

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/26/2019
Agenda Item: 10**

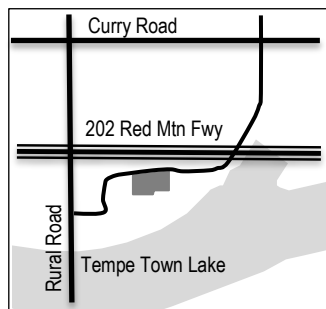
ACTION: Request an Amended Planned Area Development Overlay and a Development Plan Review for a new six-story, commercial development consisting of 100,000 square feet of offices for 999 PLAYA, located at 999 East Playa Del Norte. The applicant is Irgens.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: 999 PLAYA (PL190136) is the last vacant parcel within an existing phased mixed-use development comprised of six lots. The existing Planned Area Development allowed for a five-story office building over a five-level parking structure on this site. An existing surface lot that was developed as part of the apartments to the south of the site is being proposed to be assembled into this lot and provide parking for the office tenants. A parking analysis was provided to verify that the existing apartment community complies with parking code requirements, since this portion of Lot 5 would be replatted to be incorporated into Lot 6. The request includes the following:

- PAD190011 Amended Planned Area Development Overlay for a 100,000 s.f. office building within the existing allowed development standards.
- DPR190082 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	999 Playa Del Norte LLC
Applicant	David Kross, Irgens
Zoning District	MU-4
Gross / Net site area	2.32 acres
Total Building Area	100,000 s.f.
Lot Coverage	27% (38% maximum allowed)
Building Height	83', 6 stories (129' maximum allowed)
Building Setbacks	113' north front, 0' west side, 0' east side, 0' south rear (113', 0', 0', 0' allowed by existing PAD)
Landscape area	12% (13% minimum by existing PAD)
Vehicle Parking	339 spaces (334 min. required, 417 max allowed)
Bicycle Parking	14 spaces (13 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located south of the Loop 202 Red Mountain Freeway, east of Scottsdale Road, north of the Tempe Town Lake and west of a public park within the Rio Salado Overlay District. To the west of the site are restaurants and a five-story hotel, to the south of the site are five-story condominiums and apartments, all a part of the same original Planned Area Development. The apartments to the south have garages with external stairways leading to second floor units with no setback and no windows facing north, which faces the south side of the office building. This site is the last vacant parcel within the development, and the proposed office building fulfills the original intent for this site. Existing entitlements for this property that will remain in effect are: an allowed building height of 129' and established setbacks for the site will not be modified. The site is constrained by a large overhead utility corridor and associated utility easements that limit the buildable area of the site. This request includes the following:

PAD190011 – Amended Planned Area Development Overlay

DPR190082 - Development Plan Review which includes: a six-story 100,000 s.f. commercial office building with surface and structured parking, within 166,539 s.f. of building area on 2.32 net acres.

The applicant is requesting the Development Review Commission provide recommendations to City Council for the items listed above. For further processing, the applicant will need approval for a Subdivision Plat, to assemble the north eastern portion of Lot 5 into Lot 6 for parking.

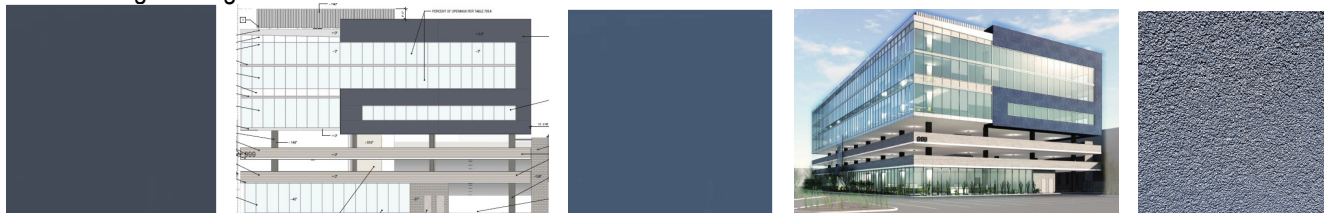
SITE PLAN REVIEW

December 9, 2015 The proposed project has been in design with the same applicant since the original 2008 entitlement and has consistently presented a design concept in compliance with zoning codes and expected design standards. Comments at this time were primarily related to formatting and questions about design details. The building was articulated with an angled entryway, with each side of the east and west wing of the building pitched from the perimeter to the center adding a visual level of interest to the structure.

October 3, 2018 The prior preliminary site plan review expired, and a new submittal was made. The original building articulation was removed for a rectilinear form to make programming of the interior space on a relatively shallow site function. The south side of the building required fire access, and the north side was restricted by the overhead utility corridor, these parameters defined the allowable building envelope of the structure. Staff comments were primarily about formatting and questions regarding the materials.

January 23, 2019 The second preliminary site plan review was made with refinements to the design and answers to prior staff questions. Staff requested that bike parking be located near the entry or in the garage and that a larger more prominent shade canopy be added to the north primary building entrance. Colors proposed needed refinement. Minor comments on landscape materials were provided.

June 17, 2019 The formal application was submitted for review. There were questions about the rooftop screening and the material colors. Staff inquired why all color had been removed from the building and requested that some variation other than gray be provided on the elevations. The applicant indicated the change in direction was to provide a more neutral palette that would withstand time and remain contemporary. All other prior comments were addressed. Staff recommended a lighter shade on the stucco wrap on the upper floors, the dark color looked too heavy for the top of the building and too dark; the recommendation was a shade lighter than the specified "Persian Nights" that would have more blue color to match what the rendering. Below left is the proposed color and elevation, middle was staff recommendation to provide more color, similar to what is presented in the rendering. To the right is a sample of the painted stucco, the same as the paint on the left, when viewed in bright sunlight.



July 31, 2019 Between the prior submittal and this final submittal, the applicant had the property address changed from 979 to 999 Playa and retitled the project for marketing. The resubmittal addressed most of the comments, the dark grey efis color was not changed and remains a dark grey, the applicant indicated concern for fading of a lighter color. The final submittal removed the green tinted glazing, which reduced the colors to black, white and gray.

PL190136 – 999 PLAYA

August 26, 2019

PUBLIC INPUT

- A Neighborhood meeting was required.
- Neighborhood meeting held: June 20, 2019 from 6:00 p.m. to 7:00 p.m. at Aloft Hotel 951 E Playa Del Norte.
- Community Development staff attended the meeting. One member of the public, a resident in the condominiums, came to learn about the project and subsequently voiced support.
- At the time of completion of this report, there were no calls of inquiry or concern regarding this project.

PROJECT ANALYSIS

GENERAL PLAN

The proposed project is in conformance with the General Plan and implements objectives of the elements of the plan.

CHARACTER AREA PLAN

The project is located in Character Area Three, the Downtown Rio Salado ASU West Neighborhoods area. The site is at the transitional zone of a riparian and desert landscape environment and has proposed a desert palette in keeping with the Papago Park area north of the Freeway, since the site is oriented to the north and does not have direct lakefront access. The site is challenged by the powerline corridor, which limits the use of trees and certain vegetation; the applicant coordinated with the utility company to determine a design solution that would meet access and safety needs. The Town Lake Design guidelines reference curvilinear forms and wavelike patterns, with cool grays, greens and blues to reflect a lakefront oasis environment. The building is rectilinear in form but incorporates cool grey tones in the building materials. The office building provides a shaded entry and environmentally sensitive design in the use of materials and orientation and helps facilitate a walkable city with opportunities to work near residences on the north side of the lake.

ZONING

The site is zoned MU-4 Mixed Use High Density and was originally approved for the commercial use as a contributing site to the overall development, a Planned Area Development Overlay with residential and commercial uses provided on different lots. The proposed office use was part of the original PAD and meets the original Overlay entitlements allowed by this zoning.

PLANNED AREA DEVELOPMENT

The existing Planned Area Development established building setbacks, lot coverage and building height. The proposed amendment would not change the building height, it would retain the height entitlement up to 129 feet and is proposing a building design of 83 feet tall, in conformance with this existing development standard. The landscape area is reduced from 13% to 12%, and all other standards remain the same. Parking meets the code with the addition of the surface lot to the east.

999 PLAYA – PAD Overlay			
Standard	MU-4	PROPOSED MU-4 (PAD)	Change
Residential Density (du/ac)	NS	NS	None
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	129 ft.	83 ft.	None
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	No	No	
Maximum Lot Coverage (% of net site area)	38%	38%	None
Minimum Landscape Area (% of net site area)	13%	12%	Decrease
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	113 ft	113 ft	None
Parking (previously established reduction)	7 ft	7 ft	
Side	0 ft	0	
Rear	0 ft	0	

Building Use	Square Footage	Ratio	Parking Required per ZDC	Proposed Parking per PAD
Office	100,000 s.f.	1/300 s.f.	334 vehicle	339
		1/8,000 s.f.	13 bicycle	14 bicycle

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 proposed development is fulfillment of the original PAD for this site, with the same proposed use. It provides more employment opportunity to the area and develops an underutilized parcel along the lake and freeway, implementing the goals of the Economic Development element.
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 development uses the existing approved development standards appropriate to the surrounding context.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed project will revitalize the existing surface parking to the east with enhanced street front landscape and will provide an improved aesthetic view for residents and hotel guests in the area with landscape and a new building replacing the vacant dirt lot. As an infill parcel, it shares driveways with adjacent uses minimizing the need for more curb cuts or pedestrian conflicts along the street front. The site is challenged by the overhead powerline utilities, which constrains the building footprint on the site and has been placed to provide access to the utilities as required.

DEVELOPMENT PLAN REVIEW

Site Plan

The 2.3-acre site proposes a 100,000 s.f. office building at the south west corner of the lot, tucked in between existing parking and residences surrounding the site. Surface parking is located to the north of the office within the overhead powerline utility corridor, podium parking on the ground floor is tucked back to the south with office space hiding the parking from view. Structured parking is on two levels above grade. The building is oriented with glazing facing north with views over the freeway to Papago Park and mountains beyond. The south side is set back three feet from the property line to provide fire access around the rear of the building but maintains no openings where building code requires fire protection from adjacent structures off site. The building steps back above the parking level to allow office views to the south. The narrow ends of the building face east and west, where the garage entrances and service areas are tucked in at the south end of the building. Circulation to the site is from a shared drive at the west end and a relocated drive within the parking field, which also serves as shared access to the apartments. There is a pedestrian path from Play Del Norte, where a future bus stop has been identified.

Building Elevations

The 83' tall building is six stories; the ground floor has glazing across the first floor, and two levels of parking that break the building elevation into a base with a floating office portion at levels four through six. The garage levels are open structure with painted concrete masonry units with raked joints. Structural columns are recessed in the garage and painted a dark contrasting grey. A combination of painted and natural concrete and exterior insulated finished stucco provide texture and variation on each elevation. A dark cool grey stucco color is used on the narrow ends of the building and the south side, providing a strong heavy massing in contrast to the lightness of the glazing. Materials include exterior insulated finished stucco in two colors, galvanized ribbed metal for mechanical screening at the top of the building, painted and natural CMU, painted and natural concrete, anodized aluminum ribbon window with fritted glass and standard storefront glazing,

Landscape Plan

The plant palette is very simple and limited by the powerline corridor on site. Existing palm and elm trees on the east parking area along Playa Del Norte will remain, where separation for powerlines is greater. As the street curves to the south, heading west, the powerlines get closer to the street, requiring a change in species to the smaller and slower growing Mulga and no palm trees. The prior PAD condition #12 exempted the requirement for canopy trees in parking landscape islands within the powerline easements and the exempted the screen wall requirement along the street front facing the freeway. The

vehicles are screened from view with massings of aloe, layered in front of taller sage, and accented by Giant Hesperaloe where there is room. This will be extended along the entire street frontage. A condition has been added to maintain the sage in a natural form, not excessively sheared, which would not meet the intent of screening the vehicles. On the west and north side of the building thornless hybrid Palo Verde and Caesalpinia mexicana are used for color and accent. The site has 12% landscape area and relies heavily on succulent and accent plants with limited seasonal color. This palette is not in character with the Town Lake riparian environment but is designed to tie in more with the Papago Park Sonoran Desert palette north of the freeway. Plants along the building edge include agave with purple heart and prickly pear and golden barrel. Creeping fig is used along the eastern site and screen walls. The landscape islands have Desert Milkweed and Giant Hesperaloe in formal groupings of each plant.

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 is determined by the lot configuration and overhead utility easement, the building form is a basic box, articulation is provided by breaking the massing up with the two levels of structured parking. The ground floor and street front has limited variation in the north elevation but does have variety when viewed from angles and from the freeway, as each elevation is different.
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 has low-emission high efficiency glazing with the predominant windows facing north, the narrow ends of the building face east and west, and the south has a smaller amount of glazing and larger portion of exterior insulated finished stucco. Trees are located where feasible on the site, as determined by the overhead utility easement, which limits the ability to provide shade to the parking and building.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the materials are similar to other commercial office buildings along the lakefront, providing a combination of masonry, stone veneer, fritted glass, color tint filmed glass, metal paneling, and natural and painted concrete. The colors are neutral but serve as a transition between the Tempe Town Lake cool riparian palette and the Papago Park/Red Mountain Freeway warm desert palette.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the apartments and hotel in the area are 53 and 57 feet tall, the new condominiums are 75 feet tall, the prior PAD entitled this lot for a 129-foot tall office building, the proposed building is 83 feet tall, more in scale to the surrounding developments. The freeway overpass at Rural Road is approximately 30 feet high and the new automotive tower on the west side of the street is 93 feet, so the proposed height is in scale with the surrounding development. Landscape elements are appropriately scaled for the powerline corridor crossing the north half of the site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building mass is broken up by the use of materials and the use of the above grade parking structure in a unique design that provides a solid grounded first floor that fully screens podium parking and a lightness in the open air structure on the second and third floors. The rhythm of the windows changes on each elevation, providing symmetry on the two long facades and asymmetry on the short ends of the building, resulting in a unique building presentation from different angles.
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*; this site is uniquely visible from two different street levels, at the ground plane along Playa Del Norte, the first floor is viewed through the parking field of massed succulent plants and is set back 113 feet from the street. The two levels of parking structure align with the Red Mountain Freeway structure, so that vehicles on the freeway see levels four and above as a wall of glass with bands of different colors.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The property has a designated future bus stop easement to provide transit service once transportation planning implements the long-range circulation plan for the Town Lake area. Trees along Playa del Norte drive are relatively small where the powerlines are located, however there will be street trees to provide shade on the south side of the sidewalk for pedestrians.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* one existing driveway and one relocated driveway will be used, to share access between developments and minimize traffic conflicts for bicyclists and pedestrians. It is anticipated that Playa del Norte would have more bicycle traffic than pedestrian traffic, as there are no pedestrian destinations north or east of the site, but commuters may use the underpass to get to work. The plans meet the minimum bike parking requirements and may find over time that demand for bike parking requires additional amenities.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the addition of a 100,000-sf. office on the vacant lot will help activate the area and provide additional surveillance of the immediate area. Plants are designed to provide surveillance of the parking lot and pedestrian paths. Lighting in the parking areas will also help with evening surveillance from adjacent users after the office is closed.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* plants are specifically selected and located to meet overhead utility line requirements and zoning code requirements. The massing of plants provide a sculptural foundation to the office site, with flowering trees at the front of the building for filtered shade and added color along the pedestrian path.
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;* signs will be handled by separate process but were considered in the building material and architecture and scale. *and*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* The site has required illumination levels for public safety and will provide architectural lighting to highlight the building in evening hours. The south side facing the residents of the apartments will have limited lighting, since there is no access to the south side of the site, and the garage levels back up to the wall of the two-story units without windows.

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.
4. The proposed project meets the approval criteria for a 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.

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the

future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the PAD approval shall be null and void.

3. The Planned Area Development Overlay for 999 PLAYA 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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated July 18, 2019 and landscape plan dated July 18, 2019. 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 999 PLAYA 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.
3. An amended Subdivision Plat is required to incorporate a portion of the lot to the east into this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.
4. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

Site Plan

5. Provide service yard and mechanical (cooling tower/generator) 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.
6. 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.
7. Provide upgraded paving at each driveway consisting of integral colored unit paving to match existing drive entry. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. 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.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

10. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
11. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
 - c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
12. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

13. The materials and colors are approved as presented:
 - Roof – flat painted white with parapet
 - Primary Building – G-1 – clear insulated glass Solarban 70XL
 - Secondary Building – S-2 – exposed smooth masonry block, standard gray 8x8x16" CMU block
 - Tertiary Building – E-1 – EIFS custom blend integral color to match Dunn Edwards DEA184 Persian Night and E-2 EIFS Dryvit standard color Gull Gray (warm light gray)
 - Building Glazing Accent – G-2 – Fritted Glass staggered dot pattern
 - Masonry and EIFS Building Accent – P-1 Dunn Edwards DET628 Charcoal Sketch (warm dark gray), P-2 paint Dunn Edwards DE6358 Vapor (grey off-white), P-3 Paint Dunn Edwards DET625 Reclaimed Wood (light warm gray)
 - Columns on ground floor entrance – S-1 Silestone Blanco Zeus engineered quartz wall panel (glossy white)
 - Mechanical Screen – M-1 Galvanized metal B-Deck screen at roof, flat plate at grade
 - Entry Canopy – M-2 Galvanized metal perforated flat plate with staggered round 3/16" hole pattern (hole pattern subject to modification during construction documents).
 - Windows - Anodized aluminum frame

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

14. A minimum of the first three (3) feet of each parking structure level (ground floor and above grade) must be screened with a 100% opaque material, which shall be finished to complement the building design.
15. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
16. Conceal roof drainage system within the interior of the building.
17. 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.
18. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
19. 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

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

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

Landscape

22. 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 on east Playa Del Norte for period of time that irrigation system is out of repair. Design irrigation so that existing plants along east Playa Del Norte are irrigated as part of the reconfigured system at the conclusion of this construction.
23. 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.
24. 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

25. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
26. Provide address numerals on the building elevation facing the street to which the property is identified to the north, and on the east and west elevations.
 - 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.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

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 controlled access gated 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.
- 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.
- 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.
- Vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off streets, alleys or paths of circulation.
- 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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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:

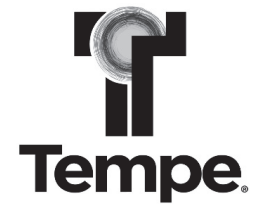
January 8, 2004	City Council approved a Zoning Amendment, Preliminary and Final Subdivision Plat and Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment units, 12,187 s.f. of restaurants and an additional 20,900 s.f. of commercial office/retail/restaurant space on Lots 1, 2, 3, 4, 5 and 6 on 22.78 acres. A Final Planned Area Development included the site plan, landscape plan and building elevations for Lots 1, 4 and 5, consisting of 3,187 s.f. of restaurant on Lot 1, 112 residential condominiums on Lot 4, and 543 apartments on Lot 5 on 12.44 acres. Also included with this request was a Use Permit to allow outdoor dining in the MG Multi-Use General District and five variances.
May 31, 2007	City Council approved the request by Playa Del Norte Lot 6 for a Final Subdivision Plat, located at 951 East Playa Del Norte Drive, in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District, to split the existing Lot 6 into two adjacent parcels on +/-4.45 acres.
June 26, 2007	Development Review Commission approved the building elevations, site plan and landscape plan for Aloft Hotel, on 2.68 acres and recommended approval of the Amended Planned area Development Overlay for the hotel and office building.
August 2, 2007	City Council approved the request by Aloft Hotel / Playa Del Norte Lot 6 for an Amended PAD Overlay to modify the development standards for a five story, 136 room hotel and three story office building.
September 25, 2007	Rio Salado Advisory Commission reviewed a design concept for Lot 2 of Playa Six, including 81,000 s.f. office building with parking garage.

