



RIO 2100 / FREEDOM III

Development Plan Review

SPR18096

2005

**First Street
Landfill**

**Clean
Concrete
Landfill**

Bookended between Two Landfills



Rio Salado Parkway



202 Freeway



Rio Salado

202 Freeway





202

N McCLINTOCK DR

N Perry Ln

ERIO SALADO PKWY

2007 - Construction of Tempe Marketplace, the site of the *largest Brownfields environmental cleanup in Arizona's history*

Site plan approved in June 2018



NOT
A
PART

Current Entitlements



Fractured Ownership = No Connectivity



202

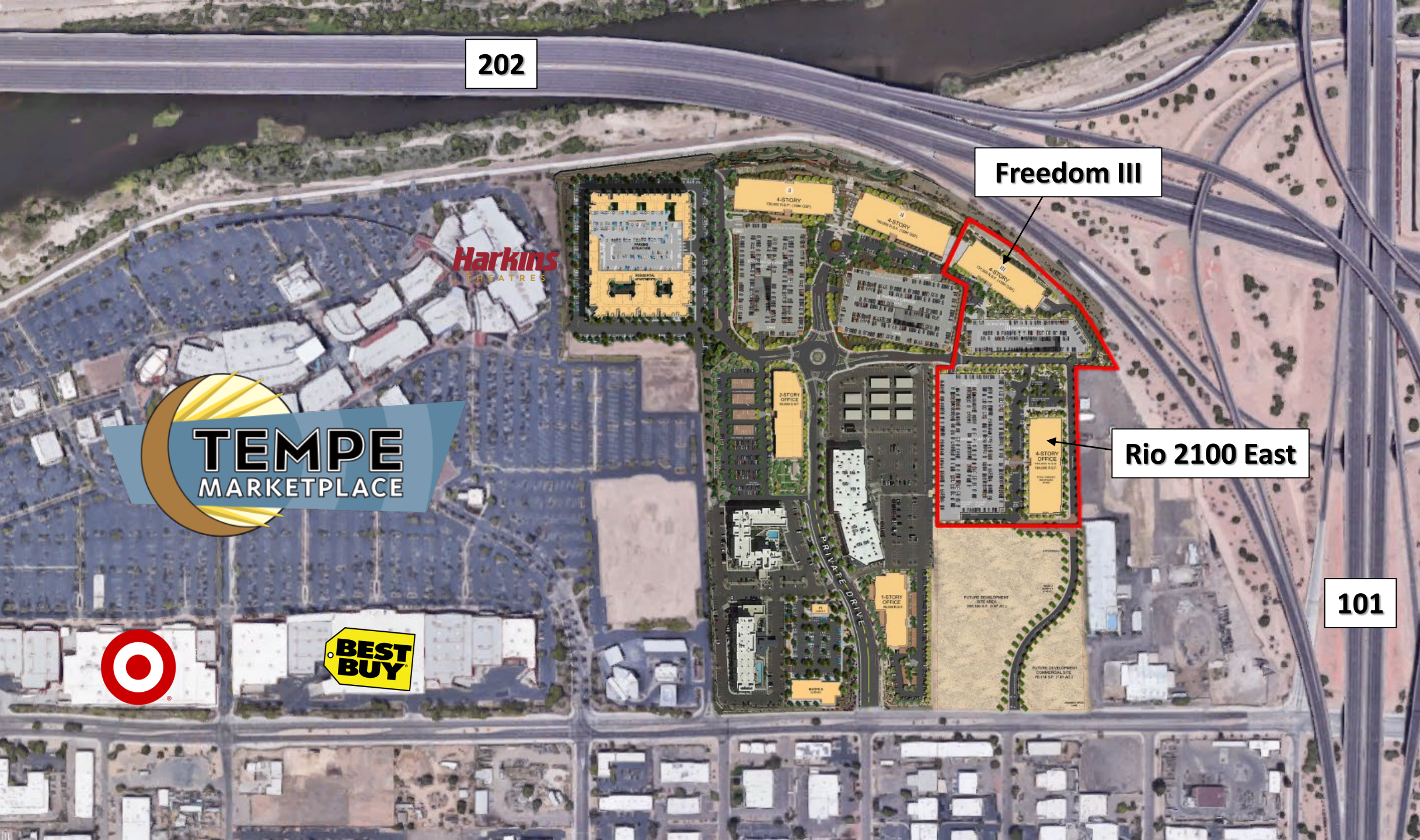
Freedom III

Rio 2100 East

101

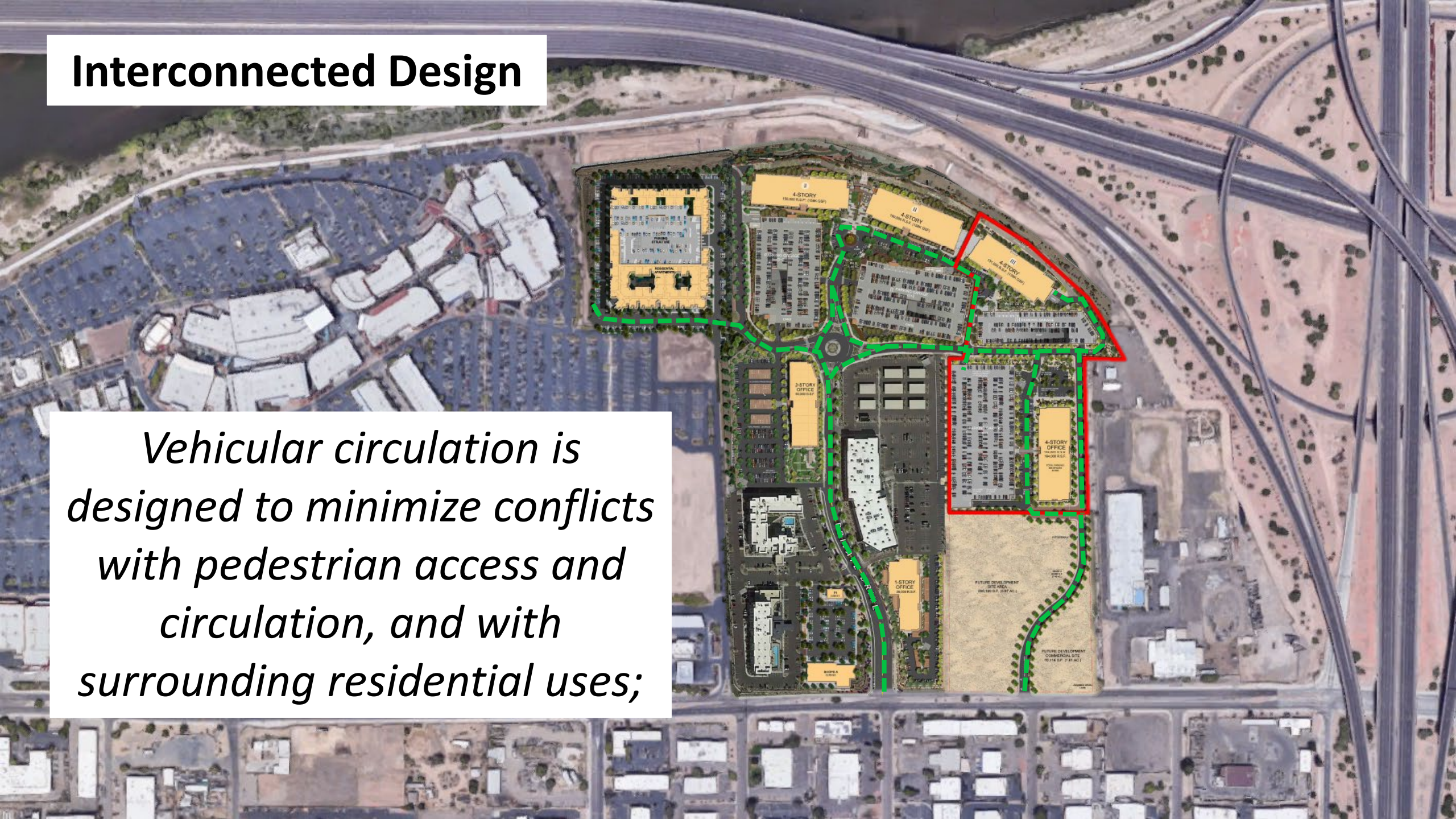
Harkins THEATRES

TEMPE MARKETPLACE



Interconnected Design

Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;



202

- = Office
- = Hotel
- = Retail
- = Multi-family

Freedom III

Rio 2100 East

101



Height variances approved



100' Approved
Jan. 2017

100' Approved
Oct. 2018

75'

75'

100' Approved
Oct. 2018

75'

40'

101

75'

75'

40'

Support from Economic Development

“RIO 2100 is an **important innovation hub** in the City”

“As a result of the current variances in the area, more than **3,500 jobs** have already been created in RIO 2100”

City of Tempe
Department Name
Mail Stop 00-00
PO Box 5002
Tempe, AZ 85280
www.tempe.gov



Economic Development Department

October 15, 2018

Dear Hearing Officer:

The City of Tempe’s Department of Economic Development supports the proposed variance to allow for construction of up to 100 feet in height for the Phase III development at RIO 2100. This variance would allow for the construction of an office building that is identical to the first two phases, which were also granted variances.

