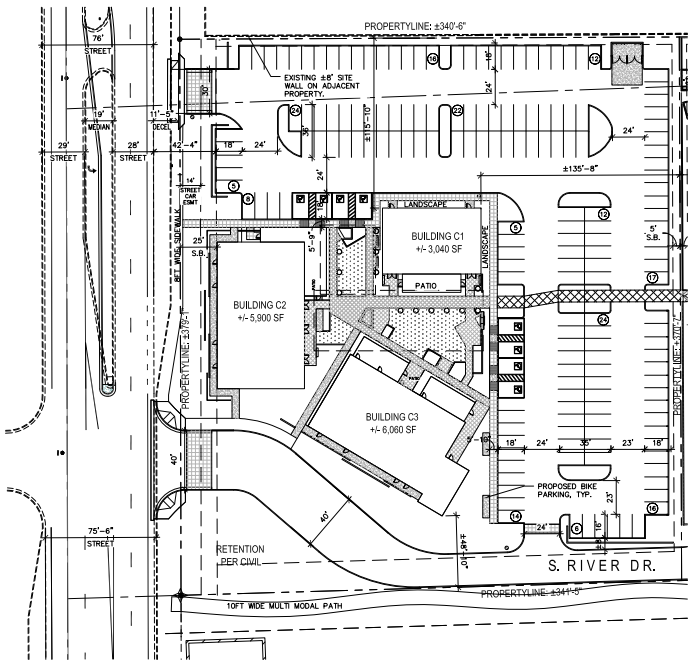
DS170514 PL180051 REC18024

PLANNED AREA DEVELOPMENT OVERLAY FOR MILLENIUM @ RIO SALADO ENLARGED SITE PLAN



ENLARGED SITE #1 PLAN

ATTACHMENT 22

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THE SITE WITH THE PLANNED AREA DEVELOPEMNT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 2018

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204	EXISTING HID ZONING	PROPOSED PAD ZONING
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	65 DU / ACRE	36 DU / ACRE
SITE AREA (IN SQUARE FEET AND ACRES) AREA SITE 1 = 127,811 S.F. AREA SITE 2 = 340,621 S.F.	468,432 S.F. 10.7 AC	468,432 S.F. 10.7 AC
DWELLING QUANTITY	N/A	260 UNITS
DENSITY	N/A	36 DU / ACRE
BUILDING HEIGHT	40 FT	65 FT
BUILDING LOT COVERAGE SITE 1	NO STANDARD	15,000 S.F. / 11.7%
SITE 2		102,382 S.F. / 30.1%
SITE LANDSCAPE COVERAGE SITE 1	10% MIN.	29,075 S.F. / 22.7%
SITE 2		68,745 S.F. / 20.2%
BUILDING SETBACKS		
SITE 1 - FRONT	25 FT	25'-0"
STREET - PARKING	20 FT	42'-0"
SIDE	0 FT	115'-0"
REAR	0 FT	135'-0"
STREET SIDE	25 FT	48'-0"
STREET SIDE - PARKING	20 FT	8'-0"
SITE 2 - FRONT	25 FT	48'-0"
SIDE	0 FT	47'-0"
REAR	0 FT	63'-0"
STREET SIDE	25 FT	72'-0"
STREET SIDE - PARKING	20 FT	22'-0"
VEHICLE PARKING QUANTITY		
SITE 1 - OPEN - 181 PARKING SPACES SITE 2 - GARAGE - 96 PARKING SPACES TANDEM - 96 PARKING SPACES COVERED - 166 PARKING SPACES OPEN - 116 PARKING SPACES		655 PROVIDED (SEE SHARED PARKING ANALYSIS)
SITE 1 - RESTAURANT (12,600 S.F. – 1 PER 75 S.F. = 168) RETAIL (2,400 S.F. / 300 = 8) OUTDOOR PATIO (2,400 S.F. - 300 = 2100 S.F. / 150 S.F. = 14) SITE 2 - 1 BEDROOM (1.5 SPACES PER UNIT X 147 = 221) 2 BEDROOM (2 SPACES PER UNIT X 113 = 226) GUEST (.2 SPACES PER UNIT X 260 = 52)		689 REQUIRED
BICYCLE PARKING QUANTITY		
SITE 1 - RESTAURANT (1 SPACE PER 500 S.F.) = 12,600 S.F. /500 = 26 RETAIL (1 SPACE PER 7,500 S.F., 4 MIN) = 2,400 S.F. / 7,500 = 4 MIN		30 REQUIRED 30 PROVIDED
SITE 2 - 1 BEDROOM (0.75 PER UNIT X 147 = 111) 2 BEDROOM (0.75 PER UNIT X 113 = 85)		196 REQUIRED 196 PROVIDED
USES		
COMMERCIAL (BLDG C1, C2 & C3)		15,000 S.F.
RESIDENTAIL - MULTIFAMILY (BLDG R1)		195,849 S.F.
PATIO AND MAINTENANCE		2,072 S.F.
GARAGES		14,288 S.F.
STAIRS / ELEVATOR / TRASH ROOMS		5,307 S.F.
UNITS / CORRIDOR		174,182 S.F.
RESIDENTAIL - MULTIFAMILY (BLDG R2)		168,885 S.F.
ROOF DECK		1,116 S.F.
GARAGES		17,874 S.F.
STAIRS / ELEVATOR / TRASH ROOMS		5,139 S.F.
UNITS / CORRIDOR		144,756 S.F.
RESIDENTAIL - CLUBHOUSE (BLDG R3)		6,982 S.F.
LEASING / BUSINESS AREA		1,779 S.F.
CLUBROOM / MEDIA ROOM		2,167 S.F.
FITNESS AREAS		1,793 S.F.
RESTROOMS / HALLWAY		804 S.F.
USE PERMITS REQUESTED WITH THE PAD	N/A	TANDEM PARKING

DS170514 PL180051 REC18024

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EXPIRES 9/30/19

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Mixed Use Project (Apartment Homes & Restaurants)
2110 east Rio Salado Parkway Tempe, Arizona

miravista holdings
P.O. Box 1988, Tempe, AZ. 85280
PHONE: 480-378-3682

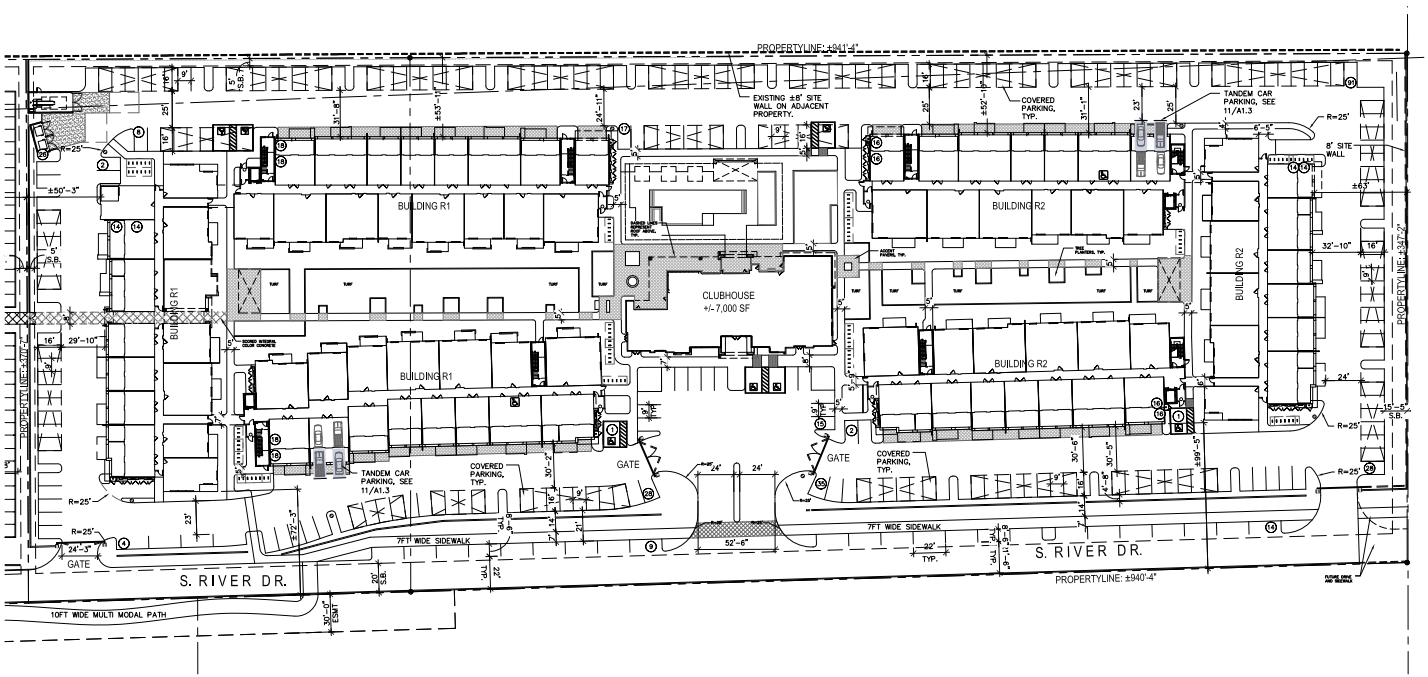
REVISIONS:
DRC SUBMITTAL 5/18/18
1 –
2 –
3 –
4 –

JOB NO: 17-035
DATE: APRIL 16, 2018
SCALE: 1" = 40'-0"
SHEET NO:

PAD 1.2

DS170514 PL180051 REC18024

PLANNED AREA DEVELOPMENT OVERLAY FOR MILLENIUM @ RIO SALADO ENLARGED SITE PLAN



ENLARGED SITE #2 PLAN

ATTACHMENT 23

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THE SITE WITH THE PLANNED AREA DEVELOPEMNT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 2018