October 23, 2007	Development Review Commission reviewed the same preliminary design concept for Lot 2 of Playa Six, including 81,000 s.f. office building with parking garage.
April 22, 2008	Rio Salado Advisory Commission recommended approval of the PAD for Lot 2 of Playa Six, including 106,030 s.f. of office building over a 122,970 s.f. parking structure.
May 13, 2008	Development Review Commission recommended approval of an Amended PAD for a ten-story building consisting of five stories of office space above a five level parking garage. (PAD08004)
July 22, 2008	City Council approved the Amended PAD for Lot 2 of Playa Six to modify the development standards to increase building height from 75' to 129, allow a front-yard building setback of 113', a side-yard and rear yard building setback of 0', landscape coverage of 13% and building lot coverage of 38%.
October 26, 2016	Community Development Department Planning Division administratively approved a 2 nd Amended PAD for Playa Del Norte Lot 5, located at 1001 E. Playa Del Norte Drive. The 1st Amended PAD for Playa del Norte, Lot 5 (also known as Mondrian Tempe Town Lake) was approved on January 7, 2005. This approval allowed the 2nd Amendment to the existing PAD, which eliminated the 7,318 square-foot restaurant/retail space that was identified in the 1st PAD Amendment.
August 26, 2019	Development Review Commission is scheduled to hear the requested Amended Planned Area Development Overlay and Development Plan Review.
September 12, 2019	City Council is scheduled to introduce and hold the first hearing for this request.
September 26, 2019	City Council is schedule for a second hearing to act on this 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

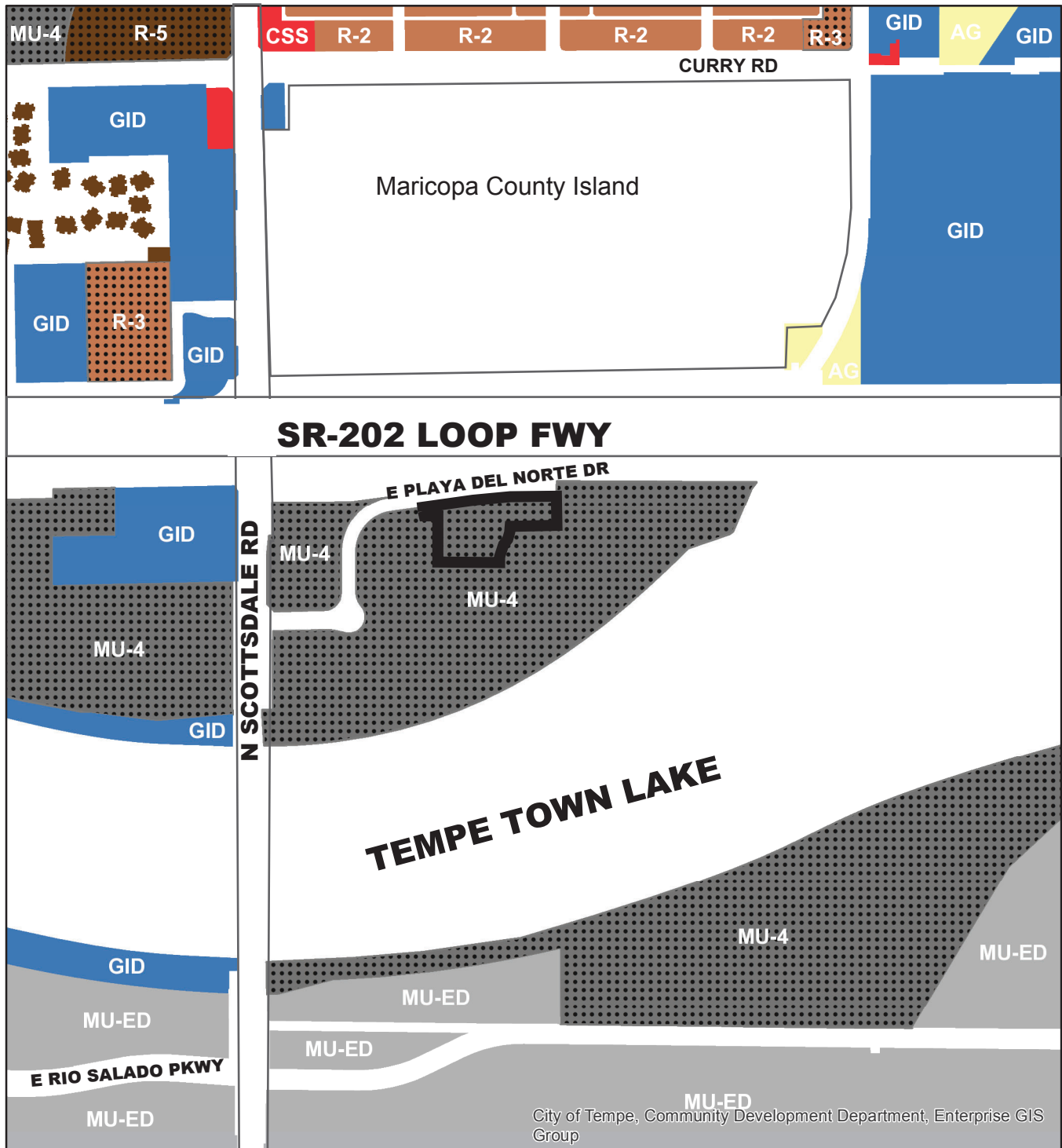
999 PLAYA
(PL190136)










ATTACHMENTS:

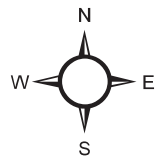
- 1-11. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 12-17. Applicant's Letter of Explanation
- 18-21. Planned Area Development Overlay (Existing and Proposed Amended)
- 22-24. Site Design (Site Plan, Landscape Plan, Underground Utility Plan)
- 25-38. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Floor Plans, Roof Plan, Renderings, 3D Model, Material Samples)
- 39-66. Supplemental Information
 - Refuse Plan
 - Parking Analysis
 - Traffic Impact Study
 - Waiver of Rights and Remedies

999 Playa

PL 190136



- | | |
|--|--|
|  General Industrial District (GID) |  Multi-Family Residential (R-2) |
|  Mixed Use High (MU-4) |  Multi-Family Residential Limited (R-3) |
|  Mixed Use Educational (MU-ED) |  Multi-Family Residential General (R-4) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential High (R-5) |
|  Agricultural (AG) | |

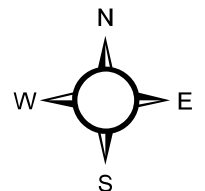


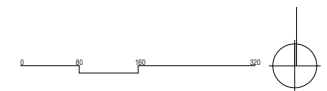
999 Playa

PL 190136



Aerial Map





WORKSBUREAU
 2524 NORTH 24TH STREET
 PHOENIX, ARIZONA 85008 USA
 41.862.324.6000



NO.	DATE	REVISIONS DESCRIPTION

18 JULY 2019
 DRAWN BY: ABBY CHECKED BY: CHUCK
 13133
 DEVELOPMENT PLAN REVIEW

999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

DPR3.1
 CONTEXT AERIAL
 1" = 80'-0"

SHEET SCALE





1 | *Southwest corner looking West*



2 | *Southwest corner looking North*



3 | *Southwest corner looking East*





4 | Northwest corner looking West



5 | Northwest corner looking North



6 | Northwest corner looking East



7 | Northwest corner looking South





8 | *Mid North looking West*



9 | *Mid North looking North*



10 | *Mid North looking East*



11 | *Mid North looking South*





12 | *Northeast corner looking West*



13 | *Northeast corner looking South*



14 | *Northeast corner looking East*



15 | *Northeast corner looking North*





16 | *Southeast corner looking West*



17 | *Southeast corner looking North*



18 | *Southeast corner looking East*



19 | *Southeast corner looking South*





20 | *Mid-Mid looking West*



21 | *Mid-Mid looking North*



22 | *Mid-Mid looking East*



23 | *Mid-Mid looking South*





24 | *Mid-South looking West*



25 | *Mid-South looking North*





July 22, 2019

Diana Kaminski
City of Tempe
31 East Fifth Street
Tempe, AZ 85281

RE: Letter of Explanation for 999 Development Plan Review (999 DPR), 999 PAD Amendment (999 PAD), and 999 Replat

Dear Diana:

999 East Playa del Norte Drive (“999 Playa”), a Class A urban infill office project within the Tempe Town Lake Submarket is being developed by Irgens Partners, LLC. 999 Playa is currently vacant land located north of 1001 East Playa del Norte Drive (“1001 Playa”), a multifamily property; east of the Aloft Tempe Hotel; and immediately south of State Route 202. 999 Playa will grow the Tempe business community and Tempe Town Lake skyline with its unique design, architecture and planned amenities.

To maximize the density of this site, the team has evaluated multiple opportunities to utilize resources in the surrounding properties to improve the efficiency of all projects and complete the original mixed-use vision for this neighborhood. The 1001 Playa property currently underutilizes land on its north end which is to the east of the 999 Playa property, as a parking lot. The parking lot is also within an SRP easement which cannot be built upon. That easement also encumbers the front of the 999 Playa and Aloft properties. Irgens is under contract with Prudential, the owner of 1001 Playa, to acquire the land to integrate it into 999 Playa. Therefore, the documents associated with this application take the parking lot into account as part of the 999 Playa property.

In addition to efficiently utilizing land, mitigating the easement nuisance, and healing the existing dead space, the 999 Playa project will provide a fresh asphalt surface and create consistent landscaping across the 999 Playa property and 1001 Playa parking lot. This will integrate these easement-encumbered lots and result in a clean, consistent, well-maintained frontage visible along the 202. 999 Playa will maximize office square footage without having to create new parking fields.

This letter is intended to address the Letter of Explanation requirements for all three processes associated with the 999 Playa project Formal Submittal: Development Plan Review (999 DPR), 999 PAD Amendment (999 PAD), and 999 Replat. Separately, but related, an amendment of the 1001 PAD will occur at a staff level.

Development Plan Review

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

While the site is about 2.3 acres or 101,000 square feet, the portion of site which can be built on, is only about 28,000 square feet. This limits the placement of the building on site, but the design team utilized this constraint to benefit the project by creating an executive parking garage accessed from the west side of the building and access to structured parking for the general office population from an east side garage entrance.

999 Playa will be an 83-foot-tall, six-story, 100,000 square foot (maximum) class A office, with three levels of office over two and a half levels of structured parking with lobby level office at the ground floor. 999 Playa will be the tallest building within the Playa del Norte masterplan. It will provide a unique elevation yet blend with the neighboring projects. It will stand above the 53-foot Ten01 on the Lake to the south, the 57-foot Aloft Tempe hotel to the west, and the new 75-foot Jefferson condominium project. 999 Playa will enhance the architectural profile within the masterplan and showcase the view corridors to Tempe Town Lake and Papago Mountain, as well as complete the skyline of the overall Playa del Norte Masterplan.

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

The existing site is burdened by restrictions and developable footprint. These conditions dictate the orientation of the building mass as well as the maximum build-to line. Heat gain is being mitigated by the façade types at each orientation. A more insulated solid façade is being used on the south and portions of the east and west façade, utilizing less window opening. The north façade, by contrast utilizes more glass. The glass also incorporates the use of film or fritted glass to limit solar gain on the glass. Also, an energy model is being used to guide the design of the building to establish a building better than ASHRAE baseline.

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

The Playa neighborhood falls south of State Route 202 between the Marina Heights development to the west and Rio 2100 development to the east. The materials to be used, are of commercial quality to accomplish their function. Most of the materials visible from the 202 include glass, concrete and metal which provide connectivity to the above referenced developments along the south side of the SR202, while also incorporating EIFS which connects the project to the existing hotel and multi-family developments in the Playa neighborhood.

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

While the 999 Playa project will be the tallest in the Playa neighborhood, it is design proportionally to accommodate market demands for office space. SRP does not permit trees in the easement which crosses the site east to west, immediately north of the building, but shade trees are being proposed along the street frontage of the building and at the building frontage. Both areas are on the edges of the SRP easement. The project is also accommodating SRP's requirement to set up their Condor crane, throughout the parking lot, to maintain and service the overhead powerlines.

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;*

This project would be considered a small building mass with floor plates at +/- 27,000 SF. Per the site restrictions, which limit vertical articulation, the mass has been articulated at the horizontal plane. The ground level entry base and office base are pulled apart through the use of horizontal parking trays with open volumes. Along with an architectural screen element at the roof level, this technique creates a ground base, an intermediate zone, and a floating office mass, capped with a box ribbed screen wall in galvanized metal reflecting the sky. The columns in the parking trays are being painted a darker color to minimize their presence further supporting the horizontal plane. The structural system has been designed to allow the columns to pull back from the perimeter 13'. This strategy also helps to accentuate the horizontal plane.

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;*

Due to the front yard SRP easement and Playa Del Norte being a frontage road with little to no pedestrian traffic, we do not have the advantage or opportunity to activate a public realm. With that, however, we have worked with SRP and the City to maximize the landscape that we can use at the street and adjacent to the building. We have included in the design a N/S pedestrian access walk from the sidewalk to the front door along with a pedestrian connection to the A Loft hotel to the west. At ground level, the base of the building is provided with a landscaped perimeter with all glass walls. This is in stark contrast to solid wall surfaces which do not allow you to see the activity within. The design utilizes the activity of the interior to activate the exterior ground plane. Proportion has been carefully studied to limit the height of the ground floor, properly scale the entry, and to introduce an entry canopy element which places emphasis on the main entry, adjusting the scale to more pedestrian friendly at the access point to the building. Full height shades are being introduced to also activate the fenestration. These allow the user to set the height which almost always results in a varying texture of subtle color densities on the façade.

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

A 9' x 27' area will be identified for a future transportation stop along Playa del Norte Drive.

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

Vehicular circulation is designed to tie into existing curb cuts, street aprons, and existing drive aisles in adjacent properties.

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

Access to the building from all points of entry are controlled via access control hardware between the hours of 6:00 PM to 7:30 AM. The site is provided with lighting as required. The parking garage plates are provided with lighting as required and a ceiling surface that meets or exceeds LRV 75. The garage plates are designed to be open with clear lines of site throughout. Due to full glass walls being utilized on the ground level, during the day, natural surveillance is provided. The south side of the building, which is built with tight proximity to the property line, is provided with gates and fences to prevent people from loitering.

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

The landscape design delineates & emphasizes the parking field through the implementation of mass singular plantings, which additionally strengthen the contemporary architectural quality of the associated architecture. The foundation plantings of the project are defined through a hierarchy of entry plantings and trees that further reinforce the contemporary nature of the project.

- 11. Signs have design, scale, proportion, location and color compatible with the designs, colors, orientation and materials of the building or site on which they are located;*

Building signage bands have been discussed with Dean Miller, Tempe Planner, and a separate application regarding the signage for the building has been made.

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

The new light poles and building mounted lights will be light grey and/or silver with very low profile and sleek design. This coordinates well with the lights at the Aloft property to the West. There will also be some architectural lighting with color LED to provide interest at the front entry. Any garage lighting will be largely screened from the adjacent apartments to the south with the fire rated block wall on the south and any new lights will have minimal impact on the property to the west.

Amended Planned Area Development Overlay

This amendment to the previously approved Planned Area Development, PAD08004, does not change any of the previously established standards with the exception of reducing the landscape coverage from 13% to 12%. The amendment intends to document the incorporation of the portion of the lot to the east for parking, as well as, a new site plan, building height, building footprint, and parking count. The height of the building in this amended PAD is within the allowed building height of the existing PAD.

1. *The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are establishing to fulfill those objectives;*

As outlined in the General Plan 2040 ratified by the voters in May of 2014 and further contextualized within the citizen-driven process that created Tempe's "Character Areas", the design team has worked to adhere to community guidance and enhance the overall image of the Tempe skyline. 999 Playa is in the Tempe Rio Salado neighborhood within the Character Area 3. The City's primary vision was defined to develop the area to meld the submarket by connecting people to places through active, walkable, and transit-oriented environments. The secondary goal is a micro-level approach to impact the shape of the built environment. By design, 999 Playa has been structured to mitigate nuisances, to heal 'dead spaces', to program and activate open spaces, and to promote public health and economic vitality.

Furthermore, the development of 999 Playa fulfills the original Playa del Norte, 23.6 acre, mixed-use Planned Area Development, which consisted of hotel, office, residential, and restaurant uses at the northeast and southeast corners of Rural Road and East Playa del Norte Drive. 999 Playa provides the office component of this mixed-use.

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;*

This amended PAD primarily meets or exceeds the development standards established for the site by the previously approved PAD08004. The building concept represented in this proposed PAD document is

now a six-story building, and the currently conceived 100,000 square feet (maximum) of the building is larger than the originally approved PAD08114 office component of 90,000 square feet.

3. *The development appropriately mitigates transitional impacts on the immediate surroundings.*

The 999 Playa lot has been vacant since the original PAD was approved. There is no negative impact realized by the development. The project remains consistent with the original PAD in regard to use, therefore it is in-line with the original plan. Transitionally, by completing the overall development vision, it is an improvement.

Subdivision / Condominium Plat

This replat increases the 999 East Playa del Norte property from 1.758 acres to 2.3203 acres by incorporating a portion of the 1001 East Playa del Norte property to the east of the 999 property. This portion of 1001 Playa is currently an underutilized parking lot for this existing multi-family development.

- a. *Every subdivision shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.*

This proposed replat will conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.

- b. *Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.*

This proposed replat is being processed concurrently with a PAD amendment and will conform to the requirements of the Zoning and Development Code as identified in the PAD amendment to become effective concurrently with the replat.

- c. *Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city may approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.*

This is a replat of previously platted property, therefore this is not an issue with regard to this property.

Sincerely,



Dave Kross
Development Director

PLANNED AREA DEVELOPMENT OVERLAY FOR 999 PLAYA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

979 PLAYA DEL NORTE, LLC
 BY: IDP 979 PLAYA DEL NORTE HOLDINGS, LLC, ITS MANAGER
 BY: IRGENS PARTNERS, LLC, ITS MANAGER
 BY: _____
 SIGNATURE DATE

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2019 BEFORE ME,
 THE UNDERSIGNED, PERSONALLY APPEARED _____
 WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS
 SUBSCRIBED TO THE INSTRUMENT WITHIN AND WHO EXECUTED THE
 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
 NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PORTION OF LOT 5 OF THE FINAL PLAT OF PLAYA DEL NORTE, AS SHOWN IN BOOK 685, PAGE 32, OFFICIAL RECORDS OF MARICOPA COUNTY TOGETHER WITH LOT 2 OF THE FINAL PLAT OF PLAYA SIX SUBDIVISION, AS SHOWN IN BOOK 962, PAGE 27, OFFICIAL RECORDS OF MARICOPA COUNTY, BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 0 DEGREES 23 MINUTES 06 SECONDS EAST, 125.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 197.08 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES 29 SECONDS EAST, 0.21 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 136.22 FEET; THENCE SOUTHWESTERLY 45.21 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 57 SECONDS TO THE BEGINNING OF A NONTANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 71 DEGREES 20 MINUTES 53 SECONDS WEST AT A DISTANCE OF 114.52 FEET; THENCE SOUTHWESTERLY 32.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16 DEGREES 21 MINUTES 46 SECONDS TO THE BEGINNING OF A NONTANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 55 DEGREES 49 MINUTES 53 SECONDS EAST A DISTANCE OF 123.21 FEET; THENCE SOUTHWESTERLY 73 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 57 MINUTES 05 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 01 MINUTES 43 SECONDS WEST, 8.28 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS WEST, 257.53 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 49 SECONDS EAST, 193.78 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, 57.59 FEET; THENCE NORTH 7 DEGREES 32 MINUTES 28 SECONDS WEST, 36.58 FEET; THENCE NORTH 82 DEGREES 24 MINUTES 43 SECONDS EAST, 281.37 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 936.53 FEET; THENCE EASTERLY 123.94 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7 DEGREES 34 MINUTES 57 SECONDS; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, 156.72 FEET TO THE POINT OF BEGINNING

CONTAINS 2.3203 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2019

OWNER

979 PLAYA DEL NORTE, LLC
 833 EAST MICHIGAN STREET, SUITE 400
 MILWAUKEE, WI 53202-5618
 CONTACT: JACKIE WALSH 414.443.0700

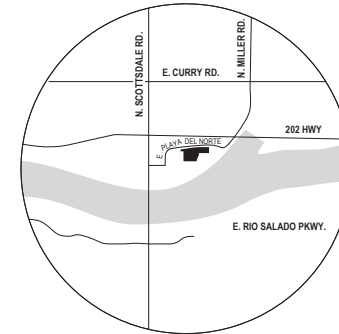
DEVELOPER

IRGENS PARTNERS
 501 NORTH 44TH STREET, SUITE 100
 PHOENIX, AZ 85008-6538
 CONTACT: DAVE KROSS 602.682.0200

PROJECT DATA

GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (MORE THAN 65 DU/AC)
SITE ZONING	MU-4 (PAD, RSOD) - MIXED USE, HIGH DENSITY DISTRICT WITH PLANNED AREA DEVELOPMENT OVERLAY AND WITHIN RIO SALADO OVERLAY DISTRICT
SITE AREA	2.3203 ACRES (101,072.86 SF)
BUILDING HEIGHT	129' MAX
BUILDING STEPBACK	NO
BUILDING LOT COVERAGE	38% OF NET SITE AREA, MAXIMUM
SITE LANDSCAPE COVERAGE	12% OF NET SITE AREA, MINIMUM
BUILDING SETBACKS	FRONT 113'-0" MINIMUM SIDE 0'-0" MINIMUM REAR 0'-0" MINIMUM
PARKING SETBACK	FRONT 7'-0" MINIMUM (0'-0" AT EXISTING LOT)
VEHICLE PARKING QUANTITY	334 MINIMUM
BICYCLE PARKING QUANTITY	13 MINIMUM

SITE VICINTIY MAP



PREVIOUS CONDITIONS OF APPROVAL: PAD08004

- A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE JULY 22, 2010 OR THE PROPERTY MAY REVERT TO THE PREVIOUS ZONING DESIGNATION, SUBJECT TO A FORMAL PUBLIC HEARING.
- THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, WHICH SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO LATER THAN AUGUST 21, 2008, THIRTY CALENDAR DAYS AFTER THE DATE OF APPROVAL, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
- THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF PLAYA SIX SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- MAXIMUM HEIGHT OF THE OFFICE BUILDING, AS MEASURED FROM THE TOP OF CURB ADJACENT TO THE CENTER OF THE FRONT-YARD OF THE SITE, TO THE HIGHEST PORTION OF THE ROOF OR PARAPET OF THE OFFICE BUILDING SHALL NOT EXCEED 129'-0".
- THE INCREASED HEIGHT EXCEPTION STIPULATED IN ZDC SEC. 4-205(A) SHALL BE WAIVED FOR THE OFFICE BUILDING.
- THE MAXIMUM FRONT YARD SETBACK SHALL BE NO LESS THAN 113'-0".
- THE MAXIMUM SIDE AND REAR SETBACK SHALL BE NO LESS THAN 0'-0".
- THE MAXIMUM BUILDING LOT COVERAGE SHALL BE NO MORE THAN THIRTY-EIGHT (38) PERCENT OF NET SITE AREA.
- THE MINIMUM LANDSCAPE LOT COVERAGE SHALL BE NO LESS THAN THIRTEEN (13) PERCENT OF NET SITE AREA.
- WHERE A TEMPORARY SITE STRUCTURE THAT EXCEEDS THE HEIGHT OF THE BUILDING IS UTILIZED, SUCH AS A CONSTRUCTION CRANE, SUBMIT HEIGHT COORDINATE(S) FOR THE STRUCTURE TO THE FEDERAL AVIATION ADMINISTRATION AND THE CITY OF PHOENIX AVIATION DEPARTMENT FOR REVIEW AND OBTAIN WRITTEN APPROVALS FROM EACH AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT
- THE PARKING SETBACK SHALL BE MAINTAINED AT 7'-0" IN DIFFERENCE TO THE STANDARD ESTABLISHED IN THE PREVIOUS PAD, AND ELSEWHERE IN THE PLAYA DEL NORTE DEVELOPMENT,
- LANDSCAPE DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-701 THROUGH 4-706 WITH EXCEPTIONS AS FOLLOWS:
 - CANOPY TREES AT PARKING LANDSCAPE ISLANDS WITHIN EASEMENTS ARE NOT REQUIRED
 - SURFACE PARKING LOT SCREEN WALL IS WAIVED
- SECURITY LIGHT DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-801 THROUGH 4-805.
- THE DEVELOPER SHALL RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEER, WHICH INCLUDES TRAFFIC IMPACT FOR AN OFFICE USE OF 106,030 S.F. ON THIS SITE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

GENERAL NOTES

- AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR +/- 1.76 ACRES AT 985 EAST PLAYA DEL NORTE DRIVE IS ESTABLISHED BY ORDINANCE NUMBER 2008.20 OF THE CITY COUNCIL OF THE CITY OF TEMPE.
- THIS PLANNED AREA DEVELOPMENT AMENDS PAD08004 FOR LOT 2 OF PLAYA SIX (OFFICES); PAD07017 STILL GOVERNS LOT 1 OF PLAYA SIX (HOTEL).