RIO 2100 is an important innovation hub in the city. It’s location at the intersection of the Loop 202 and Loop 101 freeways provides unparalleled accessibility, a significant driver for economic development. As a result of the current variances in the area, more than 3,500 jobs have already been created in RIO 2100 over the last two years. This third phase would enable continued job creation in the business park.

The Phase III development is also consistent with planning goals for this area and would be synergistic with the surrounding developments. The land use hub as identified in the General Plan 2040 also anticipates a high density, mixed-use, employment-related development for the area as it redevelops.

We greatly appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Maria Laughner".

Maria Laughner
Program Manager, Economic Development

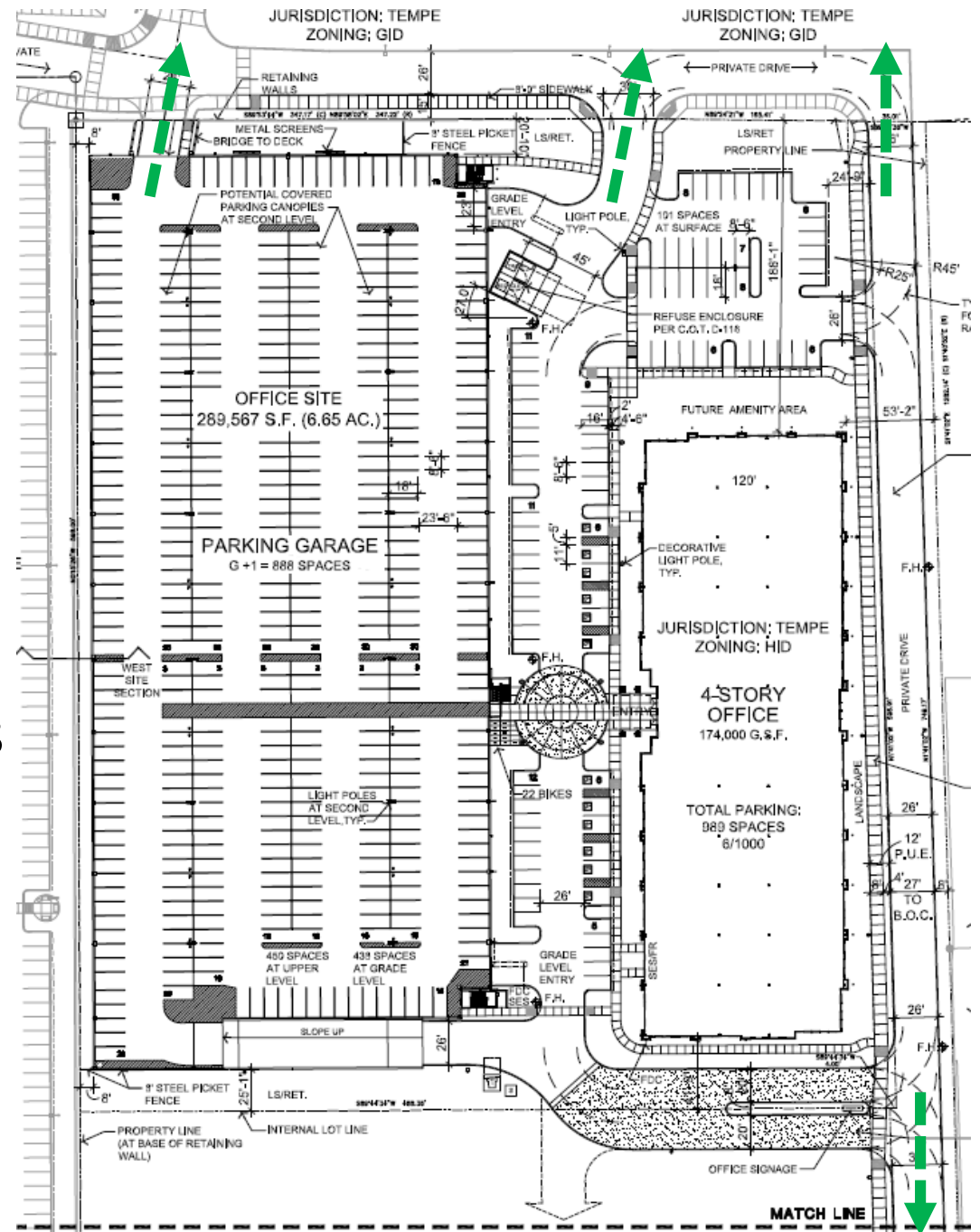


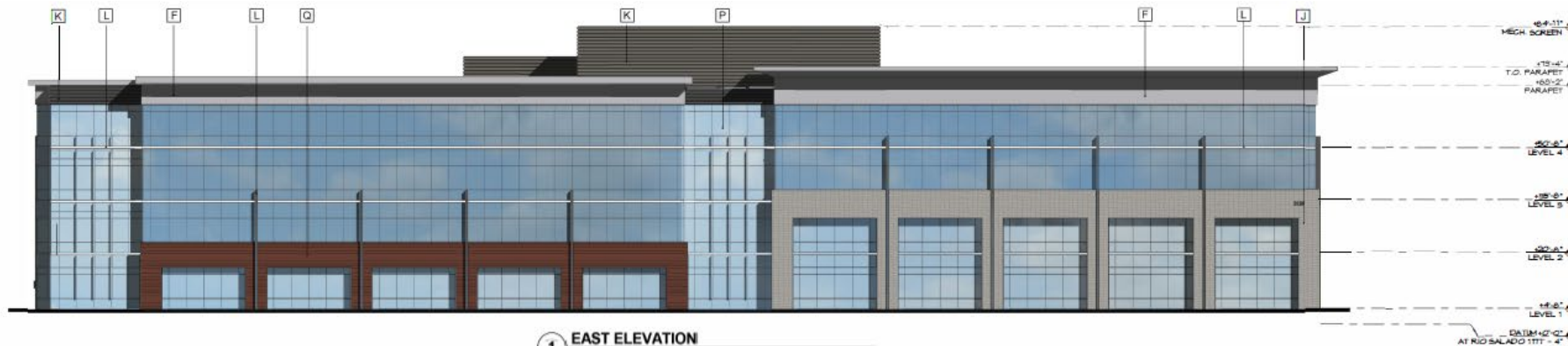
REQUEST

Design review approval for two office buildings and two parking garages

Rio East

- 4-story 174,000 SF office
- 2-story garage
- 18% landscaping provided vs. 10% required
- 24 bicycle parking provided vs. 21 required
- Pedestrian and vehicular connections to adjacent developments
- 989 parking spaces provided vs. 547 required