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-204	EXISTING HID ZONING	PROPOSED PAD ZONING
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	65 DU / ACRE	36 DU / ACRE
SITE AREA (IN SQUARE FEET AND ACRES) AREA SITE 1 = 127,811 S.F. AREA SITE 2 = 340,621 S.F.	468,432 S.F. 10.7 AC	468,432 S.F. 10.7 AC
DWELLING QUANTITY	N/A	260 UNITS
DENSITY	N/A	36 DU / ACRE
BUILDING HEIGHT	40 FT	65 FT
BUILDING LOT COVERAGE SITE 1	NO STANDARD	15,000 S.F. / 11.7%
SITE 2		102,382 S.F. / 30.1%
SITE LANDSCAPE COVERAGE SITE 1	10% MIN.	29,075 S.F. / 22.7%
SITE 2		68,745 S.F. / 20.2%
BUILDING SETBACKS		
SITE 1 - FRONT	25 FT	25'-0"
STREET - PARKING	20 FT	42'-0"
SIDE	0 FT	115'-0"
REAR	0 FT	135'-0"
STREET SIDE	25 FT	48'-0"
STREET SIDE - PARKING	20 FT	8'-0"
SITE 2 - FRONT	25 FT	48'-0"
SIDE	0 FT	47'-0"
REAR	0 FT	63'-0"
STREET SIDE	25 FT	72'-0"
STREET SIDE - PARKING	20 FT	22'-0"
VEHICLE PARKING QUANTITY		
SITE 1 - OPEN - 181 PARKING SPACES SITE 2 - GARAGE - 96 PARKING SPACES TANDEM - 96 PARKING SPACES COVERED - 166 PARKING SPACES OPEN - 116 PARKING SPACES		655 PROVIDED (SEE SHARED PARKING ANALYSIS)
SITE 1 - RESTAURANT (12,600 S.F. – 1 PER 75 S.F. = 168) RETAIL (2,400 S.F. / 300 = 8) OUTDOOR PATIO (2,400 S.F. - 300 = 2100 S.F. / 150 S.F. = 14) SITE 2 - 1 BEDROOM (1.5 SPACES PER UNIT X 147 = 221) 2 BEDROOM (2 SPACES PER UNIT X 113 = 226) GUEST (.2 SPACES PER UNIT X 260 = 52)		689 REQUIRED
BICYCLE PARKING QUANTITY		
SITE 1 - RESTAURANT (1 SPACE PER 500 S.F.) = 12,600 S.F. /500 = 26 RETAIL (1 SPACE PER 7,500 S.F., 4 MIN) = 2,400 S.F. / 7,500 = 4 MIN		30 REQUIRED 30 PROVIDED
SITE 2 - 1 BEDROOM (0.75 PER UNIT X 147 = 111) 2 BEDROOM (0.75 PER UNIT X 113 = 85)		196 REQUIRED 196 PROVIDED
USES		
COMMERCIAL (BLDG C1, C2 & C3)		15,000 S.F.
RESIDENTAIL - MULTIFAMILY (BLDG R1)		195,849 S.F.
PATIO AND MAINTENANCE		2,072 S.F.
GARAGES		14,288 S.F.
STAIRS / ELEVATOR / TRASH ROOMS		5,307 S.F.
UNITS / CORRIDOR		174,182 S.F.
RESIDENTAIL - MULTIFAMILY (BLDG R2)		168,885 S.F.
ROOF DECK		1,116 S.F.
GARAGES		17,874 S.F.
STAIRS / ELEVATOR / TRASH ROOMS		5,139 S.F.
UNITS / CORRIDOR		144,756 S.F.
RESIDENTAIL - CLUBHOUSE (BLDG R3)		6,982 S.F.
LEASING / BUSINESS AREA		1,779 S.F.
CLUBROOM / MEDIA ROOM		2,167 S.F.
FITNESS AREAS		1,793 S.F.
RESTROOMS / HALLWAY		804 S.F.
USE PERMITS REQUESTED WITH THE PAD	N/A	TANDEM PARKING

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JOB NO: 17-035
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SHEET NO:

PAD 1.3

GENERAL SITE PLAN NOTES:

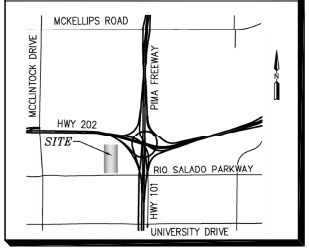
1. REFER TO SHEET A5.1.0 & A6.1.0 FOR ROOF DRAIN DOWN SPOUT LOCATIONS.
2. REFER TO SHEET A5.1.0 & A6.1.0 FOR SES LOCATIONS. REFER TO DETAIL 9/A1.3 FOR TYPICAL SES GATE ELEVATIONS.
3. REFER TO SHEET A1.3 FOR SITE DETAILS

LEGEND

- ACCENT PAVERS, SEE LANDSCAPE PLANS
- PARKING COUNT
- FIRE HYDRANT, REFER TO CIVIL PLANS

VICINITY MAP:

SCALE: N.T.S.



SHARED PROJECT INFO

LOCATION:
MILLENNIUM @ RIO SALADO APARTMENTS
2110 RIO SALADO PARKWAY
TEMPE, AZ 85281

APPLICANT:
miravista holdings
502 S. COLLEGE AVENUE #311
TEMPE, ARIZONA 85281
PHONE: (602) 359-8400
MR. BRAD WILDE
EMAIL: bwilde@miravistaholdings.com

CODE DATA:

CONSTRUCTION TYPE (MULTIFAMILY):	V-A
CONSTRUCTION TYPE (RESTAURANT):	V-B
AUTOMATIC FIRE SPRINKLER SYSTEM (MULTIFAMILY):	NFPA 13
AUTOMATIC FIRE SPRINKLER SYSTEM (RESTAURANT):	NFPA 13

SITE DATA:

EXISTING USE:	VACANT LOT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL AND RESTAURANT
	OVERLAY DISTRICT: N/A

REQUESTED ENTITLEMENTS	DEVELOPMENT PLAN REVIEW USE PERMIT: TANDEM PARKING REZONE: H.D. TO MU-4 PAD PLAN AREA DEVELOPMENT
SITE AREA:	GROSS 468,432 SF / ±10.754 ACRES
ZONING:	EXISTING: HID PROPOSED: MU-4 PAD
APN NO'S.:	132-36-008E 132-36-008D 132-36-002P 132-36-001A
GENERAL PLAN:	MIXED USE (UP TO 65 DU/ACRE)
PROPOSED DENSITY:	SITE 1: 0 DU/NET AC SITE 2: 34 DU/NET AC
PROPOSED BUILDING HEIGHT:	65 FT

SHARED PROJECT DATA:

SITE DATA:

SITE 1	
COMMERCIAL BUILDING #1 (C1)	±3,040 S.F.
COMMERCIAL BUILDING #2 (C2)	±5,900 S.F.
COMMERCIAL BUILDING #3 (C3)	±6,060 S.F.
	±15,000 S.F.
SITE 2 (BUILDING FOOTPRINT)	
RESIDENTIAL BUILDING #1 (R1)	±51,506 S.F.
RESIDENTIAL BUILDING #2 (R2)	±43,894 S.F.
CLUBHOUSE BUILDING #3 (R3)	±6,982 S.F.
	±102,382 S.F.
SITE 2 (OVERALL BUILDING AREA)	
RESIDENTIAL BUILDING #1 (R1)	±195,849 S.F.
RESIDENTIAL BUILDING #2 (R2)	±166,885 S.F.
CLUBHOUSE BUILDING #3 (R3)	±6,982 S.F.
	±371,716 S.F.
BUILDING COVERAGE (SITE 1): (15,000 SF / 127,811 SF)	11.7%
BUILDING COVERAGE (SITE 2): (102,382 SF / 340,621 SF)	30.1%
LANDSCAPE COVERAGE (SITE 1): (29,725 SF / 127,811 SF)	22.7%
LANDSCAPE COVERAGE (SITE 2): (76,715 SF / 340,621 SF)	20.2%

UNIT MIX:

ONE BEDROOM UNITS:	147 (56.5%)
TWO BEDROOM UNITS:	113 (43.5%)
TOTAL:	260 D.U.

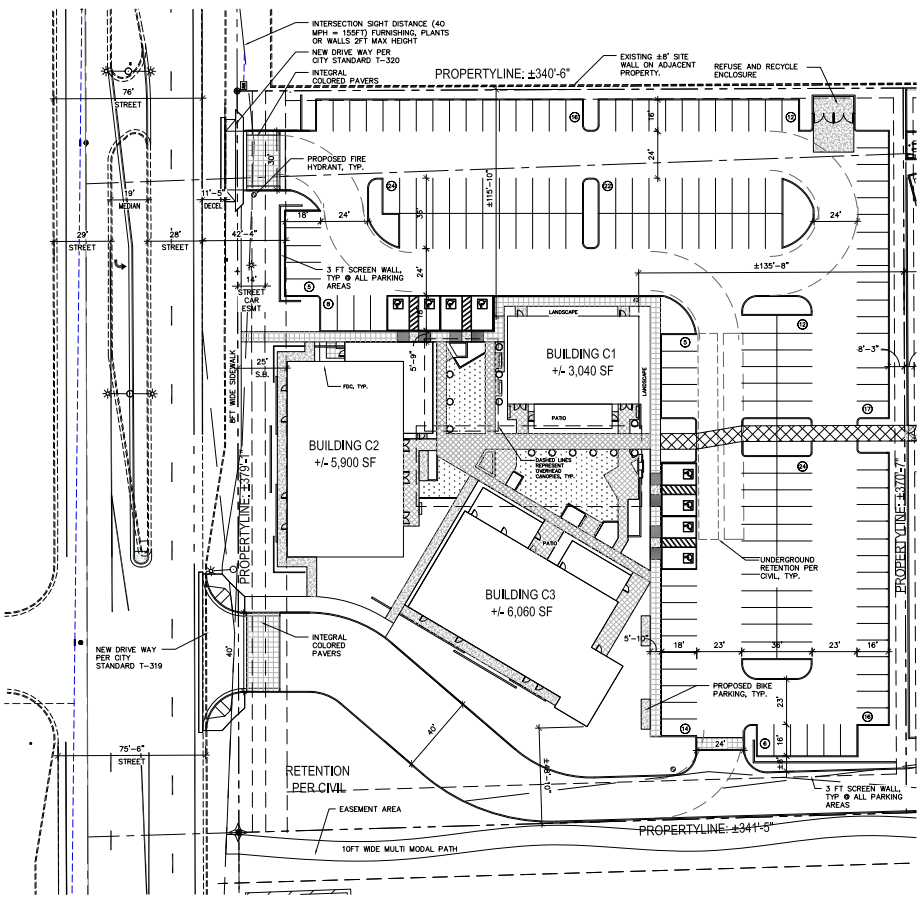
UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT A1	1 BED/1 BA	707 S.F.	9	6,363 S.F.
UNIT A2	1 BED/1 BA	753 S.F.	43	32,379 S.F.
UNIT A3	1 BED/1 BA	829 S.F.	36	29,844 S.F.
UNIT A4	1 BED/1 BA	866 S.F.	39	33,774 S.F.
UNIT A5	1 BED/1 BA	794 S.F.	22	17,468 S.F.
UNIT B1	2 BED/2 BA	1,123 S.F.	26	29,198 S.F.
UNIT B2	2 BED/2 BA	1,173 S.F.	59	69,207 S.F.
UNIT B3	2 BED/2 BA	1,235 S.F.	28	34,580 S.F.
TOTAL:			260 D.U.	252,813 S.F.
AVG. S.F.				965 S.F.