DS181057

PAD190011

REC19123

WORKSBUREAU
 2524 NORTH 24TH STREET
 PHOENIX, ARIZONA 85008 USA
 +1 602 324 6000



REGISTERED ARCHITECT
 CERTIFICATE NO. 35789
 ROBERT J. GASPARD JR.
 LICENSED 07/18/19
 ARIZONA U.S.A.
 Expires: 1/31/22

NO.	DATE	REVISIONS	DESCRIPTION

REC19123

PAD190011

DS181057

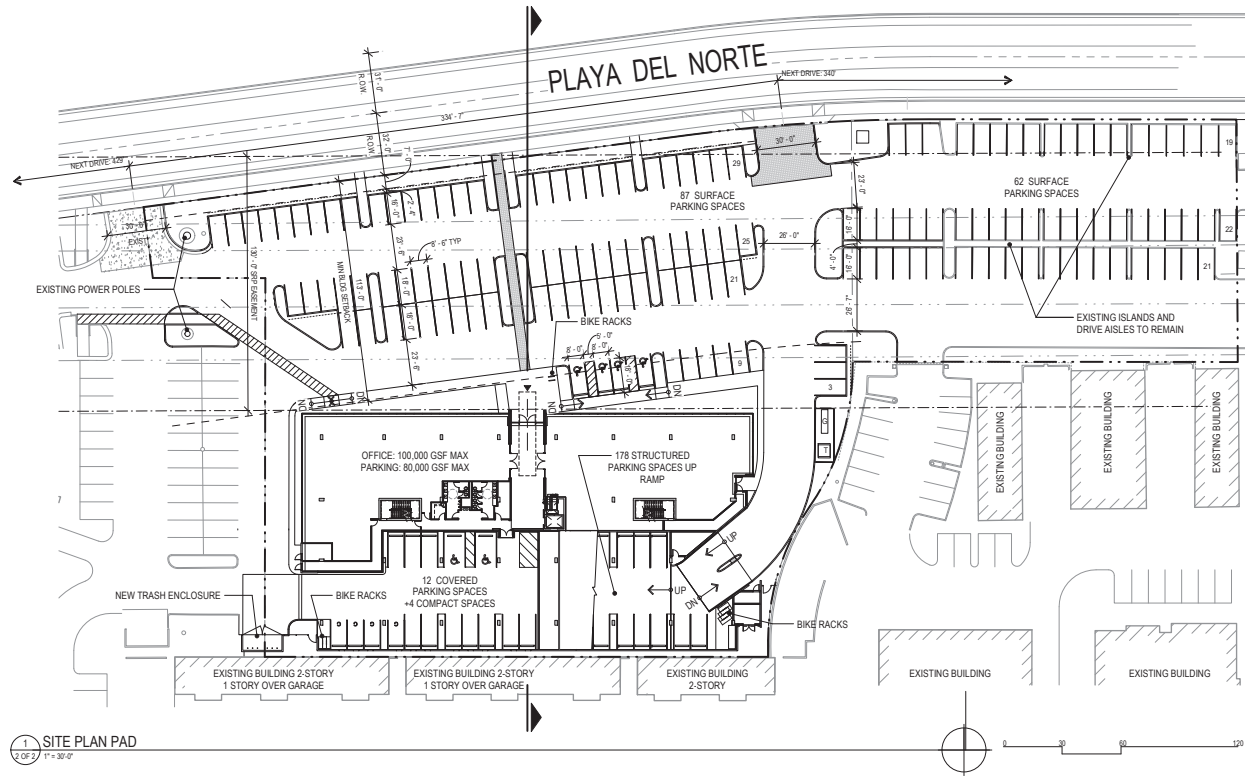
999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

18 JULY 2019
 DRAWN BY: XA CHECKED BY: BG
 13133
 PAD

COVER SHEET

SHEET TOTAL

1 OF 2



1 SITE PLAN PAD
2 OF 2 1" = 30'-0"

DESCRIPTION

6 STORY CORE AND SHELL CLASS 'A' COMMERCIAL OFFICE AND SITE DEVELOPMENT INCLUSIVE OF LANDSCAPE AND LIGHTING. RETENTION WILL BE OFF-SITE PER PLAYA DEL NORTE MASTER DRAINAGE PLAN. SRP UTILITY EASEMENT REQUIREMENTS WILL BE COORDINATED WITH SRP.

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 JULY 18, 2019.

ZONING + OVERLAY TABLE 4-203B [MU-4]	ZDC STANDARDS FOR UNDERLYING DISTRICT	EXISTING ENTITLED PAD	PROPOSED PAD
GENERAL PLAN LAND USE	MIXED-USE	-	-
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE	-	-
SITE AREA	-	1.7577 ACRES (76,564 SF)	2.3203 ACRES (101,072.86 SF)
BUILDING HEIGHT MAXIMUM	NO STANDARD	129' MAX	129' MAX
BUILDING LOT COVERAGE	NO STANDARD	38% MAX OF NET SITE	38% MAX OF NET SITE
SITE LANDSCAPE COVERAGE	NO STANDARD	13% MIN OF NET SITE	12% MIN OF NET SITE
FRONT SETBACK	NO STANDARD	113' MIN	113' MIN
SIDE SETBACK	NO STANDARD	0' MIN	0' MIN
REAR SETBACK	NO STANDARD	0' MIN	0' MIN
PARKING SETBACK	20' AT FRONT AND STREET	7' MIN	7' MIN (0' AT EXISTING LOT)
VEHICLE PARKING	100,000 / 300 = 334 SPACES	411 PROVIDED	334 MIN
BICYCLE PARKING	100,000 / 8,000 = 13 SPACES	14 PROVIDED	13 MIN
USES			
- OFFICE	-	106,030 SF	100,000 SF MAX
- PARKING	-	SF NOT LISTED	80,000 SF MAX

DS181057

PAD190011

REC19123

DS181057

PAD190011

REC19123

18 JULY 2019

DRAWN BY: XA
CHECKED BY: JG
13133
PAD

999 PLAYA
999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

SITE PLAN
1" = 30'-0"

2 OF 2

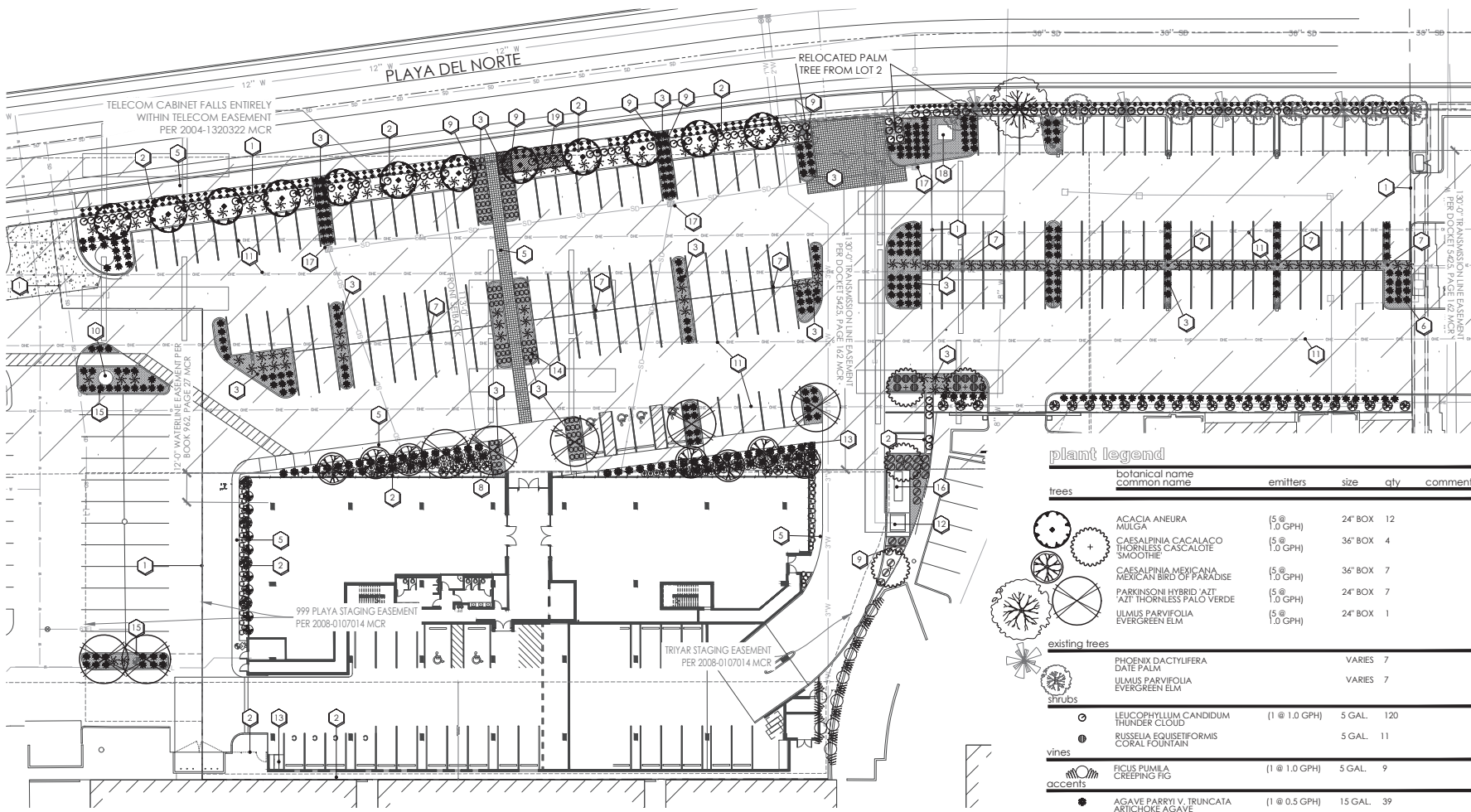
WORKSBUREAU
2524 NORTH 24TH STREET
PHOENIX, ARIZONA 85008 USA
+1 602 324 6000



NO.	DATE	REVISIONS DESCRIPTION



SHEET SCALE



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 3" MINUS DECOMPOSED GRANITE IN ALL PLANTING AREAS UNLESS NOTED 1/2" MINUS PER PLAN
- 3 1/2" MINUS DECOMPOSED GRANITE
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 SIDEWALK.
- 6 EXISTING FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE PER MAG STANDARD DETAIL 362.
- 7 SITE LIGHTING. SEE ARCH. PLANS.
- 8 STEEL HEADER.
- 9 CONCRETE HEADER.
- 10 EXISTING POWER POLE.
- 11 OVER HEAD ELECTRIC LINE(O.H.E.)
- 12 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 13 BIKE RACK - SEE ARCHITECT'S SITE PLAN
- 14 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 15 EXISTING PLANTING TO BE REMOVED AND REPLACED
- 16 GENERATOR MECHANICAL ENCLOSURE
- 17 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 18 PROPOSED SWITCHING CABINET LOCATION. SCREEN AS REQUIRED
- 19 FUTURE BUS STOP

city of tempe notes

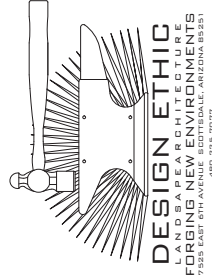
1. DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
2. DECOMPOSED GRANITE IS TO BE USED THROUGHOUT PUBLIC SITE LANDSCAPE, EXCEPT AT LAWN, AND AT ADJACENT OFF-SITE PUBLIC LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE WILL BE USED ON ALL DECOMPOSED GRANITE. PLASTIC UNDERLAY IS NOT TO BE USED AT ALL.
3. IF RIVER ROCK, STONES, OR SIMILAR MATERIALS ARE USED USE ROCK SMALLER THAN 3" AND DO NOT GROU IN PLACE.

tree requirements

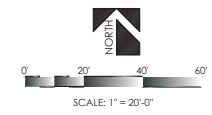
PLAYA DEL NORTE STREET FRONTAGE LINEAR FEET: 559'
 REQUIRED: 1 TREE PER 30 L.F. (REQUIRED TREES) = 19
 PROVIDED: 1 TREE PER 30 L.F. (EXISTING TREES) = 7
 PROVIDED TREES = 19

plant legend

trees	botanical name common name	emitters	size	qty	comments
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	12	
	CAESALPINIA CACALACO THORNLESS CASCALOTE SMOOTHIE	(5 @ 1.0 GPH)	36" BOX	4	
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	(5 @ 1.0 GPH)	36" BOX	7	
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALM VERDE	(5 @ 1.0 GPH)	24" BOX	7	
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	1	
existing trees	PHOENIX DACTYLIFERA DATE PALM		VARIES	7	
	ULMUS PARVIFOLIA EVERGREEN ELM		VARIES	7	
shrubs					
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL	120	
	RUSSELLIA EQUESETIFORMIS CORAL FOUNTAIN		5 GAL	11	
vines					
	FIGUS PUMILA CREEPING FIG	(1 @ 1.0 GPH)	5 GAL	9	
accents					
	AGAVE PARRYI V. 'TRUNCATA' ARTICHOKE AGAVE	(1 @ 0.5 GPH)	15 GAL	39	
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL	287	
	ECHINOCACUUS GRUSONII COLDIE CACTUS	(1 @ 1.0 GPH)	5 GAL	169	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL	123	
	OPUNTIA CACANAPA 'ELISSIANA' SPINELESS THORNLESS PRICKLY PEAR	(1 @ 1.0 GPH)	15 GAL	4	
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	15 GAL	34	
	PACHYCREUS MARGINATUS MEXICAN FENCE POST	(1 @ 1.0 GPH)	5 GAL	8	
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL	22	
groundcover					
	SETCREASEA PALLIDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	5 GAL	103	
	ALOE 'PLUM ELF' BLUE PALM	(1 @ 0.5 GPH)	5 GAL	245	
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH		5 GAL	22	
inerts					
	1/2" MINUS DECOMPOSED GRANITE			8,223 S.F.	2" MINIMUM IN ALL PLANTERS
	1/2" MINUS DECOMPOSED GRANITE EXPRESS GOLD			5,571 S.F.	2" MINIMUM IN ALL PLANTERS
	CONCRETE HEADER PLAIN CONCRETE			145 L.F.	



CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)



999 PLAYA
 999 PLAYA DEL NORTE DRIVE
 TEMPE, AZ 85281
 PROJECT:
 SHEET TITLE:
 PRELIMINARY PLANTING PLAN

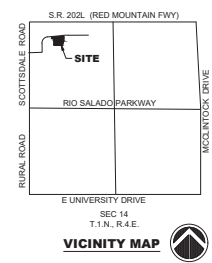
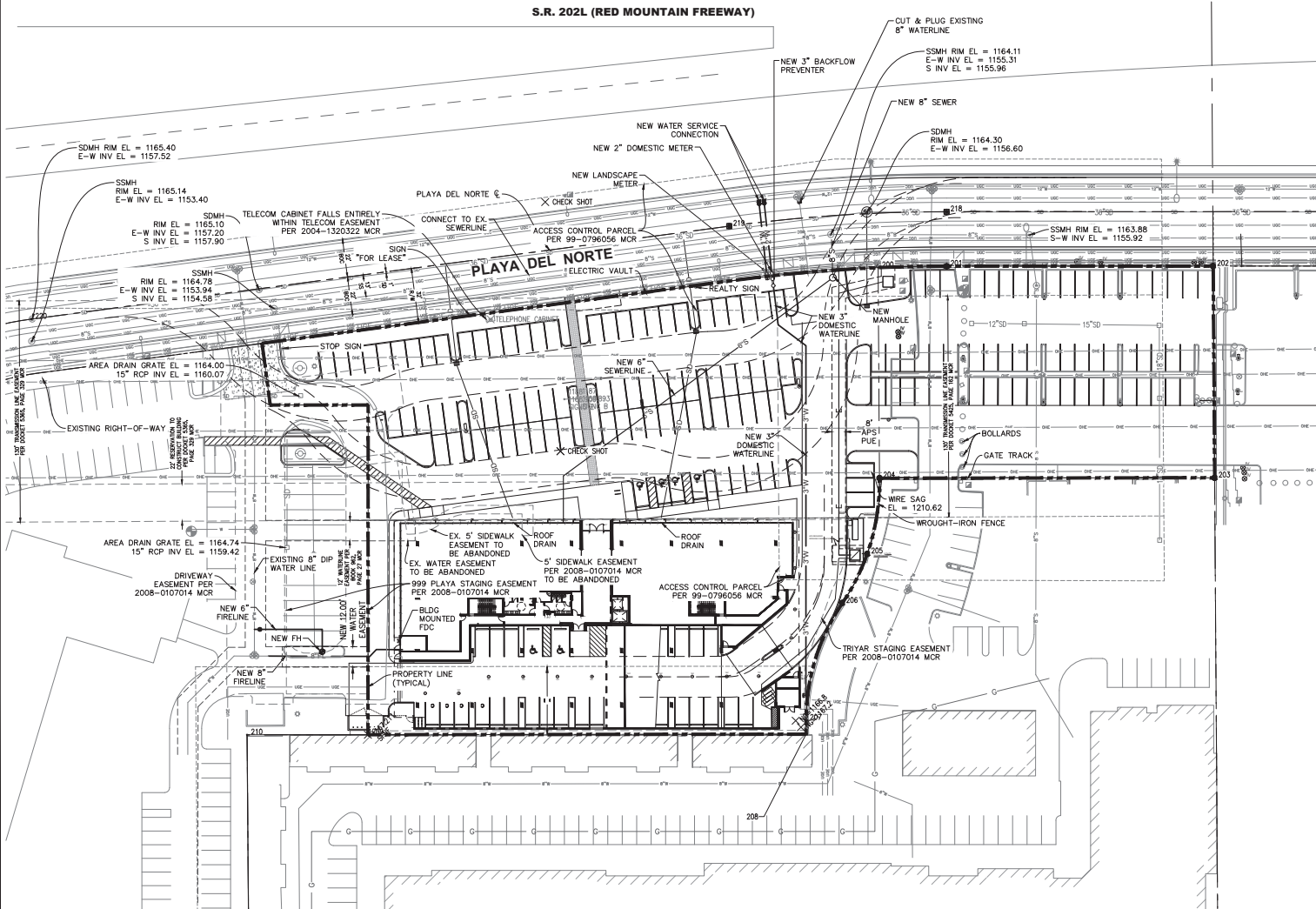
JOB NO: 18-033
 DATE:
 DRAWN BY: B. PAUL
 SUBMITTED: 07.18.2019
 REVISED:

SHEET
 DPR7.1

999 PLAYA

A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY UTILITY PLAN



DEVELOPER
 IRGENS PARTNERS, LLC
 510 NORTH 44TH ST., SUITE 100
 PHOENIX, AZ 85018
 PHONE: 602-682-0200
 APPLICANT: DAVID KROSS

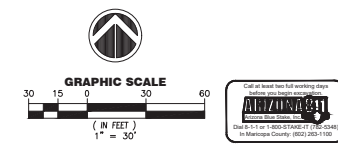
ARCHITECT
 WORKS BUREAU
 2524 N. 24TH ST., SUITE 217
 PHOENIX, AZ 85008
 PHONE: 602-324-6000
 CONTACT: ROB GASPARD

CIVIL ENGINEER
 IMEG
 1600 N. DESERT DRIVE, SUITE 230
 TEMPE, AZ 85281
 PHONE: 602-371-1333
 FAX: 602-371-0675
 CONTACT: MIKE JACKSON

SITE DATA
 SITE ADDRESS: 999 E. PLAYA DEL NORTE DR.
 TEMPE, ARIZONA 85281
 APN: 132-31-153
 NET LOT AREA: 2.320 ACRES

FLOODZONE
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401302245L DATED OCTOBER 16, 2013, THIS LOCATION IS ON FLOOD ZONE "X".

- NOTE**
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
 - CITY OF TEMPE FIRE CODE AMENDMENT: ALL STAND PIPES SHALL TERMINATE WITH HOSE CONNECTION TO BE LOCATED TO SERVE THE ROOF. THE HOSE CONNECTIONS SHALL BE AT THE HIGHEST LANDING OF STAIRWAYS WITH STAIRWAY ACCESS TO A ROOF AND ON THE ROOF WHERE STAIRWAYS DO NOT ACCESS THE ROOF. TEMPE FIRE MEDICAL RESCUE HAS THEIR OWN THREAD CONNECTION STANDARD.

