

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/27/18
Agenda Item: 4**

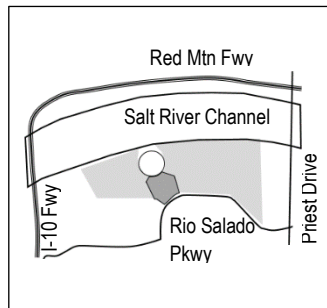
ACTION: Request an Amended Planned Area Development Overlay to reduce parking and a Development Plan Review for a new two-story 70,000 square foot corporate office for DONOR NETWORK OF ARIZONA, located at 2010 West Rio Salado Parkway. The applicant is Shepley Bulfinch.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: DONOR NETWORK OF ARIZONA, (PL180261) is a proposed 70,000 s.f. two-story corporate office building located south of the Sky Harbor VHF-Omnidirectional Range beacon and Tactical air navigation system (VORTAC) and east of the East Valley Bus Operations and Maintenance facility (EVBOM). The site would be the last development within the Liberty Center development. The request includes the following:

- PAD180019 Amended Planned Area Development Overlay to reduce parking for this development
- DPR180137 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Tim Brown, Donor Network of Arizona
Applicant	Benjamin Ayers, Shepley Bulfinch
Zoning District	GID
Gross / Net site area	6.44 acres
Total Building Area	70,000 s.f.
Lot Coverage	12.5% or 35,000 s.f. (No Standard in GID)
Building Height	41' (44' maximum allowed)
Building Setbacks	25' south front, 60' east and west side, 340' north rear (25' front, 0' rear and side yard, 25 street side min. per PAD)
Landscape area	50% (10% minimum required)
Vehicle Parking	184 spaces (233 min. required, 291 max. allowed)
Bicycle Parking	14 spaces provided (9 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

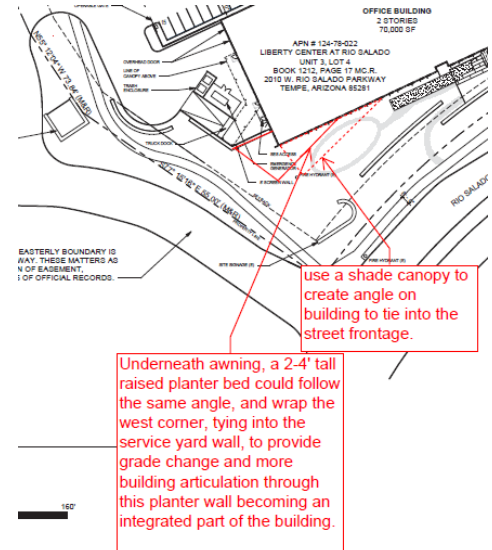
COMMENTS:

Lot four of Liberty Center at Rio Salado Unit 3 Subdivision Plat is a vacant site located east of the I-10 Freeway and the EVBOM facility, west of Priest Drive, south of the Loop 202 Red Mountain Freeway and south of the Salt River Channel, adjacent to the VORTAC (VHF Omnidirectional Range/Tactical Aircraft Control) on the north side of Rio Salado Parkway. The property is zoned GID, General Industrial District, within the Rio Salado Overlay District, and is part of the Planned Area Development Overlay for Liberty Center. The site is within the Sky Harbor International Airport flight path, requiring building notification to the Federal Aviation Administration. This request includes an Amendment to the Planned Area Development Overlay specific to the required parking for this lot and a Development Plan Review for a two-story 70,000 s.f. building on 6.4 net acres. The applicant is requesting the Development Review Commission provide recommendations to City Council for the items listed above.

SITE PLAN REVIEW

The first Preliminary Site Plan Review was reviewed on August 15, 2018. The proposed site plan did not meet parking requirements, the recommendation was to reorient the parking lot similar to the original PAD design to provide a more efficient site circulation plan with sufficient parking. The applicant chose to keep the proposed parking layout to increase the amount of landscape on site and reduce the amount of paving and parking. This resulted in a requirement to apply for a Major Amendment to the Planned Area Development with a reduction for parking below code standards. The building was a rectangle that did not address the unique street front configuration; the prior PAD had a building contoured to fit the site. The recommendation was made to provide a south elevation that either curved or angled along the front of the building to address the curve of the street, applying a similar design solution to the south side of the building at the west end, as was used on the north east end of the building. The building provided more architectural variation on the rear north side than on the street front. There was no landscape north of the cobble retention basin, staff recommended xeric vegetation and rock patterned to fit the VORTAC contours and provide visual interest on the north end of the site. The tilt slab building proposed grey concrete with vertical bands but did not reflect the character of other buildings in Liberty Center or along Rio Salado Parkway. Recommendations for elevation modifications included referencing existing building architecture in the area in terms of level of detail, colors, materials and building variation, use of canopies and providing outdoor balcony areas for employees. The remainder of the comments were related to formatting and technical requirements.

The first Formal Site Plan Review was reviewed on September 21, 2018. The plans remained similar to the first submittal. Staff recommended adding a shade canopy to create an angle on building to tie into the street frontage, without having to modify the footprint of the building. This would shade a large glass window and a portion of the building. It would tie in to the canopy design on the north side of the building by the entrance. The same angle could be replicated in the landscape design at the ground level using a site wall to create the visual change in plane, however, this would impact their outdoor garden.



Although this recommendation was not accepted by the applicant, the elevations were modified from all grey concrete to a two-tone integral colored warm palette and accent colors that tied in to the colors of Liberty Center.

PUBLIC INPUT

- A Neighborhood meeting was required for this request.
- A Neighborhood meeting was held on October 16, 2018 from 6:00 p.m. to 7:00 p.m. at 1720 West Rio Salado Parkway.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- At the completion of this report, there has been no public inquiries or input regarding this request.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING

The General Plan identifies this site as Industrial Land Use; office uses are allowed in the GID, General Industrial District. The proposed development fulfills many of the goals and objectives of the General Plan, particularly within the Economic Development Chapter.

CHARACTER AREA PLAN

This site is located in the Character Area Two, which has not been created yet.

PLANNED AREA DEVELOPMENT

The original PAD for Liberty Center was approved by Council in August 2013 and has been built out largely in conformance with these standards. The requested modification does not impact any of the minimum or maximum development standards except the parking ratios for required parking. The other developments within Liberty have met or exceeded parking, depending on tenant needs.

DONOR NETWORK OF ARIZONA – PAD Overlay			
Standard	EXISTING GID PAD	PROPOSED GID PAD	Change
Residential Density (du/ac)	0	0	-
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	44 ft.	41 ft.	-
Maximum Lot Coverage (% of net site area)	100%	100%	-
Minimum Landscape Area (% of net site area)	10%	50% provided	-
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (south)	25 ft	25 ft	-
Parking	20 ft	20 ft	-
Side (east and west)	0 ft	60 ft provided	
Rear (north)	0 ft	340 ft provided	
Vehicle Parking	1 space per 300 s.f. 233 spaces required	1 space per 380 s.f. 184 spaces provided	Decrease
Bicycle Parking (Office & Call Center)	1 space per 8,000 s.f. 9 spaces required	1 space per 5,000 s.f. 14 spaces provided	Increase

This request is from both the property owner and business operator, Donor Network Services of Arizona, which is a unique medical office use; there are no patient visits to the site and the business includes non-traditional business hours and shift employees who work remotely. According to the parking analysis provided, the existing 30,000 s.f. office has 106 parking spaces serving 219 employees, 42% of whom work during full time peak hours and 58% who work part-time, weekends, overnight or off-site. The existing site provides a parking ratio of 283 s.f. per parking space, which is a higher ratio than the code required general office parking ratio of 300 s.f. per space. The proposed site has 70,000 s.f. with 184 parking spaces, serving up to 303 employees. Using the same hours of operation, 127 would be full time peak hours and 175 would be off-peak hours. The parking analysis uses an ITE equivalent ratio of 405 s.f. per parking space, requiring 173 spaces. Tempe's zoning code requires 233 spaces. Taking into consideration bus service and bike commuting, a 5% reduction was estimated into the requirement, which would reduce the parking by 12 spaces. Based on the unique use of the site and the professional analysis provided with this request, the requested reduction of 49 spaces was deemed appropriate to this site. A condition of

approval has been added to the PAD however, that if the employee size increases, or the hours of operation change to require more peak time parking, or the use of the site changes to another office use, the parking model must be updated to determine if additional parking is required. The options available would be reconfiguration of the site for more surface parking, or the addition of a parking garage, which has been contemplated in the site design to be accommodated in the spacing of the columns to the existing parking layout.

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.* The General Plan promotes alternative modes of transportation and a goal of creating a 20-minute walkable and bike-able city. The reduction of 49 parking spaces encourages off-peak travel and carpool commute by employees as well as the use of alternative modes, with access to bus transit and an increase in bike parking spaces. This reduction allowed for an alternative site configuration for the parking area that has significantly more landscape area, 40% more landscape area than the 10% required by the existing PAD and General Industrial District. The applicant has chosen to invest in landscape rather than blacktop. Besides the required 13 street trees and 32 parking lot landscape islands, the site will have an additional 132 trees added to the corporate campus, significantly increasing the urban tree canopy. The proposed project brings a new business with increased employment opportunities to Tempe, fulfilling goals and objectives in the Economic Development Chapter.
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 proposed modification to the PAD for a reduction in parking ratios takes into consideration the location and the unique needs of the site use. Although the site could accommodate the required amount of parking, the applicant is requesting the reduction to off-set the amount of paved area with additional landscape. Industrial areas do not typically have significant landscape, the proposed design exceeds the surrounding landscape context.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The development is within the allowed height of the PAD and appropriate to the proximity to the VORTAC for the airport. The design takes into account the industrial nature of the surrounding area while enhancing the site to a higher level than most industrial uses.

DEVELOPMENT PLAN REVIEW

Site Plan

The 6.4-acre site is the last vacant parcel within the Liberty Center development. The building is approximately 300' wide on the north and south elevation, which faces Rio Salado Parkway, and 120' deep along the west and east sides facing the entrance drives, which are shared with adjacent Liberty Center tenants. The site itself is 391' wide by approximately 700' deep, abutting the VORTAC to the north. The parking is located north of the building, screened from street view, within a heavily landscaped area on the north side of the site; a smaller secured parking area is adjacent to the building for doctors or employees working after hours. The solid waste area is adjacent to a generator enclosure and a delivery bay on the west side of the site, fully screened from view. Two garden-like areas are proposed on both the north and south sides of the building. The building meets the required setbacks and code requirements, with a significant amount of open space surrounding the site for the employees and visitors to the site.

Building Elevations

The building is 36,000 s.f. on the ground floor and has a second floor of the same size. Oriented with the primary entrance at the north east end, the entrance is sheltered by a deep canopy over full height glazing. A balcony is provided on both the north and south sides for outdoor employee space on the second floor, overlooking the landscaped gardens on the first floor. The predominant building material is tilt-slab concrete with patterned sections breaking up the massing in vertical patterns. The west side is the service side of the building, with no windows at the ground floor but significant site wall screening and landscape. The second floor has windows with 18" shade fins on the south side to provide shade. The east side has windows on both floors, with shade fins on the south side. The south elevation facing Rio Salado Parkway has a pattern of windows, both 4' and 6' in width, shaded by 18" deep metal shade fins on the west side of the narrower windows and in the middle mullion of the larger windows to maximize shade on the glass. Special consideration was given to energy efficiency and a

sustainable design for the property and business owner. The cast in place concrete has two patterns, a smooth finish and vertical line textured finish, with two integral colored warm tones: sandstone and adobe, that tie into the colors of the other Liberty Center buildings. The metal panel system screening the rooftop mechanical equipment and accenting the canopy and northeast side entry end of the building is a rust brown color that accents the building design. The glazing is solar gray with a dark bronze anodized aluminum frame. The building has a random pattern of 18" deep by 8' long metal fins in the same dark bronze color that creates additional depth and pattern on the building, that will change throughout the day as shadows move across the building. The materials and colors tie into the native river rock on site, providing a strong contextual reference within the design.

Landscape Plan

The proposed landscape plan is heavily planted. The 6.4-acre site has a building footprint that reduces the planting area to 5.5 acres, including driveways and parking. Once these circulation areas are removed, there is 3.2 acres, or 50% of the total site dedicated to landscape area, including walkways within the gardens and around the building perimeter. The 177 trees proposed would provide a density of approximately 55 trees per acre within the landscape. Proposed species are all native or low-water use: The Thornless Hybrid Mesquite is the predominant street tree in this area, continuing the theme for Liberty Center. Thornless Hybrid Sonoran Desert Museum Palo Verde is used for shade in the parking islands and surrounding the building perimeter, providing seasonal color. Desert Willow is provided along the north and west sides of the lot, tying back to the Rio Salado Masterplan for a riparian transition from the Salt River channel to a bosque environment along Rio Salado Parkway. Accent and specimen trees include Chitalpa Pink Dawn, Ironwood and Texas Mountain Laurel for color and biodiversity. Thirteen different shrubs, five ground covers, and 24 accent plants provide a varied palette that will create a botanical garden environment for employees and guests to the site. A turf area is proposed near the entrance, creating a cool oasis at the entry. Paths around the gardens on the north and south side of the building are accessible stabilized granite, to visually blend with the planting areas and minimize hard surfaces on the site. The densely planted corporate campus raises the standard for treatment of open space and celebrates the Sonoran Desert.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The building placement was based on the lot configuration and presents a wide building facing the street and hiding the parking. The south elevation of the building is a straight façade angled off of the curve, 26' at the closest point at the east end and almost 120' from the street at the west end of the south elevation, providing a large landscape area and variety from other developments that put parking or structure at the minimum setbacks.
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 design provides larger windows on the north side, shaded windows on all other elevations, and heavy tree canopy at the perimeter of the building to shade the ground floor of the building and reduce heat gain on the tilt-slab concrete structure. The pathways are stabilized decomposed granite and heavy shade throughout the site will increase human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The proposed materials are appropriate for the location and use, reflective of the surrounding natural desert environment, picking up colors from the native river rock and views of Papago Buttes and Camelback Mountain. The colors also compliment the colors of the remainder of Liberty Center to provide a cohesive look to the overall corporate campus but departs in terms of material to use a higher quality integral colored natural finished tilt-slab concrete, no stucco or painted concrete. The end result will be a building that will be sustainable and lasting in finish.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the proximity to the VORTAC influences building heights on this site. The surrounding developments are primarily two-story, and this building is two stories, with the top of the top being 41' tall. This is appropriate to the site and context.

5. *Large building masses are sufficiently articulated to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building is 300' wide along the street front, and each elevation is articulated to the functional need and orientation. A sense of movement is created with the vertical patterning of the tilt-slab construction and the placement of windows and 18" deep metal fins shading the windows. Additional fins were added to the building walls to break up the building façade and provide changes in building depth and articulation through creation of shadows by the 8' long metal fins placed randomly on the building.*
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; the location of the metal fins is responsive to the building orientation, changing from the south edge of windows on the east and west elevations to the west edge of windows on the north and south elevations.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; The entry and walkways are shaded with trees, which over time will surround the building in a bosque of mature landscape that will screen the lower 25' of the 41' tall structure. Bike parking and paths to the transit stop on Rio Salado Parkway encourage use of alternative transportation.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; Vehicles are entering from a lighted shared drive to the west, or a second shared drive to the east. Pedestrian paths are separated from the vehicle paths of travel. There are no residences within this industrial area.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The office building overlooks the parking area, which will meet lighting and landscape requirements for CPTED. The garden areas adjacent to the building have balconies and windows overlooking these areas providing natural surveillance of the site. The alternative work schedules of employees at this site will help further activate the area with activity beyond the typical 8-5 office.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The use of landscape is the driving factor in the site design, changing the parking configuration to shorten drive aisles and provide naturally shaded parking with extensive tree canopies. The pathways are shaded, and the front entry is highlighted by a turf area and large desert garden with natural stone pathways.*
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; and Signs have been considered in the architecture but will be addressed by separate application.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. Special consideration was given to the need for environmentally sensitive light levels similar to those within Liberty, and the requirements for safety of employees working shift hours.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use 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 for unique design considerations.
4. The proposed project meets the approval criteria for a Planned Area Development and Development Plan Review.