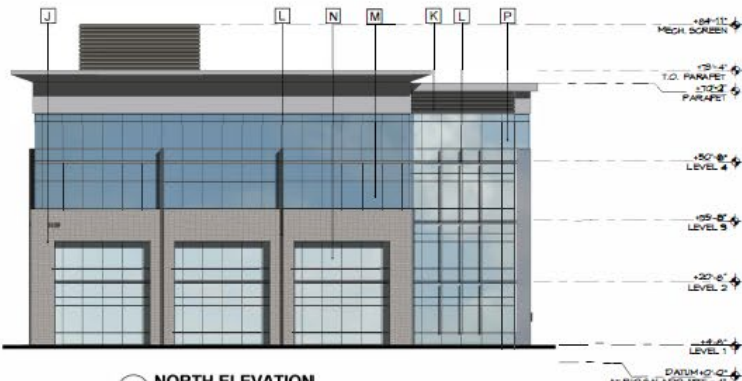


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

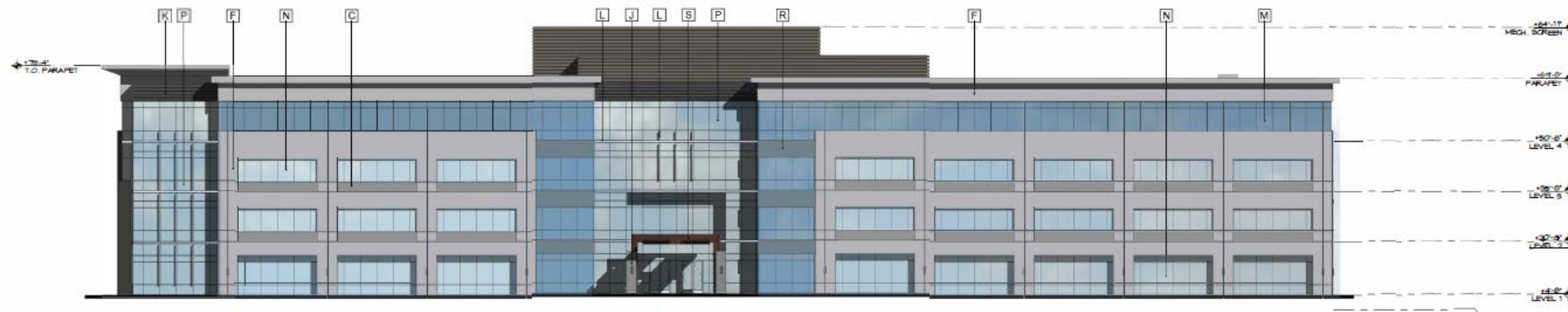


2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL LEGEND				
SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
E	METAL FINISH	BRUSH	02-001	CLARK+KRAMER
F	GLASS	GLASS	02-001	CLARK+KRAMER
J	MASONRY	PERFORATED BRICK	02-001	CLARK+KRAMER
K	METAL FINISH	100% BRASS	02-001	CLARK+KRAMER
L	ALUMINUM	CLAY ANOD ALUMINUM	02-001	CLARK+KRAMER
M	GLASS	GLASS	02-001	CLARK+KRAMER
N	GLASS	GLASS	02-001	CLARK+KRAMER
O	GLASS	GLASS	02-001	CLARK+KRAMER
P	METAL FINISH	BRUSH BRASS	02-001	CLARK+KRAMER
Q	PAINT	PAINT	02-001	CLARK+KRAMER
R	PANTUMETAL	SPRINKLER HOOD	02-001	CLARK+KRAMER