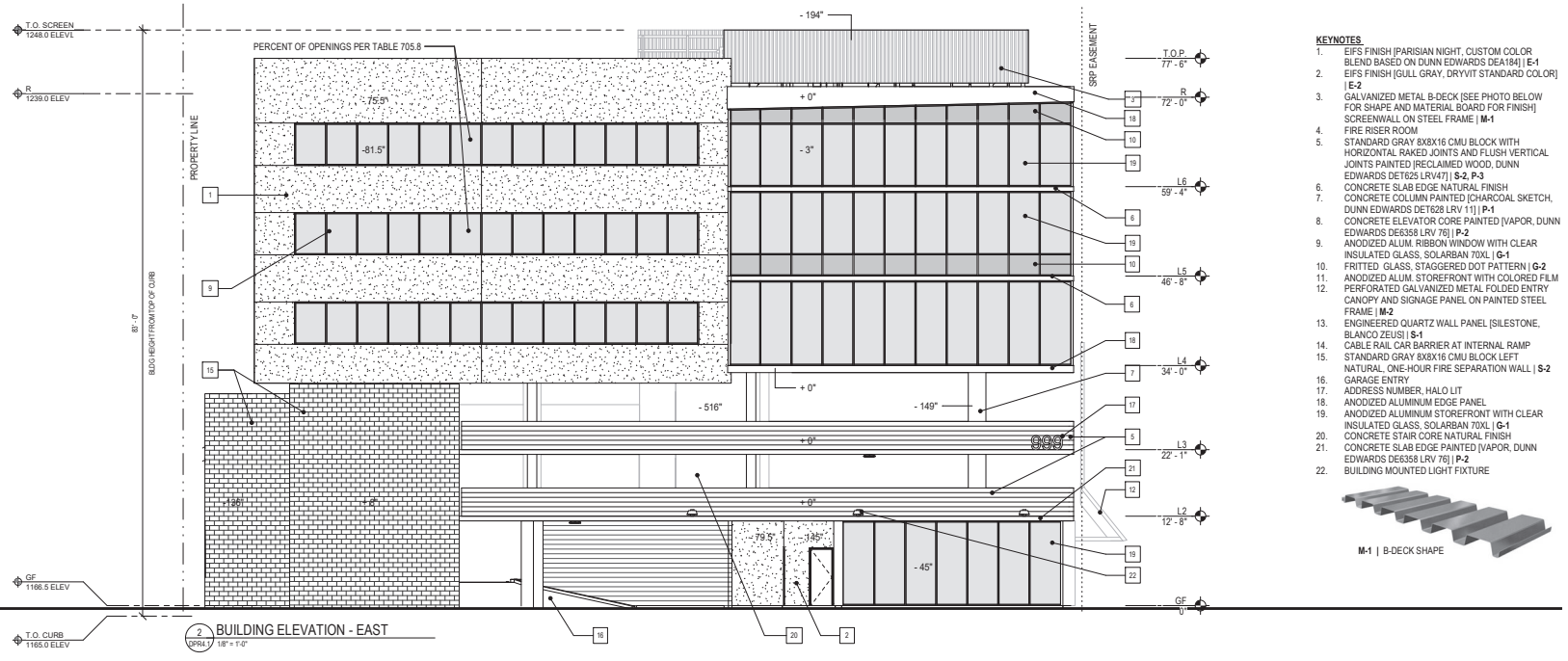


NO.	REVISIONS DESCRIPTION	DATE



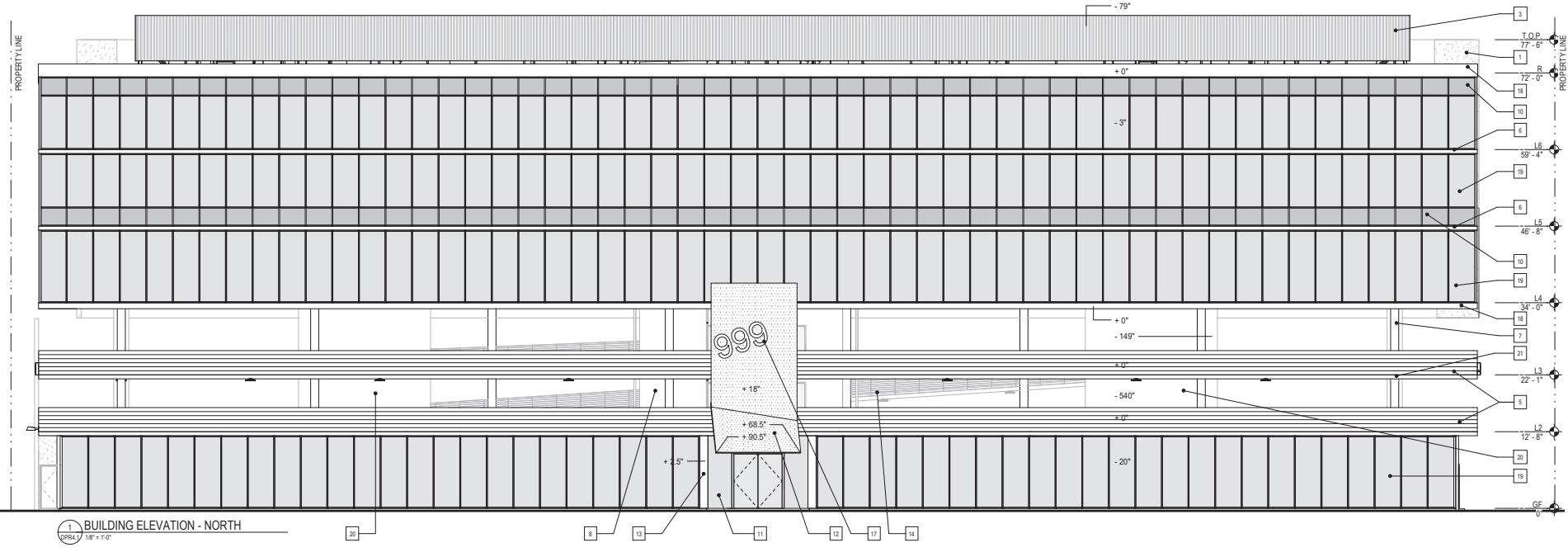
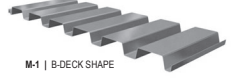
999 PLAYA
 999 E. PLAYA DEL NORTE DR. TEMPE, ARIZONA 85281
 PRELIMINARY UTILITY PLAN

IMEG Project No:
 18002532.00
 File Name:
 18002532-C2-Pre-Utility plan.dwg
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 Field Book No:####
 Drawn By: RMR
 Checked By: MAJ
 Date: 2/7/2019
 C2
 Sheet 2 of 2



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

- KEYNOTES**
1. EIFS FINISH (PARISIAN NIGHT, CUSTOM COLOR BLEND BASED ON DUNN EDWARDS DE4184) | E-1
 2. EIFS FINISH (GULL GRAY, DRYVIT STANDARD COLOR) | E-2
 3. GALVANIZED METAL B-DECK (SEE PHOTO BELOW FOR SHAPE AND MATERIAL BOARD FOR FINISH) | SCREENWALL ON STEEL FRAME | M-1
 4. FIRE RISER ROOM
 5. STANDARD GRAY 8X8X16 CMU BLOCK WITH HORIZONTAL RAKED JOINTS AND FLUSH VERTICAL JOINTS PAINTED (RECLAIMED WOOD, DUNN EDWARDS DE125 LRV 47) | S-2, P-3
 6. CONCRETE SLAB EDGE NATURAL FINISH
 7. CONCRETE COLUMN PAINTED (CHARCOAL SKETCH, DUNN EDWARDS DE128 LRV 11) | P-4
 8. CONCRETE ELEVATOR CORE PAINTED (VAPOR, DUNN EDWARDS DE635 LRV 76) | P-2
 9. ANODIZED ALUM. RIBBON WINDOW WITH CLEAR INSULATED GLASS, SOLARBAN 70XL | G-1
 10. FRITTED GLASS, STAGGERED DOT PATTERN | G-2
 11. ANODIZED ALUM. STOREFRONT WITH COLORED FILM
 12. PERFORATED GALVANIZED METAL FOLDED ENTRY CANOPY AND SIGNAGE PANEL ON PAINTED STEEL FRAME | M-2
 13. ENGINEERED QUARTZ WALL PANEL (ISLESTONE, BLANCO ZEUS) | S-1
 14. CABLE RAIL CAR BARRIER AT INTERNAL RAMP
 15. STANDARD GRAY 8X8X16 CMU BLOCK LEFT NATURAL, ONE-HOUR FIRE SEPARATION WALL | S-2
 16. GARAGE ENTRY
 17. ADDRESS NUMBER, HALO LIT
 18. ANODIZED ALUMINUM EDGE PANEL
 19. ANODIZED ALUMINUM STOREFRONT WITH CLEAR INSULATED GLASS, SOLARBAN 70XL | G-4
 20. CONCRETE STAIR CORE NATURAL FINISH
 21. CONCRETE SLAB EDGE PAINTED (VAPOR, DUNN EDWARDS DE635 LRV 76) | P-2
 22. BUILDING MOUNTED LIGHT FIXTURE



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

WORKSBUREAU
2524 NORTH 24TH STREET
PHOENIX, AZ 85008 USA
41.602.324.6000

IRGENS

REGISTERED ARCHITECT
CERTIFICATE NO. 35789
ROBERT J. GASPARD JR.
LICENSED 07/18/19
ARIZONA U.S.A.
Expires: 3/31/20

NO.	DATE	REVISIONS	DESCRIPTION

18 JULY 2019

999 PLAYA
999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

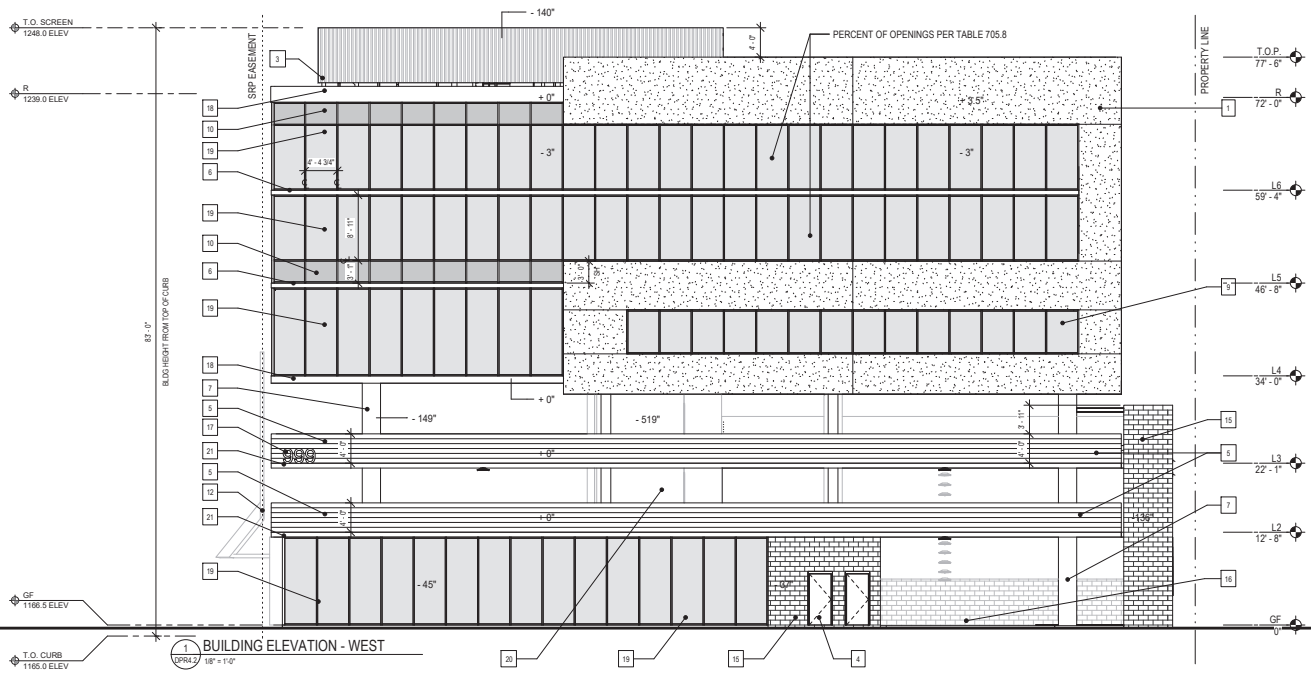
DAVINI/ADBY CHECKED BY/CHG
13133

DEVELOPMENT PLAN REVIEW

DPR4.1

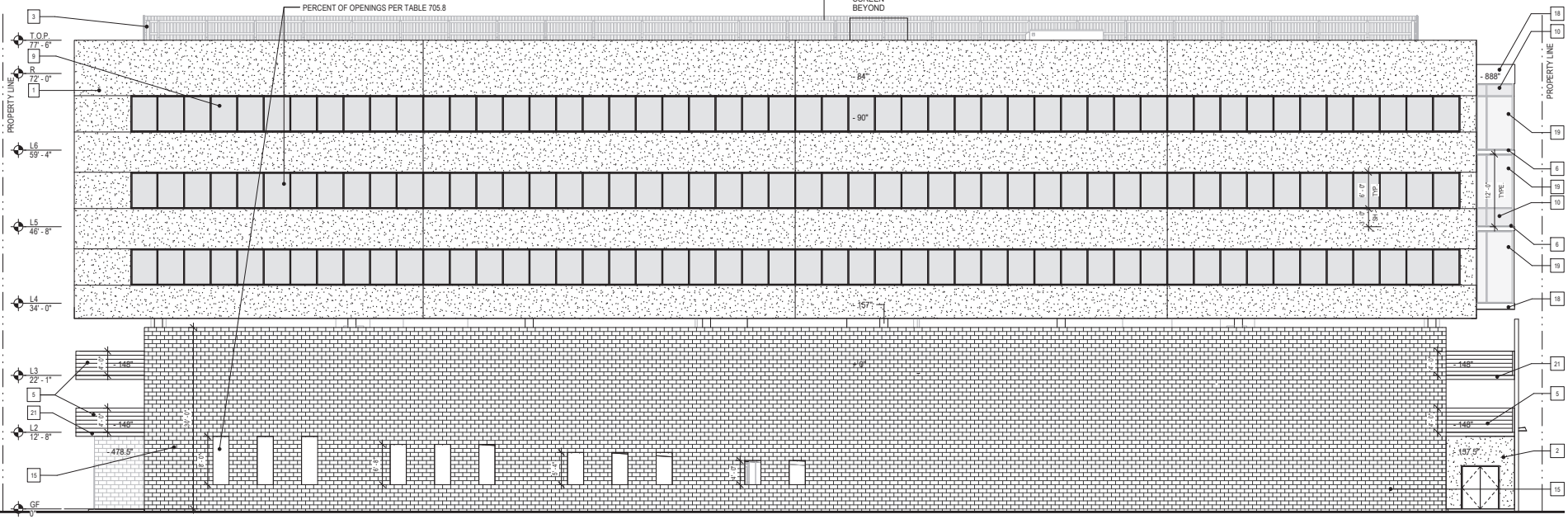
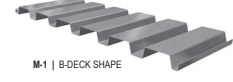
BUILDING ELEVATIONS
As indicated

SHEET SCALE



1 BUILDING ELEVATION - WEST
18" = 1'-0"

- KEYNOTES**
- EFS FINISH [PARISIAN NIGHT, CUSTOM COLOR BLEND BASED ON DUNN EDWARDS DEA184] E-1
 - EFS FINISH [GULL GRAY, DRYVIT STANDARD COLOR] E-2
 - GALVANIZED METAL B-DECK [SEE PHOTO BELOW FOR SHAPE AND MATERIAL BOARD FOR FINISH] SCREENWALL ON STEEL FRAME | M-1
 - FIRE RISER ROOM
 - STANDARD GRAY 8X8X16 CMU BLOCK WITH HORIZONTAL RAKED JOINTS AND FLUSH VERTICAL JOINTS PAINTED [RECLAIMED WOOD, DUNN EDWARDS DET628 LRV 11] | P-1
 - CONCRETE SLAB EDGE NATURAL FINISH
 - CONCRETE COLUMN PAINTED [CHARCOAL SKETCH, DUNN EDWARDS DET628 LRV 11] | P-1
 - CONCRETE ELEVATOR CORE PAINTED [VAPOR, DUNN EDWARDS DE6358 LRV 76] | P-2
 - ANODIZED ALUM. RIBBON WINDOW WITH CLEAR INSULATED GLASS, SOLARBAN 70X | G-1
 - FRITTED GLASS, STAGGERED DOT PATTERN | G-2
 - ANODIZED ALUM. STOREFRONT WITH COLORED FILM PERFORATED GALVANIZED METAL FOLDED ENTRY CANOPY AND SIGNAGE PANEL ON PAINTED STEEL FRAME | M-2
 - ENGINEERED QUARTZ WALL PANEL [SILESTONE, BLANCO ZEUS] | S-1
 - CABLE RAIL CAR BARRIER AT INTERNAL RAMP
 - STANDARD GRAY 8X8X16 CMU BLOCK LEFT NATURAL, ONE-HOUR FIRE SEPARATION WALL | S-2
 - GARAGE ENTRY
 - ADDRESS NUMBER, HALO LIT
 - ANODIZED ALUMINUM EDGE PANEL
 - ANODIZED ALUMINUM STOREFRONT WITH CLEAR INSULATED GLASS, SOLARBAN 70X | G-1
 - CONCRETE STAIR CORE NATURAL FINISH
 - CONCRETE SLAB EDGE PAINTED [VAPOR, DUNN EDWARDS DE6358 LRV 76] | P-2
 - BUILDING MOUNTED LIGHT FIXTURE



2 BUILDING ELEVATION - SOUTH
18" = 1'-0"

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PHOENIX, AZ 85005 USA
41.602.324.6000

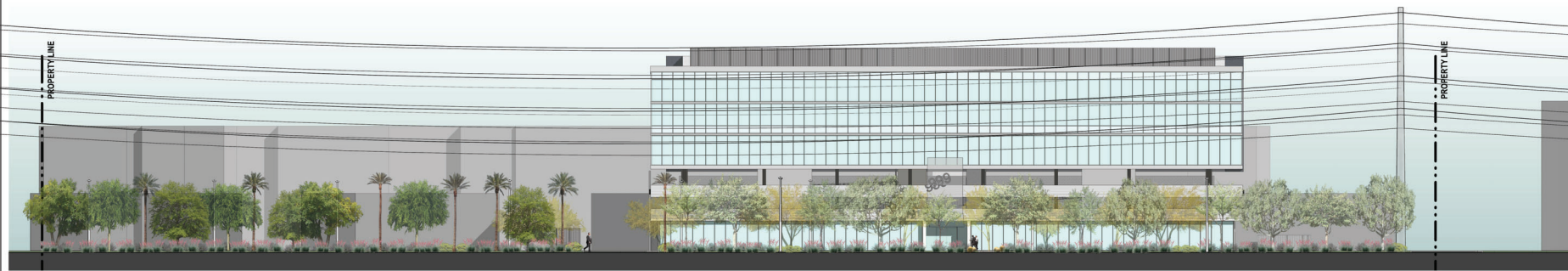


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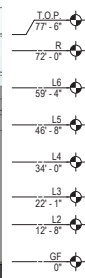
18 JULY 2019
999 PLAYA
999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281
DUNN/BJ/ADBY CHECKED BY/CDR
13133
DEVELOPMENT PLAN REVIEW

DPR4.2
BUILDING ELEVATIONS
AS INDICATED

SHEET SCALE



PLAYA DEL NORTE STREETSCAPE



18-JULY-2019

DRAWN BY: A/tdbr CHECKED BY: C/chev
13133

DEVELOPMENT PLAN REVIEW

DPR4.5

999 PLAYA

999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

PLAYA DEL NORTE STREETSCAPE ELEVATION

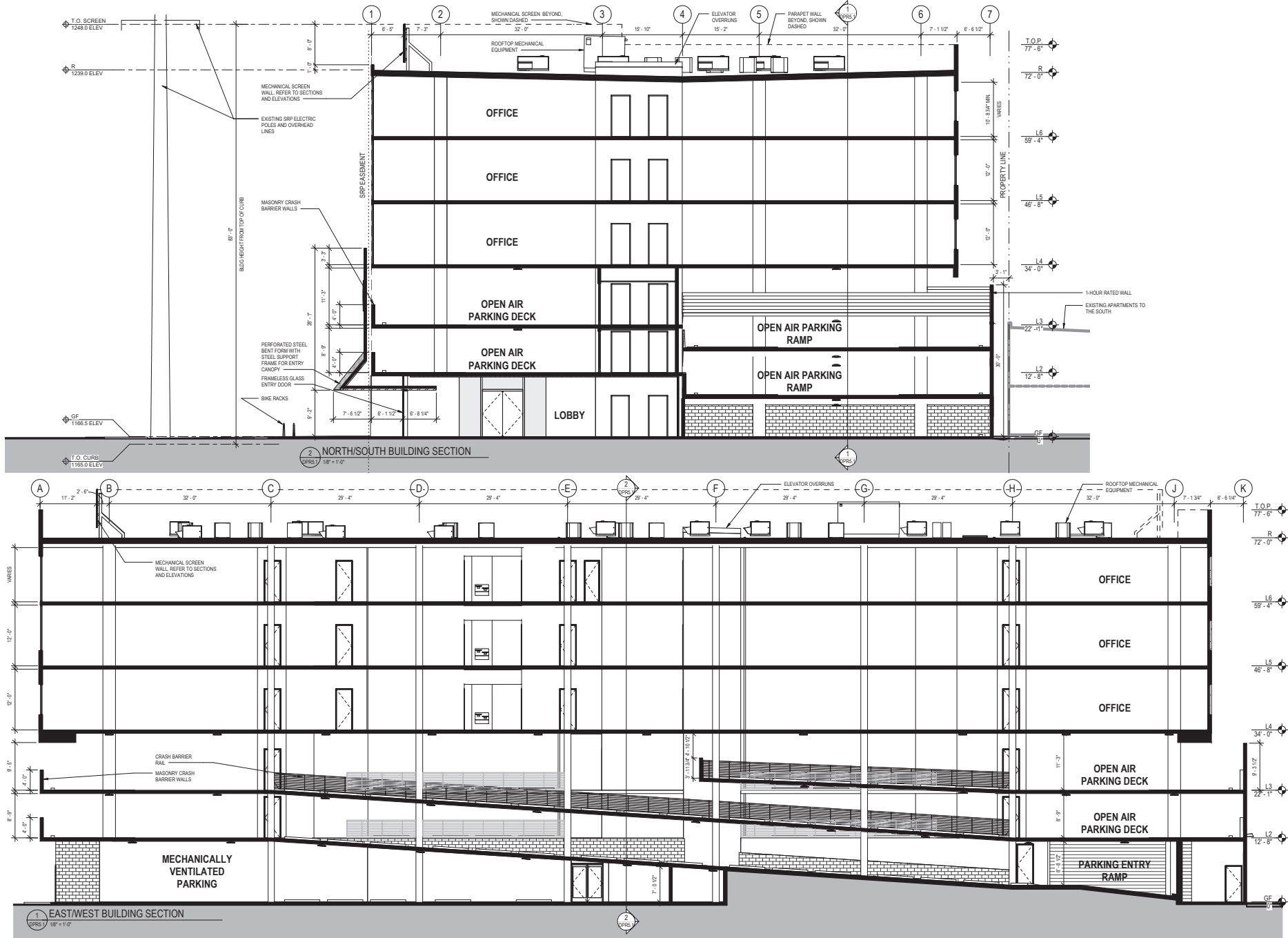
1" = 20'-0"