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

PLANNED AREA DEVELOPMENT 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. 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 PAD approval shall be null and void.
3. The Planned Area Development Overlay for DONOR NETWORK OF ARIZONA 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. **Should the number of employees working peak office hours change or the tenant of the property change the parking analysis shall be revised to address these site changes which were used in justification of the reduction. If additional parking to meet the code or site demand is triggered by these changes, the site shall be modified either by surface lot configuration or parking structure to accommodate the necessary parking.**

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan dated October 15, 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. An Amended Planned Area Development Overlay for DONOR NETWORK OF ARIZONA is required and shall be submitted within sixty (60) days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

Site Plan

3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete

cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

7. The materials and colors are approved as presented:
 - Roof – flat with parapet
 - Primary Building – Cast in place tilt slab concrete panels, smooth finish and textured vertical pattern finish integral colored Davis Sandstone 5237
 - Secondary Building – Cast in place tilt slab concrete panels, smooth finish and textured vertical pattern finish integral colored Davis Adobe 61078
 - Building Accent - Panelized metal panel smooth finish painted Dunn Edwards Roxy Brown DE6084
 - Windows – Aluminum window curtain wall system, spandrel panel system and window frames in dark bronze anodized aluminum frame
 - Glazing – Solar GrayProvide 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.
8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. 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.
11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
12. 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

13. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
17. 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.

18. 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

19. Provide address numerals on all four elevations of the building.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 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.

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.

FEDERAL AVIATION ADMINISTRATION: Applicant is responsible to submit Notice of Proposed Construction or Alteration - Off Airport form to the Federal Aviation Administration (FAA) and provide documentation of building height clearance prior to issuance of building permits.

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.

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

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <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 gated common areas.
- 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.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

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

CIVIL ENGINEERING:

- 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 determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected"

trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

- | | |
|-------------------|---|
| 1930-1959 | Historic Aerials indicate this was raw desert with drainage patterns associated with the Salt River, which was located north of the current channel location. |
| 1960-1991 | Development of the airport and surrounding areas south of 1 st Street occurred, photos indicate grading took place but the area remained undeveloped. In 1991, the Salt River Channel was established and the VORTAC installed south of the channel. |
| 1995 | The Rio Salado Parkway was realigned and extended west of Priest connecting to First Street, providing access to this site. The following year a baseball sports complex broke ground to the east of this site, but failed to complete development. |
| February 14, 2013 | City Council approved a Development Agreement with Liberty Property Limited Partnership. |
| July 23, 2013 | Development Review Commission recommended approval of a Planned Area Development Overlay and approved a Development Plan Review for six (6) new 2-story office development complex consisting of 600,000 sf. of total building area for LIBERTY CENTER AT RIO SALADO (PL130192), located at 1850 West Rio Salado Parkway. |
| July 30, 2013 | City Council introduced and held the first public hearing for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards |
| August 22, 2013 | City Council held the 2nd and final public hearing and approved LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards |
| October 24, 2013 | City Council Approved an Amended Subdivision Plat for LIBERTY CENTER AT RIO SALADO, consisting of three (3) lots, located at 1850 West Rio Salado Parkway. |
| February 11, 2014 | Development Review Commission approved a Development Plan Review consisting of a new warehouse building for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is Deutsch Architecture Group. |

- March 25, 2014 Development Review Commission approved a Development Plan Review consisting of a new parking structure for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway.
- NOTE: Prior Development Plan Review entitlements for this project were authorized by approval of the Development Review Commission. Modifications to the Planned Area Development process subsequently revised the authorizing body for Development Plan Reviews associated with a Planned Area Development. All future new or major developments within Liberty Center will be heard for recommendation by the Development Review Commission and taken to City Council for decision of the design entitlements associated with the Planned Area Development.
- June 3, 2016 Community Development Department Planning Division administratively approved the First Amended Planned Area Development of LIBERTY CENTER AT RIO SALADO, for site plan modifications.
- June 28, 2016 Development Review Commission heard and recommended approval of the Second Amended Planned Area Development for LPT RIO IV, including the Development Plan Review for a new office building, parking structure and associated landscape and site improvements.
- August 4, 2016 City Council Introduced and held the first public hearing for the above request.
- August 18, 2016 City Council held a second and final public hearing and approved the Planned Area Development Overlay for LPT RIO IV, including the Development Plan Review for a new office building, parking structure and associated landscape and site improvements.
- November 27, 2018 Development Review Commission is scheduled to hear a request for an Amended Planned Area Development Overlay to reduce parking and a Development Plan Review for a new two-story 70,000 square foot corporate office for DONOR NETWORK OF ARIZONA, located at 2010 West Rio Salado Parkway.
- December 20, 2018 City Council is scheduled for an introduction and first public hearing of the above request.
- January 10, 2019 City Council is scheduled for a second public hearing of the above request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
 Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

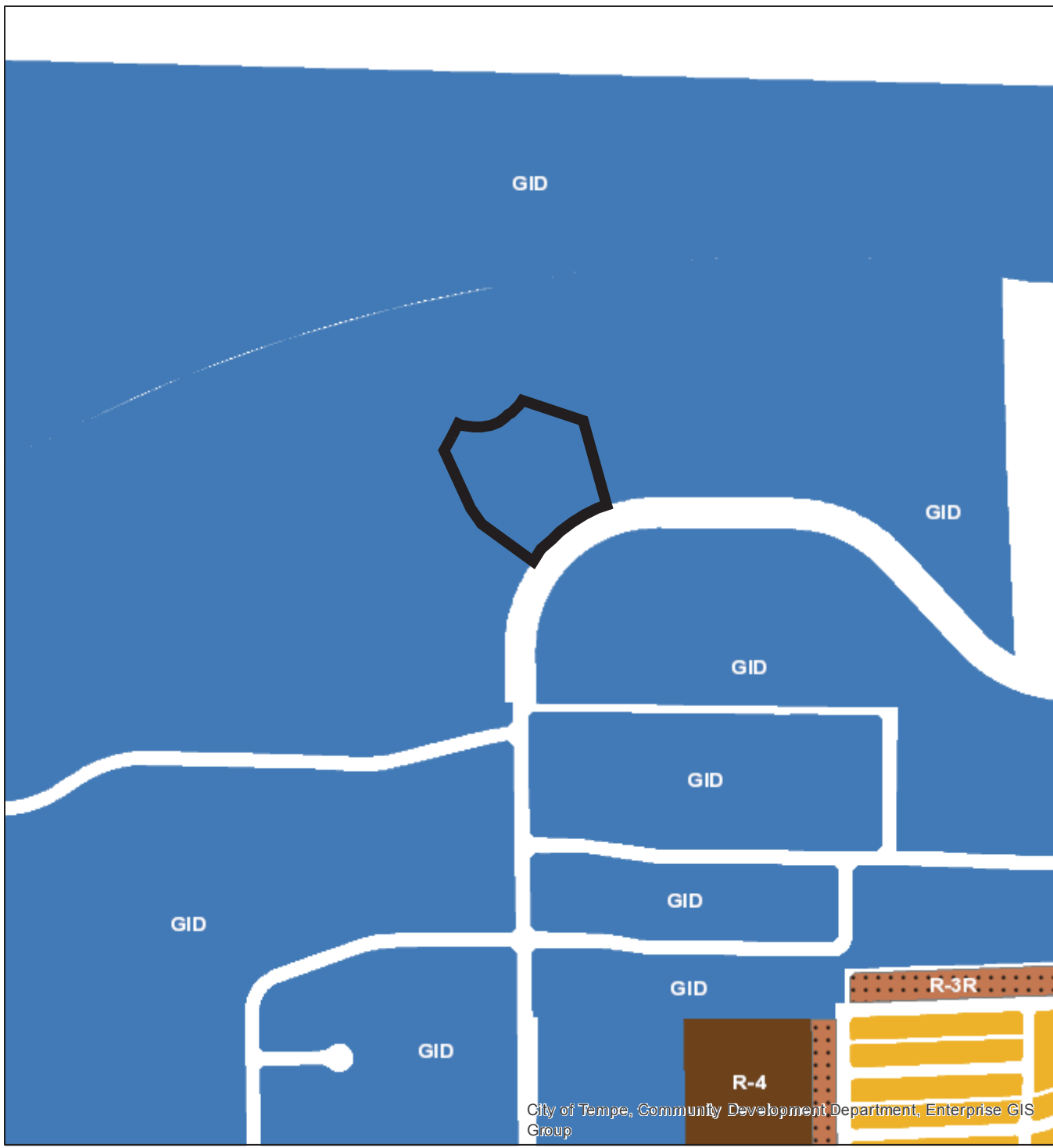
for




DONOR NETWORK OF ARIZONA (PL180261)

ATTACHMENTS:

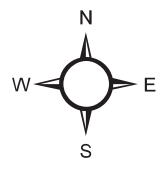
- 1-4. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 5-9. Applicant's Letter of Explanation
- 10-16. Planned Area Development Overlay (Existing and Proposed)
- 17-19. Site Design (Site Plan, Landscape Plan)
- 20-26. Building Design (Floor Plans, Building Sections, Blackline/Color Elevations, Renderings, Material Samples)
- 27. Neighborhood Meeting Summary and Public Input
- 28-42. Supplemental Information
 - Parking Analysis
 - Waiver of Rights and Remedies

Donor Network



-  General Industrial District (GID)
-  Single-Family Residential (R1-6)
-  Multi-Family Residential Restricted (R-3R)

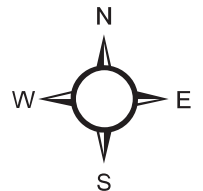
 Multi-Family Residential General (R-4)



Donor Network



Aerial Map





3 VIEW FROM SOUTHWEST CORNER
SCALE 12" = 1'-0"



2 VIEW FROM EAST CORNER
SCALE 12" = 1'-0"



1 AERIAL SITE PLAN
SCALE 1" = 80'-0"

SHEPLEY BULFINCH

3443 North Central Ave. South Rotunda
Phoenix, AZ 85012
T: 602-430-3223 | F: 800-934-9991
shepleybulfinch.com

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA, 85015



NO.	DATE	DESCRIPTION



NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122.000

CONTEXT AERIAL MAP AND SITE PHOTOS

G001

09/17/2016 DEVELOPMENT PLAN REVIEW

September 17, 2018

Donor Network of Arizona

Liberty Center at Rio Salado - Tempe, Arizona

Letter of Explanation

This proposed project consists of a new building located at 2010 West Rio Salado Parkway in Tempe, Arizona. This building is part of the Liberty Center development and is the final building within the propose Planned Area Development (PAD). The total site acreage is 6.4 acres and is currently zoned as GID. It is located directly southeast and adjacent to a DVORTAC antenna which is placed on a plateau that encroaches onto the property.

Overall Site Layout

The overall site strategy follows the precedent set by other buildings within the PAD and along Rio Salado Parkway. There is a desire to capitalize on the views to the north and create a unique identity along Rio Salado Parkway. To this end, the building follows along the southern edge of the site and the long dimension runs in a generally east / west orientation. The building rotates slightly to follow the curvature of Rio Salado Parkway.

Site Access and Circulation

The site will be accessed directly from Rio Salado Parkway with two existing drives on the eastern and western borders of the site. The eastern access is a shared drive and will be prioritized with signage as the primary access. The western drive consists of an existing signalized intersection and will provide wider access for deliveries to the site. The only curb cuts will be into the property from these two access drives.

A loading area located to the west of the building is accessed from the west drive and has clearance for large trucks to approach and maneuver. The trash and recycling will also be accessed in the loading area with an enclosure designed the City of Tempe design standards. Fire access is provided along the north and south elevations from Rio Salado Parkway along the south and from the access drive running east and west north of the building.

Pedestrian access will tie into existing pedestrian paths on adjoining properties. An existing sidewalk runs along the south border of the site along Rio Salado Parkway and will remain. A mid-block connection to an existing sidewalk approximately 100' from Rio Salado Parkway on the eastern portion of the site will be built to provide continuity to the circulation path flowing east. It will also provide access from the walkway along Rio Salado Parkway to the interior of this new project site. Along the western edge of the site a new sidewalk will provide access into the site from the sidewalk on Rio Salado Parkway. Several paths through the site will connect to existing walking and bike paths on adjacent sites and to the existing City of Tempe bike path along the lake front.

Landscape

Providing appropriate, substantial and beautiful landscaped areas are a priority for this project. A concerted effort has been made to create a variety of different amenities and landscaped spaces for year-round use. Outdoor spaces including a partially covered gathering area that connects the interior of the building to the exterior, a wellness patio connecting to a walking path and a remembrance garden will provide varied outdoor spaces for employees and visitors to enjoy the outdoors. The project will use a planting palette complementary to the existing development and will consist of native and desert adaptive plants. Trees will be used to provide abundant shade and meet the City of Tempe DRC. Other landscape will be used to soften and enhance the site. Approximately 50% of the site will consist of landscaped areas that include gathering spaces, walking paths and patios.

Building Design

The building design began with an acknowledgement of the nature of the building materials. As the landscape utilized native plant species it is important for the materials to also be honest and reflective of their own characteristics. The building envelope will be primarily constructed of tilt concrete panels, metal panel and areas of glass in more prominent spaces. The concrete panels will be articulated in a vertical fashion with reveals providing relief and a change in color on the different elevations and texture throughout to break down the overall size and provide visual interest. The glazing is set into the exterior walls with 18" vertical shade fins to provide both shading and further depth to the façade. Along the length of the elevation vertical sections of glass running the full height of the elevation break up the tilt panels further adding to the rhythm and interest of the building envelope.

On the southern elevation a patio on the second floor provides hierarchy along the façade, focusing attention to a significant interior space in the heart of the building. On the northern elevation the building entry is marked with a second patio and covered entry composed of metal panel. A large area of glass borders the entry and provides an indoor-outdoor connection to the adjacent patio.

Letter of Explanation – PAD Overlay

1. *Placement, form and articulation of buildings and structures provide variety in the streetscape;* The placement of the building is angled to follow the curve of Rio Salado Parkway as it turns to 52nd Street. The form of the building does not follow the same curve creating variety along the street frontage. This varied depth provides space for the landscape to breakdown outdoor areas along the walkway and street frontage. The variety is implemented through the use of manipulated topography, site walls, outdoor gathering areas, building elements, walking paths and a variety of landscape plantings and trees. An example of this is found within the same development at 1720 W. Rio Salado Pkwy. Images are provided below:



The articulation of the building provides variety through the use of a reveals in the concrete exterior walls and a change in color on the north/south and east/west elevations and texture throughout to break down the overall size and provide visual interest. The fenestrations have a random appearance and are set deep within the envelope to provide depth to the façade. Shading elements also provide depth within the façade by extending out past the exterior wall.