SITE DATA:

REQUIRED (SITE 1):	
1 SPACE PER 75 SF (15,000 SF / 75 SF)	200 P.S.
1 SPACE PER 75 SF (15,000 SF / 75 SF)	
OUTDOOR PATIO (2,400 SF - 300 = 2100 / 150 SF)	14 P.S.
PARKING REQUIRED:	214 P.S.
REQUIRED (SITE 2):	
1 BEDROOM (1.5 SPACES PER UNIT X 147)	221 P.S.
2 BEDROOM (2 SPACES PER UNIT X 113)	226 P.S.
GUEST PARKING (.2 SPACES PER UNIT X 260)	52 P.S.
PARKING REQUIRED:	499 P.S.
TOTAL PARKING REQUIRED:	713 P.S.
PROVIDED (SITE 1):	181 P.S.
PROVIDED (SITE 2):	
GARAGE PARKING	96 P.S.
TANDEM PARKING	96 P.S.
COVERED PARKING	166 P.S.
OPEN PARKING	116 P.S.
TOTAL PROVIDED:	474 P.S.
	1.93 SPACE PER UNIT
TOTAL PARKING PROVIDED:	655 P.S.
ACCESSIBLE PARKING (SITE 1):	
REQUIRED: 151 TO 200 PARKING STALLS	6 P.S.
PROVIDED:	8 (2 VAN) P.S.
ACCESSIBLE PARKING (SITE 2):	
REQUIRED: (260 UNITS x 2% = 5.2 P.S)	6 P.S.
PROVIDED:	8 (2 VAN) P.S.

BICYCLE PARKING: (BICYCLE COMMUTE AREA)

REQUIRED (SITE 1):	
1 SPACE PER 500 SF (15,000 SF / 500 SF)	30 B.S.
REQUIRED (SITE 2):	
1 BEDROOM (0.75 PER UNIT X 147)	111 B.S.
2 BEDROOM (0.75 PER UNIT X 113)	85 B.S.
	196 P.S.
TOTAL BICYCLE REQUIRED:	226 P.S.



ATTACHMENT 24

NORTH

0 15' 30' 60'

ENLARGED SITE 1 PLAN

biltform architecture

biltform architecture group, LLC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

EXPIRES 9/30/19

MILLENNIUM @ RIO SALADO

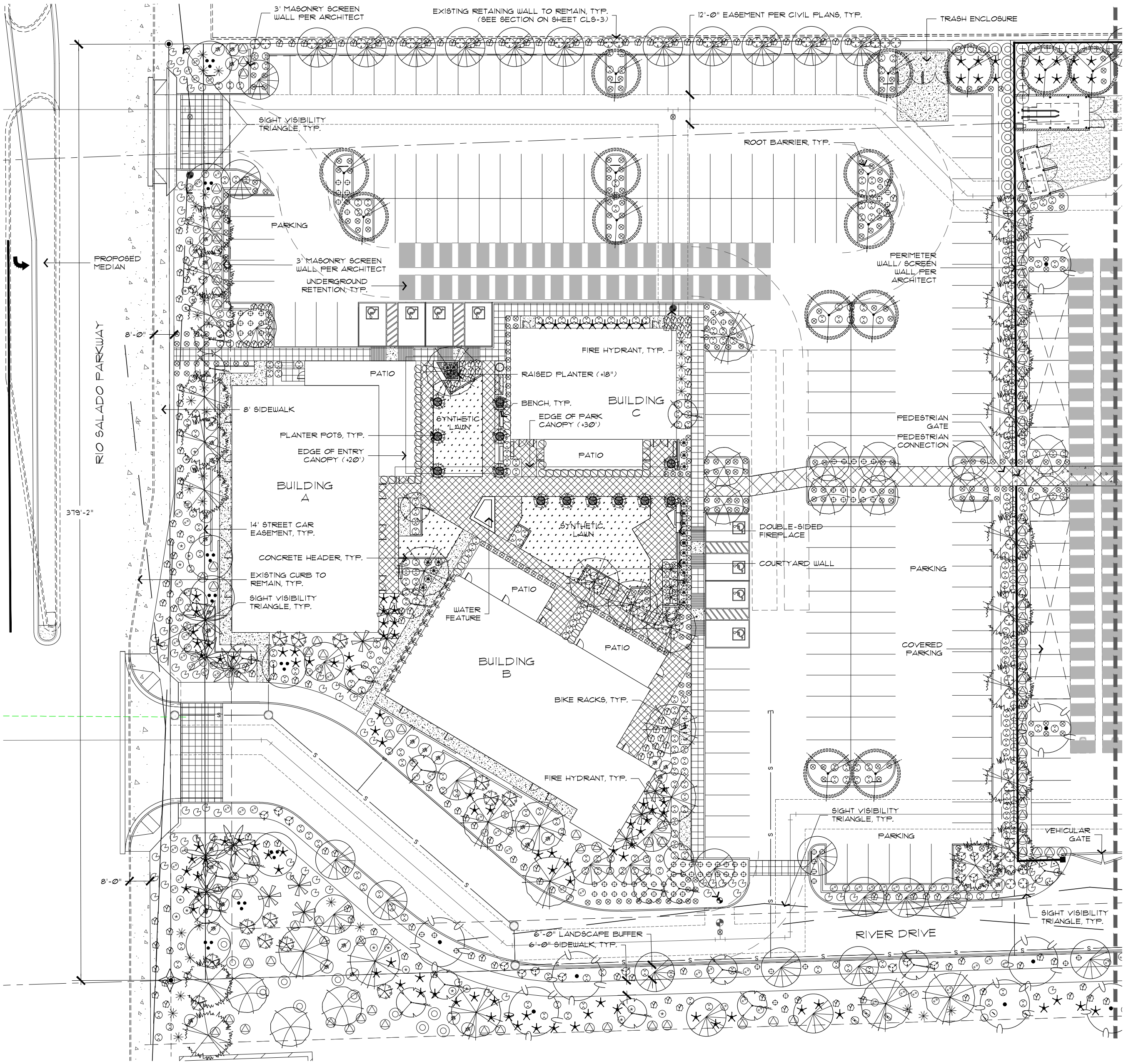
Mixed Use Project (Apartment Homes & Restaurants)
2110 east Rio Salado Parkway Tempe, Arizona

miravista holdings
P.O. Box 1988, Tempe, AZ. 85280
PHONE: 480-378-3682

REVISIONS:

DRC SUBMITTAL	5/18/18
1	
2 -	
3 -	
4 -	

JOB NO:	17-035
DATE:	APRIL 16, 2018
SCALE:	1" = 30'-0"
SHEET NO:	A1.0a

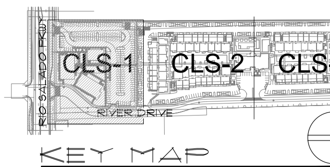


CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=20'-0"

NORTH

0 5' 10' 20' 40'



KEY MAP

N.T.S.

NORTH

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE	COMMENTS
TREES					
Acacia aneura	Mulga Wattle	2" Cal. (36" Box)	30	30' Canopy	Standard Trunk Dense Canopy
Acacia salicina	Willow Acacia	1.5" Cal. (24" Box)	12	15' Canopy	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	2" Cal. (36" Box)	67	10' Canopy	Multi - Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	2" Cal. (36" Box)	18	35' Canopy	Multi -Trunk Dense Canopy
Chamaerops humilis	Mediterranean Fan Palm	15 Gal.	33	10' Canopy	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	2" Cal. (36" Box)	25	35' Canopy	Multi- Trunk Dense Canopy
Eucalyptus papuana	Ghost Gum	2" Cal. (36" Box)	29	15' Canopy	Standard Trunk Dense Canopy
Fraxinus 'Fan West'	Fan West Ash	2.5" Cal. (36" Box)	31	35' Canopy	Standard Trunk Dense Canopy
Pistacia x 'Red Push'	Red Push Pistache	2" Cal. (36" Box)	22	15' Canopy	Standard Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	1.5" Cal. (24" Box)	103	30' Canopy	Standard Trunk Dense Canopy
Ulmus parvifolia	Evergreen Elm	2" Cal. (36" Box)	30	30' Canopy	Standard Trunk Dense Canopy
Washingtonia species	Fan Palm Species	25' C.T.H.	6	10' Canopy	Matching Form Skinned
Washingtonia species	Fan Palm Species	25' C.T.H.	21	18' Canopy	Matching Form Skinned
ACCENTS/VINES					
Aloe barbadensis	Medicinal Aloe	5 Gal.	41	2' H.	As Per Plan
Bignonia capreolata	Tangerine Beauty	15 Gal.	38	20' H.	As Per Plan
Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15 Gal.	18	20' H.	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 Gal.	141	8' H.	As Per Plan
Bouteloua gracilis 'Blonde Ambition'	'Blonde Ambition' Grama	5 Gal.	198	2' H.	As Per Plan
Cycas revoluta	Sago Palm	15 Gal.	31	5' H.	As Per Plan
Dasylirion acrotrichum	Green Spoon	5 Gal.	116	5' H.	As Per Plan
Muhlenbergia capillaris	Regal Mist	5 Gal.	143	3' H.	As Per Plan
Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5 Gal.	95	2' H.	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	5 Gal.	33	3' H.	As Per Plan
Phoenix roebelenii	Pygmy Date Palm	15 Gal.	15	10' H.	As Per Plan
Podranea ricasoliana	Pink Trumpet Vine	15 Gal.	14	20' H.	As Per Plan
Yucca rupicola	Twisted Leaf Yucca	5 Gal.	204	3' H.	As Per Plan
SHRUBS					
Bauhinia lunarioides	Anacho Orchid	24" Box	29	10' H.	As Per Plan
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	35	10' H.	As Per Plan
Eremophila hygrophana	Blue Bells	5 Gal.	615	2' H.	As Per Plan
Justicia spicigera	Mexican Honeysuckle	5 Gal.	30	3' H.	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	51	3' H.	As Per Plan
Nerium oleander 'Petite Pink'	Petite Pink	5 Gal.	263	4' H.	As Per Plan
Ruellia peninsularis	Baja Ruellia	5 Gal.	252	4' H.	As Per Plan
Russelia equisetiformis	Coral Fountain	5 Gal.	81	3' H.	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	5 Gal.	28	8' H.	As Per Plan
GROUND COVERS					
Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	1 Gal.	40	2' H.	As Per Plan
Callistemon citrinus 'Little John'	Little John Bottlebrush	1 Gal.	294	2' H.	As Per Plan
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	1 Gal.	761	2' H.	As Per Plan
Eremophila glabra 'Winter Blaze'	Winter Blaze	1 Gal.	54	2' H.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	57	2' H.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	303	12" H.	As Per Plan
Teucrium chamaedrys	Germander	1 Gal.	560	12" H.	As Per Plan
Setcreasea pallida	Purple Hearts	1 Gal.	66	12" H.	As Per Plan
Seasonal Annuals	Seasonal Annuals	1 Gal.	T.B.D.	12" H.	12" O.C. Per Plan

MISCELLANEOUS

- Decomposed Granite - Size and Color T.B.D. 2" Depth In All Planting Areas (Typ) - 100,155 SQ. FT.
- TURF: Midiron Bermuda Sod - 9,800 SQ. FT.
- SYN. TURF: Synthetic Turf - EasyTurf Revolution Olive Lush or equal - 6,955 SQ. FT.
- Root Barrier
- Accent Concrete Pavers - Color and Layout T.B.D. Installed per Manufacturer Specifications
- Scored, Integral Color Concrete - Color and Design T.B.D. Installed for Vehicular Application

SHADE STUDY DATA

SITE 1 - COMMERCIAL 20.4%

SITE 2 - MULTIFAMILY 47.9%

CONCEPTUAL LANDSCAPE PLAN

COLLABORATIVE DESIGN STUDIO

Collaborative V Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
Office: 480-347-0590
Fax: 480-656-6012

Registered Landscape Architect — Certificate No. 46497 — Matthew Paul Drager — Signed 5.14.2018 — Arizona, U.S.A.