SHEET SCALE

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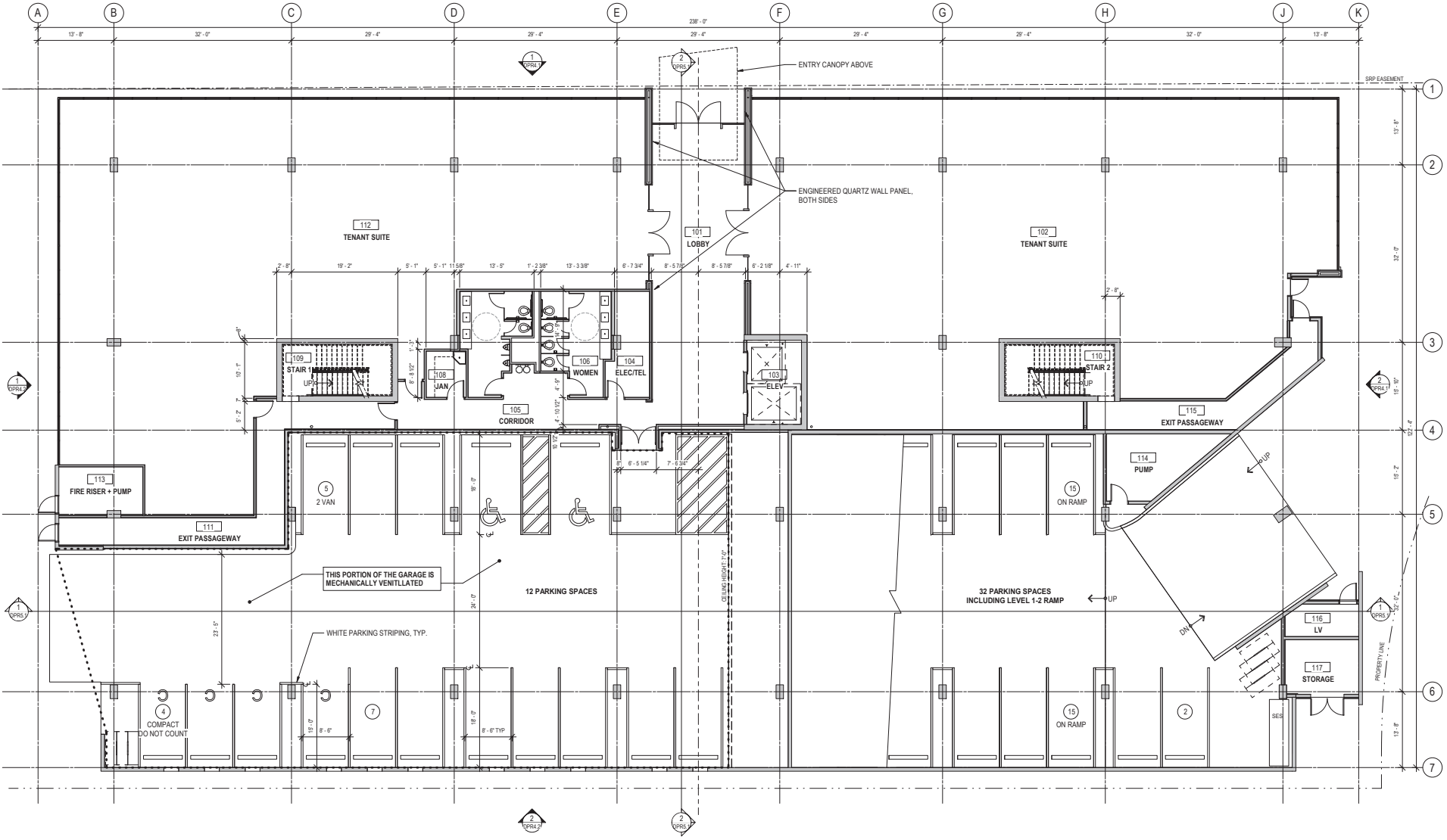
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18 JULY 2019
 DAWN/BJ/KM CHECKED BFG
 13133
 DEVELOPMENT PLAN REVIEW

999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

DPR5.1
 BUILDING SECTIONS
 1/8" = 1'-0"

SHEET SCALE



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REGISTERED ARCHITECT
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 ROBERT J. GASPARD JR.
 LICENSED 07.18.19
 ARIZONA U.S.A.
 Expires: 3.31.19

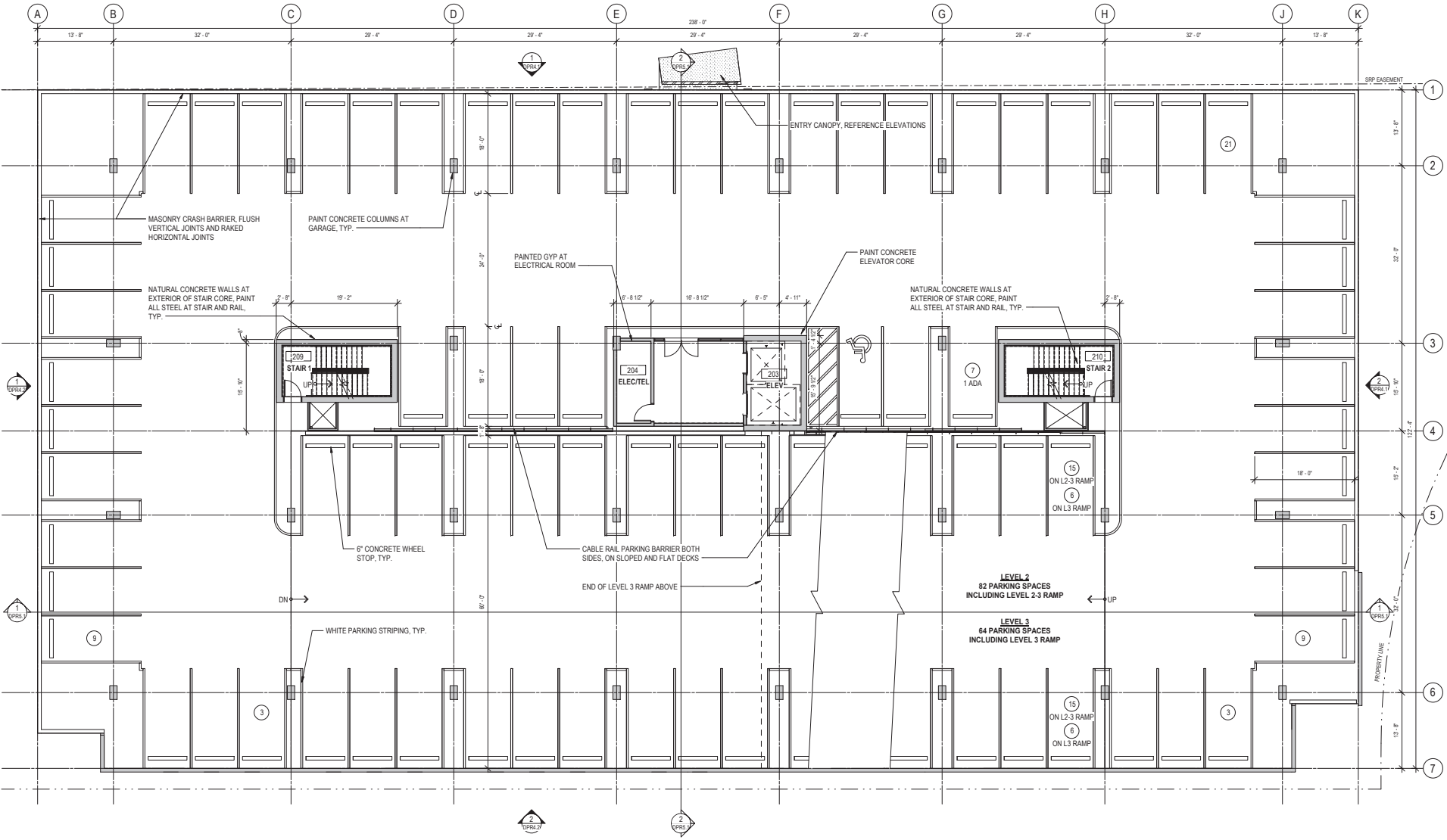
NO.	DATE	REVISIONS	DESCRIPTION

999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

GROUND - FLOOR PLAN
 1/8" = 1'-0"

18-JULY-2019
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 DEVELOPMENT PLAN REVIEW
DPR6.1

SHEET SCALE



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 35789
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 GASPARD JR.
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 ARIZONA U.S.A.
 Expires: 3.31.21

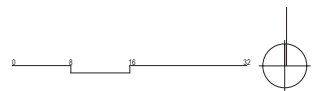
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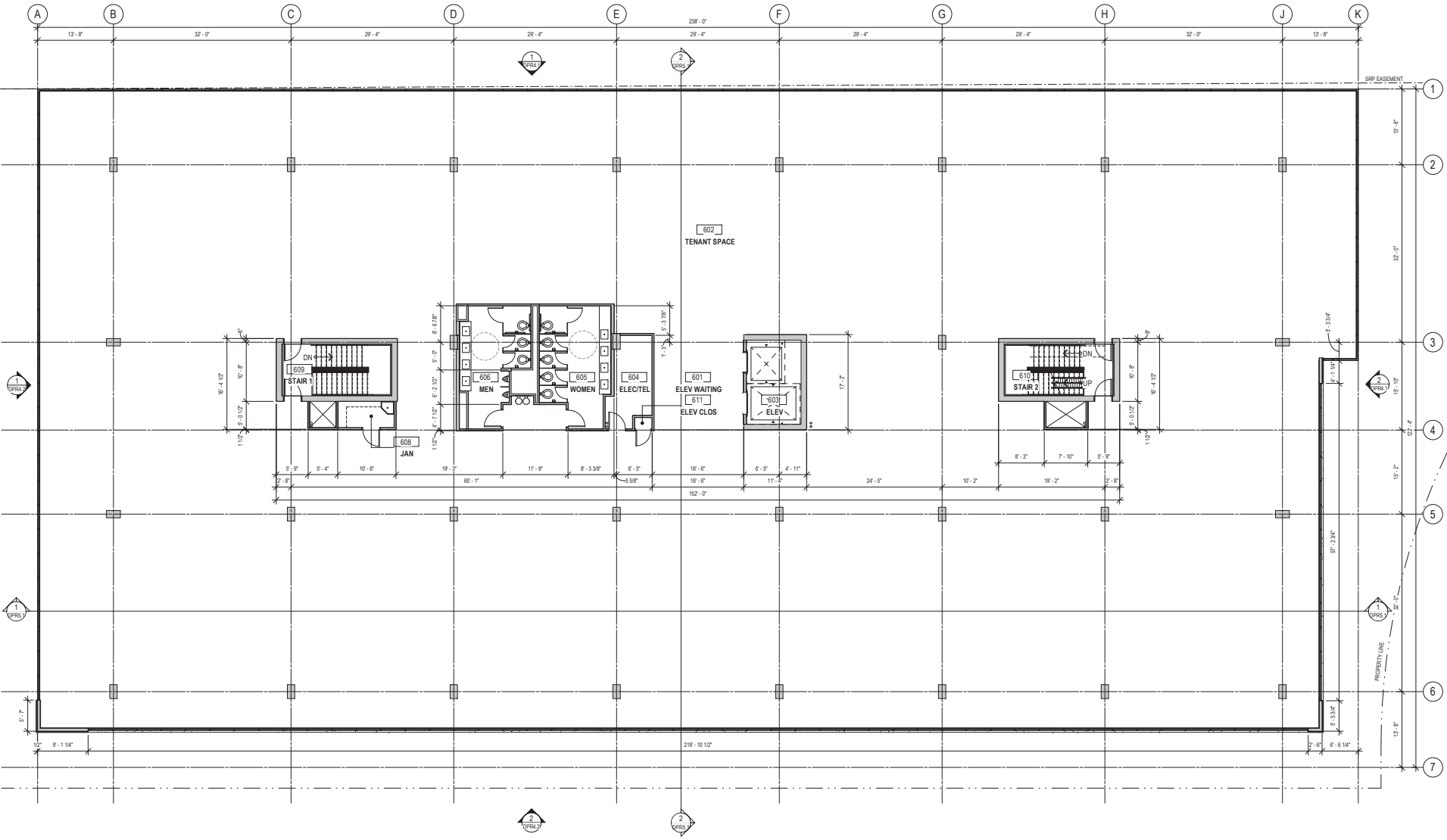
999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

LEVEL 2-3 TYPICAL - FLOOR PLAN
 1/8" = 1'-0"

18-JULY-2019
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 13133
 DEVELOPMENT PLAN REVIEW

DPR6.2





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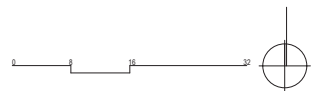
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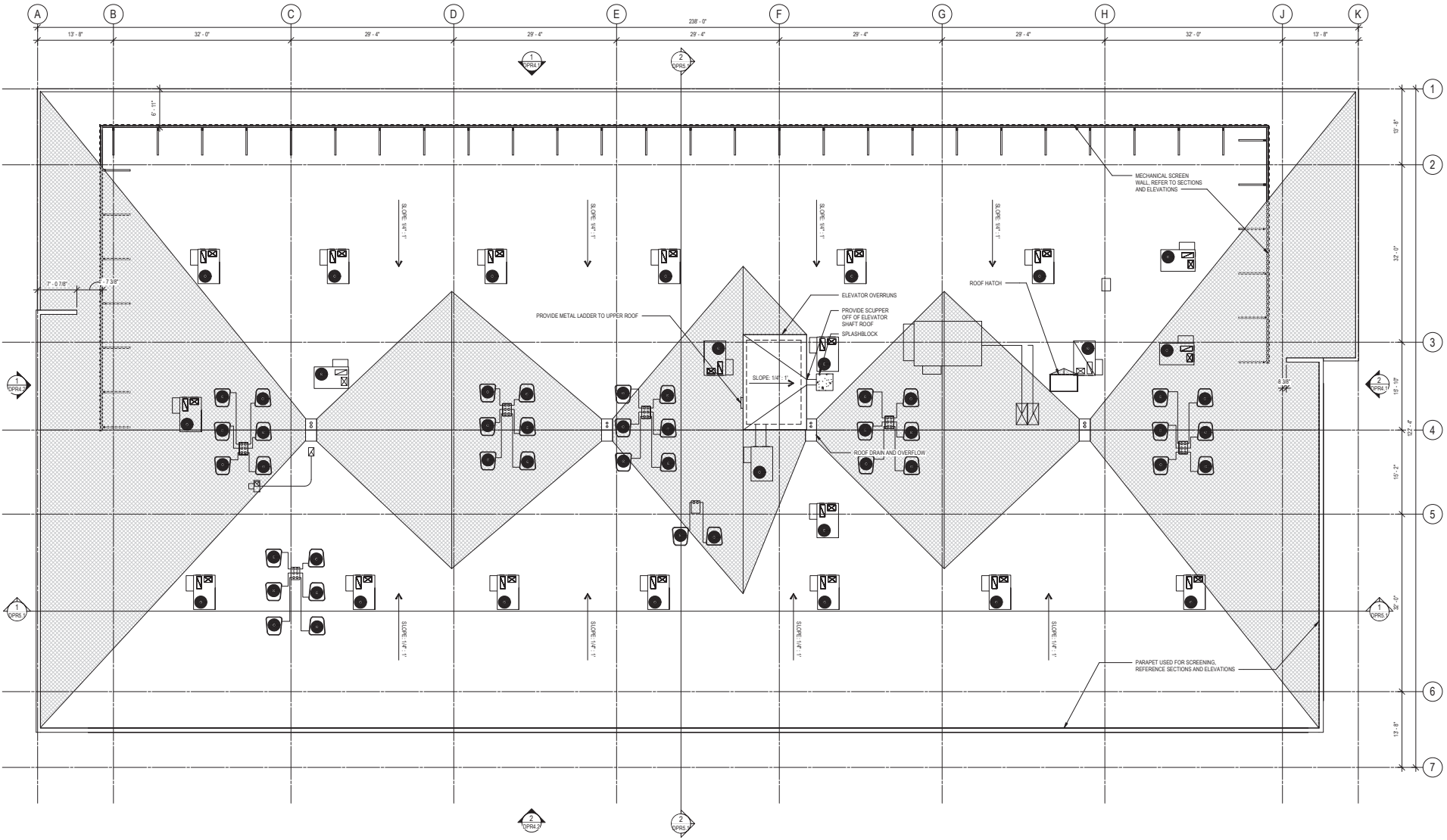
999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

LEVEL 4-6 TYPICAL - FLOOR PLAN
 1/8" = 1'-0"

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 DEVELOPMENT PLAN REVIEW

DPR6.3





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DEVELOPMENT PLAN REVIEW
DPR6.4
 ROOF PLAN
 1/8" = 1'-0"

SHEET SCALE

DEVELOPMENT PLAN REVIEW FOR 979 PLAYA



NORTH-EAST PERSPECTIVE



NORTH-WEST PERSPECTIVE

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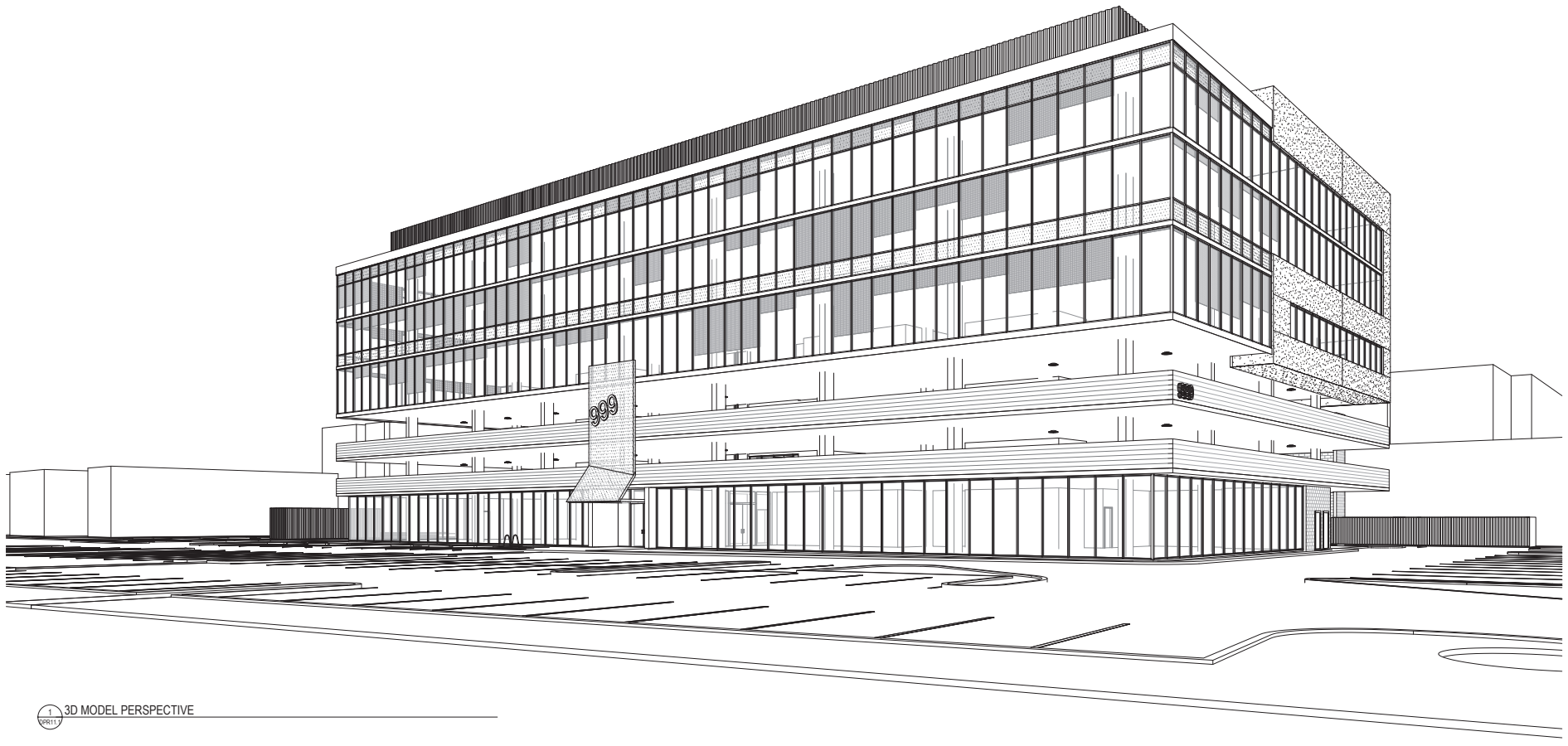


REVISIONS	
NO.	DESCRIPTION

18 JULY 2019
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13133
999 PLAYA
999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

DEVELOPMENT PLAN REVIEW
DPR1.1
CONCEPT RENDERINGS

SHEET SCALE



1 3D MODEL PERSPECTIVE
DPR11.1

18 JULY 2019

DRAWN BY: XN
CHECKED BY: BG
13133

DEVELOPMENT PLAN REVIEW

DPR11.1

999 PLAYA

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3D MODEL

SHEET SCALE

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REVISIONS	
NO.	DESCRIPTION

E-1



E-2



G-1 CLEAR INSULATED GLASS | SOLARBAN 70XL

G-2 FRITTED GLASS | STAGGARED DOT PATTERN

P-1 PAINT | CHARCOAL SKETCH
DUNN EDWARDS DET628 LRV 11

P-2 PAINT | VAPOR
DUNN EDWARDS DE6358 LRV 76

P-3 PAINT | RECLAIMED WOOD
DUNN EDWARDS DET625 LRV47

S-1 SILESTONE | BLANCO ZEUS

S-2 EXPOSED STANDARD GRAY 8X8X16 CMU BLOCK
PAINTED WHERE SHOWN ON ELEVATIONS

M-1 GALVANIZED METAL B-DECK SCREEN AT ROOF
GALVANIZED METAL FLAT PLATE AT SCRRENS ON GRADE

M-2 GALVANIZED METAL PERFORATED FLAT PLATE AT ENTRY
CANOPY | WHOLE PATTERN TO BE FURTHER STUDIED

E-1 EIFS | PARISIAN NIGHT | CUSTOM COLOR BLEND BASED ON
DUNN EDWARDS DEA184

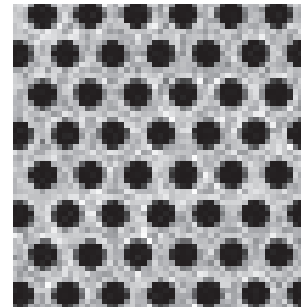
E-2 EIFS | GULL GRAY | DRYVIT STANDARD COLOR