2. *Building design and orientation, together with the landscape, combine to mitigate heat gain/ retention while providing shade for energy conservation and human comfort;* The building is designed to meet building code energy standards and it is oriented in a way to both balance the street frontage and minimize heat gain along the east and west facades. Fenestrations are limited on the east and west facades, and the large vertical glass elements are utilized primarily on the north elevation and to a lesser degree on the south elevation. The layering of the landscape elements will serve to provide shade to the sidewalks, outdoor gathering areas and the buildings further reducing heat gain.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials of the building are intended to feel natural and are reminiscent of the landscape the building appears within. The materials include textured concrete with a color to match the concrete within the development, metal panel, and glass. The site elements will have a similar quality and include stone gabion walls, steel fabrications and concrete seating and walls.
4. *Buildings, structures and landscape elements are appropriately scaled relative to the site and surroundings;* The site for this project is smaller than most of the projects it is near. The building has a smaller scale as well, in terms of building height, length and floorplate size. The landscape will appear larger proportionally because the same landscape palette that will be utilized on the site that has been implemented in the Liberty Center development.
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;* Although the building is smaller than the surrounding structures it was important to create a sense of movement and interest, especially along the street frontage. The building mass is broken up through the use vertical articulation of the walls with color and texture, punch windows that appear to have a random placement, full-height vertical sections of glass that are placed at significant moments in the building's plan and patios and balconies. Examples of windows and shading elements that provide depth to the façade are found in the development and are provided below:



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 climactic and contextual conditions;* The building entries are located where large sections of glass break up the façade. At street level these sections of glass provide an indoor-outdoor visual connection to the interior of the building. Near the main building entry, the glazing opens to the adjacent outdoor courtyard and will provide a generous connection to the outdoors.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site is located along a bus route with direct connection to the Tempe Transportation Center. The site also has a direct connection to the walking paths within the development and a connection to the Rio Salado walking and bike path just north of the site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* Vehicular circulation is provided through two existing shared drives on the east and west sides of the site. A driveway connects these two existing drives through the middle of this site providing fire access, a loop for drop offs and deliveries and two points for employees to access the site within the shared driveways.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The building program is inherently inward focused. The nature of the clinical elements requires a level of security that creates a somewhat impermeable appearance in certain areas. Where appropriate, indoor outdoor connections are provided to balance this need. The site is also designed to be open and inviting to allow staff and visitors to enjoy the outdoors. This is available because of the need for staff to be on site 24 hours a day.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* The site is designed to provide far more than the minimum required landscape area. This was a focus of the client and design team. Over 50% of the site consists of landscape, hardscape paths and outdoor spaces. Within the parking areas generous islands are provided for landscape and water retention.

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;* The building and site signage is designed within the signage design guidelines for the PAD and will also compliment the building and site materials and design.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* Site and building lighting is designed within the design guidelines for the existing PAD and are compatible with the proposed building. It has been reviewed and will prevent glare or excessive lighting levels. The light fixtures will be selected from those already found on projects within the PAD or will accentuate the existing lighting.

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

ACKNOWLEDGEMENT

ON THIS 25th DAY OF October, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DIVALL, WHO ACKNOWLEDGED HIMSELF 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: Melinda Beresna
NOTARY PUBLIC

January 29, 2020
MY COMMISSION EXPIRES

LIBERTY PROPERTY TRUST



BY: John Divall
OWNER

10-25-16
DATE

LEGAL DESCRIPTION

Liberty Center at Rio Salado
Units 2, 3, 4 and 5

Lot 1 of Liberty Center at Rio Salado Unit 2 as shown on Final Plat recorded in Book 1193, page 12, Maricopa County Records (M.C.R.), Lots 1, 2 and 4 of Liberty Center at Rio Salado Unit 3 as shown on Final Plat recorded in Book 1212, page 17, M.C.R., Lot 1 of Liberty Center at Rio Salado Unit 4 as shown on Final Plat recorded in Book 1217, page 39, M.C.R., and Lots 1 and 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, M.C.R., all lying within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 3,285,216 square feet or 75.4182 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat for Liberty Center at Rio Salado Unit 5 recorded in Book 1254, page 43, Maricopa County Records and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of October, 2012. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 18th DAY OF August, 2016.

OWNER/DEVELOPER

LIBERTY PROPERTY TRUST
15333 N. PIMA RD, STE 375
SCOTTSDALE, AZ 85260
CONTACT: JOHN DIVALL
PHONE: 480/860-3161

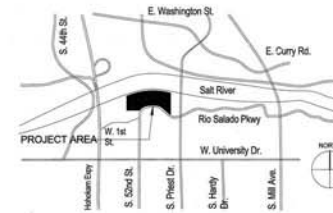
PROJECT DATA

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204						
SITE ADDRESS	1726	1830	1876	1910	2016	2046
SITE AREA	6.26 AC 271,378 SF	8.14 AC 356,130 SF	13.56 AC 581,526 SF	10.22 AC 449,539 SF	7.9 AC 344,124 SF	8.4 AC 365,346 SF
BUILDING AREA	96,000 SF	160,000 SF	244,000 SF	160,000 SF	130,000 SF	215,000 SF
BUILDING HEIGHT (ft)	44'	44'	62'	44'	44'	44'
LANDSCAPE COVERAGE required/provided	10% / 50%	10% / 44%	10% / 42%	10% / 46%	10% / 46%	10% / 46%
BUILDING SETBACKS required/provided						
FRONT (ft)	297 / 261	29 / 192	29 / 99	297 / 100	29 / 145	297 / 167
SIDE	0' / 36'	0' / 23'	0' / 46'	0' / 33'	0' / 40'	0' / 132'
REAR (ft)	0' / 13'	0' / 25'	0' / 46'	0' / 29'	0' / 40'	0' / 300'
STREET (ft)	297 / 29'	29 / 192	N/A	297 / 100'	N/A	297 / 167
VEHICLE PARKING QTY.						
REQUIRED	480	668	1221	801	721	300
PROVIDED	576	1036	1424	910	810	442
ACCESSIBLE PARKING QTY.						
REQUIRED	12	15	29	15	17	8
PROVIDED	14	15	31	20	20	10
BICYCLE PARKING QTY.						
REQUIRED	12	15	31	20	19	8
PROVIDED	12	15	31	20	20	8

SITE ZONING	GID (GENERAL INDUSTRIAL)
TOTAL SITE ACRES (GROSSNET)	76.30 AC / 76.67
TOTAL DEVELOPMENT SF	2,110,702 SF (1,060,000 OFFICE + 1,050,702 SF Garage)
TOTAL LOT COVERAGE	1,162,861 SF (811,000 OFFICE + 491,861 SF Garage)
TOTAL LANDSCAPE AREA	2,433,888 SF (27%) (898,881 Lot Coverage) / (1,535,007 NSF Site)
TOTAL PARKING REQUIRED/PROVIDED	4,518 / 5,527
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112

(1) SF MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13026, PL 130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13006/PL130192)

LOCATION MAP



CONDITIONS OF APPROVAL: PL160152

- A building permit application shall be made on or before August 18, 2018, 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.
- 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 SEPTEMBER 14, 2018, or the approval shall be null and void.
- The Planned Area Development shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

DS160313

PL160152

REC16101

REC16101

PL160152

DS160313

RSP

RSP Architects
302 S. College Avenue
Suite 202
Tempe, Arizona 85281
480.893.3000
480.893.2999 fax
www.rsparch.com

Consultants

Certification



Project for
LIBERTY PROPERTY TRUST

RIO SALADO
BUILDING IV /
GARAGE IV

Project No. 6364.002.06
Drawn By JS
Checked By SL
Date 05/26/2018

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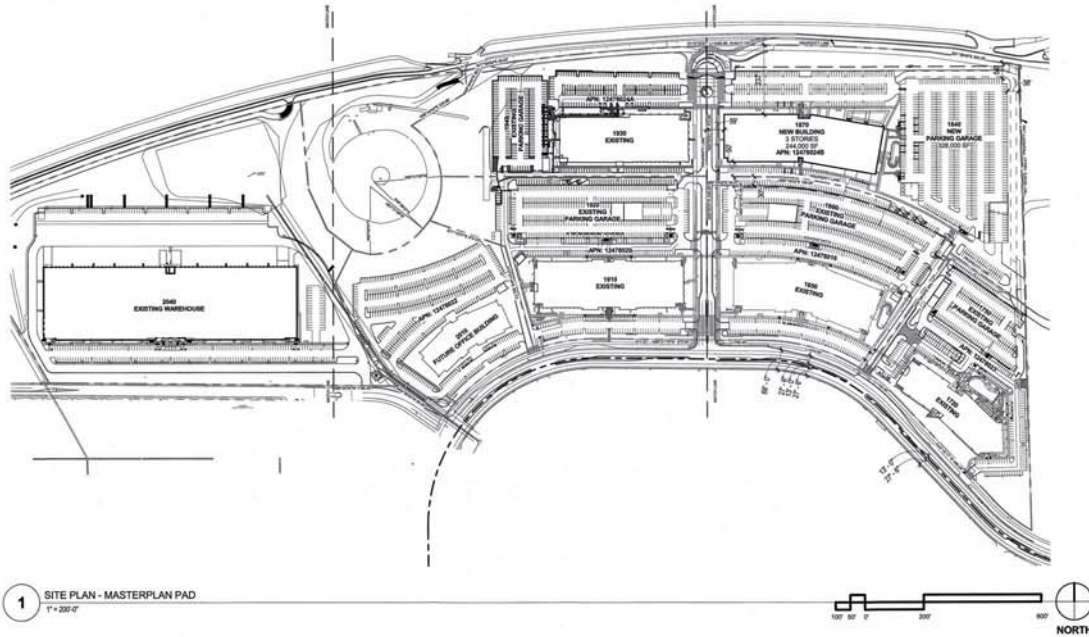
Revisions		
No.	Date	Description

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD1

PAD1

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



1 SITE PLAN - MASTERPLAN PAD
1" = 200' 0"

GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13008, PL130192)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1720	1800	1870	1910	1900	2010	2040
SITE AREA	6.23 AC 271,378 SF	9.14 AC 398,136 SF	13.30 AC 581,526 SF	10.32 AC 449,329 SF	7.9 AC 344,124 SF	6.4 AC 280,345 SF	6.4 AC 280,345 SF
BUILDING AREA	96,000 SF	180,000 SF	244,000 SF	190,000 SF	135,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (1)	44'	44'	52'	44'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 14%	10% / 12%	10% / 14%	10% / 14%	10% / 12%	10% / 14%
BUILDING SETBACKS required / provided							
FRONT (feet)	25 / 20	25 / 10	25 / 10	25 / 10	25 / 10	25 / 10	25 / 10
SIDE	0 / 10	0 / 25	0 / 10	0 / 10	0 / 10	0 / 10	0 / 25
REAR (feet)	0 / 25	0 / 10	0 / 10	0 / 10	0 / 10	0 / 10	0 / 25
STREET (feet)	25 / 20	25 / 10	N/A	25 / 10	N/A	25 / 10	N/A
VEHICLE PARKING QTY:							
REQUIRED	480	668	1221	801	731	300	314
PROVIDED	576	1058	1428	910	810	442	317
ACCESSIBLE PARKING QTY:							
REQUIRED	12	15	29	15	17	8	7
PROVIDED	14	15	31	20	20	15	7
BICYCLE PARKING QTY:							
REQUIRED	12	15	31	20	19	8	5
PROVIDED	12	18	31	20	20	8	5

SITE ZONING	GID (GENERAL INDUSTRIAL)
TOTAL SITE ACREAGE (GROSSNET)	76.30 AC / 79.67
TOTAL DEVELOPMENT SF	2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage)
TOTAL LOT COVERAGE	1,102,851 SF (811,000 OFFICE + 491,851 SF Garage)
TOTAL LANDSCAPE AREA	2,433,888 SF (27%) (889,851 Lot Coverage) (1,323,739 NSF Site)
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 5,537
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13008, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13008, PL130192)

REC16101

PL160152

DS160313



RSP Architects
502 S. College Avenue
Suite 200
Tempe, Arizona 85281
480.885.2000
480.885.2099 fax
www.rsparch.com

Consultants

Certification



Project For
LIBERTY PROPERTY TRUST

RIO SALADO
BUILDING IV /
GARAGE IV

Project No. 6364.032.06
Drawn By JS
Checked By SL
Date 06/26/2016

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Revisions

No.	Date	Description

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD2

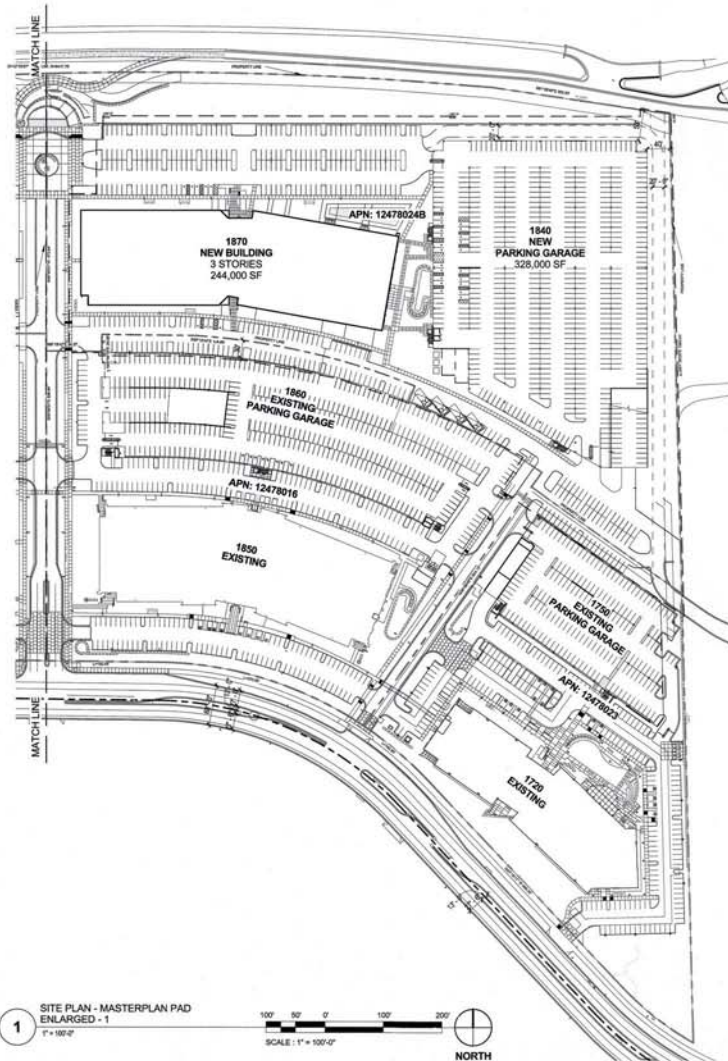
PAD2

DS160313

PL160152

REC16101

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13008, PL130182)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1720	1850	1870	1910	1930	2016	2040
SITE AREA	6.23 AC 271,376 SF	0.14 AC 308,138 SF	13.35 AC 581,526 SF	10.32 AC 449,539 SF	7.9 AC 344,124 SF	6.4 AC 280,346 SF	6.4 AC 280,346 SF
BUILDING AREA	86,000 SF	180,000 SF	344,000 SF	160,000 SF	130,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (1)	44'	44'	62'	44'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 14%	10% / 42%	10% / 48%	10% / 48%	10% / 42%	10% / 48%
BUILDING SETBACKS required / provided							
FRONT (South)	25' / 26'	25' / 19'	25' / 50'	25' / 100'	25' / 40'	25' / 62'	25' / 19'
SIDE	0' / 36'	0' / 23'	0' / 42'	0' / 37'	0' / 40'	0' / 102'	0' / 23'
REAR (North)	0' / 31'	0' / 20'	0' / 42'	0' / 28'	0' / 40'	0' / 300'	0' / 20'
STREET (South)	25' / 26'	25' / 19'	N/A	25' / 100'	N/A	25' / 62'	N/A
VEHICLE PARKING QTY.							
REQUIRED	480	888	1221	801	731	300	314
PROVIDED	576	1026	1426	910	815	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	20	15	17	8	7
PROVIDED	14	15	31	20	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	31	20	19	8	9
PROVIDED	12	16	31	20	20	8	9