EXPIRES 06 / 30 / 2019

LANDSCAPE IMPROVEMENTS
THE MILLENNIUM TEMPE

Tempe, AZ

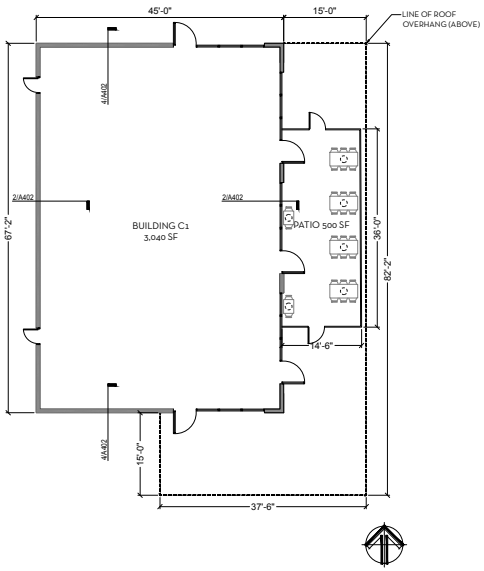
Call at least two full working days before you begin excavation. ARIZONA 811

DESIGNED BY: PV/SH
DRAWN BY: SH
CHECKED BY: PV
DATE: AUGUST 21, 2017
REVISIONS: CITY COMMENTS SEPTEMBER 25, 2017
CITY COMMENTS NOVEMBER 27, 2017
CITY COMMENTS FEBRUARY 20,2018
CITY COMMENTS APRIL 17, 2018
CITY COMMENTS MAY 14, 2018

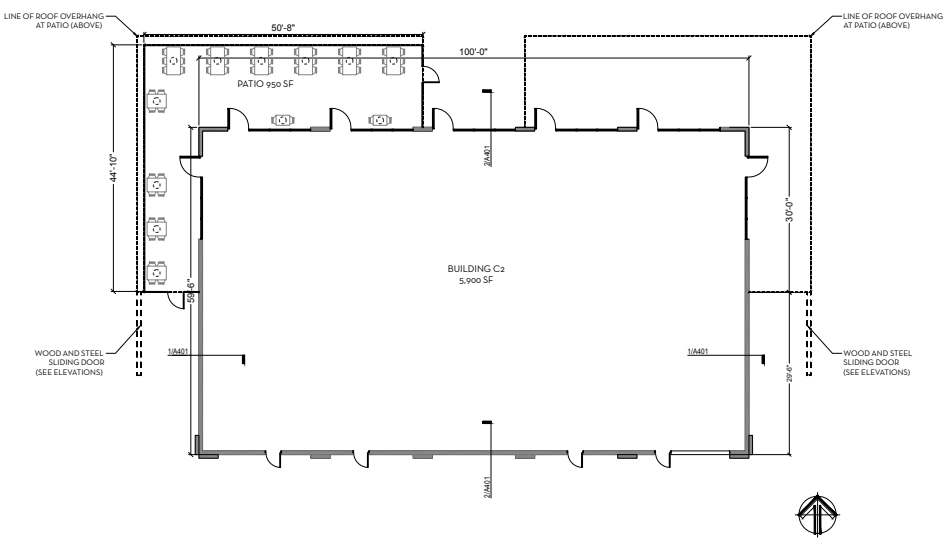
THE MILLENNIUM TEMPE
DESIGN REVIEW SUBMITTAL

CLS-1

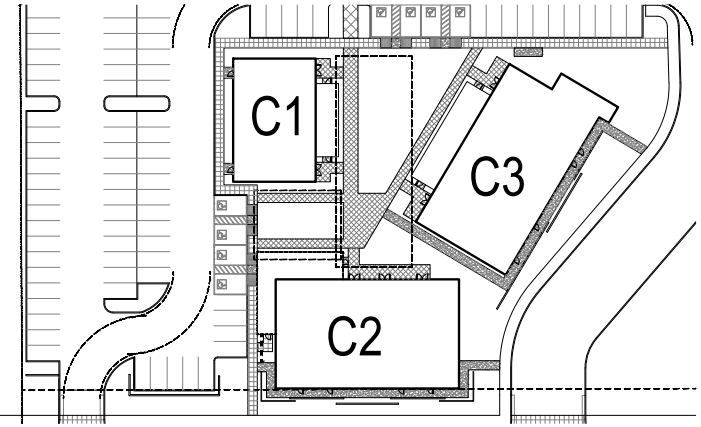
ATTACHMENT 25



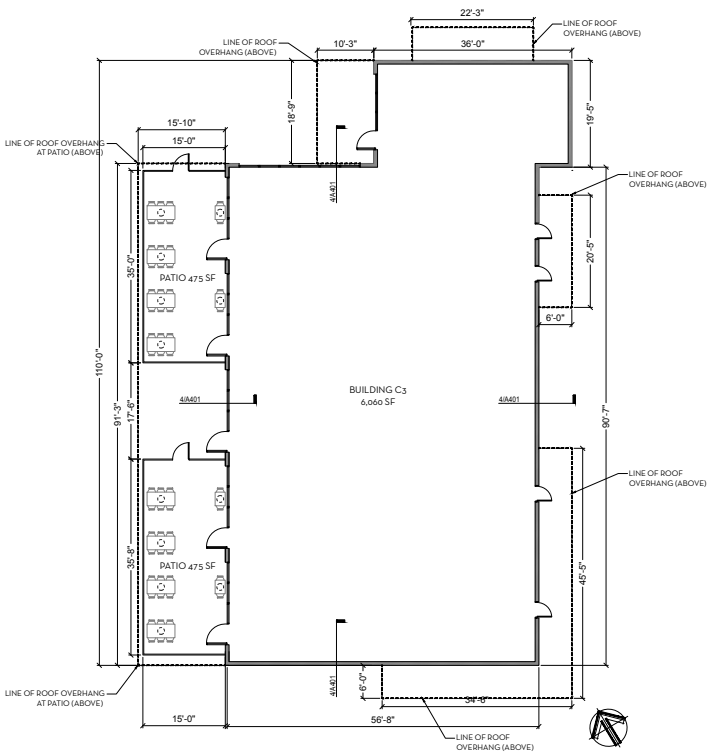
3 BUILDING C1 - FLOOR PLAN
1/8" = 1'-0"



1 BUILDING C2 - FLOOR PLAN
1/8" = 1'-0"



4 FLOOR PLAN KEY
NO SCALE - FOR REFERENCE ONLY



2 BUILDING C3 - FLOOR PLAN
1/8" = 1'-0"

ATTACHMENT 26

BRICK & WEST DESIGN

CONSULTANTS:

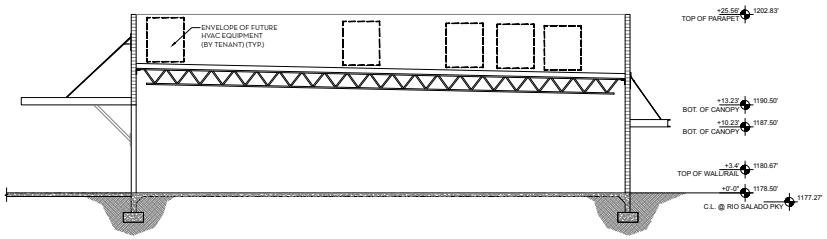
CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

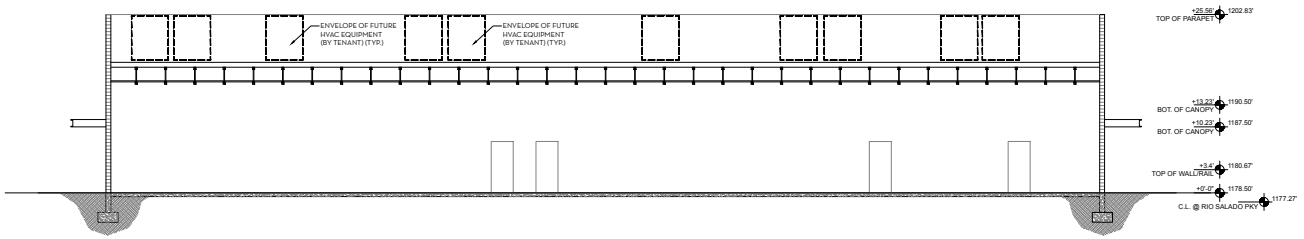
Date 2018/09/14
Project No. 2001
Drawn By MKR
Checked By JED

Revision Date

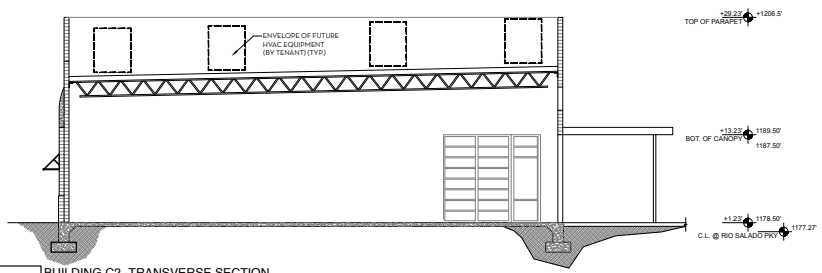
A100
FLOOR PLANS



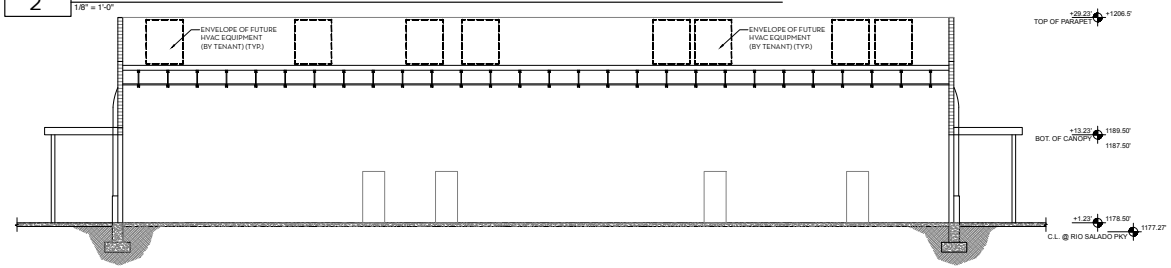
4 BUILDING C3 -TRANSVERSE SECTION
1/8" = 1'-0"



3 BUILDING C3 - LONGITUDINAL SECTION
1/8" = 1'-0"



2 BUILDING C2 -TRANSVERSE SECTION
1/8" = 1'-0"



1 BUILDING C2 - LONGITUDINAL SECTION
1/8" = 1'-0"

ATTACHMENT 27

BRICK & WEST DESIGN

CONSULTANTS:

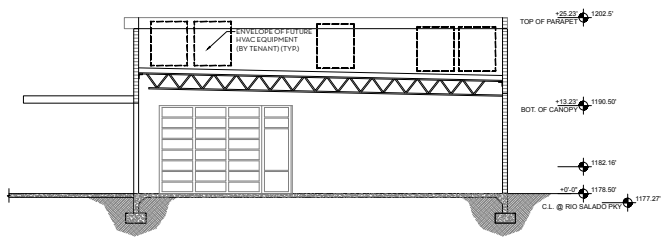
CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