M-1



S-2



M-2

PLAYA DEL NORTE
LOT 2 PLAYA DEL NORTE DRIVE
DEVELOPMENT PLAN REVIEW

MATERIAL BOARD 2 OF 2



ARCHITECTURE
INTERIORS
URBAN DESIGN
GRAPHICS

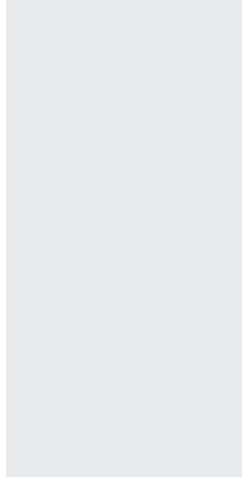
G-1



P-1



P-2



P-3



G-1 CLEAR INSULATED GLASS | SOLARBAN 70XL

G-2 FRITTED GLASS | STAGGARED DOT PATTERN

P-1 PAINT | CHARCOAL SKETCH
DUNN EDWARDS DET628 LRV 11

P-2 PAINT | VAPOR
DUNN EDWARDS DE6358 LRV 76

P-3 PAINT | RECLAIMED WOOD
DUNN EDWARDS DET625 LRV47

S-1 SILESTONE | BLANCO ZEUS

S-2 EXPOSED STANDARD GRAY 8X8X16 CMU BLOCK
PAINTED WHERE SHOWN ON ELEVATIONS

M-1 GALVANIZED METAL B-DECK SCREEN AT ROOF
GALVANIZED METAL FLAT PLATE AT SCRRENS ON GRADE

M-2 GALVANIZED METAL PERFORATED FLAT PLATE AT ENTRY
CANOPY | WHOLE PATTERN TO BE FURTHER STUDIED

E-1 EIFS | PARISIAN NIGHT | CUSTOM COLOR BLEND BASED ON
DUNN EDWARDS DEA184

E-2 EIFS | GULL GRAY | DRYVIT STANDARD COLOR



S-1



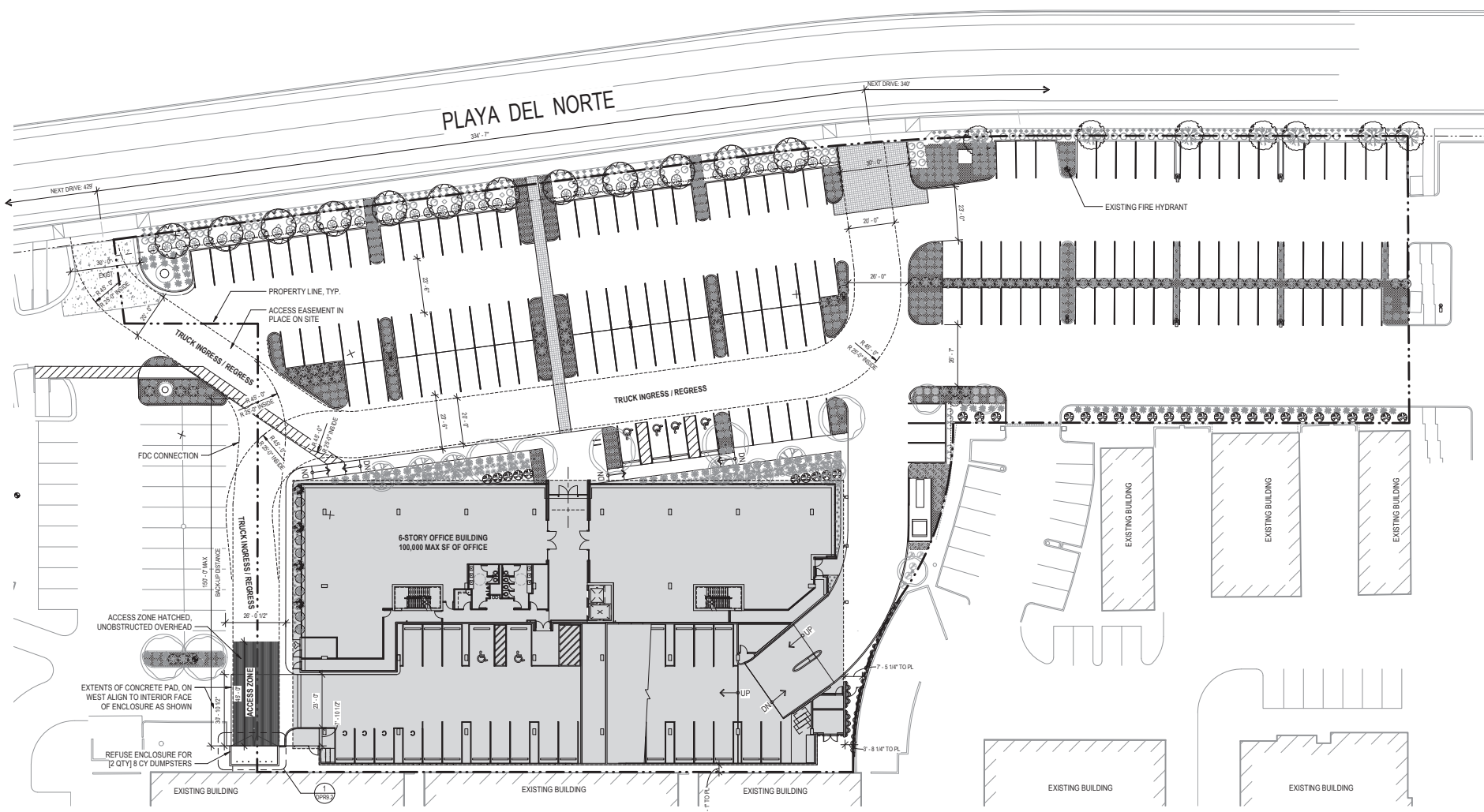
G-2

PLAYA DEL NORTE
LOT 2 PLAYA DEL NORTE DRIVE
DEVELOPMENT PLAN REVIEW

MATERIAL BOARD 1 OF 2



ARCHITECTURE
INTERIORS
URBAN DESIGN
GRAPHICS



REFUSE PER WEEK

REQUIRED CAPACITY:
 1 CY OF SOLID WASTE GENERATED PER DAY PER 10,000 SF OF OFFICE
 (1 CY / 10,000 SF) X 100,000 SF MAX = 10 CY PER DAY OR 50 CY PER WEEK

PROVIDED CAPACITY:
 12 QTY 8 CY CONTAINERS PICKED UP 5 TIMES A WEEK
 2 DUMPSTERS X 8 CY X 5 DAYS = 80 CY PER WEEK

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REGISTERED ARCHITECT
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 ROBERT J.
 GASPARD JR.
 License No. 071819
 ARIZONA U.S.A.
 Expires: 3.31.19

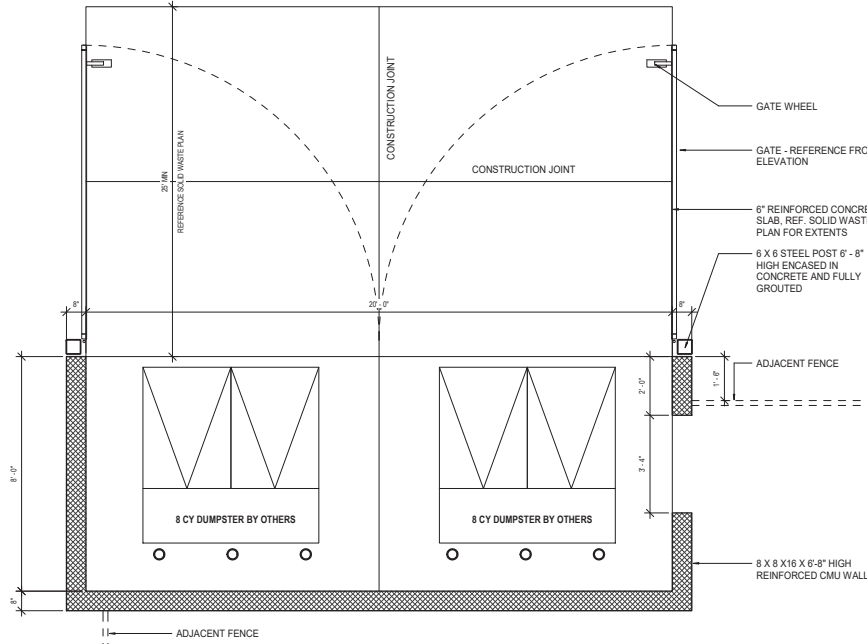
NO.	DATE	REVISIONS	DESCRIPTION

18-JULY-2019
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 DEVELOPMENT PLAN REVIEW

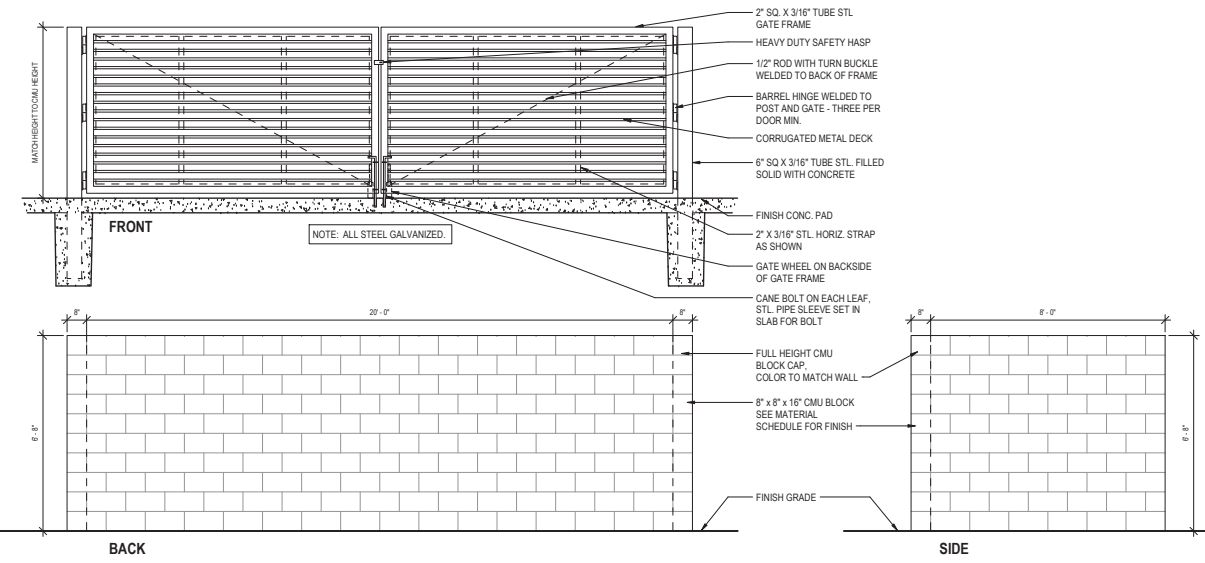
999 PLAYA
 999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281
SOLID WASTE PLAN
 1" = 20'-0"

DPR9.1

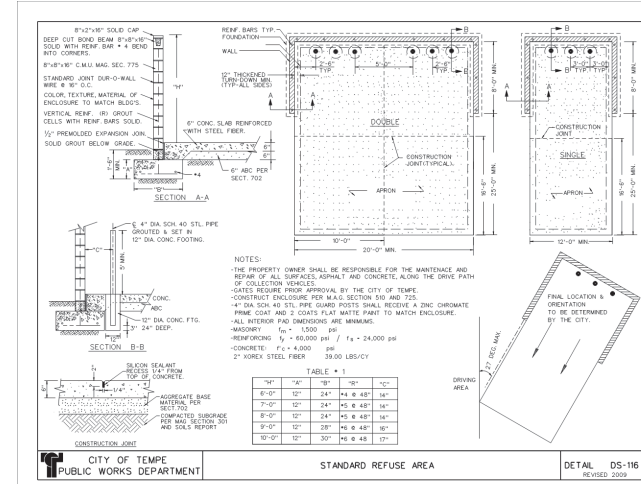
SHEET SCALE



1 REFUSE ENCLOSURE PLAN
1/2" = 1'-0"



2 REFUSE ENCLOSURE ELEVATIONS + DETAILS
1/2" = 1'-0"



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NO.	DATE	REVISIONS	DESCRIPTION

18 JULY 2019
999 PLAYA
999 PLAYA DEL NORTE DRIVE - TEMPE, AZ 85281

DEVELOPMENT PLAN REVIEW
DPR9.2
SOLID WASTE PLAN - REFUSE ENCLOSURE
1/2" = 1'-0"
SHEET SCALE



July 12, 2019

Mr. David Kross
 Irgens
 501 North 44th Street, Suite 100
 Phoenix, AZ 85008



RE: 1001 PLAYA DEL NORTE – TEMPE, ARIZONA

Dear Mr. Kross:

Thank you for retaining CivTech to prepare this Parking Study for the 1001 Playa del Norte development in the City of Tempe, Arizona. The unit information was obtained from the existing multi-family residential property, indicating that there are currently 523 dwelling units.

BACKGROUND AND PURPOSE

It is CivTech’s understanding that the existing 1001 Playa Del Norte property will be transferring a peripheral parking area to an adjacent property. The purpose of this parking study will be to document the resulting number of parking spaces within the 1001 Playa Del Norte property, excluding the parking area to be transferred.

EXISTING DEVELOPMENT

The existing land use, the Ten01 on the Lake apartment complex, consists of 523 dwelling units of multi-family residences. The types of units and unit counts, found in **Exhibit A**, excerpts from the C&W Property Composition Report, are summarized in **Table 1**. The resulting number of parking spaces within the property, excluding the parking area to be transferred is 966 spaces, respectively. The total provided parking on the site is divided into 695 spaces within the parking structure, 79 spaces of individual garages, and 192 spaces of surface parking. **Exhibit B** is an aerial view of the complex on which the 192 surface spaces are visible and the parking area to be transferred and the adjacent parcel to which it will be transferred are identified.

TABLE 1 – PROPOSED LAND USES AND MIXES

Type of Unit	*Actual Unit Count
Studio	60
Studio Loft	32
1 Bedroom	143
1 Bedroom Loft	87
2 Bedroom	136
2 Bedroom Loft	43
3 Bedroom	9
4 Bedroom	13
Total Unit Count	523

*Unit Counts per C&W Property Composition Report (Exhibit A)

PARKING REQUIREMENTS

City of Tempe’s ZDC Chapter 6 Table 4-603E provides ratios for required parking spaces based on the square footage of individual land uses. **Table 2** summarizes the parking requirements for the proposed development per the City of Tempe’s parking ratios.

TABLE 2 – CITY OF TEMPE REQUIREMENTS

Multi-Family Residential Unit Type	Quantity	Units	City of Tempe Parking Rates	Required Spaces
Studio	60	Units	1 per Unit	60.00
Studio Loft	32	Units	1.5 per Unit	48.00
1 Bedroom	143	Units	1.5 per Unit	214.50
1 Bedroom Loft	87	Units	1.5 per Unit	130.50
2 Bedroom	136	Units	2 per Unit	272.00
2 Bedroom Loft	43	Units	2 per Unit	86.00
3 Bedroom	9	Units	2.5 per Unit	22.50
4 Bedroom	13	Units	3 per Unit	39.00
Guest	523	Units	0.2 per Unit	104.6
Total Required Parking Spaces (rounded up to nearest whole number)				978
<i>Parking Variance Previously Approved</i>				<i>(35)</i>
Total Required Parking Spaces After Variance				943

Table 2 results indicate the parking required is 978 spaces prior to the parking variance and 943 spaces after the parking variance.

CONCLUSIONS

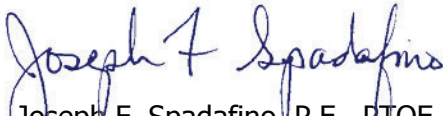
From the above, the following can be concluded:

- The 1001 Playa Del Norte property provides 966 total parking spaces, with 695 spaces within the parking structure, 79 spaces of individual garages, and 192 spaces of surface parking.
- The parking required by the City of Tempe is 943 spaces, which is fewer than the provided 966 spaces, resulting in a surplus of 23 spaces.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this amendment.

Sincerely,

CivTech



Joseph F. Spadafino, P.E., PTOE, PTP
 Project Manager/Senior Traffic Engineer

Exhibit A – C&W Property Composition Report
 Exhibit B – Ten01 on the Lake Surface Parking

X:\19-0300 Irgens 1001 Playa Del Norte Parking & TIS, Tempe\Submittals\Parking Study - 2nd Submittal Drafts\1001 Playa Del Norte Parking Memo.docx



Exhibit A



TEN01 ON THE LAKE

Property Composition Report

FOR PARKING ANALYSIS

TEN01 ON THE LAKE

1001 East Playa Del Norte Drive
Tempe, AZ 85281
(480) 449-0200



Agency Securitization

Number of Units	523
Completion Year	2007
Improvements Rating	A
Location Rating	B
Occupancy	91.2%
Prior Names	Grigio at Tempe Town Lake Mondrian at Tempe Town Lake/Mondrian

Owner PGIM Real Estate

Mark Seedorff
3348 Peachtree Road #1100
Atlanta, GA 30326
(404) 704-3799

Manager Alliance Residential Company

Robert Hicks
2525 East Camelback Road #500
Phoenix, AZ 85016
(602) 778-2800

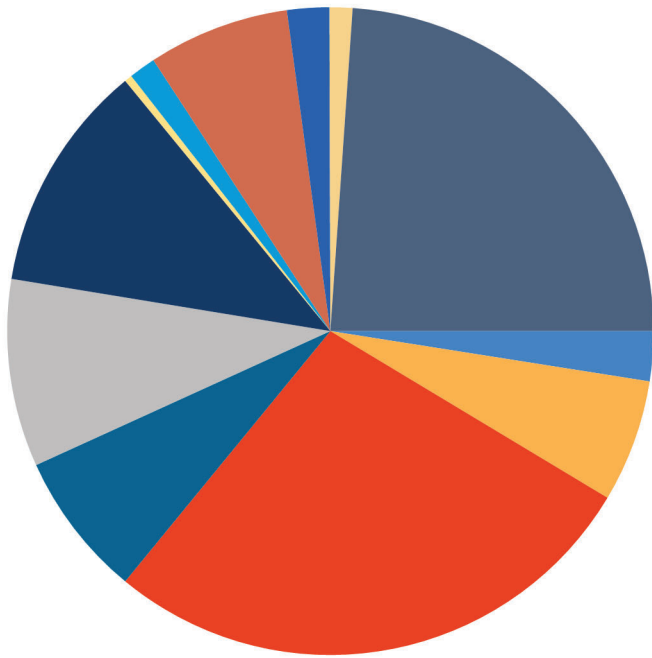
PROPERTY COMPOSITION

Unit Type	Unit Count	% of Total	Size (SqFt)		Actual Rate	
			Unit	Total	Total	SqFt
Studio	60	11.47%	538	32,280	\$1,003	\$1.86
Loft/Studio	32	16	660	10,560	\$1,294	\$1.96
Loft/Studio		16	713	11,408	\$1,379	\$1.93
One Bedroom	143	60	497	29,820	\$928	\$1.87
One Bedroom		25	637	15,925	\$1,279	\$2.01
One Bedroom		3	659	1,977	\$1,277	\$1.94
One Bedroom		49	669	32,781	\$1,163	\$1.74
One Bedroom		3	712	2,136	\$1,499	\$2.11
One Bedroom		3	743	2,229	\$1,390	\$1.87
One Bedroom/Loft		10	785	7,850	\$1,414	\$1.80
One Bedroom/Loft		11	844	9,284	\$1,316	\$1.56
One Bedroom/Loft		10	884	8,840	\$1,665	\$1.88
One Bedroom/Loft		1	887	887	\$1,653	\$1.86
One Bedroom/Loft	5	888	4,440	\$1,676	\$1.89	
One Bedroom/Loft	1	918	918	\$1,676	\$1.83	
One Bedroom/Townhouse/Loft/One and One Half Bath	87	16	1,093	17,488	\$1,774	\$1.62
One Bedroom/Townhouse/Loft/One and One Half Bath		14	1,141	15,974	\$2,538	\$2.22
One Bedroom/Townhouse/Loft/One and One Half Bath		8	1,284	10,272	\$1,784	\$1.39
One Bedroom/Townhouse/Loft/One and One Half Bath		7	1,333	9,331	\$1,882	\$1.41
One Bedroom/Townhouse/Loft/One and One Half Bath		1	1,603	1,603	\$2,208	\$1.38
One Bedroom/Townhouse/Loft/One and One Half Bath		3	2,101	6,303	\$2,229	\$1.06
Two Bedroom/One Bath	136	10	700	7,000	\$1,228	\$1.75
Two Bedroom/One Bath		1	884	884	\$1,130	\$1.28
Two Bedroom/Two Bath		30	723	21,690	\$1,450	\$2.01
Two Bedroom/Two Bath		41	888	36,408	\$1,329	\$1.50
Two Bedroom/Two Bath		3	901	2,703	\$1,671	\$1.85
Two Bedroom/Two Bath		6	969	5,814	\$1,586	\$1.64
Two Bedroom/Two Bath		3	977	2,931	\$1,734	\$1.77
Two Bedroom/Two Bath		42	1,028	43,176	\$1,519	\$1.48

Unit Type	Unit Count	% of Total	Size (SqFt)		Actual Rate	
			Unit	Total	Total	SqFt
Two Bedroom/Loft/Two Bath	13	2.49%	887	11,531	\$1,762	\$1.99
Two Bedroom/Loft/Two Bath	1	0.19%	901	901	\$1,860	\$2.06
Two Bedroom/Loft/Two Bath	1	0.19%	917	917	\$1,909	\$2.08
Two Bedroom/Loft/Two Bath	2	0.38%	969	1,938	\$2,002	\$2.07
Two Bedroom/Loft/Two Bath	1	0.19%	977	977	\$1,762	\$1.80
Two Bedroom/Loft/Two Bath	13	2.49%	1,169	15,197	\$1,680	\$1.44
Two Bedroom/Loft/Two Bath	1	0.19%	1,217	1,217	\$2,180	\$1.79
Two Bedroom/Loft/Two Bath	3	0.57%	1,352	4,056	\$1,581	\$1.17
Two Bedroom/Loft/Two Bath	1	0.19%	1,446	1,446	\$1,455	\$1.01
Two Bedroom/Loft/Two Bath	1	0.19%	1,494	1,494	\$1,487	\$1.00
Two Bedroom/Townhouse/Loft/Two and One Half Bath	6	1.15%	2,375	14,250	\$2,995	\$1.26
Three Bedroom/Two Bath	3	0.57%	1,178	3,534	\$2,426	\$2.06
Three Bedroom/Two Bath	4	0.76%	1,484	5,936	\$2,509	\$1.69
Three Bedroom/Loft/Two Bath	2	0.38%	1,686	3,372	\$2,900	\$1.72
Four Bedroom/Two Bath	6	1.15%	1,190	7,140	\$2,122	\$1.78
Four Bedroom/Two Bath	3	0.57%	1,218	3,654	\$2,213	\$1.82
Four Bedroom/Two Bath	2	0.38%	1,252	2,504	\$2,292	\$1.83
Four Bedroom/Two Bath	2	0.38%	1,280	2,560	\$2,312	\$1.81
Total/Average	523	100%	833	435,536	\$1,426	\$1.71

Concessions offered: \$638 for One Bedroom Units (637 SqFt). \$1000 for Two Bedroom/Loft/Two Bath Units (1,169 SqFt).