SITE ZONING	GID (GENERAL INDUSTRIAL)
TOTAL SITE ACREAGE (GROSS/NET)	76.30 AC / 79.67
TOTAL DEVELOPMENT SF	2,118,702 SF (1,080,000 OFFICE + 1,038,702 SF Garage)
TOTAL LOT COVERAGE	1,102,881 SF (811,000 OFFICE + 291,881 SF Garage)
TOTAL LANDSCAPE AREA	2,433,888 SF (27%) (890,881 Lot Coverage) / (1,543,007 NSF Site)
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 5,527
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13008, PL130182)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13009, PL130182)

REC16101

PL160152

DS160313

DS160313

PL160152

REC16101



RSP Architects
502 S. College Avenue
Suite 202
Tempe, Arizona 85281
480.889.2300
480.889.2008 fax
www.rsparch.com

Consultants

Certification



RIO SALADO
BUILDING IV /
GARAGE IV

Project No. 6384-032-08
Drawn By JS
Checked By SL
Date 09/26/2016

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Revisions

No.	Date	Description

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD 3

PAD3

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



RSP Architects
902 S. College Avenue
Suite 202
Tempe, Arizona 85281
480.895.2000
480.895.2000 fax
www.rsparch.com

Credentials

Certification



Project For



RIO SALADO
BUILDING IV /
GARAGE IV

Project No. 6364.032.06

Drawn by JS

Checked by SL

Date 05/26/2016

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Revisions

No.	Date	Description

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD 4

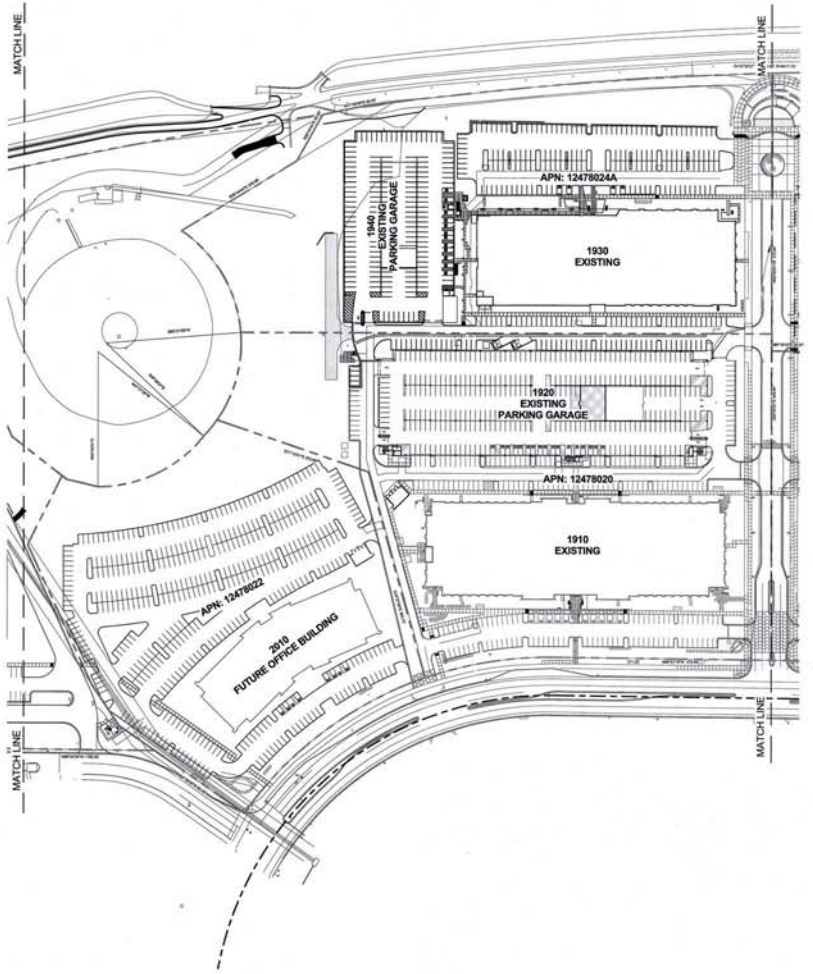
PAD4

GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

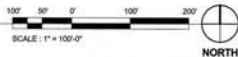
(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130102)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204						
SITE ADDRESS	1720	1850	1870	1910	1930	2040
SITE AREA	8.29 AC 271,378 SF	9.14 AC 306,136 SF	13.35 AC 461,535 SF	10.32 AC 448,939 SF	7.9 AC 344,124 SF	8.4 AC 290,340 SF
BUILDING AREA	98,040 SF	182,300 SF	244,020 SF	180,000 SF	130,000 SF	216,000 SF
BUILDING HEIGHT (1)	44'	44'	62'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 14%	10% / 42%	10% / 14%	10% / 14%	10% / 14%
BUILDING SETBACKS required / provided						
FRONT (feet)	20 / 20'	20 / 16'	20 / 30'	20 / 10'	20 / 14'	20 / 10'
SIDE	0 / 30'	0 / 23'	0 / 40'	0 / 20'	0 / 40'	0 / 10'
REAR (feet)	0 / 31'	0 / 20'	0 / 40'	0 / 20'	0 / 40'	0 / 20'
STREET (feet)	20 / 20'	20 / 16'	N/A	20 / 10'	N/A	20 / 10'
VEHICLE PARKING QTY.						
REQUIRED	480	568	1221	801	731	300
PROVIDED	576	1028	1424	810	810	442
ACCESSIBLE PARKING QTY.						
REQUIRED	12	15	29	19	17	9
PROVIDED	14	18	31	20	20	7
BICYCLE PARKING QTY.						
REQUIRED	12	15	31	20	19	9
PROVIDED	12	16	31	20	20	9
SITE ZONING	GID (GENERAL INDUSTRIAL)					
TOTAL SITE ACREAGE (GROSSNET)	76.30 AC / 76.87					
TOTAL DEVELOPMENT SF	2,119,702 SF		(1,086,000 OFFICE + 1,033,702 SF Garage)			
TOTAL LOT COVERAGE	1,192,861 SF		(611,000 OFFICE + 491,861 SF Garage)			
TOTAL LANDSCAPE AREA	2,430,888 SF (27%)		(996,861 Lot Coverage) / (3,323,739 NSF Site)			
TOTAL PARKING REQUIRED/PROVIDED	4,916 / 5,027					
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112					

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130102)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13006, PL130192)



1 SITE PLAN - MASTERPLAN PAD ENLARGED - 2
1" = 100'-0"



DS160313

PL160152

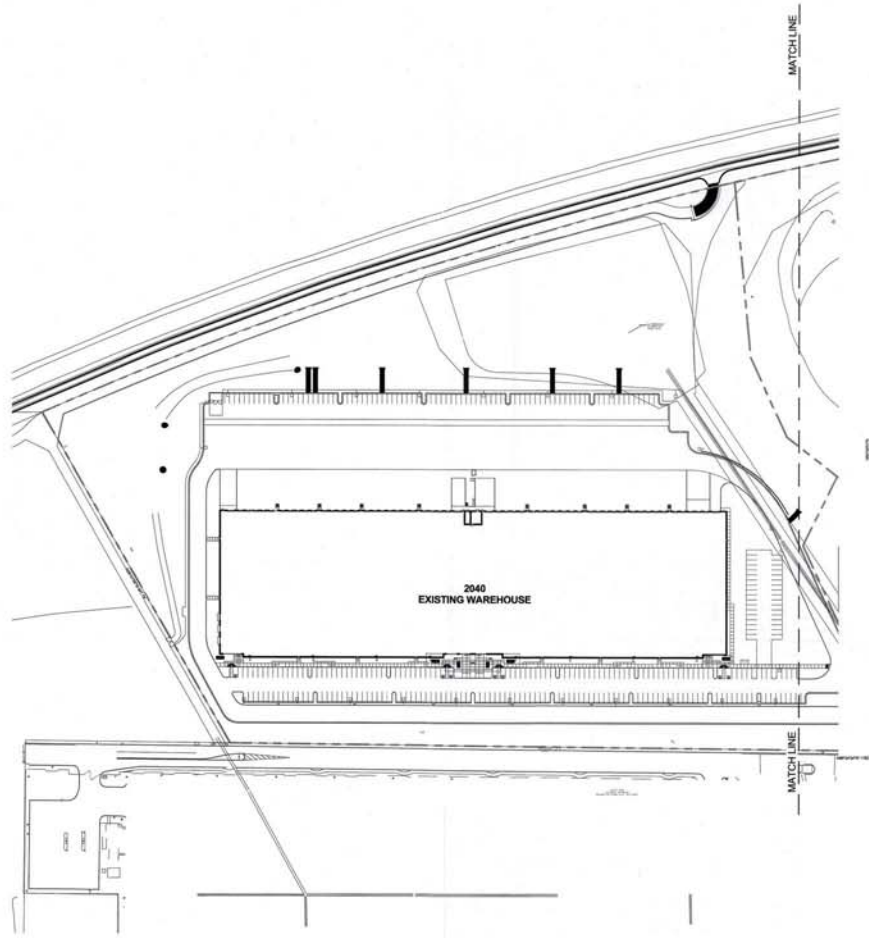
REC16101

REC16101

PL160152

DS160313

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO



GENERAL INDUSTRIAL DISTRICT TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
GENERAL PLAN LAND USE	GID	GID	GID
SITE AREA (in square feet and acres)	-	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F	76.30 AC 3,323,739 N.S.F 79.67 AC 3,470,459 G.S.F
BUILDING HEIGHT (1)	35'	80'	80'

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13008, PL130192)

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1728	1800	1870	1910	1908	2010	2040
SITE AREA	8.29 AC 271,378 SF	9.14 AC 398,130 SF	13.30 AC 581,528 SF	10.32 AC 449,539 SF	7.9 AC 344,124 SF	6.4 AC 280,348 SF	6.4 AC 280,348 SF
BUILDING AREA	88,000 SF	180,000 SF	244,000 SF	180,000 SF	130,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (1)	44'	44'	62'	44'	44'	44'	44'
LANDSCAPE COVERAGE required / provided	10% / 10%	10% / 44%	10% / 42%	10% / 40%	10% / 40%	10% / 42%	10% / 40%
BUILDING SETBACKS required / provided							
FRONT (feet)	29 / 29'	29 / 95'	29 / 97'	29 / 100'	29 / 45'	29 / 92'	29 / 95'
SIDE	0 / 36'	0 / 22'	0 / 40'	0 / 37'	0 / 40'	0 / 102'	0 / 22'
REAR (feet)	0 / 31'	0 / 29'	0 / 40'	0 / 29'	0 / 40'	0 / 300'	0 / 23'
STREET (feet)	29 / 29'	29 / 95'	N/A	29 / 100'	N/A	29 / 92'	N/A
VEHICLE PARKING QTY.							
REQUIRED	480	808	1221	801	731	306	314
PROVIDED	676	1028	1434	810	815	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	20	15	17	8	7
PROVIDED	14	15	31	20	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	31	20	19	8	5
PROVIDED	12	16	31	20	20	8	5
SITE ZONING	GID (GENERAL INDUSTRIAL)						
TOTAL SITE ACREAGE (GROSS/NET)	76.30 AC / 79.67						
TOTAL DEVELOPMENT SF	2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage)						
TOTAL LOT COVERAGE	1,102,881 SF (811,000 OFFICE + 291,881 SF Garage)						
TOTAL LANDSCAPE AREA	2,433,888 SF (27%) (889,881 Lot Coverage) / (3,323,739 NSF Site)						
TOTAL PARKING REQUIRED/PROVIDED	4,910 / 5,307						
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	110 / 112						

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13008, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13008, PL130192)

REC16101

PL160152

DS160313

DS160313

PL160152

REC16101



RSP Architects
502 S. College Avenue
Suite 203
Tempe, Arizona 85281
480.885.2000
480.885.2000 fax
www.rspaz.com

Consultants

Certification



Project For



RIO SALADO
BUILDING IV /
GARAGE IV

Project No. 6384.032.08

Drawn By JIS

Checked By SJ

Date 05/26/2018

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Revisions

No.	Date	Description

LIBERTY CENTER AT RIO
SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD5

PAD5

THIRD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEPLEY BULFINCH

3443 North Central Ave. South Rotunda
Phoenix, AZ 85012
T: 602-430-3223 | F: 800-934-9991
shepleybulfinc.com

OWNERS AUTHORIZATION

DONOR NETWORK OF ARIZONA

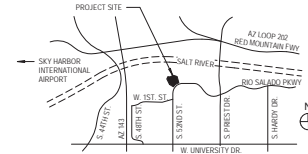
BY: _____ DATE: _____
SIGNATURE: _____

ITS: PRESIDENT AND CEO/ OWNER

OWNER/ DEVELOPER:

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA 85013
CONTACT KATHY MILLS
PHONE: 602.222.2488

SITE VICINITY MAP:



ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TIM BROWN, PRESIDENT AND CEO/ OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC:

PROJECT DATA

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204	
SITE ADDRESS	2010 W RIO SALADO PKWY
GENERAL PLAN LAND USE:	GID
SITE AREA:	280,346 SF / 6.4 AC
BUILDING HEIGHT:	41'
BUILDING LOT COVERAGE:	N/A
SITE LANDSCAPE COVERAGE:	50%
BUILDING SETBACKS:	
FRONT (NORTH):	25'
SIDE (EAST):	60'
SIDE (WEST):	72'
STREET SIDE (SOUTH):	N/A
VEHICLE PARKING QUANTITY:	
REQUIRED:	234
PROVIDED:	184
ACCESSIBLE PARKING QUANTITY:	
REQUIRED:	9
PROVIDED:	8
BICYCLE PARKING QUANTITY:	
REQUIRED:	8
PROVIDED:	14
USES:	BUSINESS

PREVIOUS APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THE 18TH DAY OF AUGUST, 2016. DS160313, PL160152, REC16101

PREVIOUS CONDITIONS OF APPROVAL: PL160152

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE AUGUST 18, 2018, 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) VOLUNTARY WAIVE(S) AN 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 SEPTEMBER 16, 2016, OR THE APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

CONDITIONS OF APPROVAL: PL180261

T.B.D.

GENERAL NOTES:

DONOR NETWORK OF ARIZONA PROPOSES TO CONSTRUCT A NEW HEADQUARTERS BUILDING ON THE SITE INDICATED ABOVE THAT WILL HOUSE THEIR DAY TO DAY OPERATIONS WHICH INCLUDE SURGICAL SUITES, LABORATORY FUNCTIONS AND ADMINISTRATIVE OFFICES. THE BUILDING PROGRAM WILL SERVE TO HELP DONOR NETWORK OF ARIZONA ACHIEVE THEIR MISSION OF MAKING THE MOST OF LIFE THROUGH THE GIFT OF ORGAN DONATION AND TISSUE DONATION.

LEGAL DESCRIPTION

LOT 4 OF LIBERTY CENTER AT RIO SALADO UNIT 3 AS SHOWN ON FINAL PLAT RECORDED IN BOOK 1212, PAGE 17 M.C.R., LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

CONTAINING 280,346 SQUARE FEET OR 6.4 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

LIBERTY CENTER AT RIO SALADO
2010 W. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PARCEL #: APN # 124-78-022

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____.