Date 2018/05/14
Project No. 2001
Drawn By MXR
Checked By JED

Revision	Date

A401
BUILDING SECTIONS



2 BUILDING C1-TRANSVERSE SECTION
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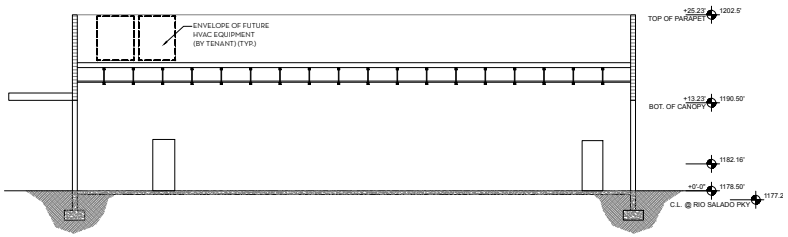


1 BUILDING C1 - LONGITUDINAL SECTION
1/8" = 1'-0"

ATTACHMENT 28

BRICK & WEST DESIGN

CONSULTANTS:

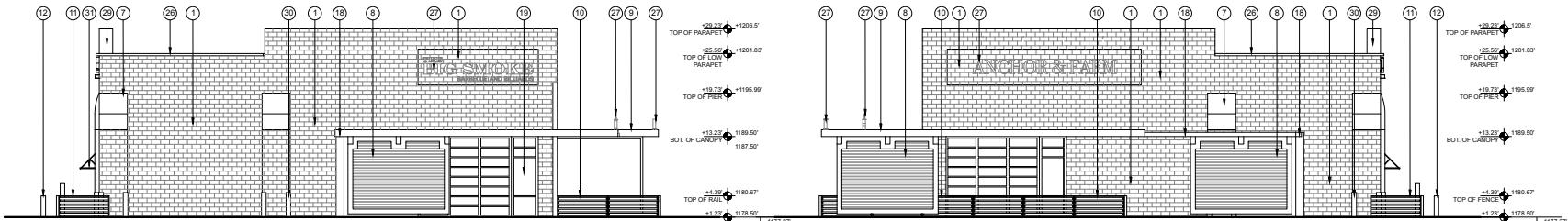
CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

Date 2018/05/14
Project No. 2001
Drawn By MXR
Checked By JED

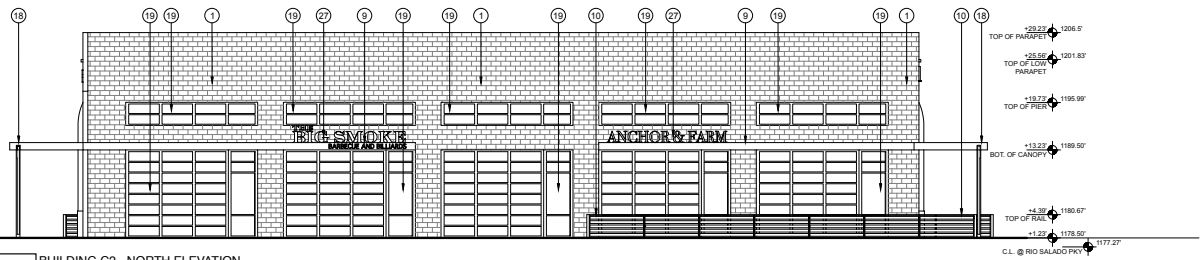
Revision	Date

A402
BUILDING SECTIONS

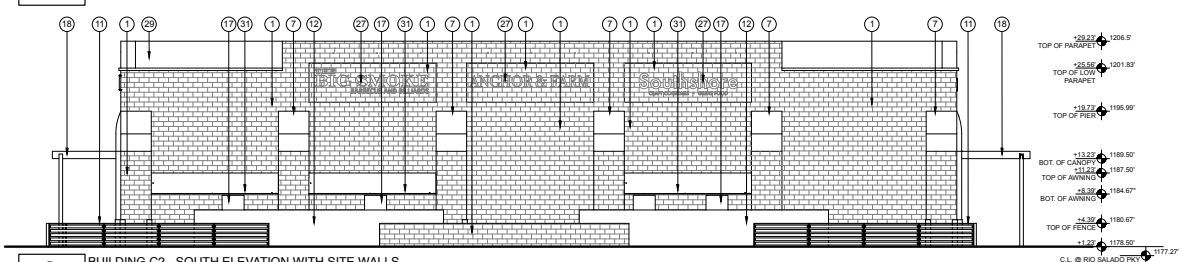


4 BUILDING C2 - EAST ELEVATION
1/8" = 1'-0"

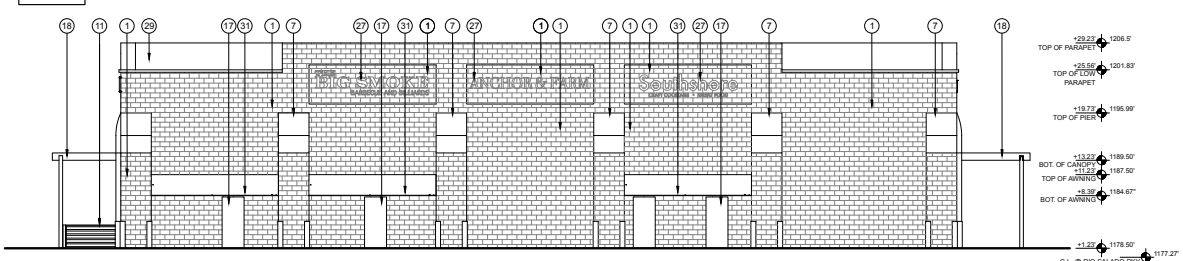
5 BUILDING C2 - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING C2 - NORTH ELEVATION
1/8" = 1'-0"

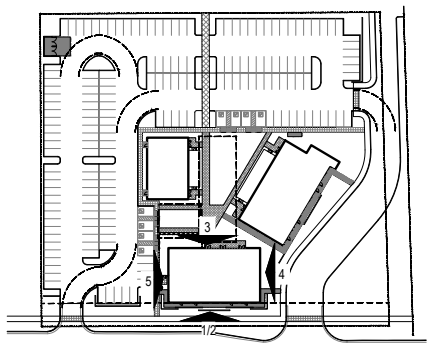


2 BUILDING C2 - SOUTH ELEVATION WITH SITE WALLS
1/8" = 1'-0"



1 BUILDING C2 - SOUTH ELEVATION
1/8" = 1'-0"

KEY PLAN



KEY	MATERIAL
1	MASONRY BLOCK #1 - BUILDING C2 FIELD BLOCK: 8"x4"x16" 'Hayden' Founders Finish - Running Bond
4	MASONRY BLOCK #3 - BUILDING C3 FIELD BLOCK: 8"x4"x16" 'Bone' Founders Finish - Running Bond
6	MASONRY BLOCK #5 - BUILDING C1 ACCENT BLOCK: 8"x4"x16" 'Oak Creek' Founders Finish - Running Bond
7	PRECAST ARCHITECTURAL CONCRETE DETAILING
8	RECLAIMED WOOD AND BLACKENED STEEL SLIDING DOORS
8A	BLACKENED STEEL PLATE / ANGLE FOR BARN DOOR FRAMES AND PATIO RAILINGS
9	PAINTED STEEL 'C-CHANNEL' BUILDING CANOPY: PAINTED #34 SW7019 'GAUNTLET GRAY'
10	BLACKENED STEEL (#8A) DECORATIVE PATIO RAILINGS
11	BLACKENED STEEL (#8A) AND RECLAIMED WOOD (#8) SLAT SITE FENCE
12	CAST IN PLACE BOARD-FORMED CONCRETE SITE WALL
15	CABLE STAYS FOR BUILDING CANOPIES WITH PAINTED STEEL (#9) FITTINGS AND TURN-BUCKLES
16	PAINTED STEEL CANOPY BRACE AND WALL PLATES/FITTINGS - PAINTED #34 SW7019 'GAUNTLET GRAY'
17	PAINTED HOLLOW METAL SERVICE DOOR (TYPICAL) - PAINTED TO MATCH #1 WITH #32 SW7718 'OAK CREEK'
18	PAINTED (#34 SW7019 'GAUNTLET GRAY') STEEL TUBE POST AND BEAM WITH CONCEALED SLIDING BARN DOOR TRACK
19	PAINTED ALUMINUM STOREFRONT - BUILDING C2: PAINTED #33 SW6861 'RADISH' WITH 1" INSULATED GLASS
21	ANODIZED ALUMINUM STOREFRONT - BUILDING C1 & C3: DARK BRONZE ANODIZED WITH 1" INSULATED GLASS
22	STANDING SEAM METAL WALL PANEL
23	INTERLOCKING METAL WALL PANEL
24	STEEL PLANTER BOX / PATIO DINING RAILING SYSTEM
25	PRECAST CONCRETE PARAPET CAP - BUILDING C2
26	PAINTED STEEL 'KNIFE-EDGE' PLATE AT PARAPET CAP - BUILDING C3- PAINTED #34 SW7019 'GAUNTLET GRAY'
27	TENANT SIGNAGE (BY SEPARATE SUBMITTAL)
29	MASONRY PARAPET WALL (BEYOND)
30	PAINTED STEEL ANGLE CORNER GUARD - THROUGH-BOLTED TO MASONRY PIER: PAINTED #33 SW6861 'RADISH'
31	PAINTED STEEL AWNINGS - PAINTED #34 SW7019 'GAUNTLET GRAY'
32	SHERWIN WILLIAMS SW7718 'OAK CREEK'
33	SHERWIN WILLIAMS SW6861 'RADISH'
34	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'

ATTACHMENT 29

BRICK & WEST DESIGN

CONSULTANTS:

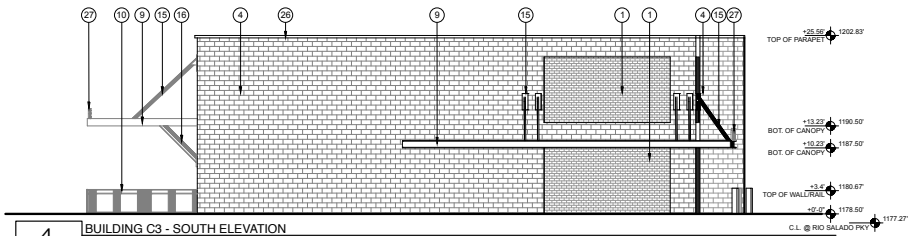
CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