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



Rio 2100 East – 4 Story, 74 feet

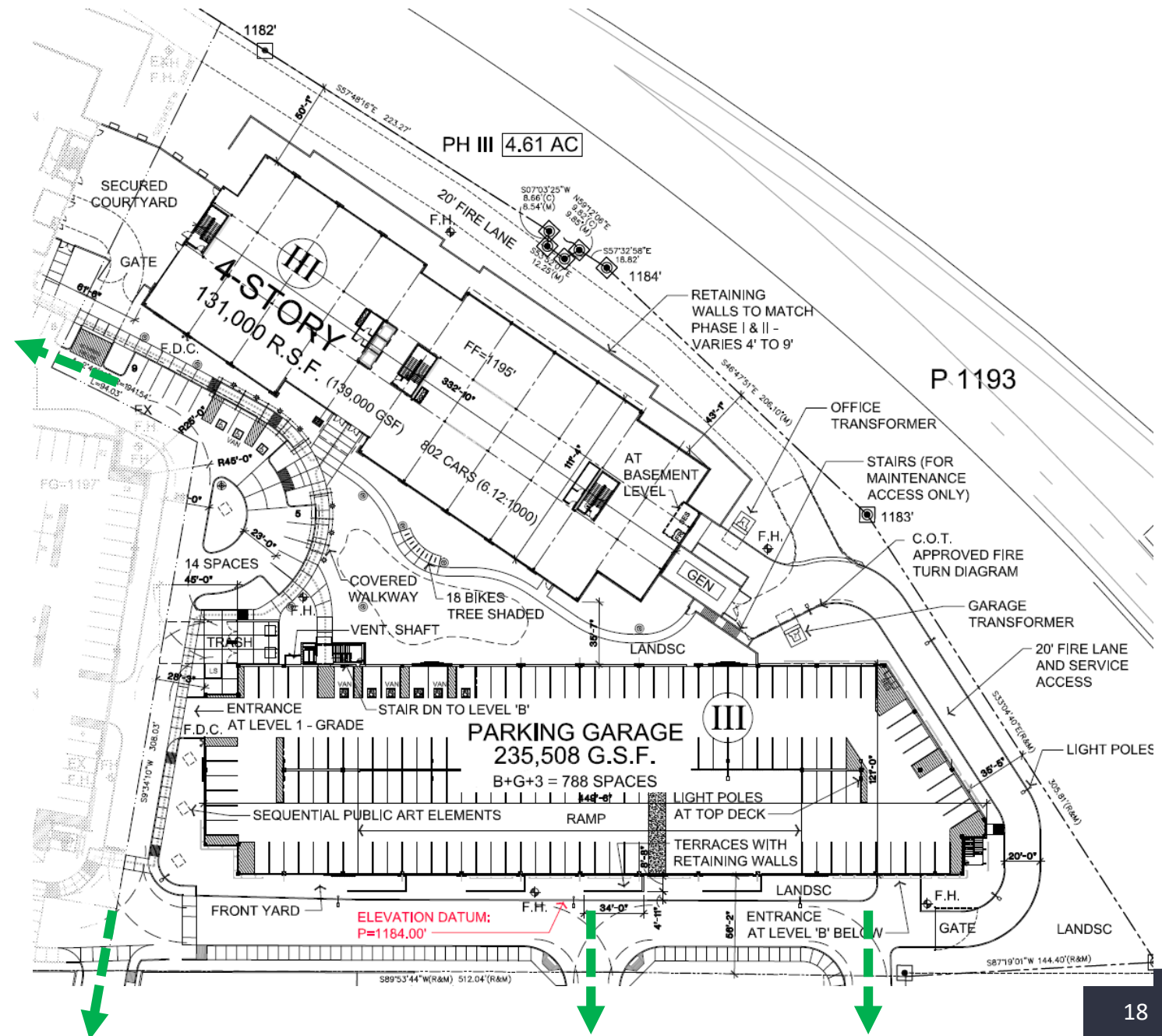
Rio 2100 East

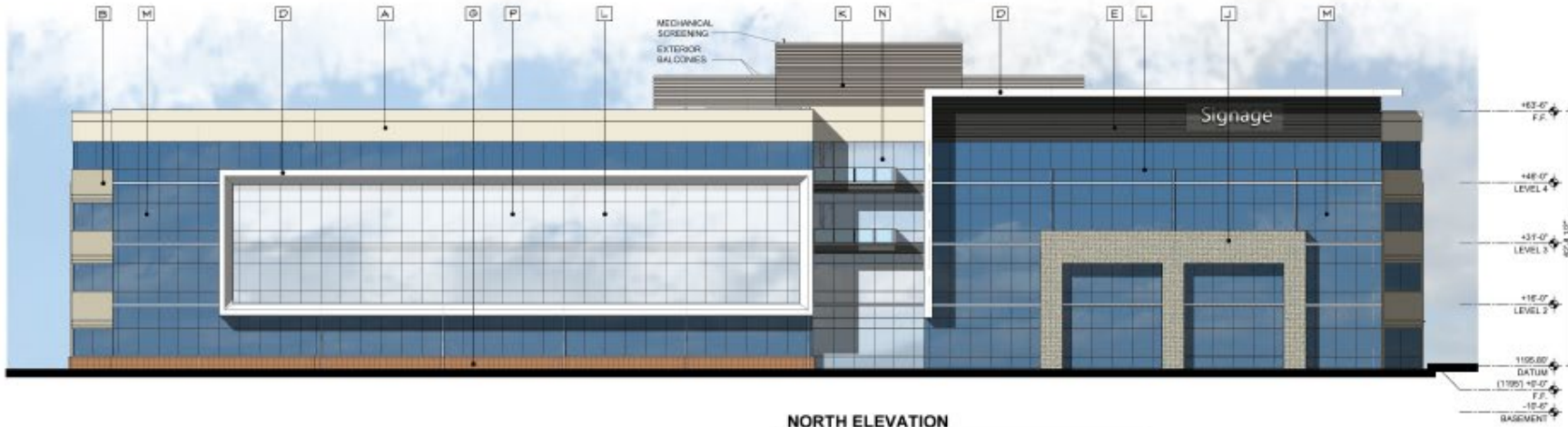


*Materials are of a **superior quality**, providing detail appropriate with their location and function while **complementing the surroundings***

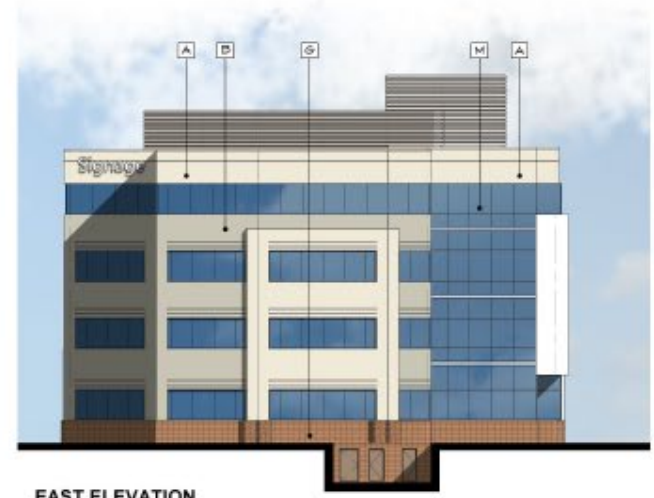
Freedom Phase III

- 4-story 131,000 SF office
- 4-story garage
- 29.8% landscaping provided
- 20 bicycle parking provided vs. 18 required
- Pedestrian and vehicular connections to adjacent developments
- 802 parking spaces provided vs. 464 required





NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/10" = 1'-0"



Freedom Phase III – 4 Story, 80 feet

View from 202 Freeway will remain consistent in character but with significant *variety in the streetscape*





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





THANK YOU



Extremely costly and complicated dynamic compaction required for Rio 2100

AIPD

Art in Private Development

Inspiration for art comes from
area's history as a landfill –
resurrecting an otherwise
dead site



Surrounding Permitted/ Proposed Heights



1979

First Street Landfill

**Condemnation of portions of site
allowed for construction of 202 Freeway**

Boyer Rio 2100 Phase 2 & 3 | VRP Site

Revised on: May 16, 2018 - 7:09pm

Location:

2100 Rio Salado Business Park, Lots 7 & 8, Tempe, AZ

Acceptance Into Voluntary Remediation Program (VRP):