REC18155

PL180261

DS180792

NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122-000

COVER SHEET

P000

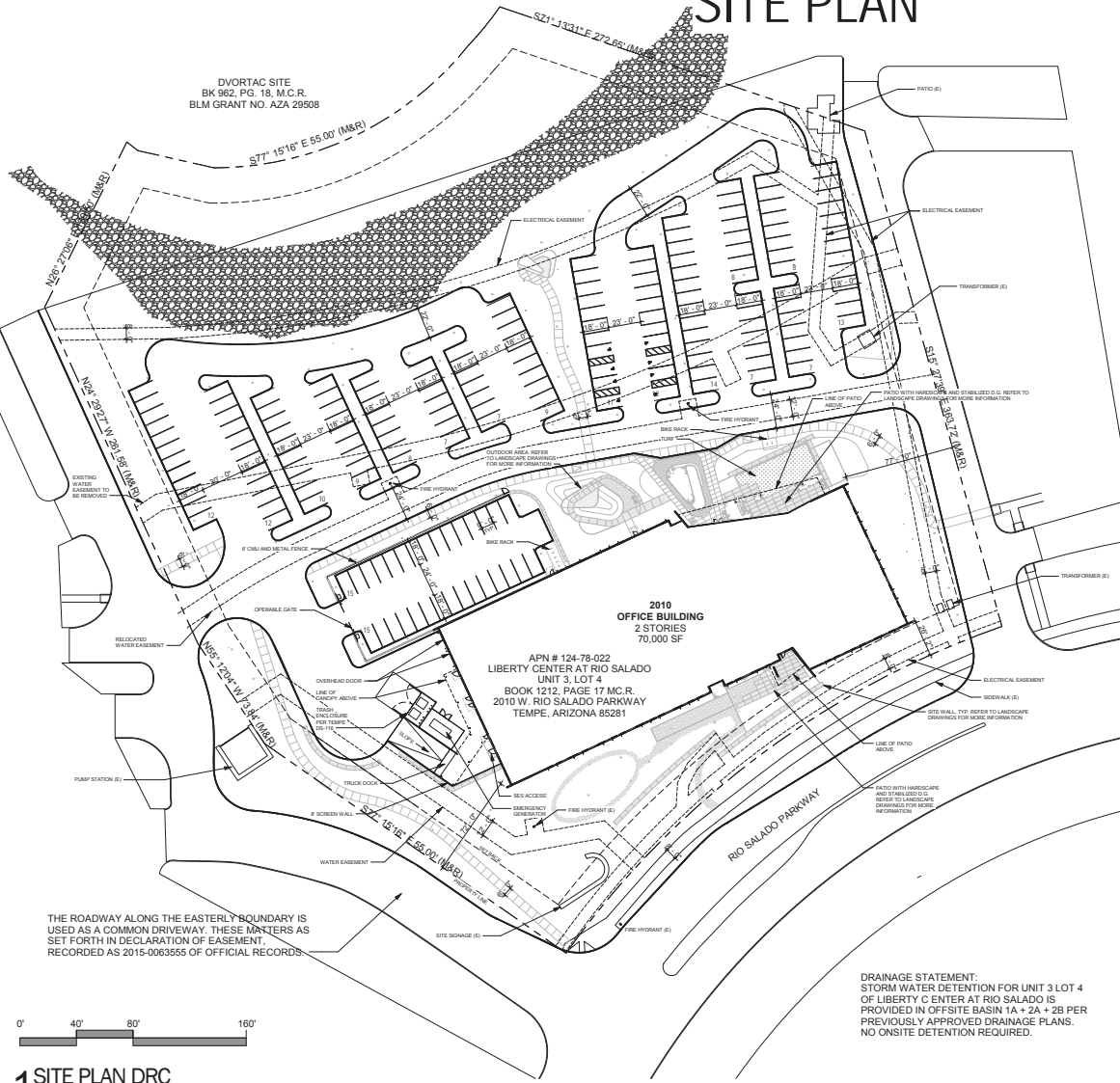
11/05/18 DEVELOPMENT PLAN REVIEW

DS180792

PL180261

REC18155

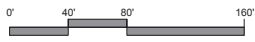
THIRD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO SITE PLAN



THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 20__

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING PAD	PAD PROPOSED
SITE ZONING:	GID	GID	GID
SITE AREA:	280,346 SF/ 6.4 AC	280,346 SF/ 6.4 AC	280,346 SF/ 6.4 AC
BUILDING HEIGHT:	35'	44'	41'
BUILDING LOT COVERAGE:	N/A	N/A	N/A
SITE LANDSCAPE COVERAGE:	10%	10%	50%
BUILDING SETBACKS:			
FRONT (NORTH):	25"	25"	25"
SIDE (EAST):	0'	0'	60'
SIDE (WEST):	0'	0'	72'
STREET SIDE (SOUTH):	25"	25"	N/A
VEHICLE PARKING QUANTITY:			
REQUIRED:	234	234 (1 PER 300)	1 PER 400
PROVIDED:			184
ACCESSIBLE PARKING QUANTITY:			
REQUIRED:	9	9	9
PROVIDED:			8
BICYCLE PARKING QUANTITY:			
REQUIRED:	8	8	8
PROVIDED:			14
USES:	BUSINESS	BUSINESS	BUSINESS

DRAINAGE STATEMENT:
STORM WATER DETENTION FOR UNIT 3 LOT 4 OF LIBERTY CENTER AT RIO SALADO IS PROVIDED IN OFFSITE BASIN 1A + 2A + 2B PER PREVIOUSLY APPROVED DRAINAGE PLANS. NO ONSITE DETENTION REQUIRED.



1 SITE PLAN DRC
SCALE: 1" = 40'-0"

DS180792

PL180261

REC18155

SHEPLEY BULFINCH

3443 North Central Ave, South Rotunda
Phoenix, AZ 85012
T: 602.450.3223 | F: 602.934.9991
shepleybulfinc.com

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA, 85013



NO.	REVISION	DATE	DESCRIPTION
1	10/15/18		DEVELOP PLAN REVIEW #2

REC18155
PL180261
DS180792

NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122.000

SITE PLAN

A1.0.0

11/05/18 DEVELOPMENT PLAN REVIEW



1 | 10/15/18 | DEVELOP PLAN REVIEW #2

NEW HEADQUARTERS

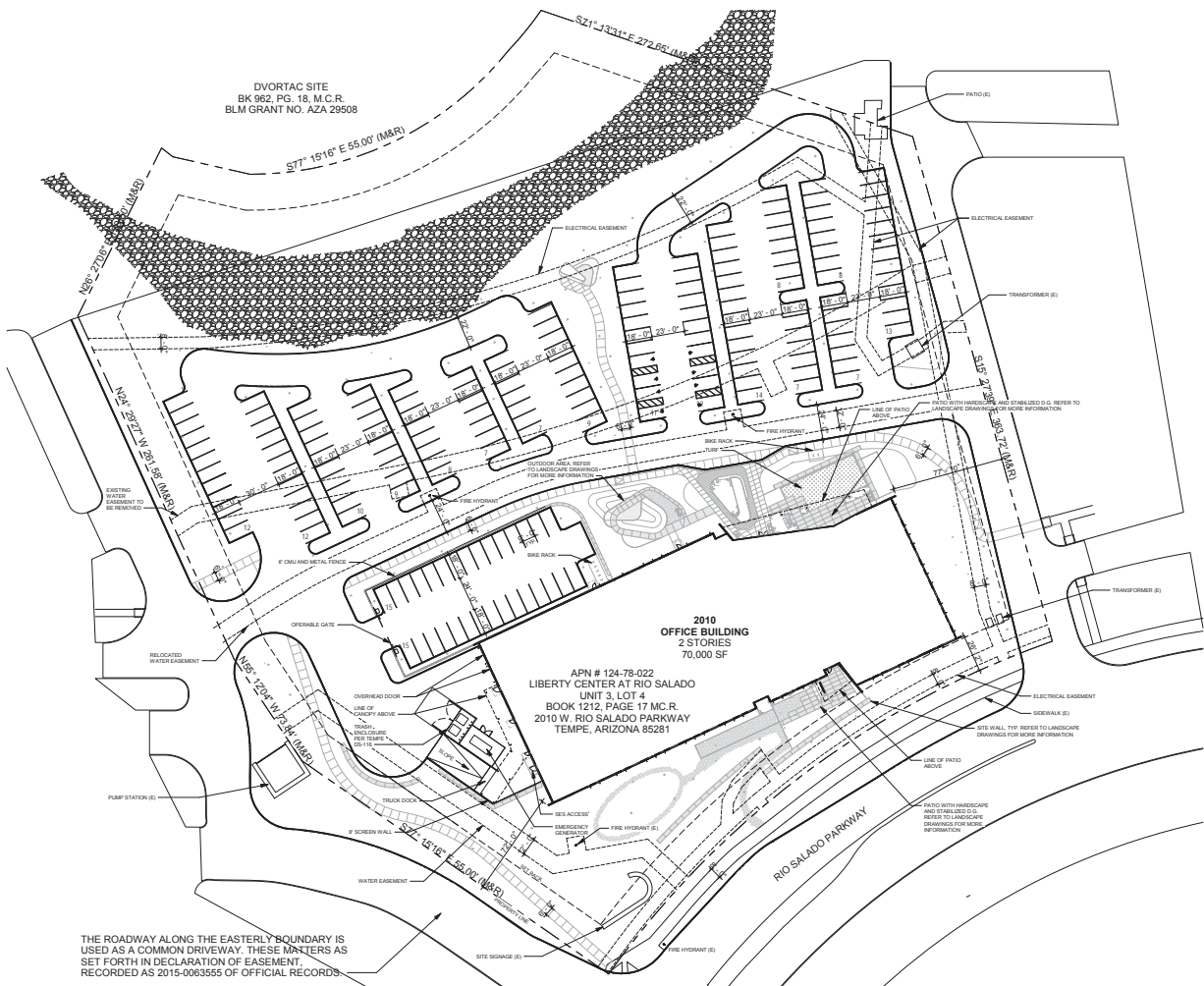
2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122.000

SITE PLAN A1.0.0

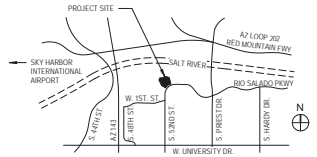
PROJECT INFORMATION:

APPLICANT NAME: DONOR NETWORK OF ARIZONA
APPLICANT ADDRESS: 201 W. COOLIDGE ST. PHOENIX, ARIZONA 85013 602.222.2200
APPLICANT PHONE:
CONTACT NAME: BEN AYERS, AIA
CONTACT ADDRESS: SHEPLEY BULFINCH 3443 N. CENTRAL AVE PHOENIX, AZ 85012 602.777.8713 bayers@shepleybulfinch.com
CONTACT PHONE:
CONTACT EMAIL:
PROJECT NAME: NEW OFFICE HEADQUARTERS
SITE ADDRESS: LIBERTY CENTER AT RIO SALADO 2010 W. RIO SALADO PARKWAY TEMPE, ARIZONA 85281 APN # 124-78-022
PARCEL #:
PARCEL SIZE: 6.4 ACRES(280,346SF)
PROPOSED USES: BUSINESS
DONOR NETWORK OF ARIZONA PROPOSES TO CONSTRUCT A NEW HEADQUARTERS BUILDING ON THE SITE INDICATED ABOVE THAT WILL HOUSE THEIR DAY TO DAY OPERATIONS WHICH INCLUDE SURGICAL SUITES, LABORATORY FUNCTIONS AND ADMINISTRATIVE OFFICES. THE BUILDING PROGRAM WILL SERVE TO HELP DONOR NETWORK OF ARIZONA ACHIEVE THEIR MISSION OF MAKING THE MOST OF LIFE THROUGH THE GIFT OF ORGAN DONATION AND TISSUE DONATION.
SCOPE OF WORK: DEVELOP THE APPROXIMATE 6.4 ACRE SITE, BUILD A NEW (APPROX.) 70,000 SF, 2 STORY BUILDING WITH ASSOCIATED PARKING LOT, AND LANDSCAPING.
ZONING: GENERAL INDUSTRIAL DISTRICT (GID)
EXISTING: GID
PROPOSED: GID
OVERLAY DISTRICTS: RIO SALADO OVERLAY PLANNED AREA DEVELOPMENT OVERLAY
LAND USE: INDUSTRIAL
NUMBER OF STORIES: 2
TYPE OF CONSTRUCTION: TYPE 2-B
OCCUPANCY CLASSIFICATION: A3 - ASSEMBLY
OCCUPANT LOAD PER OCCUPANCY: 467 (IBC 2018 - 1150)
UTILIZING 'NON-SEPARATED MIXED USE' PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE.
BUILDING EQUIPPED WITH AN APPROVED AUTOMATIC FIRE-SPRINKLER SYSTEM: YES
BUILDING EQUIPPED WITH A FIRE ALARM SYSTEM: YES

	EXISTING PAD REQUIREMENT	PROVIDED
SITE AREA	6.4 AC (280,346 SF)	6.4 AC (280,346 SF)
BUILDING AREA	70,000 SF	70,000 SF
BUILDING HEIGHT	44'	41'
LOT COVERAGE		
LANDSCAPE COVERAGE	10% (EXIST PAD REQ.)	50% (PROVIDED)
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	25'
SIDE (EAST AND WEST)	0'	60'
REAR (NORTH)	0'	340'
STREET	25'	N/A
VEHICLE PARKING QTY.	1 PER 300 (GEN. OFFICE)	1 PER 400 (PROPOSED)
REQUIRED	234	184
ACCESSIBLE PARKING QTY.	REQUIRED (PER PAD)	PROVIDED
	9	8
BICYCLE PARKING QTY.	REQUIRED	PROVIDED
	8	14



DRAINAGE STATEMENT:
STORM WATER DETENTION FOR UNIT 3 LOT 4 OF LIBERTY CENTER AT RIO SALADO IS PROVIDED IN OFFSITE BASIN 1A + 2A + 2B PER PREVIOUSLY APPROVED DRAINAGE PLANS. NO ONSITE DETENTION REQUIRED.