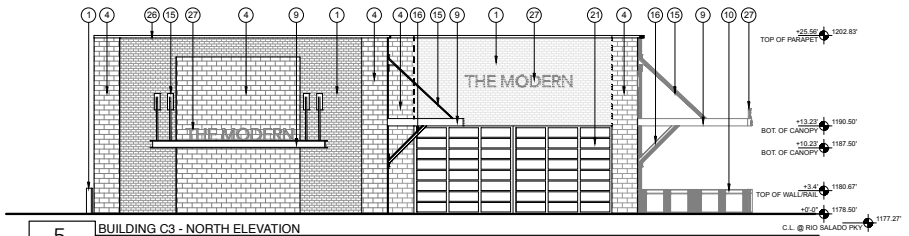
Date 2018/09/14
Project No. 2001
Drawn By MXR
Checked By JED

Revision	Date

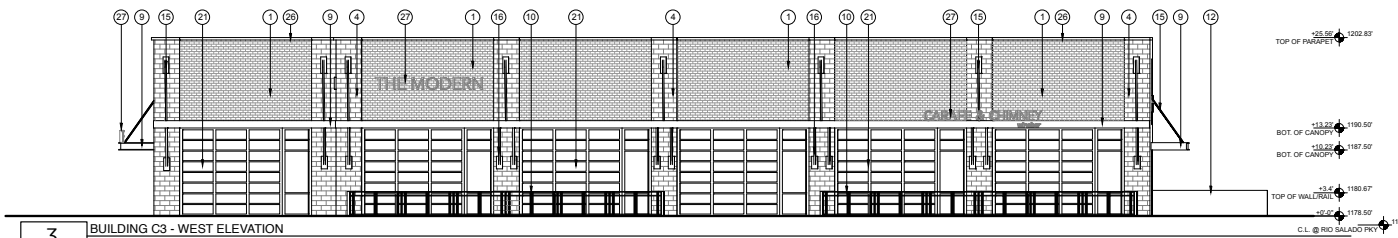
A201
BUILDING C2 ELEVATIONS



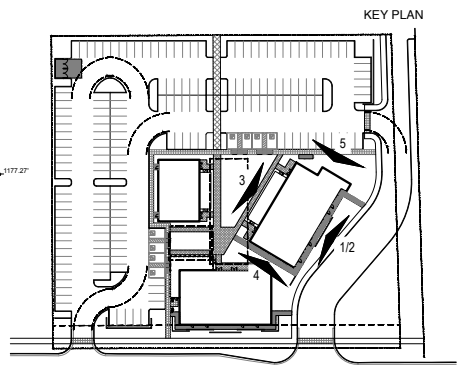
4 BUILDING C3 - SOUTH ELEVATION
1/8" = 1'-0"

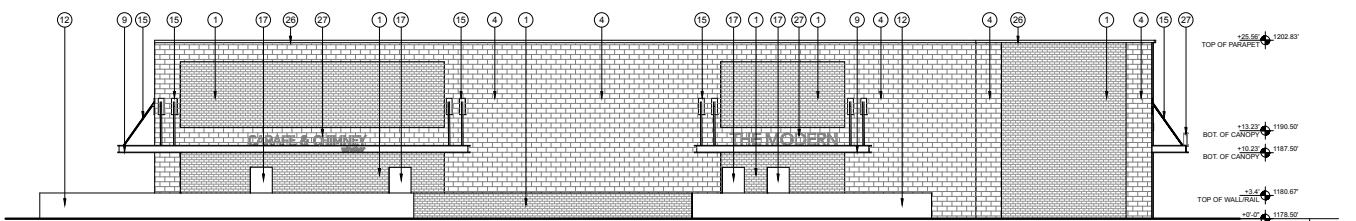


5 BUILDING C3 - NORTH ELEVATION
1/8" = 1'-0"

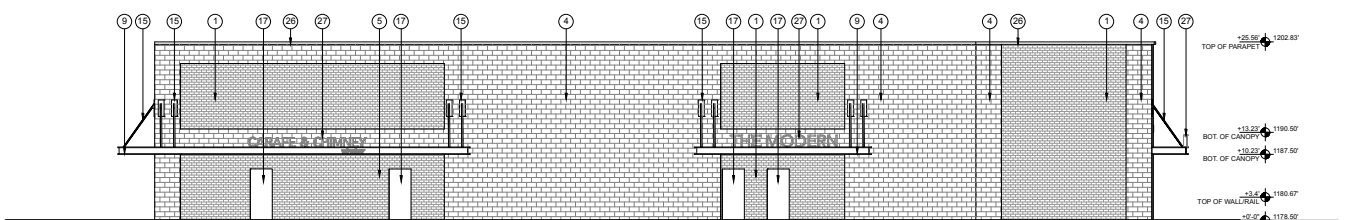


3 BUILDING C3 - WEST ELEVATION
1/8" = 1'-0"





2 BUILDING C3 - EAST ELEVATION WITH SITE WALLS
1/8" = 1'-0"



1 BUILDING C3 - EAST ELEVATION
1/8" = 1'-0"

KEY	MATERIAL
1	MASONRY BLOCK #1 - BUILDING C2 FIELD BLOCK: 8"x4"x16" "Hayden" Founders Finish - Running Bond
4	MASONRY BLOCK #3 - BUILDING C3 FIELD BLOCK: 8"x4"x16" "Bone" Founders Finish - Running Bond
5	MASONRY BLOCK #5 - BUILDING C1 ACCENT BLOCK: 8"x4"x16" "Oak Creek" Founders Finish - Running Bond
7	PRECAST ARCHITECTURAL CONCRETE DETAILING
8	RECLAIMED WOOD AND BLACKENED STEEL SLIDING DOORS
8A	BLACKENED STEEL PLATE / ANGLE FOR BARN DOOR FRAMES AND PATIO RAILINGS
9	PAINTED STEEL "C-CHANNEL" BUILDING CANOPY; PAINTED #34 SW7019 "GAUNTLET GRAY"
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16	PAINTED STEEL CANOPY BRACE AND WALL PLATES/FITTINGS - PAINTED #34 SW7019 "GAUNTLET GRAY"
17	PAINTED HOLLOW METAL SERVICE DOOR (TYPICAL) - PAINTED TO MATCH #1 WITH #32 SW7718 "OAK CREEK"
18	PAINTED (#34 SW 7019 "GAUNTLET GRAY") STEEL TUBE POST AND BEAM WITH CONCEALED SLIDING BARN DOOR TRACK
19	PAINTED ALUMINUM STOREFRONT - BUILDING C2: PAINTED #33 SW6861 "RADISH" WITH 1" INSULATED GLASS
21	ANODIZED ALUMINUM STOREFRONT - BUILDING C1 & C3: DARK BRONZE ANODIZED WITH 1" INSULATED GLASS
22	STANDING SEAM METAL WALL PANEL
23	INTERLOCKING METAL WALL PANEL
24	STEEL PLANTER BOX / PATIO DINING RAILING SYSTEM
25	PRECAST CONCRETE PARAPET CAP - BUILDING C2
26	PAINTED STEEL "KNIFE-EDGE" PLATE AT PARAPET CAP - BUILDING C3- PAINTED #34 SW7019 "GAUNTLET GRAY"
27	TENANT SIGNAGE (BY SEPARATE SUBMITTAL)
29	MASONRY PARAPET WALL (BEYOND)
30	PAINTED STEEL ANGLE CORNER GUARD - THROUGH-BOLTED TO MASONRY PIER: PAINTED #33 SW6861 "RADISH"
31	PAINTED STEEL AWNINGS - PAINTED #34 SW7019 "GAUNTLET GRAY"
32	SHERWIN WILLIAMS SW7718 "OAK CREEK"
33	SHERWIN WILLIAMS SW6861 "RADISH"
34	SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY"

ATTACHMENT 30

BRICK & WEST DESIGN

CONSULTANTS:

CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

2018/09/14
2901
MXR
JED

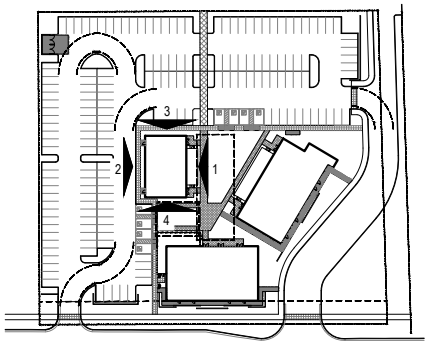
Date
Project No.
Drawn By
Checked By

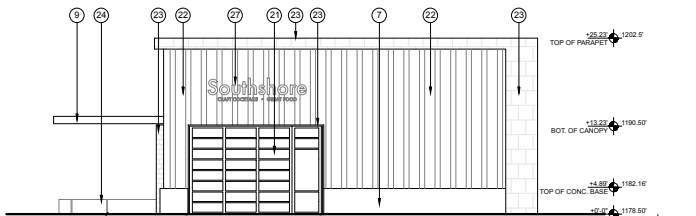
Revision	Date

A202
BUILDING C3 ELEVATIONS

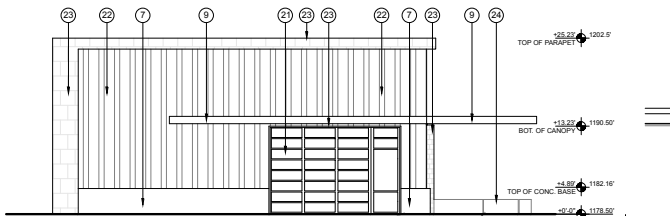
KEY	MATERIAL
1	MASONRY BLOCK #1 - BUILDING C2 FIELD BLOCK: 8"x4"x16" 'Hayden' Founders Finish - Running Bond
4	MASONRY BLOCK #3 - BUILDING C3 FIELD BLOCK: 8"x4"x16" 'Bone' Founders Finish - Running Bond
6	MASONRY BLOCK #5 - BUILDING C1 ACCENT BLOCK: 8"x4"x16" 'Oak Creek' Founders Finish - Running Bond
7	PRECAST ARCHITECTURAL CONCRETE DETAILING
8	RECLAIMED WOOD AND BLACKENED STEEL SLIDING DOORS
8A	BLACKENED STEEL PLATE / ANGLE FOR BARN DOOR FRAMES AND PATIO RAILINGS
9	PAINTED STEEL 'C CHANNEL' BUILDING CANOPY: PAINTED #34 SW7019 'GAUNTLET GRAY'
10	BLACKENED STEEL (#8A) DECORATIVE PATIO RAILINGS
11	BLACKENED STEEL (#8A) AND RECLAIMED WOOD (#8) SLAT SITE FENCE
12	CAST IN PLACE BOARD-FORMED CONCRETE SITE WALL
15	CABLE STAYS FOR BUILDING CANOPIES WITH PAINTED STEEL (#9) FITTINGS AND TURN-BUCKLES
16	PAINTED STEEL CANOPY BRACE AND WALL PLATES/FITTINGS: PAINTED #34 SW7019 'GAUNTLET GRAY'
17	PAINTED HOLLOW METAL SERVICE DOOR (TYPICAL): PAINTED TO MATCH #1 WITH #32 SW7718 'OAK CREEK'
18	PAINTED (#34 SW7019 'GAUNTLET GRAY') STEEL TUBE POST AND BEAM WITH CONCEALED SLIDING BARN DOOR TRACK
19	PAINTED ALUMINUM STOREFRONT - BUILDING C2: PAINTED #33 SW6861 'RADISH' WITH 1" INSULATED GLASS
21	ANODIZED ALUMINUM STOREFRONT - BUILDING C1 & C3: DARK BRONZE ANODIZED WITH 1" INSULATED GLASS
22	STANDING SEAM METAL WALL PANEL
23	INTERLOCKING METAL WALL PANEL
24	STEEL PLANTER BOX / PATIO DINING RAILING SYSTEM
25	PRECAST CONCRETE PARAPET CAP - BUILDING C2
26	PAINTED STEEL 'KNIFE-EDGE' PLATE AT PARAPET CAP - BUILDING C3: PAINTED #34 SW7019 'GAUNTLET GRAY'
27	TENANT SIGNAGE (BY SEPARATE SUBMITTAL)
29	MASONRY PARAPET WALL (BEYOND)
30	PAINTED STEEL ANGLE CORNER GUARD - THROUGH-BOLTED TO MASONRY PIER: PAINTED #33 SW6861 'RADISH'
31	PAINTED STEEL AWNINGS: PAINTED #34 SW7019 'GAUNTLET GRAY'
32	SHERWIN WILLIAMS SW7718 'OAK CREEK'
33	SHERWIN WILLIAMS SW6861 'RADISH'
34	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'