Note: One-time up-front concessions are not factored into rental rates displayed in Yardi® Matrix



- Four Bedroom/Two Bath
- Loft/Studio
- One Bedroom
- One Bedroom/Loft
- One Bedroom/Townhouse/Loft/One and One Half Bath
- Studio
- Three Bedroom/Loft/Two Bath
- Three Bedroom/Two Bath
- Two Bedroom/Loft/Two Bath
- Two Bedroom/One Bath
- Two Bedroom/Townhouse/Loft/Two and One Half Bath
- Two Bedroom/Two Bath

RENTAL RATE HISTORY – BY YEAR

Per Unit Monthly Rental Rates

Unit Type	Unit Count	Unit Size	2015	2016	2017	2018	2019
Studio	60	538	\$930	\$990	\$979	\$995	\$1,006
Loft/Studio	16	660	\$967	\$1,167	\$1,304	\$1,191	\$1,291
Loft/Studio	16	713	\$1,019	\$1,248	\$1,250	\$1,267	\$1,376
One Bedroom	60	497	\$992	\$1,020	\$1,079	\$991	\$924
One Bedroom	25	637	\$1,089	\$1,099	\$1,156	\$1,261	\$1,273
One Bedroom	3	659	\$1,103	\$1,183	\$1,194	\$1,236	\$1,270
One Bedroom	49	669	\$1,171	\$1,243	\$1,086	\$1,124	\$1,157
One Bedroom	3	712	\$1,218	\$1,244	\$1,300	\$1,436	\$1,490
One Bedroom	3	743	\$1,201	\$1,178	\$1,280	\$1,319	\$1,382
One Bedroom/Loft	10	785	\$1,293	\$1,248	\$1,295	\$1,335	\$1,405
One Bedroom/Loft	11	844	\$1,355	\$1,358	\$1,192	\$1,221	\$1,306
One Bedroom/Loft	10	884	\$1,403	\$1,431	\$1,341	\$1,555	\$1,654
One Bedroom/Loft	1	887	\$1,478	\$1,515	\$1,514	\$1,548	\$1,642
One Bedroom/Loft	5	888	\$1,500	\$1,536	\$1,535	\$1,569	\$1,665
One Bedroom/Loft	1	918	\$1,537	\$1,589	\$1,612	\$1,576	\$1,665
One Bedroom/Townhouse/Loft/One and One Half Bath	16	1,093	\$1,515	\$1,484	\$1,796	\$1,695	\$1,768
One Bedroom/Townhouse/Loft/One and One Half Bath	14	1,141	\$1,559	\$2,048	\$2,326	\$2,619	\$2,550
One Bedroom/Townhouse/Loft/One and One Half Bath	8	1,284	\$1,573	\$1,326	\$1,539	\$1,808	\$1,789
One Bedroom/Townhouse/Loft/One and One Half Bath	7	1,333	\$1,726	\$1,842	\$1,844	\$1,846	\$1,880
One Bedroom/Townhouse/Loft/One and One Half Bath	1	1,603	\$1,930	\$2,078	\$2,198	\$2,166	\$2,204
One Bedroom/Townhouse/Loft/One and One Half Bath	3	2,101	\$2,080	\$2,215	\$2,134	\$2,163	\$2,225
Two Bedroom/One Bath	10	700	\$1,239	\$1,327	\$1,301	\$1,297	\$1,221

Per Unit Monthly Rental Rates

Unit Type	Unit Count	Unit Size	2015	2016	2017	2018	2019
Two Bedroom/One Bath	1	884	\$1,275	\$1,299	\$1,296	\$1,316	\$1,136
Two Bedroom/Two Bath	30	723	\$1,334	\$1,319	\$1,474	\$1,484	\$1,443
Two Bedroom/Two Bath	41	888	\$1,283	\$1,412	\$1,234	\$1,313	\$1,321
Two Bedroom/Two Bath	3	901	\$1,471	\$1,593	\$1,557	\$1,642	\$1,661
Two Bedroom/Two Bath	6	969	\$1,391	\$1,497	\$1,503	\$1,533	\$1,577
Two Bedroom/Two Bath	3	977	\$1,518	\$1,624	\$1,635	\$1,680	\$1,725
Two Bedroom/Two Bath	42	1,028	\$1,689	\$1,686	\$1,426	\$1,468	\$1,511
Two Bedroom/Loft/Two Bath	13	887	\$1,590	\$1,755	\$1,679	\$1,741	\$1,750
Two Bedroom/Loft/Two Bath	1	901	\$1,636	\$1,772	\$1,732	\$1,828	\$1,849
Two Bedroom/Loft/Two Bath	1	917	\$1,689	\$1,823	\$1,763	\$1,853	\$1,898
Two Bedroom/Loft/Two Bath	2	969	\$1,756	\$1,892	\$1,899	\$1,936	\$1,991
Two Bedroom/Loft/Two Bath	1	977	\$1,542	\$1,649	\$1,662	\$1,708	\$1,753
Two Bedroom/Loft/Two Bath	13	1,169	\$1,634	\$1,682	\$1,763	\$1,763	\$1,683
Two Bedroom/Loft/Two Bath	1	1,217	\$1,992	\$2,096	\$2,149	\$2,177	\$2,175
Two Bedroom/Loft/Two Bath	3	1,352	\$1,778	\$1,637	\$1,741	\$1,790	\$1,612
Two Bedroom/Loft/Two Bath	1	1,446	\$1,876	\$1,608	\$1,496	\$1,598	\$1,478
Two Bedroom/Loft/Two Bath	1	1,494	\$1,919	\$1,661	\$1,605	\$1,648	\$1,511
Two Bedroom/Townhouse/Loft/Two and One Half Bath	6	2,375	\$3,390	\$3,322	\$3,376	\$3,077	\$2,983
Three Bedroom/Two Bath	3	1,178	\$2,117	\$2,244	\$2,368	\$2,416	\$2,419
Three Bedroom/Two Bath	4	1,484	\$2,215	\$2,310	\$2,518	\$2,600	\$2,492
Three Bedroom/Loft/Two Bath	2	1,686	\$2,360	\$2,400	\$2,605	\$2,782	\$2,893
Four Bedroom/Two Bath	6	1,190	\$2,201	\$2,190	\$2,340	\$2,323	\$2,129
Four Bedroom/Two Bath	3	1,218	\$2,237	\$2,340	\$2,391	\$2,328	\$2,220
Four Bedroom/Two Bath	2	1,252	\$2,299	\$2,372	\$2,306	\$2,381	\$2,275
Four Bedroom/Two Bath	2	1,280	\$2,352	\$2,403	\$2,477	\$2,472	\$2,314
Total/Average	523	833	\$1,337	\$1,399	\$1,393	\$1,418	\$1,423

Per SqFt Monthly Rental Rates

Unit Type	Unit Count	Unit Size	2015	2016	2017	2018	2019
Studio	60	538	\$1.73	\$1.84	\$1.82	\$1.85	\$1.87

Per SqFt Monthly Rental Rates

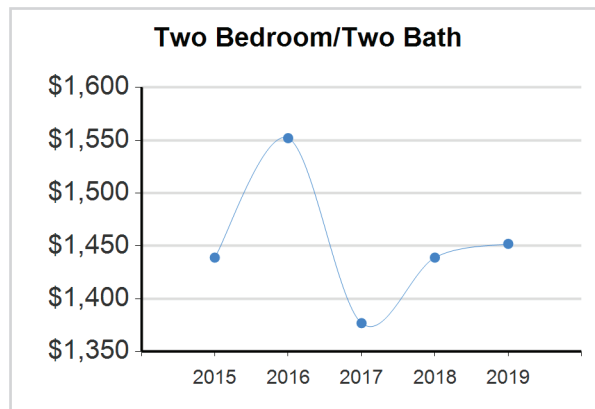
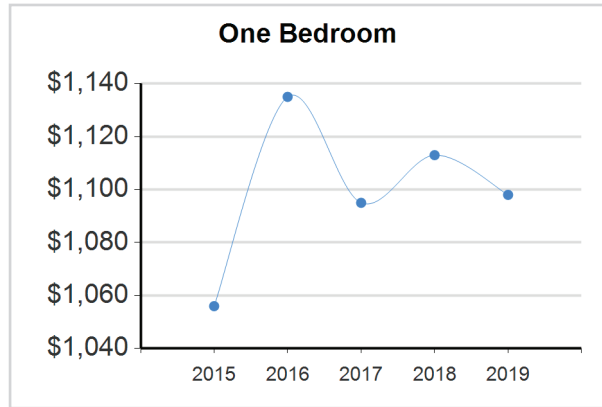
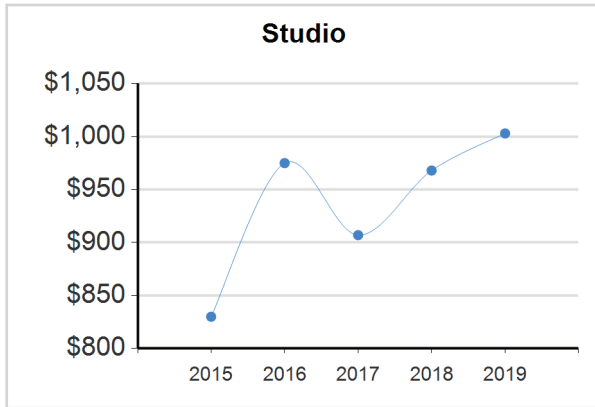
Unit Type	Unit Count	Unit Size	2015	2016	2017	2018	2019
Loft/Studio	16	660	\$1.47	\$1.77	\$1.98	\$1.81	\$1.96
Loft/Studio	16	713	\$1.43	\$1.75	\$1.75	\$1.78	\$1.93
One Bedroom	60	497	\$2.00	\$2.05	\$2.17	\$1.99	\$1.86
One Bedroom	25	637	\$1.71	\$1.73	\$1.82	\$1.98	\$2.00
One Bedroom	3	659	\$1.67	\$1.80	\$1.81	\$1.88	\$1.93
One Bedroom	49	669	\$1.75	\$1.86	\$1.62	\$1.68	\$1.73
One Bedroom	3	712	\$1.71	\$1.75	\$1.83	\$2.02	\$2.09
One Bedroom	3	743	\$1.62	\$1.59	\$1.72	\$1.78	\$1.86
One Bedroom/Loft	10	785	\$1.65	\$1.59	\$1.65	\$1.70	\$1.79
One Bedroom/Loft	11	844	\$1.61	\$1.61	\$1.41	\$1.45	\$1.55
One Bedroom/Loft	10	884	\$1.59	\$1.62	\$1.52	\$1.76	\$1.87
One Bedroom/Loft	1	887	\$1.67	\$1.71	\$1.71	\$1.75	\$1.85
One Bedroom/Loft	5	888	\$1.69	\$1.73	\$1.73	\$1.77	\$1.88
One Bedroom/Loft	1	918	\$1.68	\$1.73	\$1.76	\$1.72	\$1.81
One Bedroom/Townhouse/Loft/One and One Half Bath	16	1,093	\$1.39	\$1.36	\$1.64	\$1.55	\$1.62
One Bedroom/Townhouse/Loft/One and One Half Bath	14	1,141	\$1.37	\$1.80	\$2.04	\$2.30	\$2.24
One Bedroom/Townhouse/Loft/One and One Half Bath	8	1,284	\$1.23	\$1.03	\$1.20	\$1.41	\$1.39
One Bedroom/Townhouse/Loft/One and One Half Bath	7	1,333	\$1.30	\$1.38	\$1.38	\$1.39	\$1.41
One Bedroom/Townhouse/Loft/One and One Half Bath	1	1,603	\$1.20	\$1.30	\$1.37	\$1.35	\$1.38
One Bedroom/Townhouse/Loft/One and One Half Bath	3	2,101	\$0.99	\$1.05	\$1.02	\$1.03	\$1.06
Two Bedroom/One Bath	10	700	\$1.77	\$1.90	\$1.86	\$1.85	\$1.75
Two Bedroom/One Bath	1	884	\$1.44	\$1.47	\$1.47	\$1.49	\$1.29
Two Bedroom/Two Bath	30	723	\$1.85	\$1.82	\$2.04	\$2.05	\$2.00
Two Bedroom/Two Bath	41	888	\$1.45	\$1.59	\$1.39	\$1.48	\$1.49
Two Bedroom/Two Bath	3	901	\$1.63	\$1.77	\$1.73	\$1.82	\$1.84

Per SqFt Monthly Rental Rates

Unit Type	Unit Count	Unit Size	2015	2016	2017	2018	2019
Two Bedroom/Two Bath	6	969	\$1.44	\$1.55	\$1.55	\$1.58	\$1.63
Two Bedroom/Two Bath	3	977	\$1.55	\$1.66	\$1.67	\$1.72	\$1.77
Two Bedroom/Two Bath	42	1,028	\$1.64	\$1.64	\$1.39	\$1.43	\$1.47
Two Bedroom/Loft/Two Bath	13	887	\$1.79	\$1.98	\$1.89	\$1.96	\$1.97
Two Bedroom/Loft/Two Bath	1	901	\$1.82	\$1.97	\$1.92	\$2.03	\$2.05
Two Bedroom/Loft/Two Bath	1	917	\$1.84	\$1.99	\$1.92	\$2.02	\$2.07
Two Bedroom/Loft/Two Bath	2	969	\$1.81	\$1.95	\$1.96	\$2.00	\$2.05
Two Bedroom/Loft/Two Bath	1	977	\$1.58	\$1.69	\$1.70	\$1.75	\$1.79
Two Bedroom/Loft/Two Bath	13	1,169	\$1.40	\$1.44	\$1.51	\$1.51	\$1.44
Two Bedroom/Loft/Two Bath	1	1,217	\$1.64	\$1.72	\$1.77	\$1.79	\$1.79
Two Bedroom/Loft/Two Bath	3	1,352	\$1.32	\$1.21	\$1.29	\$1.32	\$1.19
Two Bedroom/Loft/Two Bath	1	1,446	\$1.30	\$1.11	\$1.03	\$1.11	\$1.02
Two Bedroom/Loft/Two Bath	1	1,494	\$1.28	\$1.11	\$1.07	\$1.10	\$1.01
Two Bedroom/Townhouse/Loft/Two and One Half Bath	6	2,375	\$1.43	\$1.40	\$1.42	\$1.30	\$1.26
Three Bedroom/Two Bath	3	1,178	\$1.80	\$1.91	\$2.01	\$2.05	\$2.05
Three Bedroom/Two Bath	4	1,484	\$1.49	\$1.56	\$1.70	\$1.75	\$1.68
Three Bedroom/Loft/Two Bath	2	1,686	\$1.40	\$1.42	\$1.55	\$1.65	\$1.72
Four Bedroom/Two Bath	6	1,190	\$1.85	\$1.84	\$1.97	\$1.95	\$1.79
Four Bedroom/Two Bath	3	1,218	\$1.84	\$1.92	\$1.96	\$1.91	\$1.82
Four Bedroom/Two Bath	2	1,252	\$1.84	\$1.89	\$1.84	\$1.90	\$1.82
Four Bedroom/Two Bath	2	1,280	\$1.84	\$1.88	\$1.94	\$1.93	\$1.81
Total/Average	523	833	\$1.61	\$1.68	\$1.67	\$1.70	\$1.71

RENTAL RATE HISTORY – CONTINUED

RENT HISTORY - TOP UNIT TYPES



SALES AND LOANS

Current Loan

Loan Type	Term	Origination Date	Maturity Date	Loan Amount (MM)	Interest	Originator	Current Lender	Loan Provider Type
Permanent	12 Yr	4/1/2015	4/1/2027	\$76.50	3.78% Fixed	Grandbridge Real Estate Capital	Fannie Mae	CMBS

Sales History

Sale Date	Sale Price			Loan Amount	Loan Maturity Date	Buyer	Seller
	Price	Per Unit	Per SqFt				
2018-03	\$115,000,000	\$219,885	\$264	\$76,500,000	4/1/2027	PGIM Real Estate	Picerne Group, The
2010-12	See Comments					Picerne Group, The	Gray Development Group

- Current Loan: The 03/18 sale was subject to a \$9,500,000 loan funded by Fannie Mae on 03/28/2018. The 9-year loan bears interest at a rate of 5.37% per annum, due date 04/01/2027.

Current Loan: In 03/18 PGIM Real Estate assumed the \$67,000,000 outstanding balance of a \$67,000,000 loan, held by Fannie Mae, originally dated 04/01/2015. The 12-year loan bears interest at a rate of 3.78% per annum, due date 04/01/2027.

- A loan in the amount of \$62,675,000 held by KeyBank, originally issued to Gray Development Group was acquired by The Picerne Group for an undisclosed amount. Gray Development Group subsequently provided a quit claim deed to The Picerne Group on 12/23/2010.

PROPERTY CHARACTERISTICS

Common Area Amenities

- Controlled Access
- Waterscape
- Fitness Center
- Business Center
- Clubhouse
- 3 Swimming Pools
- 3 Spas
- Covered Parking Is Available For An Additional \$0 Per Month
- Total Parking - 1027 Spaces
- Parking Type - Above Ground and Subterranean
- Rental Office - Stand Alone

Functional Characteristics

- Detached Garages Are Available For An Additional \$100 Per Month
- One, Two, Four and Five Story - Over Parking
- Roof Type - Flat
- Elevator Served
- Construction Type - Combination
- Private Balcony/Patio In Select Units
- Combination Entry
- Outside Storage
- Fire Sprinklers

Services Provided As

- Individual Air Conditioning
- Heat Individual - Electric
- Individual Domestic Hot Water - Electric

Other Factors

- Agency Securitization
- Major Street Exposure - Rural Road
- View - Downtown Tempe/Tempe Town Lake
- Property is located in an Opportunity Zone
- Traffic Count - 182,102 cars per day

Comments

- The property is subject to a 35 year ground lease held by The City of Tempe.

Apartment Interior Amenities

- Washer/Dryer In All Units
- Monitored Security Available
- Vaulted Ceilings
- Above Standard Ceiling Height
- Microwave Ovens In All Units
- High Speed Internet Access

Site Characteristics

- Net Site Size - 8.19 acres
- Net Development Density - 63.86 units per acre
- Number of Buildings - 5
- County - Maricopa
- Assessors Parcel Number(s) - 132-31-013

Utilities Metering

- Electricity (Individual)
- Water (Central)

Utilities Responsibility

- Resident Pays Electricity
- Resident Pays Sewer
- Resident Pays Trash Removal
- Resident Pays Water

Utilities Provided By

- Electric - Arizona Public Service
- Water - City of Tempe



Exhibit B



Irgens Playa del Norte



July 16, 2019

Mr. David Kross
Irgens
501 North 44th Street, Suite 100
Phoenix, AZ 85008



RE: Traffic Statement for 999 Playa Del Norte in Tempe, Arizona

Dear Mr. Kross:

CivTech is pleased to present you with this Traffic Impact Statement (TIS) for the proposed 999 Playa Del Norte development. The site is located on the remaining undeveloped eastern portion of Lot 6 within the Playa Del Norte development. The current development is proposed as a six-story general office building. Access to the site will be provided via East Playa Del Norte Drive, with indirect access on Scottsdale Road. The proposed site plan is included as **Attachment A**.

This statement includes detailed trip generation calculations and comparisons of the currently proposed office building (assuming a maximum potential gross floor area of 100,000 square feet) to a prior approved development scenario of a 90,000 SF office building.

EXISTING CONDITIONS

SURROUNDING LAND USES

The site is located on Lot 6 of the Playa del Norte development. The western portion of the same lot was developed into the Aloft Hotel, which was opened in 2009. Other surrounding development includes existing apartment complexes on Tempe Town Lake. Farther west of the proposed development includes In & Out Burger, Wing Stop, Starbucks, T-Mobile, and a Jersey Mike's subs shop. Southeast of the site, is ASU Karsten golf course. Farther east of the proposed site is Tempe Marketplace. South, and southwest of the development are several ASU athletic practice facilities, and event stadiums.

ROADWAY NETWORK

The existing road network within this study includes Scottsdale Road, Playa Del Norte Drive, and Mille Road. The roadway classifications identified herein are by the *City of Tempe Transportation Master Plan Update (2014)*.

Scottsdale Road is a north-south six (6) lane arterial providing (3) through lanes and dual left turn lanes going southbound only. Scottsdale Road begins at Rio Salado Parkway, as the northerly extension of Rural road, and terminates at East Carefree Highway. Scottsdale Road provides direct access to the Red Mountain Freeway (Loop 202) in Tempe. The posted speed limit within the vicinity of the site is 45 miles per hour (mph).

Miller Road is a north-south two (2) lane collector providing (1) lane in each direction of travel within the vicinity of the site. Miller Road begins to the south of Red Mountain Freeway and travels north terminating at Jackrabbit Road. The posted speed limit within the vicinity of the site is 25-mph.

Playa Del Norte Drive is an east-west two (2) lane collector providing (1) lane in each direction of travel within the vicinity of the site. Playa Del Norte Drive begins east of Scottsdale Road, and terminates to the east at Miller Road. The posted speed limit within the vicinity of the site is 25-mph.

INTERSECTION CONFIGURATION

The intersection of **Scottsdale Road and Playa Del Norte Drive** operates as a signalized intersection with permitted left-turn phasing in the southbound direction. The northbound and southbound approaches both consists of three (3) through lanes. The westbound approach consists of one through lane and a shared through/right-lane. The eastbound approach consists of a shared through/left-lane and a shared through/right-lane.