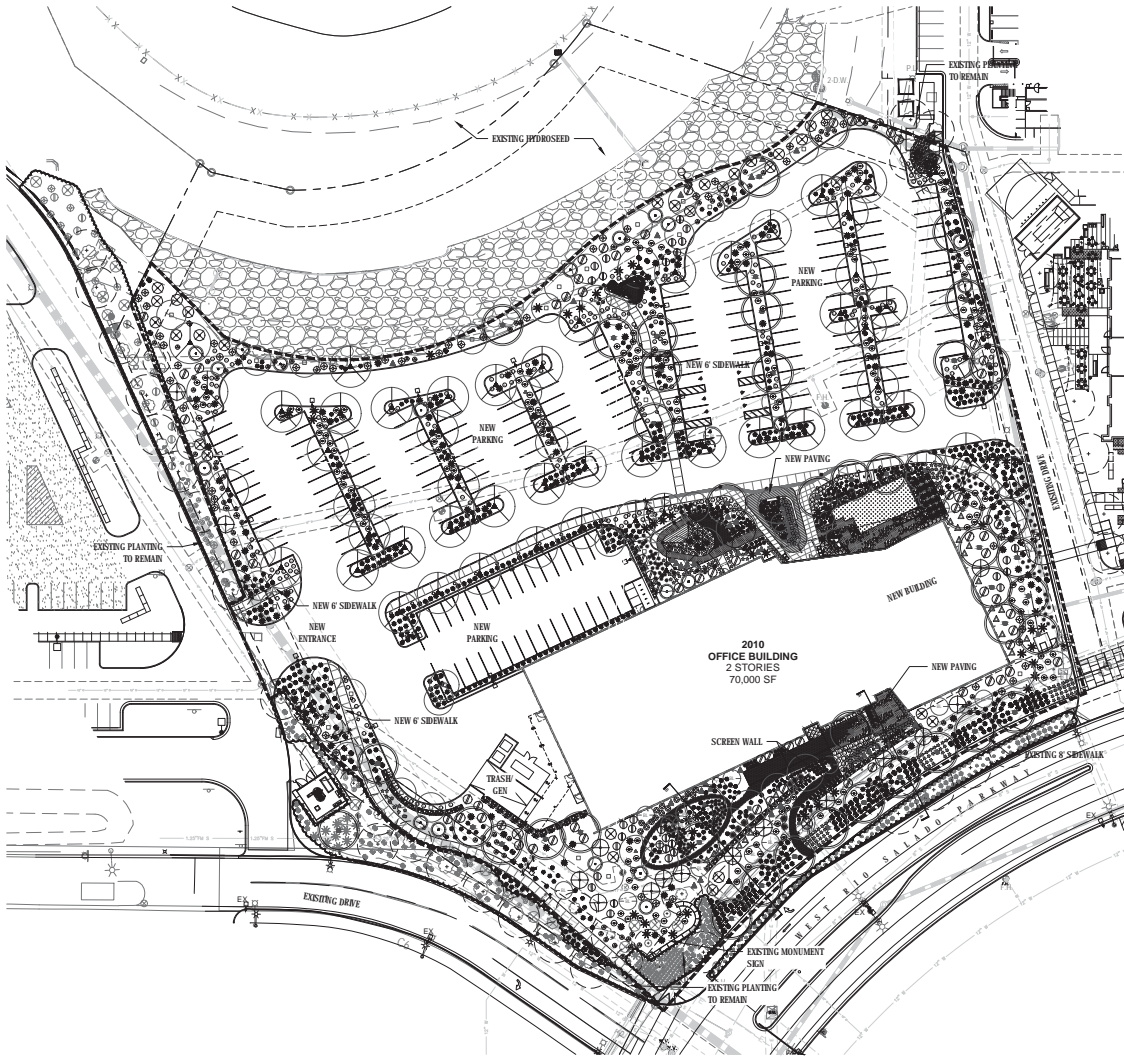
LOCATION MAP
SCALE: NTS

1 SITE PLAN DRC
SCALE 1" = 40'-0"



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PLANT LEGEND:

SIMBOL	TYPE	SIZE	QTY.	CALIPER	MATURE CANOPY
TREES					
	Existing Tree				
	Tree to be Placed				
	<i>Acacia willardiana</i> Palo blanco	24" Box	0	1.0-1.5	15'-0"
	<i>Bauhinia lunarisoides</i> Anacacho Orchid	15 Gallon	22	0.75-1.0	12'-0"
	<i>Cercidium floridum</i> Blue Palo Verde	36" Box	8	1.75-2.25	30'-0"
	<i>Chilopsis linearis</i> Desert Willow	24" Box	36	1.0-1.5	25'-0"
	<i>Chilopsis linearis</i> Pink Dawn	24" Box	6	1.0-1.5	25'-0"
	<i>Olneya tesota</i> Ironwood	54" Box	2	2.5-3.0	30'-0"
	<i>Prosopis juliflora</i> M2P Thornless Hybrid Mesquite	36" Box	46	1.75-2.5	30'-0"
	<i>Parkinsonia praecox</i> M2P Thornless Sonoran Palo Verde	36" Box	55	1.75-2.25	25'-0"
	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" Box	24	1.25-2.0	15'-0"
SHRUBS					
	<i>Ambrosia deltoidea</i> Bursage	1 Gallon	71	2'-0"	
	<i>Calliandra eriophora</i> Native Fairy Duster	1 Gallon	177	3'-0"	
	<i>Cordia boissieri</i> Texas Olive	5 Gallon	16	10'-0"	
	<i>Dodonaea viscosa</i> Hop Bush	1 Gallon	0	12'-0"	
	<i>Eriocaulis lanifolia</i> Bantushah	1 Gallon	58	3'-0"	
	<i>Eriocaulis lanifolia</i> Turpentine Bush	1 Gallon	182	2'-0"	
	<i>Justicia californica</i> Chupansua	1 Gallon	31	4'-0"	
	<i>Justicia spicigera</i> Mexican Honeysuckle	1 Gallon	0	3'-0"	
	<i>Lantana montevidensis</i> New Gold	1 Gallon	261	2'-0"	
	<i>Lantana montevidensis</i> Purple Trolling Lantana	1 Gallon	0	2'-0"	
	<i>Larrea tridentata</i> Creosote	5 Gallon	32	6'-0"	
	<i>Ruschia brittoniana</i> Buellia	1 Gallon	37	2'-0"	
	<i>Tecoma stans</i> x yellow bells	5 Gallon	74	6'-0"	
GROUND COVERS/VINES					
	<i>Bailey multiradiata</i> Desert Matgold	1 Gallon	0	1'-0"	
	<i>Parthenocissus sp.</i> Hacienda Creeper	5 Gallon	25	6' to 11'	
	<i>Peristemon purpureus</i> Purple Penstemon	1 Gallon	0	2'-0"	
	<i>Portulaca oleraceae</i> Elephant's Foot	1 Gallon	0	4'-0"	
	<i>Setcreasea pallida</i> Purple Heart	1 Gallon	38	6' to 11'	
ACCENTS					
	<i>Agave desmetiana</i> Smooth Agave	15 Gallon	7	3'-0"	
	<i>Agave parryi</i> truncata Artichoke Agave	5 Gallon	18	3'-0"	
	<i>Aloe barbadensis</i> Yellow Blooming Aloe	5 Gallon	189	2'-0"	
	<i>Aloe x blue elite</i> Blue Elf Aloe	5 Gallon	16	1'-6"	
	<i>Bouteloua curtipendula</i> Silicious Grama	1 Gallon	100	2'-0"	
	<i>Bulbine frutescens</i> Bulbine	1 Gallon	0	2'-0"	
	<i>Cereus peruvianus</i> Peruvian Apple Cactus	15 Gallon	39	8'-0"	
	<i>Dasylirion wheeleri</i> Desert Spoon	5 Gallon	153	3'-0"	
	<i>Euphorbia antisiphilitica</i> Candelilla	1 Gallon	234	2'-0"	
	<i>Euphorbia raylana</i> Chanre	15 Gallon	0	6'-0"	
	<i>Euphorbia characias</i> Chokeburr	15 Gallon	0	4'-0"	
	<i>Faucaria splendens</i> Ocotillo		0	6'-8"	
	<i>Hesperaloe parviflora</i> Brakeleights Red Yucca	3 Gallon	457	1'-6"	
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 Gallon	14	6'-0"	
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	184	3'-0"	
	<i>Muldebergia rigida</i> Nashville Purple Mully	5 Gallon	0	2'-0"	
	<i>Opuntia ficus-indica</i> Indian Fig	5 Gallon	24	15'-0"	
	<i>Philanthus macrocarpus</i> Slipper Plant	5 Gallon	0	3'-0"	
	<i>Pachycarpus marginatus</i> Mexican Fence Post	15 Gallon	5	3'-0"	
	<i>Sarcocolla cylindrica</i> Spear Sarcocolla	5 Gallon	0	3'-0"	
	<i>Yucca baccata</i> Banana Yucca	5 Gallon	9	4'-0"	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 Gallon	74	2'-0"	
	<i>Yucca rostrata</i> Beaked Yucca	15 Gallon	6	10'-0"	
	<i>Yucca ripicola</i> Twisted Leaf Yucca	15 Gallon	61	2'-0"	
NOTE: FOR BEST CONTROL, PROVIDE SCREENED DECOMPOSED GRANITE, 2" DEPTH MINIMUM IN ALL PLANTING AREAS. COLOR: ARIZONA GOLD					

SHEPLEY BULFINCH

3443 North Central Ave., South Rowland
Phoenix, AZ 85012
T: 602.430.3223 F: 602.934.9691
shepleybulfinch.com

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA 85013

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NO.	DATE	DESCRIPTION

NEW OFFICE HEADQUARTERS

Library Center at Rio Salado
Unit 3, Lot 4, Pad 7
Tempe, AZ 85281
JOB NO: 4122-000

PRELIMINARY LANDSCAPE PLAN L200

10/15/2018 DEVELOPMENT PLAN REVIEW



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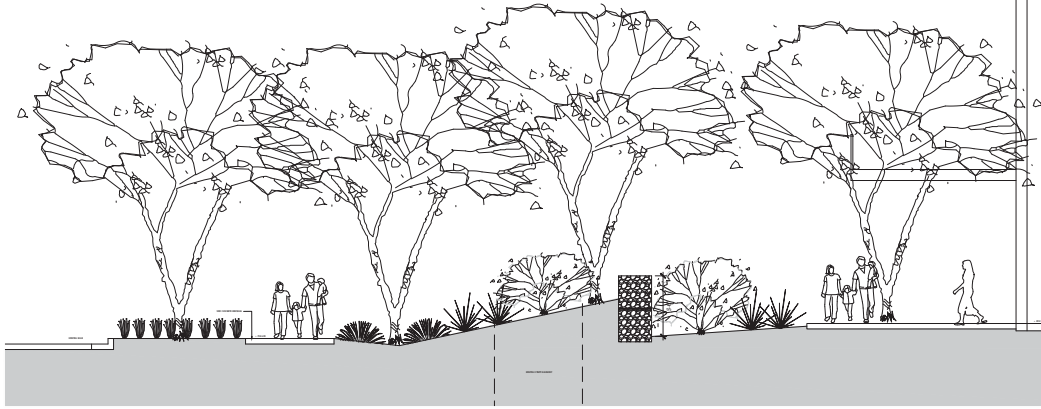
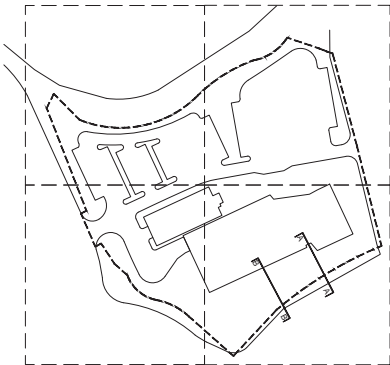
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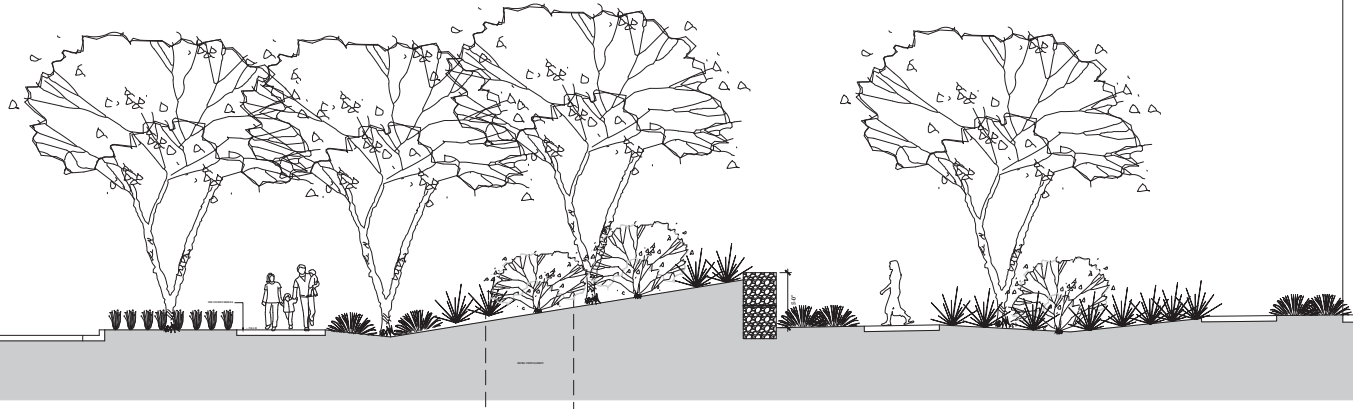
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NOT FOR CONSTRUCTION



A EAST SECTION THROUGH PATIO
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION



B WEST SECTION WELLNESS PATH
SCALE: 3/16" = 1'-0"

DESIGN DEVELOPMENT

OCTOBER 12, 2018

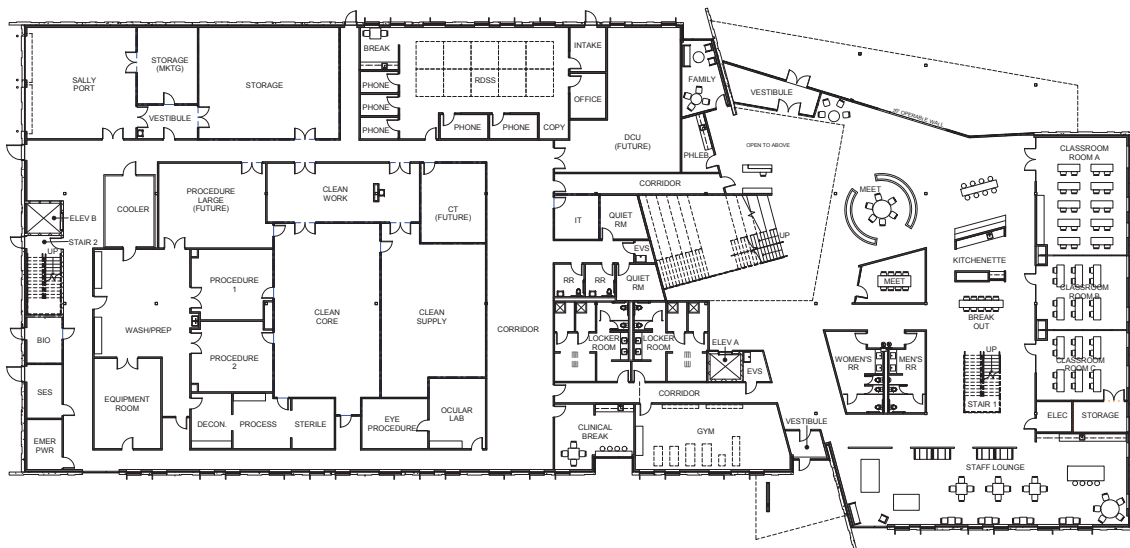


NEW OFFICE HEADQUARTERS

Liberty Center at Rio Salado
Unit 3, Lot 4, Phase 7
Tempe, AZ 85281
JOB NO: 4122-000

PRELIMINARY RIO SALADO SECTIONS L201

SHEET NOTES



1 LEVEL 1 - OVERALL PLAN
 SCALE 1/16" = 1'-0"

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NO.	DATE	DESCRIPTION
1	10/15/18	DEVELOP PLAN REVIEW #2



NEW HEADQUARTERS

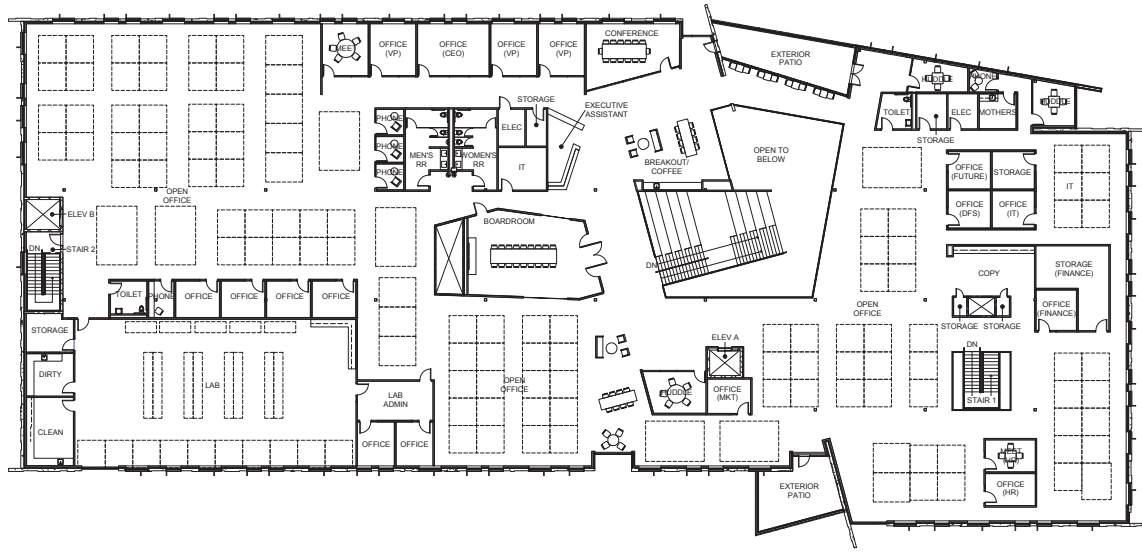
2010 WEST RIO SALADO PARKWAY
 TEMPE, ARIZONA 85281
 JOB NO. 4122.000