KEY PLAN

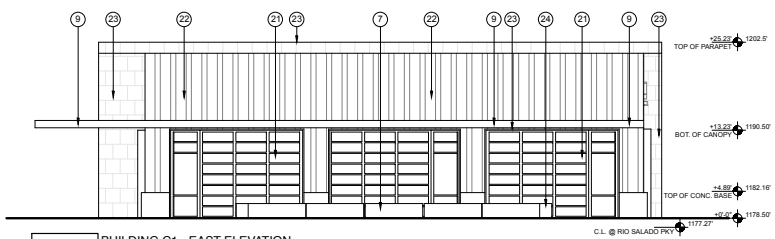




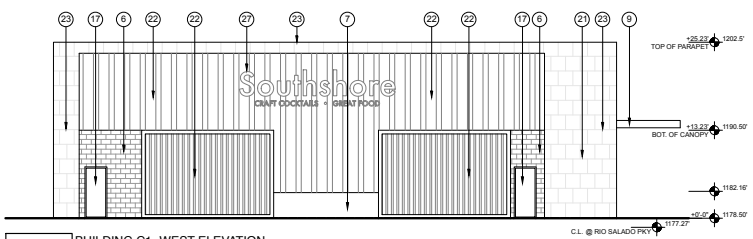
3 BUILDING C1 - NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING C1 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING C1 - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING C1- WEST ELEVATION
1/8" = 1'-0"

ATTACHMENT 31

BRICK & WEST DESIGN

CONSULTANTS:

CERTIFICATION:

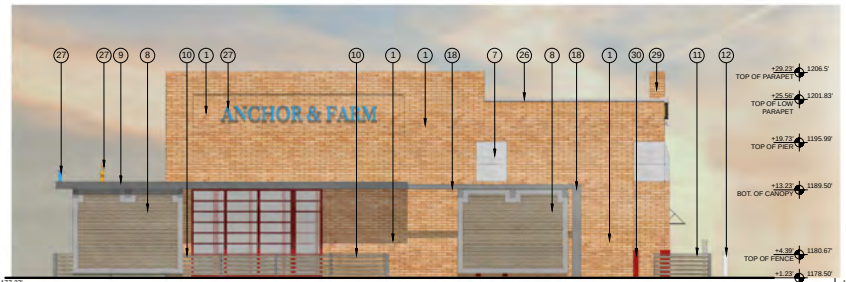
THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

Date 2018/05/14
Project No. 2001
Drawn By MXR
Checked By JED

Revision	Date

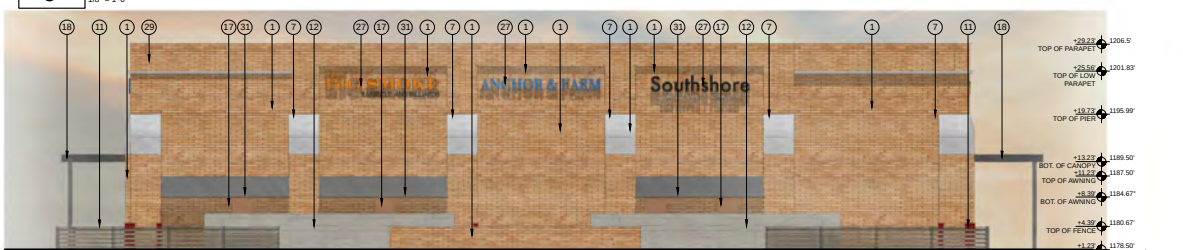
A203
BUILDING C1 ELEVATIONS

4 BUILDING C2 - EAST ELEVATION
1/8" = 1'-0"



5 BUILDING C2 - WEST ELEVATION
1/8" = 1'-0"

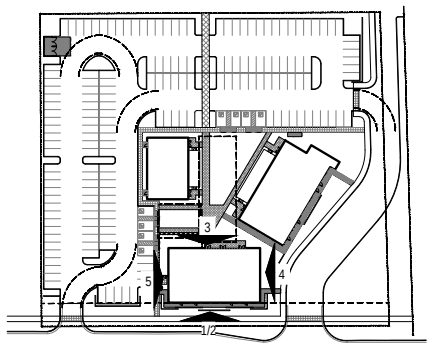
3 BUILDING C2 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING C2 - SOUTH ELEVATION WITH SITE WALLS
1/8" = 1'-0"

1 BUILDING C2 - SOUTH ELEVATION
1/8" = 1'-0"

KEY PLAN



KEY	MATERIAL
1	MASONRY BLOCK #1 - BUILDING C2 FIELD BLOCK: 8"x4"x16" "Hayden" Founders Finish - Running Bond
4	MASONRY BLOCK #3 - BUILDING C3 FIELD BLOCK: 8"x4"x16" "Bone" Founders Finish - Running Bond
6	MASONRY BLOCK #5 - BUILDING C1 ACCENT BLOCK: 8"x4"x16" "Oak Creek" Founders Finish - Running Bond
7	PRECAST ARCHITECTURAL CONCRETE DETAILING
8	RECLAIMED WOOD AND BLACKENED STEEL SLIDING DOORS
8A	BLACKENED STEEL PLATE / ANGLE FOR BARN DOOR FRAMES AND PATIO RAILINGS
9	PAINTED STEEL 'C' CHANNEL BUILDING CANOPY: PAINTED #34 SW7019 'GAUNTLET GRAY'
10	BLACKENED STEEL (#8A) DECORATIVE PATIO RAILINGS
11	BLACKENED STEEL (#8A) AND RECLAIMED WOOD (#8) SLAT SITE FENCE
12	CAST-IN PLACE BOARD-FORMED CONCRETE SITE WALL
15	CABLE STAYS FOR BUILDING CANOPIES WITH PAINTED STEEL (#9) FITTINGS AND TURN-BUCKLES
16	PAINTED STEEL CANOPY BRACE AND WALL PLATES/FITTINGS - PAINTED #34 SW7019 'GAUNTLET GRAY'
17	PAINTED HOLLOW METAL SERVICE DOOR (TYPICAL) - PAINTED TO MATCH #1 WITH #32 SW7718 'OAK CREEK'
18	PAINTED (#34 SW7019 'GAUNTLET GRAY') STEEL TUBE POST AND BEAM WITH CONCEALED SLIDING BARN DOOR TRACK
19	PAINTED ALUMINUM STOREFRONT - BUILDING C2: PAINTED #33 SW6861 'RADISH' WITH 1" INSULATED GLASS
21	ANODIZED ALUMINUM STOREFRONT - BUILDING C1 & C3: DARK BRONZE ANODIZED WITH 1" INSULATED GLASS
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31	PAINTED STEEL AWNINGS: PAINTED #34 SW7019 'GAUNTLET GRAY'
32	SHERWIN WILLIAMS SW7718 'OAK CREEK'
33	SHERWIN WILLIAMS SW6861 'RADISH'
34	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'

ATTACHMENT 32

BRICK & WEST DESIGN

CONSULTANTS:

CERTIFICATION:

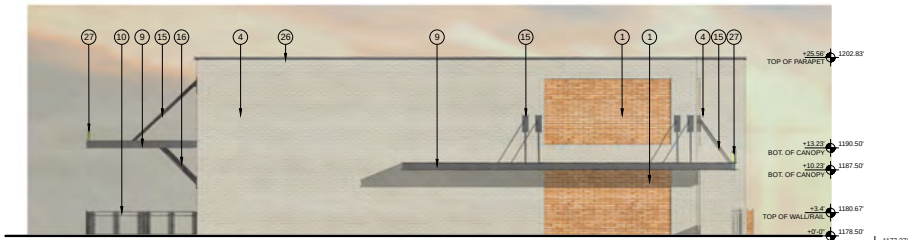
THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

2018/05/14
2001
MXR
JED

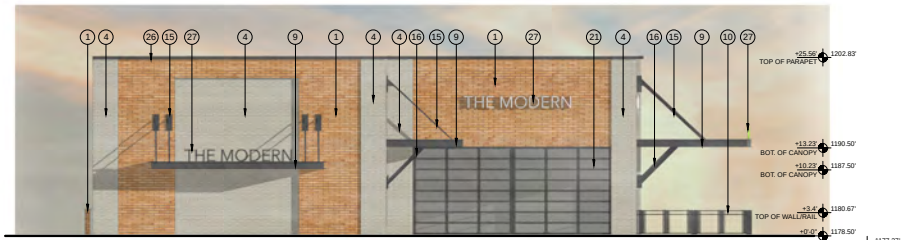
Date
Project No.
Drawn By
Checked By

Revision	Date

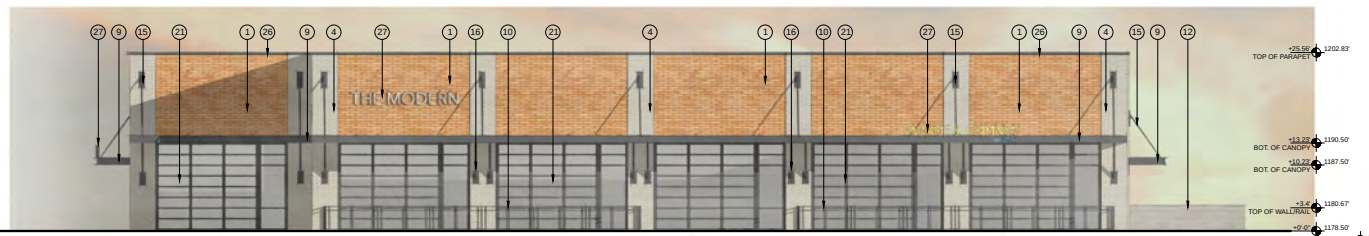
A201C
BUILDING C2 COLORED ELEVATIONS



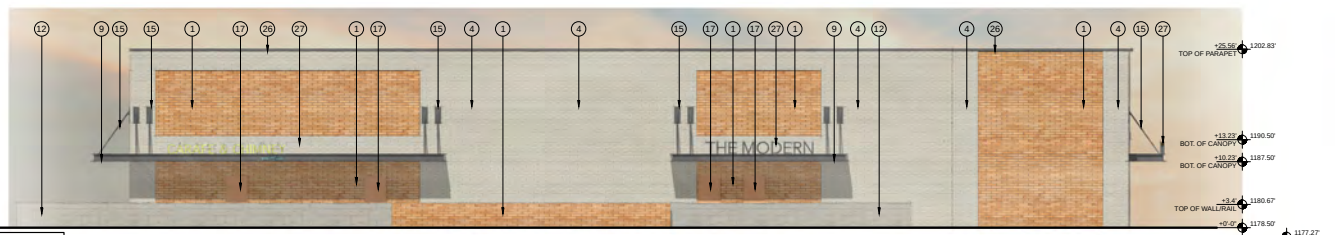
4 BUILDING C3 - SOUTH ELEVATION
1/8" = 1'-0"