July 11, 2017

Contaminants of Concern (COCs):

- Metals
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Volatile Organic Compounds (VOCs)

Affected Media:

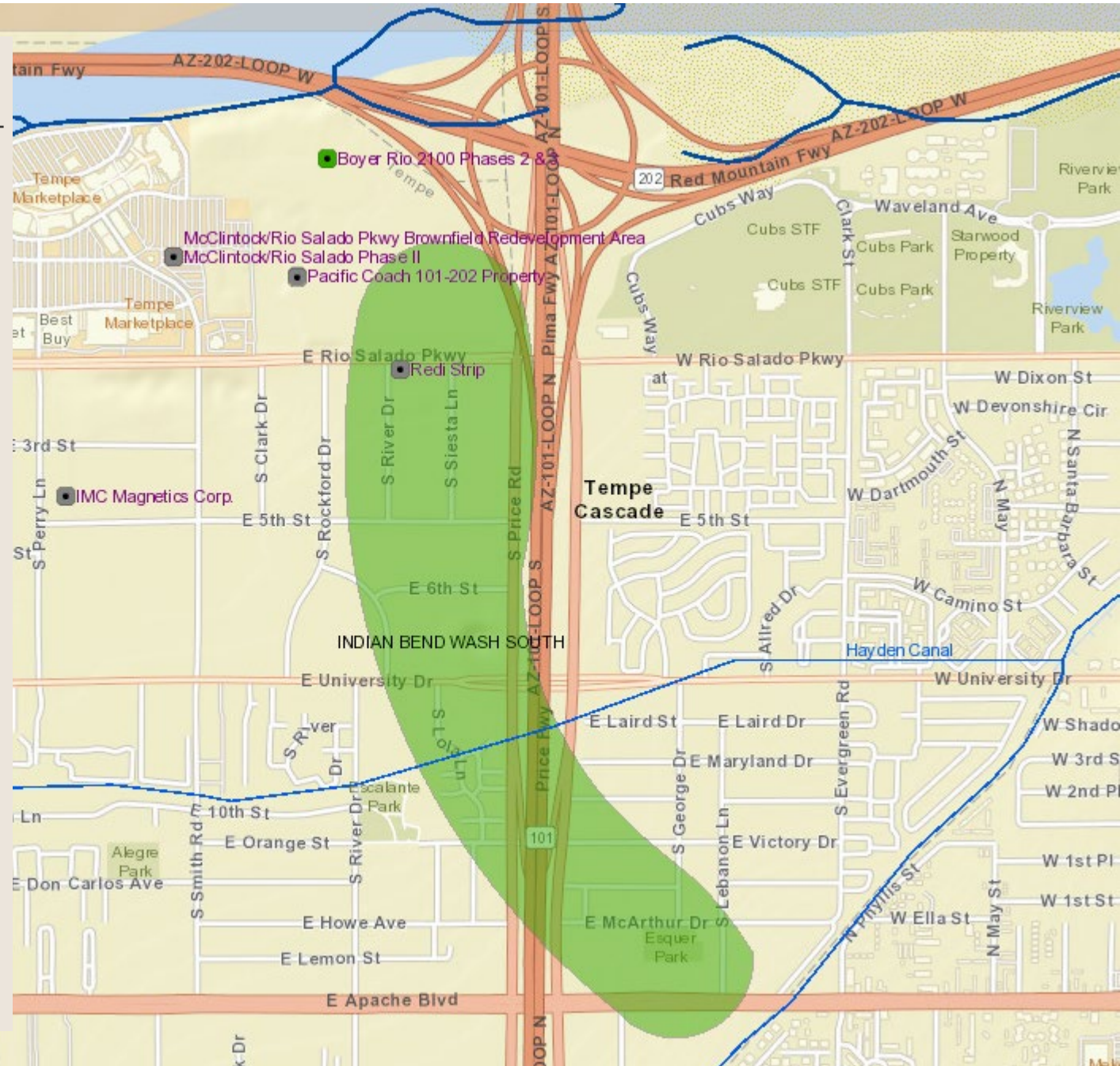
Soil

What are My Health Risks:


For Soil | There is little to no health risk unless there is contact with skin or ingestion of contaminated soil.