FIRST LEVEL COMPOSITE FLOOR PLAN

A2.1.0

10/15/18 DEVELOPMENT PLAN REVIEW

SHEET NOTES



1 LEVEL 2 - OVERALL FLOOR PLAN
 SCALE 1/16" = 1'-0"

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NEW HEADQUARTERS

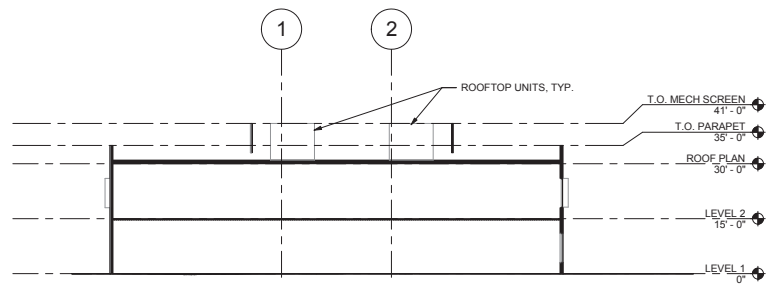
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SECOND LEVEL COMPOSITE FLOOR PLAN

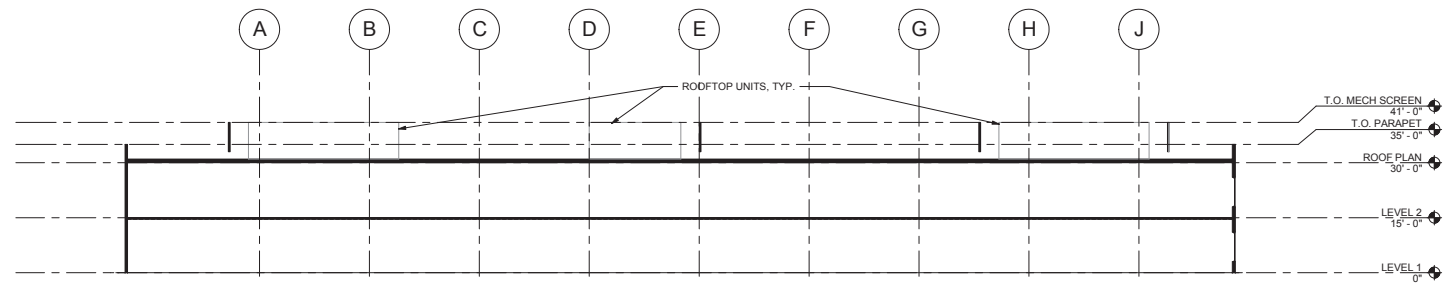
A2.2.0

10/15/18 DEVELOPMENT PLAN REVIEW

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NEW HEADQUARTERS



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



2 BUILDING SECTION 2
SCALE 1/16" = 1'-0"

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NO.	DATE	DESCRIPTION

NEW HEADQUARTERS

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TEMPE, ARIZONA 85281
JOB NO. 4122.000

BUILDING SECTIONS

A4.2.1

09/17/2016 DEVELOPMENT PLAN REVIEW

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1	10/15/18	DEVELOP. PLAN REVIEW #2
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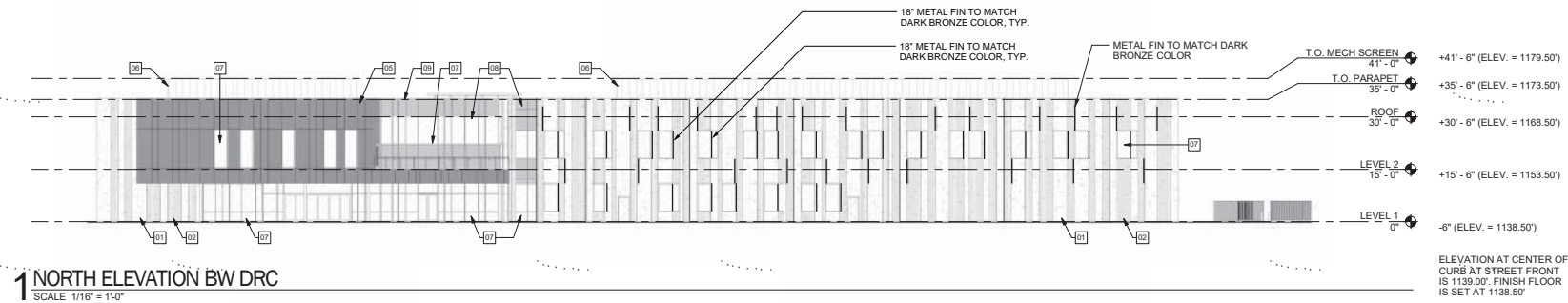
NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122.000

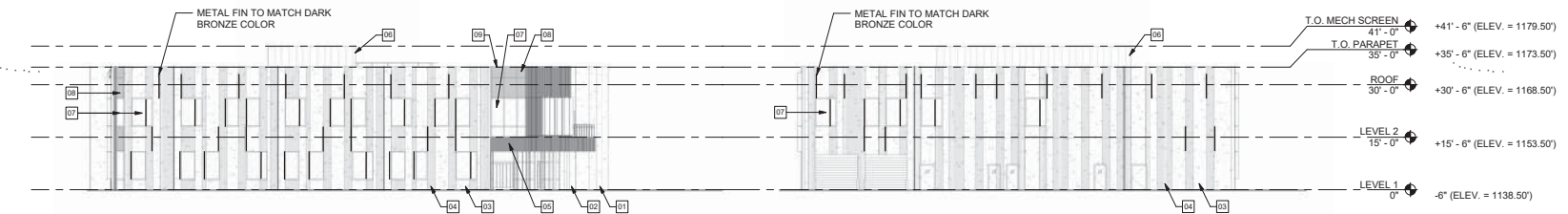
BUILDING ELEVATIONS B/W

A4.1.2

10/15/18 DEVELOPMENT PLAN REVIEW

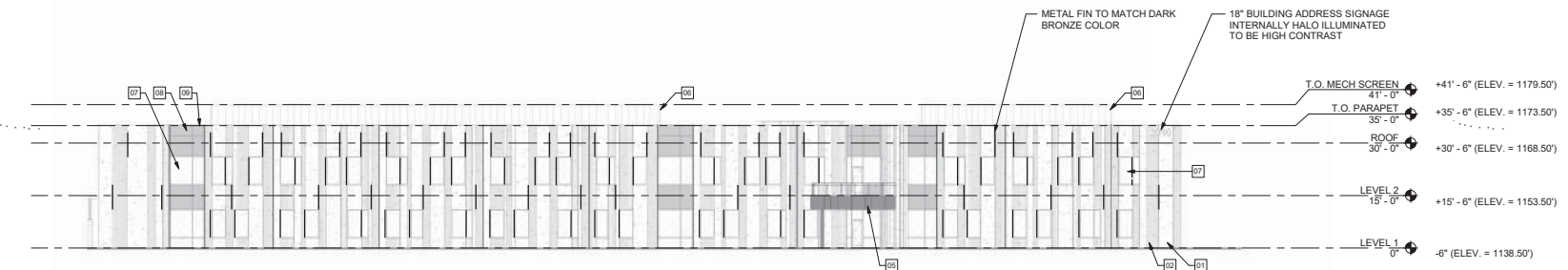


1 NORTH ELEVATION B/W DRC
SCALE 1/16" = 1'-0"



2 EAST ELEVATION B/W DRC
SCALE 1/16" = 1'-0"

3 WEST ELEVATION B/W DRC
SCALE 1/16" = 1'-0"



4 SOUTH ELEVATION B/W DRC
SCALE 1/16" = 1'-0"

LEGEND

EXTERIOR MATERIALS

01 CAST IN PLACE CONCRETE TILT UP, SMOOTH FINISH	06 PANELIZED METAL PANEL, SMOOTH FINISH
02 CAST IN PLACE CONCRETE TILT UP, TEXTURED FINISH	07 ALUMINUM WINDOW FRAME SYSTEM, GLAZING PANEL
03 CAST IN PLACE CONCRETE TILT UP, TEXTURED FINISH	08 ALUMINUM WINDOW FRAME SYSTEM, SPANDREL PANEL
04 CAST IN PLACE CONCRETE TILT UP, TEXTURED FINISH	
05 CAST IN PLACE CONCRETE TILT UP, TEXTURED FINISH	

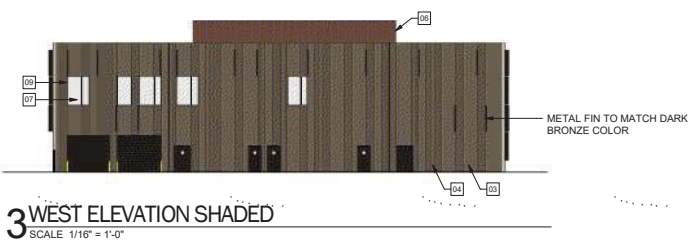
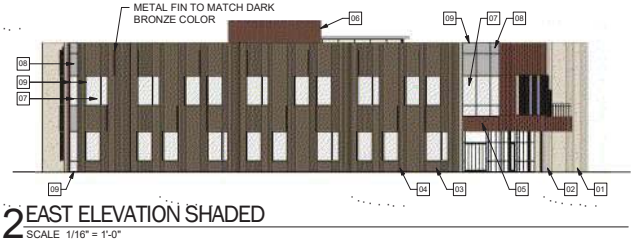
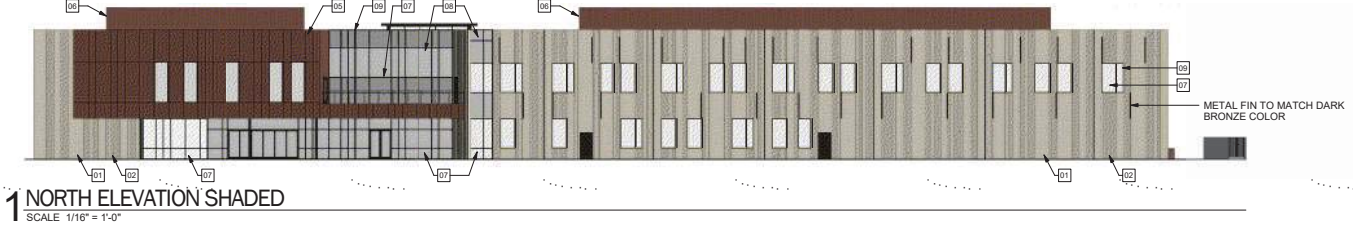
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1	10/15/18	DEVELOP. PLAN REVIEW #2



LEGEND

EXTERIOR MATERIALS

- 01 CAST IN PLACE CONCRETE TILT UP, SMOOTH FINISH
COLOR: DAVIS SANDSTONE 5237
- 02 CAST IN PLACE CONCRETE TILT UP, TEXTURED FINISH
COLOR: DAVIS SANDSTONE 5237
- 03 CAST IN PLACE CONCRETE TILT UP, SMOOTH FINISH
COLOR: DAVIS ADIBE 61078
- 04 CAST IN PLACE CONCRETE TILT UP, TEXTURED FINISH
COLOR: DAVIS ADIBE 61078

- 05 PANELIZED METAL RAIN SCREEN, SMOOTH FINISH
COLOR: DUNN EDWARDS ROXY BROWN DE684
- 06 PANELIZED METAL PANEL, SMOOTH FINISH
COLOR: DUNN EDWARDS ROXY BROWN DE684
- 07 ALUMINUM WINDOW FRAME SYSTEM, GLAZING PANEL
SOLARGRAY
- 08 ALUMINUM WINDOW FRAME SYSTEM, SPANDREL PANEL
SOLARGRAY

- 09 ALUMINUM WINDOW CURTAIN WALL SYSTEM, FRAME SYSTEM
COLOR: DARK BRONZE ANODIZED ALUMINUM

NEW HEADQUARTERS

210 WEST NED SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122.000

BUILDING ELEVATIONS

A4.1.1

10/15/18 DEVELOPMENT PLAN REVIEW

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5 VIEW FROM SOUTH SIDEWALK
SCALE: 12" = 1'-0"



4 VIEW FROM NORTHEAST CORNER
SCALE: 12" = 1'-0"



3 VIEW FROM SOUTHWEST CORNER
SCALE: 12" = 1'-0"



2 VIEW FROM EAST CORNER
SCALE: 12" = 1'-0"



1 VIEW FROM SOUTH ELEVATION
SCALE: 12" = 1'-0"

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1	10/15/18 DEVELOP PLAN REVIEW #2

NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
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CONCEPTUAL RENDERINGS

A10.1.1

10/15/18 DEVELOPMENT PLAN REVIEW

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M-10 1216

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				Air	Argon	N/A		
from SOLARGRAY™	44%	9%	6%	1.02	N/A	0.53	0.76	
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SUNGATE™ 400 (3)	30%	7%	12%	0.32	0.26	0.29	0.97	

GLASS
SOLARBAN 70XL - CLEAR AND SOLAR GRAY



DOOR / WINDOW FRAMES AND SHADE FINS
DARK BRONZE ANODIZED ALUMINIUM



METAL PANEL
PAINTED - DUNN EDWARDS 'RICKY BROWN' DE6084

MATERIAL SAMPLE BOARD
October 15, 2018
DONOR NETWORK OF ARIZONA
**SHEPLEY
BULFINCH**



CONCRETE #1
INTEGRAL COLOR - DAVIS COLOR "SANDSTONE" 5237



CONCRETE #2
INTEGRAL COLOR - DAVIS COLOR "ADOBE" 61078

Public Involvement Final Report

Donor Network of Arizona

201 West Coolidge Street

Phoenix, Arizona 85013

Project Site Address

2010 West Rio Salado Parkway

Tempe, Arizona 85281

Located within the Liberty Center Development

near the major cross streets of Priest Drive and the Loop 202 Freeway

On October 16th, 2018 a public meeting was held at 1720 W Rio Salado Parkway Tempe, AZ 85251 at a building within the same development where the proposed project will be located. The meeting was scheduled for 6pm and the design team arrived early to set up printed boards and prepare handouts for discussion.

No neighbors or concerned parties came to the public meeting or responded to the notices via mail or phone.

Case Number

PL180261

**SHEPLEY
BULFINCH**



PARKING ANALYSIS

DONOR NETWORK OF ARIZONA

52ND STREET/RIO SALADO PARKWAY

REVISED 5 NOVEMBER 2018

31 OCTOBER 2018

17 OCTOBER 2018



Expires 3-31-19

PREPARED FOR

SHEPLEY BULFINCH

3443 NORTH CENTRAL AVENUE

PHOENIX, ARIZONA 85012

SOUTHWEST TRAFFIC ENGINEERING, LLC
3838 NORTH CENTRAL AVENUE, SUITE 1810
PHOENIX, AZ 85012
T 602.266.SWTE (7983) F 602.266.1115



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Parking Requirements per City of Tempe	6
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Appendix

Trip Generation Calculations

Peak Parking Demand Calculations

Prepared By;

Andrew Smigielski, PE, PTOE, PTP

Austin Kennedy, EIT



PARKING ANALYSIS DONOR NETWORK OF ARIZONA 52ND STREET/RIO SALADO PARKWAY

Project Description

The Donor Network of Arizona (DNAZ) is proposing to construct a new facility located on the northeast corner of 52nd Street/Rio Salado Parkway in Tempe, Arizona. The vicinity of the project is shown in **Figure 1**. The new development will include 70,000 square feet of office development. The proposed building and surface parking area (with 184 parking spaces) are shown in **Figure 2**. DNAZ is Arizona's federally designated facility that coordinates organ, eye, and tissue donation from deceased donors.