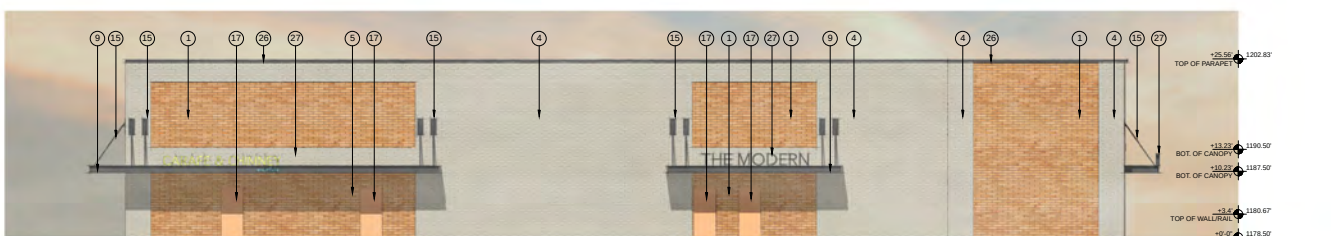
5 BUILDING C3 - NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING C3 - WEST ELEVATION
1/8" = 1'-0"

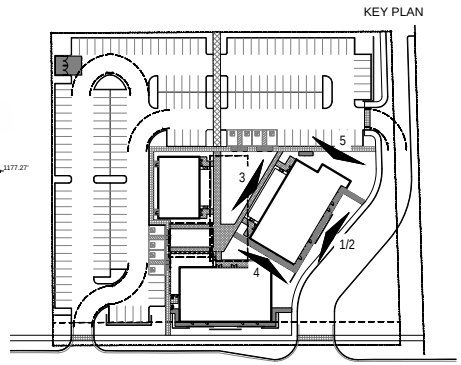


2 BUILDING C3 - EAST ELEVATION WITH SITE WALLS
1/8" = 1'-0"



1 BUILDING C3 - EAST ELEVATION
1/8" = 1'-0"

KEY PLAN



KEY	MATERIAL
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6	MASONRY BLOCK #5 - BUILDING C1 ACCENT BLOCK: 8"x4"x16" 'Oak Creek' Founders Finish - Running Bond
7	PRECAST ARCHITECTURAL CONCRETE DETAILING
8	RECLAIMED WOOD AND BLACKENED STEEL SLIDING DOORS
8A	BLACKENED STEEL PLATE / ANGLE FOR BARN DOOR FRAMES AND PATIO RAILINGS
9	PAINTED STEEL 'C' CHANNEL BUILDING CANOPY: PAINTED #34 SW7019 'GAUNTLET GRAY'
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18	PAINTED (#34 SW 7019 'GAUNTLET GRAY') STEEL TUBE POST AND BEAM WITH CONCEALED SLIDING BARN DOOR TRACK
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22	STANDING SEAM METAL WALL PANEL
23	INTERLOCKING METAL WALL PANEL
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25	PRECAST CONCRETE PARAPET CAP - BUILDING C2
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27	TENANT SIGNAGE (BY SEPARATE SUBMITTAL)
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30	PAINTED STEEL ANGLE CORNER GUARD - THROUGH-BOLTED TO MASONRY PIER: PAINTED #33 SW6861 'RADISH'
31	PAINTED STEEL AWNINGS - PAINTED #34 SW 7019 'GAUNTLET GRAY'
32	SHERWIN WILLIAMS SW 7718 'OAK CREEK'
33	SHERWIN WILLIAMS SW6861 'RADISH'
34	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'

ATTACHMENT 33

BRICK & WEST DESIGN

CONSULTANTS:

CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

2018/05/14
2001
MXR
JED

Date
Project No.
Drawn By
Checked By

Revision	Date

A202C
BUILDING C3 COLORED ELEVATIONS

KEY	MATERIAL
1	MASONRY BLOCK #1 - BUILDING C2 FIELD BLOCK: 8"x4"x16" 'Hayden' Founders Finish - Running Bond
4	MASONRY BLOCK #3 - BUILDING C3 FIELD BLOCK: 8"x4"x16" 'Bone' Founders Finish - Running Bond
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17	PAINTED HOLLOW METAL SERVICE DOOR (TYPICAL): PAINTED TO MATCH #1 WITH #32 SW7718 'OAK CREEK'
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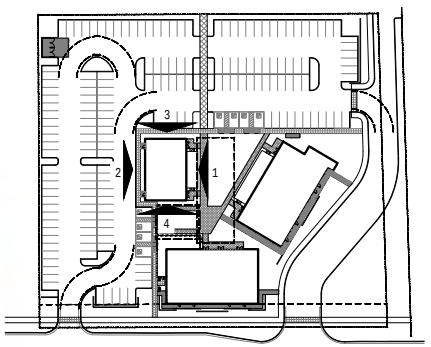
31	PAINTED STEEL AWNINGS: PAINTED #34 SW7019 'GAUNTLET GRAY'
32	SHERWIN WILLIAMS SW7718 'OAK CREEK'
33	SHERWIN WILLIAMS SW6861 'RADISH'
34	SHERWIN WILLIAMS SW 7019 'GAUNTLET GRAY'

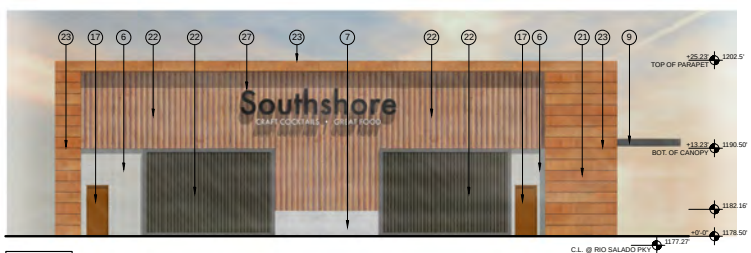
KEY PLAN



3 BUILDING C1 - NORTH ELEVATION
1/8" = 1'-0"

4 BUILDING C1 - SOUTH ELEVATION
1/8" = 1'-0"

1 BUILDING C1 - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING C1- WEST ELEVATION
1/8" = 1'-0"

ATTACHMENT 34

BRICK & WEST DESIGN

CONSULTANTS:

CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

2018/05/14
2001
MXR
JED

Date
Project No.
Drawn By
Checked By

Revision	Date

A203C
BUILDING C1 COLORED ELEVATIONS

2 RIVER DRIVE STREET ELEVAYION
1/8" = 1'-0"

1 RIO SALADO PARKWAY ELEVATION
1/8" = 1'-0"

BRICK & WEST DESIGN

CONSULTANTS:

CERTIFICATION:

THE MILLENIUM TEMPE
MIRAVISTA HOLDINGS

Date 2013/05/14
Project No. 2901
Drawn By MXR
Checked By JED

Revision Date

A222C

STREET ELEVATIONS

ATTACHMENT 35

MILLENNIUM @ RIO SALADO

miravista holdings

E RIO SALADO PKWY
PERSPECTIVES

SCALE: N.T.S.

P1.1

5-14-18

biltform architecture group, LLC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200
www.biltform.com

1

8” x 4” x 16” SUPERLITE FOUNDERS FINISH MASONRY BLOCK. COLOR: ‘HAYDEN’. RUNNING BOND

4

8” x 4” x 16” SUPERLITE FOUNDERS FINISH MASONRY BLOCK. COLOR: ‘BONE’. RUNNING BOND

6

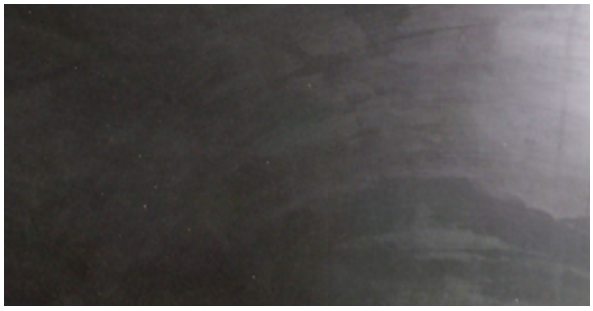
8” x 4” x 16” SUPERLITE FOUNDERS FINISH MASONRY BLOCK. COLOR: ‘OAK CREEK’. RUNNING BOND

7

PRECAST ARCHITCTURAL CONCRETE DETAILING. COLD GREY.

8

RECLAIMED BARN WOOD. PORTER ‘TO-BACCO BARN GRAY’ BARNWOOD. 8” & 6” SLATS, SEALED WITH MATTE SEALER.



8A

BLACKENED STEEL PLATE / ANGLE FOR BARN DOOR FRAMES AND PATIO RAILINGS

COMMERCIAL SITE
BUILDING MATERIALS AND COLOR EXHIBIT

Millennium @ Rio Salado

17-035
2018.05.18

BRICK & WEST™
DESIGN

9

PAINT FOR STEEL CANOPIES AND STEEL BRACES AND WALL PLATES: SHERWIN WILLIAMS SW7019 ‘GAUNTLET GRAY’

12

CAST IN PLACE BOARD FORMED CONCRETE SITE WALL. COLD GRAY.

21

DARK BRONZE ANODIZED STOREFRONT FOR BUILDINGS B & C

22

STANDING SEAM METAL WALL PANEL. NORTHCLAD ‘TERRA RED’

23

INTERLOCKING METAIL WALL PANEL - NORTHCLAD ‘CORTEN’

24

STEEL PLANTER BOX / PATIO DINING RAILING SYSTEM IN CORTEN STEEL

COMMERCIAL SITE
BUILDING MATERIALS AND COLOR EXHIBIT

Millennium @ Rio Salado

17-035
2018.05.18

BRICK & WEST™
DESIGN

30
PAINTED STEEL ANGLE CORNER GUARDS AND STOREFRONT AT BUILDING A: SHERWIN WILLIAMS SW6861 ‘RADISH’

32
PAINT FOR SERVICE DOORS (TO MATCH ‘HAYDEN’ MASONRY BLOCK. SHERWIN WILLIAMS SW7718 ‘OAK CREEK’

COMMERCIAL SITE
BUILDING MATERIALS AND COLOR EXHIBIT

Millennium @ Rio Salado
17-035
2018.05.18

BRICK & WEST™
DESIGN