Site Summary:


- Characterization of former landfill in progress



legend

 Habitat / Wildlife Areas

 Waterways

 Brownfield Sites

NOTE:
Grey background
indicates
topographic
contours



Habitat & Brownfields

City of Tempe

2040
general plan

Land Remediation Goal
Support redevelopment of sites with environmental contamination to achieve the best land uses for the community

143

202

Scottsdale

Hayden Rd

McKellips Rd

Curry Rd

University Dr

Apache Blvd

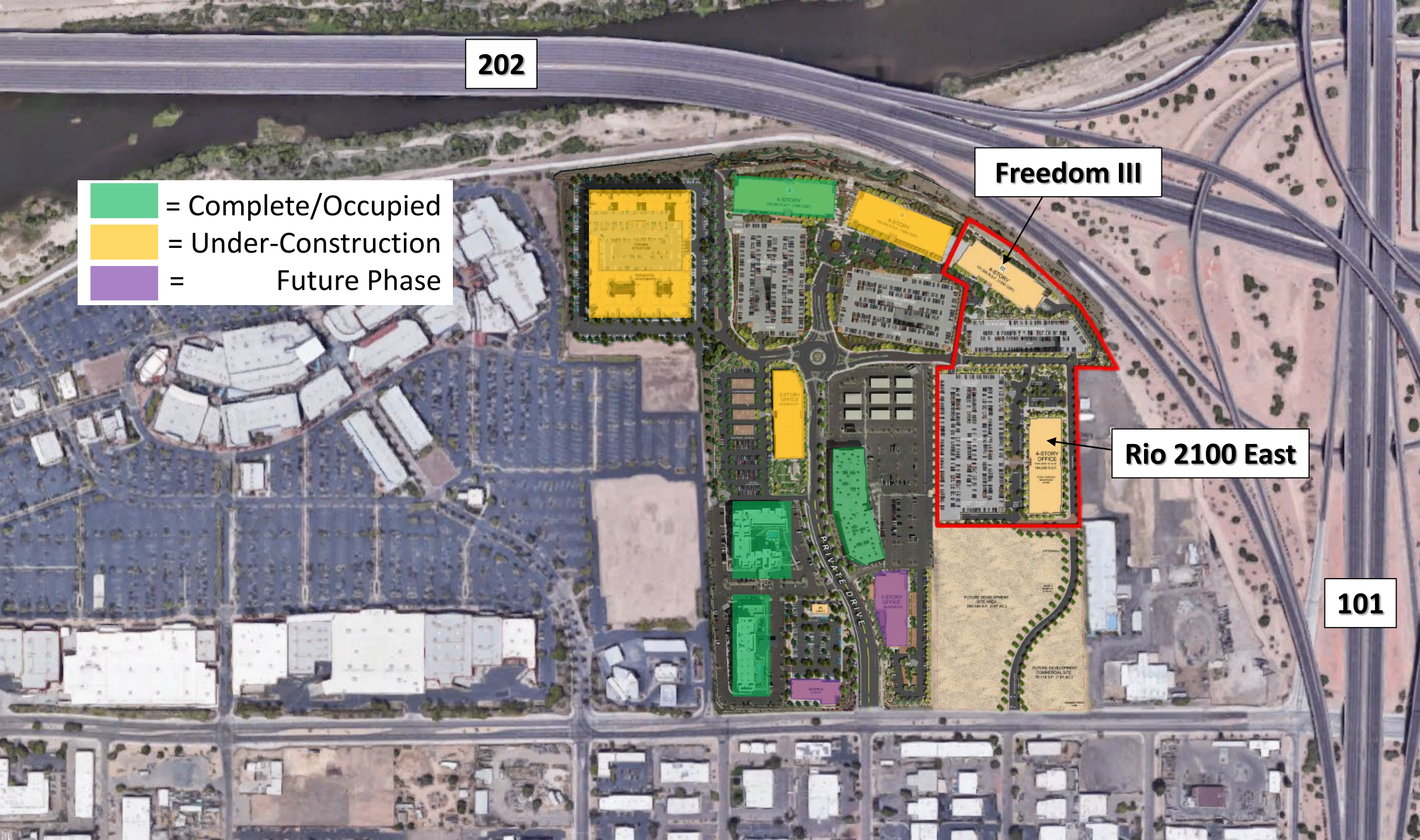
202

- = Complete/Occupied
- = Under-Construction
- = Future Phase

Freedom III

Rio 2100 East

101



Freedom Financial Network's Economic Impact in the State of Arizona



Total GDP by State
Contribution



Total Employment
Contribution



Total Labor Income
Contribution

2017

\$251.1
MILLION

3,308
JOBS

\$196.7
MILLION

2018

\$306.8
MILLION

4,130
JOBS

\$242.2
MILLION

CURRY RD

Site anticipated for Mixed-Use, up to 65 du/acre in the 2040 General Plan

202

A



REDEVELOPMENT AREA



- In 2001, City adopted the **McClintock-Rio Salado Parkway Redevelopment Area** which later became the **University /Hayden Butte Redevelopment Area**
- 2040 General Plan Redevelopment Goals – *Encourage reinvestment and redevelopment appropriate to a particular area...**maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential.***