The purpose of this study is to determine an appropriate parking ratio and the total number of parking spaces required for the DNAZ site.

The author of this report is a registered Professional Engineer (Civil) in the State of Arizona having specific expertise and experience in the preparation of parking analyses.

Study Methodology

In order to analyze and evaluate the parking requirements for the proposed development, the following tasks were undertaken:

- Field observation of the proposed site and surrounding area was conducted to evaluate the existing physical and operational characteristics of the adjacent roadway network.
- A review of the site plan was performed to determine the types of proposed land uses.
- Site traffic volumes generated by the proposed site were calculated using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017*.
- City of Tempe zoning and development codes were reviewed to determine the parking ratios and total parking spaces for the proposed land uses.
- The parking ratios and required number of parking spaces to meet the highest peak period parking demand were determined for the proposed land use based on *Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition, 2010* guidelines.

Existing Conditions

The proposed DNAZ project will be located on undeveloped land on the northeast corner of 52nd Street/Rio Salado Parkway. Rio Salado Parkway has an east/west alignment and 52nd Street has a north/south alignment. 52nd Street transitions into Rio Salado Parkway near the project site. The site is bordered to the east by a DHL office and to the west by Daltile Stone & Slab Center and the City of Tempe Bus Maintenance Facility. American Airlines offices are present on the southeast corner of 52nd Street/Rio Salado Parkway. Bus routes are present for both directions of travel on Rio Salado Parkway and the nearest light rail station is located approximately 1.5 miles north of the project site.



Figure 1 – Vicinity Map



DVORTAC SITE
BK 962, PG. 18, M.C.R.
BLM GRANT NO. AZA 29508

DRAINAGE STATEMENT:
STORM WATER DETENTION FOR UNIT 3 LOT 4
OF LIBERTY CENTER AT RIO SALADO IS
PROVIDED IN OFFSITE BASIN 1A + 2A + 2B PER
PREVIOUSLY APPROVED DRAINAGE PLANS.
NO ONSITE DETENTION REQUIRED.

2010 OFFICE BUILDING
2 STORIES
70,000 SF

APN # 124-78-022
LIBERTY CENTER AT RIO SALADO
UNIT 3, LOT 4
BOOK 1212, PAGE 17 M.C.R.
2010 W. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281

THE ROADWAY ALONG THE EASTERLY BOUNDARY IS
USED AS A COMMON DRIVEWAY. THESE MATTERS AS
SET FORTH IN DECLARATION OF EASEMENT
RECORDED AS 2015-0063555 OF OFFICIAL RECORDS.

1 SITE PLAN DRC

SCALE 1" = 40'-0"

0' 40' 80' 160'

	REQUIREMENTS PER PAD	PROVIDED (PAD AMENDMENT)
SITE AREA	6.4 AC (280,346 SF)	6.4 AC (280,346 SF)
BUILDING AREA	70,000 SF	70,000 SF
BUILDING HEIGHT	44'	41'
LANDSCAPE COVERAGE	10%	50%
BUILDING SETBACKS		
FRONT (SOUTH)	25'	25'
SIDE	0'	60'
REAR (NORTH)	0'	340'
STREET (SOUTH)	25'	25'
VEHICLE PARKING QTY.		
REQUIRED	234	184
ACCESSIBLE PARKING QTY.		
REQUIRED	9	8
BICYCLE PARKING QTY.		
REQUIRED	8	8

PROJECT INFORMATION:

APPLICANT NAME: DONOR NETWORK OF ARIZONA
APPLICANT ADDRESS: 201 W. COOLIDGE ST.
PHOENIX, ARIZONA 85013
602.222.2200

APPLICANT PHONE: 602.222.2200

CONTACT NAME: BEN AYERS, AIA
SHEPLEY BULFINCH
3443 N. CENTRAL AVE
PHOENIX, AZ 85012

CONTACT ADDRESS: 3443 N. CENTRAL AVE
PHOENIX, AZ 85012

CONTACT PHONE: 602.777.8713
CONTACT EMAIL: bayers@shepleybulfinc.com

PROJECT NAME: NEW OFFICE HEADQUARTERS
SITE ADDRESS: LIBERTY CENTER AT RIO SALADO
2010 W. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
APN # 124-78-022

PARCEL #: NET: 5.3 ACRES (231,035SF)
GROSS: 6.4 ACRES(280,346SF)

PROPOSED USES: BUSINESS:
DONOR NETWORK OF ARIZONA
PROPOSES TO CONSTRUCT A NEW
HEADQUARTERS BUILDING ON THE
SITE INDICATED ABOVE THAT WILL
HOUSE THEIR DAY TO DAY
OPERATIONS WHICH INCLUDE
SURGICAL SUITES, LABORATORY
FUNCTIONS AND ADMINISTRATIVE
OFFICES. THE BUILDING PROGRAM
WILL SERVE TO HELP DONOR
NETWORK OF ARIZONA ACHIEVE
THEIR MISSION OF MAKING THE
MOST OF LIFE THROUGH THE GIFT
OF ORGAN DONATION AND TISSUE
DONATION.

SCOPE OF WORK: DEVELOP THE APPROXIMATE 6.4
ACRE SITE, BUILD A NEW (APPROX.)
70,000SF, 2 STORY BUILDING WITH
ASSOCIATED PARKING LOT, AND
LANDSCAPING.

ZONING: GENERAL INDUSTRIAL DISTRICT (GID)
EXISTING: GID
PROPOSED: GID

OVERLAY DISTRICTS: RIO SALADO OVERLAY
PLANNED AREA DEVELOPMENT OVERLAY

GENERAL PLAN PROJECTED LAND USE: 100% BUSINESS

USE PERMITS: NONE
VARIANCES: NONE

PROPOSED AMENDMENTS TO EXISTING PAD: MINOR:
BUILDING LOCATION ON SITE
BUILDING LOT ENTRY MODIFICATIONS
PARKING LOT DESIGN MODIFICATION
ADDITION OF SECURED PARKING AREA
ADDITION OF A LOADING DOCK
BUILDING EXTERIOR DESIGN

MAJOR:
PARKING CALCULATION REQUIREMENT

LOT COVERAGE: 12.5% (BUILDING FOOTPRINT - 35,000SF)

MAX PERCENTAGE OF LOT COVERAGE: NO STANDARD

LANDSCAPE COVERAGE: 50%

DENSITY: NOT APPLICABLE

BUILDING SETBACKS: SEE SITE PLAN AND CHART BELOW

NUMBER OF STORIES: 2

TYPE OF CONSTRUCTION: TYPE 2-B

OCCUPANCY CLASSIFICATION: B - BUSINESS

OCCUPANT LOAD PER OCCUPANCY: 467 (IBC 2018 - 1:150)

UTILIZING 'NON-SEPARATED MIXED USE' PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE.

BUILDING EQUIPPED WITH AN APPROVED AUTOMATIC FIRE-SPRINKLER SYSTEM: YES

BUILDING EQUIPPED WITH A FIRE ALARM SYSTEM: YES

LOCATION MAP SCALE: NTS

VICINITY MAP

SHEPLEY BULFINCH

3443 North Central Ave. South Rowda
Phoenix, AZ 85012
T:602-450-3223 | F:800-934-9991
shepleybulfinc.com

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA 85013

NOT FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION



NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO. 4122.000

SITE PLAN

A1.0.0

10/12/18 DEVELOPMENT PLAN REVIEW



The existing DNAZ site is approximately 30,000 square feet and provides 106 parking spaces for its 219 employees. Staffing information provided by DNAZ shows that 42% of their employees are full-time peak hour employees. The majority of employees do not use a parking space at the project site during peak hours of operation, as 58% of the employees work part time, weekends, overnight, and/or off-site. The existing site is adequately served by a parking ratio of approximately one (1) parking space per 283 square feet.

Proposed Development

The proposed DNAZ project site would include 70,000 square feet of office space and could accommodate a maximum of 303 employees. DNAZ proposes 184 parking spaces at the new site (one parking space per 380 square feet).

The proposed DNAZ development will include 26,150 square feet of medical procedure space and 43,850 square feet of administrative/office space that coordinates organ donations/transportation. Parking generation and trip generation for the medical procedure space are expected to behave similar to regular office space, as there will not be patients driving to/from the building or parking for appointments. Trip generation for the site was developed utilizing nationally agreed upon data contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 10th Edition, 2017* based on ITE Land Use Code (LUC) 710, General Office Building. The result is the expected weekday trip generation for the project as shown in **Table 1**. The complete trip generation calculations can be found in the Appendix.

Table 1 – Project Site Generated Trips

Time Period	General Office Building (LUC 710)
Average Daily, Inbound (vtpd)	341
Average Daily, Outbound (vtpd)	341
Total Daily	682
AM Peak Hour, Inbound (vtph)	71
AM Peak Hour, Outbound (vtph)	11
Total AM Peak	82
PM Peak Hour, Inbound (vtph)	13
PM Peak Hour, Outbound (vtph)	67
Total PM Peak	80

vtpd - vehicle trips per day, vtph - vehicle trips per hour

As shown in **Table 1**, the project is estimated to generate 82 weekday AM peak hour trips and 80 weekday PM peak hour trips. The above ITE trip generation assumes that all work occurs at the project site.

The high percentage of off-peak and off-site employees suggest trip generation is expected to be lower than ITE estimates.



Parking Requirements per City of Tempe

The City of Tempe provides parking requirements for various land uses in their *Tempe, Arizona – Zoning and Development Code* Part 4, Chapter 6, Parking Ratios. The parking requirements for the proposed 70,000 square feet of office development are shown in **Table 2**. The results in **Table 2** also show a 5% multi-modal parking reduction due to the proposed project’s proximity to bike, bus, and light rail routes.

Table 2 – City of Tempe Parking Requirements for Donor Network of Arizona

Jurisdiction	Land Use	Required Parking	Total Size	Minimum Parking Spaces	Minimum Parking Spaces, 5% Multi-Modal Parking Reduction Applied
City of Tempe	Office	1 space per 300 square feet*	70,000 sqft	233	221

As shown in **Table 2**, the required number of parking spaces for the proposed project site, based on the City of Tempe *Zoning and Development Code* land uses, along with a 5% reduction for multi-modal uses, is 221 parking spaces. This is 37 more than the currently proposed 184 surface parking spaces.

Parking Generation

Parking generation for the project was developed utilizing nationally agreed upon data contained in the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition, 2010*. ITE provides rates of expected parking demands during peak periods of demand for each land use. When the peak parking demand rate occurs over several hours of the day, the average parking demand rate of these peak periods is calculated and used to predict the number of required parking spaces to meet the highest parking demand. The ITE peak period parking requirements for the proposed development are shown in **Table 3** for a typical weekday.

Table 3 – ITE Peak Parking Requirements

Land Use	Required Parking	Total Size	Minimum Parking Spaces
Office	2.47 Parking Spaces per 1,000 sqft G.F.A.	70,000 sqft	173

As shown in **Table 3**, the required number of parking spaces based on the ITE peak period parking demand is 173 parking spaces on a typical weekday, 11 parking spaces fewer than DNAZ has proposed for its site.



Conclusion

When fully completed, the proposed DNAZ project is predicted to generate an additional 82 weekday AM peak hour vehicle trips, 80 weekday PM peak hour vehicle trips, and 682 vehicle trips per day (vtpd) on weekdays to the adjacent street system from the new project site. Fifty percent of these new trips (341 vehicle trips) will be into the project and fifty percent will be out of the project.

The majority of DNAZ employees do not need a parking space at the project site during peak hours of operation. Shift and employment data from the current DNAZ site indicates that a majority of employees will not use a parking space at the project site during peak hours of operation, as 58% of the employees work part time, weekends, overnight, and/or off-site.

City of Tempe *Zoning and Development Code* requires 233 parking spaces for the DNAZ project site. As evidenced by data development by ITE and employment information provided by the DNAZ, this site is expected to be adequately served by fewer parking spaces than typically required by the City of Tempe. A reduction in the number of parking spaces required by the City of Tempe is not expected to have a negative impact on site operations.

The proposed 184 parking spaces at the DNAZ site are predicted to exceed both projected employee needs and ITE standards.



**PARKING ANALYSIS
DONOR NETWORK OF ARIZONA
52ND STREET/RIO SALADO PARKWAY**

APPENDIX

Trip Generation Calculations

Peak Parking Demand Calculations



**PARKING ANALYSIS
DONOR NETWORK OF ARIZONA
52ND STREET/RIO SALADO PARKWAY**

APPENDIX

Trip Generation Calculations

General Office Building

LAND USE: 70,000 square feet General Office Building

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION, 10TH EDITION. THE ITE LAND USE CODE IS General Office Building (710)

WEEKDAY

Average Rate = 9.74 Trips per 1000 square feet (sf)

$$T = 9.74 \text{ Trips} \times 70000 \text{ sf} / 1000$$

$$T = \quad \quad \quad \mathbf{682 \text{ VTPD}}$$

$$\text{ENTER: } (0.5) \times (682) = \quad \quad \quad \mathbf{341 \text{ VTPD}}$$

$$\text{EXIT: } (0.5) \times (682) = \quad \quad \quad \mathbf{341 \text{ VTPD}}$$

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Average Rate = 1.16 Trips per 1000 square feet (sf)

$$T = 1.16 \text{ Trips} \times 70000 \text{ sf} / 1000$$

$$T = \quad \quad \quad \mathbf{82 \text{ VPH}}$$

$$\text{ENTER: } (0.86) \times (82) = \quad \quad \quad \mathbf{71 \text{ VPH}}$$

$$\text{EXIT: } (0.14) \times (82) = \quad \quad \quad \mathbf{11 \text{ VPH}}$$

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Average Rate = 1.15 Trips per 1000 square feet (sf)

$$T = 1.15 \text{ Trips} \times 70000 \text{ sf} / 1000$$

$$T = \quad \quad \quad \mathbf{80 \text{ VPH}}$$

$$\text{ENTER: } (0.16) \times (80) = \quad \quad \quad \mathbf{13 \text{ VPH}}$$

$$\text{EXIT: } (0.84) \times (80) = \quad \quad \quad \mathbf{67 \text{ VPH}}$$

*where, T = trip ends

TRIP GENERATION SUMMARY

WEEKDAY

682 VTPD

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

82 VPH

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

80 VPH



**PARKING ANALYSIS
DONOR NETWORK OF ARIZONA
52ND STREET/RIO SALADO PARKWAY**

APPENDIX

Peak Parking Demand Calculations

Office Building

LAND USE: 70,000 Gross Square Feet Office Building

PARKING GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' PARKING GENERATION, 4TH EDITION (2010). THE ITE LAND USE CODE IS Office Building (701)

WEEKDAY

Average Rate = 2.47 Vehicles per 1000 Gross Square Feet (GSF)

$T = 2.47 \text{ Vehicles} \times 70000 \text{ GSF} / 1000$

T = 173 VPD

**PEAK PARKING SUMMARY
WEEKDAY**

173 VPD

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Donor Network of Arizona (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL180261 – **DONOR NETWORK OF ARIZONA**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____

(Identify Action Requested))

for development of the following real property (Property):

2010 W Rio Salado Parkway

Parcel No. 124-78-022 Liberty Center at Rio Salado Unit 3 Lot 4