PROPOSED DEVELOPMENT

SITE ACCESS

The proposed development is planned to access from the intersection of Scottsdale Road and Playa Del Norte Drive. There will also be access point from Miller Road.

PREVIOUSLY PROPOSED TRIP GENERATION

The development originally proposed and approved for Lot 6 of Playa del Norte consisted of 90,000 SF of general office space. Subsequent traffic studies in January and May 2008 for Lot 6 considered office buildings with differing floor areas and a 136-room hotel, which became the Aloft Hotel on Lot 6 opened in 2009. Prior trip generation calculations for the office building only are provided as **Attachment B**. These calculations were made using information from earlier editions of the documents described below.

The trip generation summarized in **Attachment B** reveals that the previously proposed 90,000 SF of general office space was expected to generate approximately 1,230 daily trips on a typical weekday with 172 trips (151 in/21 out) generated during the AM peak hour and 180 trips (31 in/149 out) generated during the PM peak hour.

CURRENT PROPOSED TRIP GENERATION

The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

TABLE 1 – TRIP GENERATION SUMMARY AND COMPARISON

LAND USE	ITE LUC	QUANTITY	ADT		AM PEAK HOUR			PM PEAK HOUR				
			*AVG. RATE	TOTAL	*AVG. RATE	IN	OUT	TOTAL	*AVG. RATE	IN	OUT	TOTAL
<i>Development as Currently Proposed</i>												
General Office Building	710	100.000 KSF	10.61	1,062	1.20	103	17	120	1.14	18	96	114

Notes: * All average rates were calculated by dividing total trips generated using regression equation by the number of dwelling units.
 + KSF = 1,000 square feet

<i>Development as Configured in 2008</i>												
General Office Building	710	90.000 KSF	13.67	1,230	1.91	151	21	172	2.00	31	149	180
Reductions (#)				168		48	4	52		13	53	66
Reductions (%)				13.7%		31.8%	19.0%	30.2%		41.9%	35.6%	36.7%

The currently proposed development is expected to provide a maximum gross floor area of 100,000 SF of general office space. **Table 1** summarizes the trip generation for the proposed six story commercial office. Detailed trip generation calculations are provided as **Attachment C**.

The trip generation for the currently-expected development scenario is summarized in the upper rows of **Table 1**. As is noted below the results, where equations were used to generate trips, the total number of trips generated during the period was divided by the number of units to calculate the average rate show. A review of **Table 1** reveals that a proposed general office building with a maximum potential gross floor area of 100,000 SF could be expected to generate approximately 1,062 trips on a typical weekday with 120 trips (103 in/17 out) generated during the AM peak hour and 114 trips (18 in/96 out) generated during the PM peak hour.

The lower rows of **Table 1** show that, due to the updated trip generation information provided in the latest edition of ITE’s *Trip Generation Manual*, fewer trips are expected now from the slightly larger office building now proposed than were expected from the office building approved before 2008. A review of the results in the bottom row shows that a proposed office building with a maximum gross floor area of 100,000 SF should generate nearly 14 percent fewer trips over the course of a typical weekday with even greater reductions during the peak hours as compared to the number of trips during these same periods documented for the 90,000-SF office building approved before 2008.

CONCLUSIONS

Based on the foregoing, the following can be concluded:

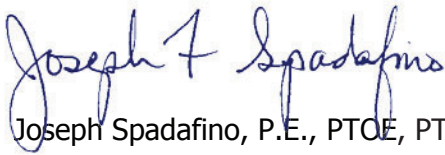
- The currently proposed general office building with a maximum potential gross floor area of 100,000 SF could be expected to generate approximately 1,062 trips on a typical weekday with 120 trips (103 in/17 out) generated during the AM peak hour and 114 trips (18 in/96 out).

- A proposed office building with a maximum gross floor area of 100,000 SF should generate nearly 14 percent fewer trips over the course of a typical weekday with even greater reductions during the peak hours as compared to trips documented for the 90,000-SF office building approved before 2008.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this statement.

Sincerely,

CivTech



Joseph Spadafino, P.E., PTOE, PTP
Project Manager/Senior Traffic Engineer

Attachments

- A. Site Plan
- B. Previously Proposed Trip Generation-
- C. Currently Proposed Trip Generation

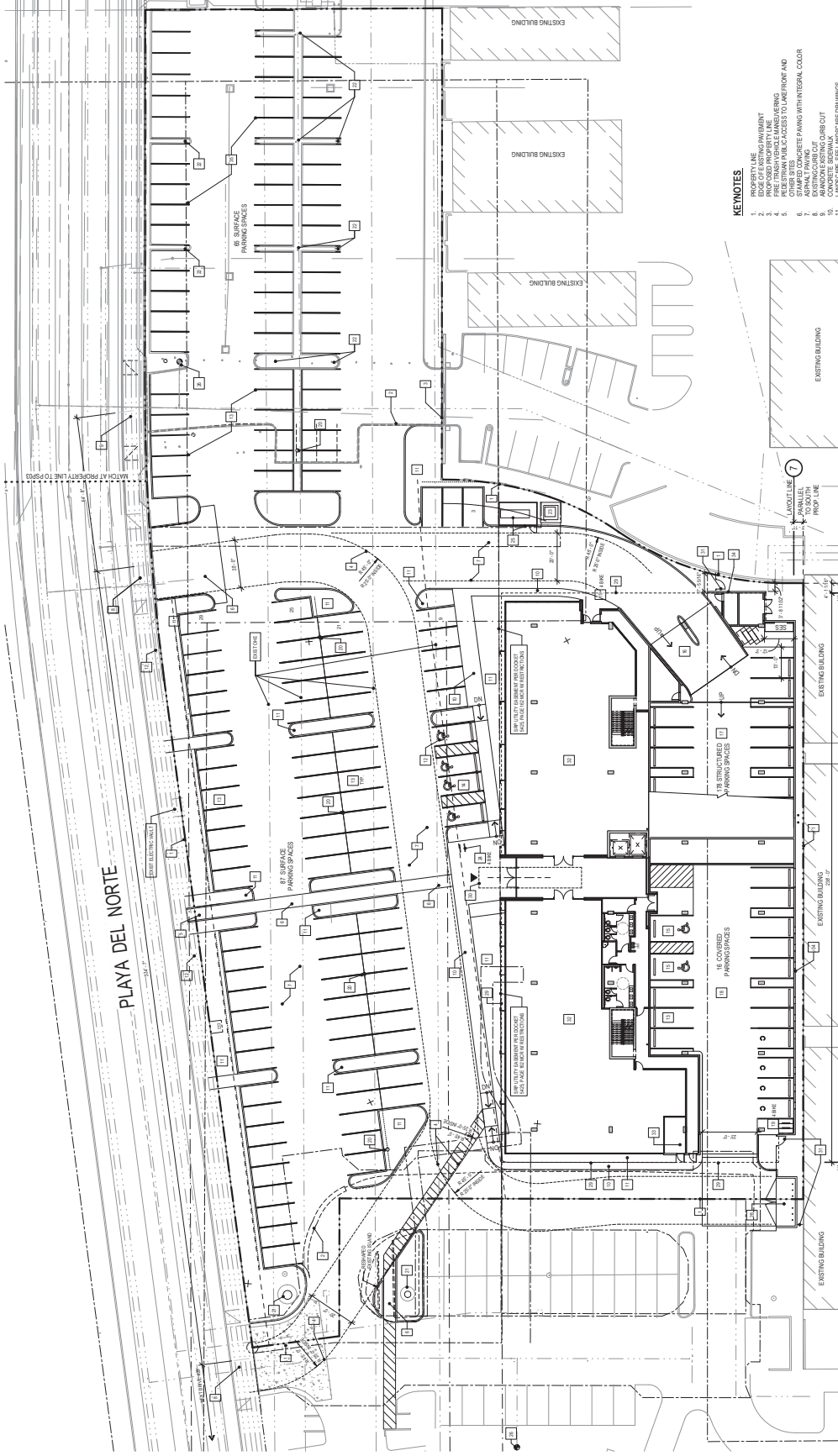
ATTACHMENT A

SITE PLAN



NO.	DATE	DESCRIPTION

WORKSBUREAU
 2525 NORTH 24TH STREET
 PHOENIX, ARIZONA 85008 USA
 +1 602 324 6000
 Not For Construction



KEYNOTES

1. EDGE OF EXISTING PAVEMENT
2. PROPOSED PROPERTY LINE
3. PROPOSED PUBLIC ACCESS TO LAKEFRONT AND
4. STAMPED CONCRETE PAVING WITH INTEGRAL COLOR
5. EXISTING DRIVEWAY
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33. EXISTING DRIVEWAY
34. EXISTING DRIVEWAY
35. EXISTING DRIVEWAY

ATTACHMENT B

PREVIOUSLY PROPOSED TRIP GENERATION

Lot 6 of Playa del Norte Planned Area Development Tempe, Arizona

REVISED Traffic Impact Analysis

January 2008

Prepared for:
IRGENS DEVELOPMENT

For Submittal to:
DEVELOPMENT REVIEW COMMITTEE, CITY OF TEMPE

M-M Project Number: 8672.001

Prepared by: Paul E. Basha, P.E., P.T.O.E.
Jessamine I. Cabuhat
Yung Cossar
Adam Johnson



80 E Rio Salado Parkway, Suite 201
Tempe, Arizona 85281
Phone (480) 517-5800
Fax (480) 517-5801

Executive Summary

Introduction

The developer of Lot 6 of Playa del Norte is proposing to modify the currently approved 90,000-square foot office building to a 78,000-square foot office building and a 136-room business hotel. Morrison-Maierle was selected to analyze the traffic effects of this modification.

Results

The proposed land use modification will result in an increase in traffic volumes by approximately 63% in the day, 28% in the morning peak hour, and 34% in the evening peak hour. The estimated traffic generated by the previously proposed and newly proposed developments is provided below.

Period	Previously Proposed			Newly Proposed		
	Entering	Exiting	Total	Entering	Exiting	Total
Weekday Daily	615	615	1,230	1,057	1,055	2,112
AM Peak Hourly	151	21	172	185	51	236
PM Peak Hourly	31	149	180	79	173	252

The estimated maximum 95th percentile queue of left-turning vehicles on Scottsdale Road between SR-202 and Playa del Norte by the previous and new proposed developments is provided below.

Period	Previously proposed	Newly Proposed
Northbound Left-turn at SR-202	400 feet	417 feet
Southbound Left-turn at Playa del Norte	163 feet	150 feet

Conclusion

The proposed land use modification for Lot 6 will result in more traffic volume with essentially the same left-turn queues as the currently approved land use for Lot 6.



memo

TO: Shelly Seyler, P.E., PTOE, City of Tempe

FROM: Paul E. Basha, P.E., PTOE
Lee-Yung Cossar, E.I.T.
Jessamine I. Cabuhat

RE: Lot 6 – Playa del Norte PAD (M-M 8672.001)
Trip Generation Comparison

DATE: 1 May 2008

INTRODUCTION:

Lot 6 Playa del Norte was granted approval by the City Council for an originally proposed 90,000-square foot office building, and for a modification of 30,000-square foot office building and a 136-room hotel. In February 2008, a complete traffic impact study for an 81,000-square foot office building and a 136-room hotel was prepared by Morrison-Maierle and was approved by the City of Tempe's Traffic Engineer.

The developer is proposing to modify the land use of the planned area development from the 81,000-square foot office building and 136-room business hotel to a 106,030-square foot office building and a 136-room business hotel. Morrison-Maierle has been selected to prepare a trip generation comparison between the previously proposed and the currently proposed land uses.

CONCLUSIONS:

There is a relatively small increase in the traffic volumes anticipated to be generated by the currently proposed 106,030-square foot office building to the previously proposed 81,000-square foot office building. There is also a relatively small increase in the critical queue lengths on Scottsdale Road between SR-202 and Playa del Norte.

RESULTS:

The original (90,000-square foot of office building), the previously proposed (81,000-square foot office building and a 136-room business hotel), and the currently proposed (106,030-square foot office building and a 136-room business hotel) land uses are estimated to generate the traffic volumes provided in **Table 1**.

Shelly Seyler, P.E., P.T.O.E.
Lot 6 Playa del Norte PAD
Trip Generation Comparison, Page 2 of 11
1 May 2008

Table 1: Estimated Weekday Trip Generation of Approved and Proposed Land Uses

PLAYA DEL NORTE PARCEL 6 ESTIMATED TRAFFIC VOLUMES									
	90,000 SQ FT OFFICE			81,000 SQ FT OFFICE AND 136 ROOM HOTEL			106,030 SQ FT OFFICE AND 136 ROOM HOTEL		
PERIOD	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
Weekday Daily	615	615	1,230	1,062	1,061	2,123	1,193	1,192	2,385
AM Peak Hour	151	21	172	186	51	237	220	56	276
PM Peak Hour	31	149	180	79	175	254	84	198	282

The currently proposed land uses compared to the previously proposed land uses result in an approximate 12% increase in daily traffic, an approximate 16% increase in morning peak hourly traffic, and an approximate 11% increase in evening peak hourly traffic.

The modified land uses are anticipated to generate the queue lengths illustrated in **Figure 1**.

ATTACHMENT C

CURRENTLY PROPOSED TRIP GENERATION

999 Playa del Norte

Trip Generation

July 2019

Attachment C

This form facilitates trip generation estimation using data within the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition and *Method Generation Handbook*, 3rd Edition. These references will be referred to as *Manual and Handbook*, respectively. The *Manual* contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The *Handbook* indicates an established methodology for how to use data contained within the Manual when to use the fitted curve instead of the average rate and when to adjustments to the volume of trips are appropriate and how to do so. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

Box 1 - Define Study Site Land Use Type & Site Characteristics, **Box 2 - Define Site Context** and **Box 3 - Define Analysis Objectives Types of Trips & Time**
 The analyst is to pick an appropriate LUC(s) based on the subject's zoning/land use(s)/future land use(s). The size of the land use(s) is described in reference to specific to (each) the land use (example: 1,000 square feet of building area is relatively common).

Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, assessment is used in Box 4. The *Manual* separates data into 4 setting categories - **Rural, General Urban/Suburban, Dense Multi-Urban Use and Center City** the following abbreviations, respectively: **R, G, D, and C**. The *Manual* does not have data for all settings of all land use codes. The "General Urban/Suburban" This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Land Use Types and Size

Proposed Use	Amount Units	ITE LUC	ITE Land Use Name
General Office Building	100.000 1,000 square feet	710	General Office Building

Box 2 - Define Site Context

Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The *Manual* separates data into 4 setting categories - **Rural, General Urban/Suburban, Dense Multi-Urban Use and Center City Core**. This worksheet uses the following abbreviations, respectively: **R, G, D, and C**. The *Manual* does not have data for all settings of all land use codes. See the table on the next page titled "Site Context and Time Periods" - if this table is not provided, the "General Urban/Suburban" setting is used by default.

Box 3 - Define Analysis Objectives Types of Trips & Time Period

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Site Context and Time Periods - Actual Setting, Setting Data Available for LUC, Setting Used in Analyses

Proposed Use	Setting	ADT		AM Peak Hour		PM Peak Hour	
		Available	Used	Available	Used	Available	Used
General Office Building	General Urban/Suburban G	G	G	G D C	G	G D C	G

If the desired setting is not available within the *Manual*, adjustments may be made in Boxes 6 through 8.

Box 4 - Is Study Site Multimodal?

Per the Handbook, "if the objective is to establish a local trip generation rate for a particular land use or study site, the simplified approach (Box 9) may be acceptable but the *Box 5 through 8* approach is required if the study site is located in an infill setting, contains a mix of uses on-site, or is near significant transit service."

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Determine Equation)

Vehicular trips are estimated using rates/equations applicable to each LUC. When the appropriate graph has a fitted curve, the *Handbook* has a process (Figure 4.2) to determine when to use it versus using the weighted average rate or collecting local data. The methodology requires for engineering judgement in some circumstances and permits engineering judgement to override or make adjustments when appropriate to best project (example 1: study site is expected to operate differently than data in the applicable land use code - such as restaurant that is closed in the morning or in the evening; example 2: LUC data in a localized area fails to be represented by the typically selected fitted curve/weighted average rate - a small shop/LUC 820, AM peak hour is skewed by the high y-intercept).

Equation Type: Equation Used [Equated Rate] (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve ("FC"))

Proposed Use	ADT	AM Peak Hour	PM Peak Hour
General Office Building	FC: LN(T)=0.97*LN(X)+2.5 [10.61]	FC: T=0.94*X+26.49 [1.20]	FC: LN(T)=0.95*LN(X)+0.36 [1.14]

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Apply Equations and in/out Distributions)

Baseline Vehicular Trips

Proposed Use	ADT				AM Peak Hour				PM Peak Hour			
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total
General Office Building	50%	531	531	1,062	86%	103	17	120	16%	18	96	114

IRGENS

979 PLAYA DEL NORTE

Legal Description & Exhibit , PAD Item # 10

A legal description and exhibit for the new 979 lot is included.





**Legal Description
Portion of Lot 5, Playa Del Norte &
Lot 2, Playa Six Subdivision
New 979 Parcel**

Job No. 19-0090

May 14, 2019

A portion of Lot 5 of the Final Plat of Playa Del Norte, as shown in Book 685, Page 32, Official Records of Maricopa County, together with Lot 2 of the Final Plat of Playa Six Subdivision, as shown in book 962, Page 27, Official Records of Maricopa County, being situated in a portion of the northwest quarter of Section 14, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 5;

thence South 0 degrees 23 minutes 06 seconds East, 124.45 feet;

thence North 90 degrees 00 minutes 00 seconds West, 197.08 feet;

thence South 0 degrees 21 minutes 29 seconds East, 0.21 feet to the beginning of a curve, concave Northwest, having a radius of 136.22 feet;

thence Southwesterly 45.21 feet along the arc of said curve to the right through a central angle of 19 degrees 00 minutes 57 seconds to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 71 degrees 20 minutes 35 seconds West a distance of 114.52 feet;

thence Southwesterly 32.71 feet along the arc of said curve to the right through a central angle of 16 degrees 21 minutes 46 seconds to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 55 degrees 49 minutes 53 seconds East a distance of 123.21 feet;

thence Southwesterly 73.01 feet along the arc of said curve to the left through a central angle of 33 degrees 57 minutes 05 seconds;

thence on a non-tangent line South 0 degrees 01 minutes 43 seconds West, 8.28 feet;

thence South 89 degrees 56 minutes 24 seconds West, 257.53 feet;

thence North 0 degrees 01 minutes 49 seconds East, 193.78 feet;



thence North 89 degrees 58 minutes 11 seconds West, 57.59 feet;

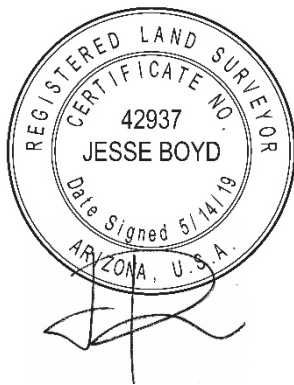
thence North 7 degrees 32 minutes 28 seconds West, 36.58 feet;

thence North 82 degrees 24 minutes 43 seconds East, 281.37 feet to the beginning of a curve, concave Southerly, having a radius of 936.53 feet;

thence Easterly 123.94 feet along the arc of said curve to the right through a central angle of 7 degrees 34 minutes 57 seconds;

thence North 89 degrees 59 minutes 40 seconds East, 156.72 feet to the POINT OF BEGINNING.

Contains 2.3203 acres, more or less.



SR 202L (RED MOUNTAIN FREEWAY)

(BASIS OF BEARING)

S89°41'33"W 2534.46'

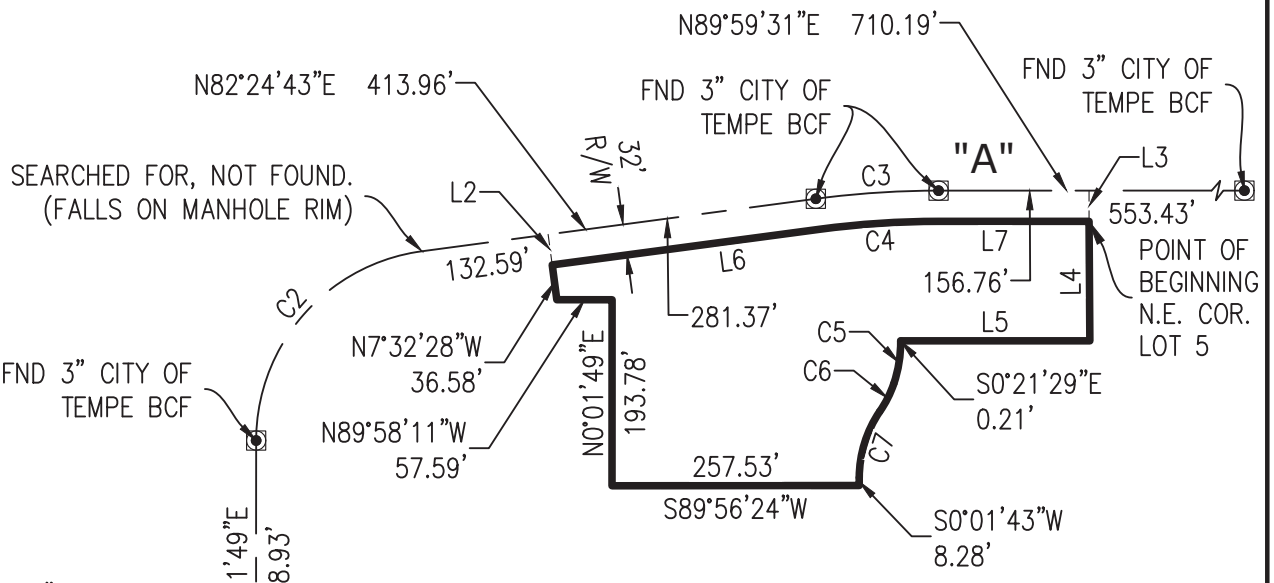
NORTHWEST CORNER
SECTION 14, T1N, R4E
FOUND 3" MARICOPA COUNTY
HIGHWAY DEPARTMENT BCHH

NORTH QUARTER-CORNER
SECTION 14, T1N, R4E
FOUND 3" ADOT HIGHWAY DIVISION
ALUMINUM CAP IN CONCRETE

SCOTTSDALE ROAD

S0°07'02"W 2667.32'
958.72'
1708.60'

SCOTTSDALE ROAD

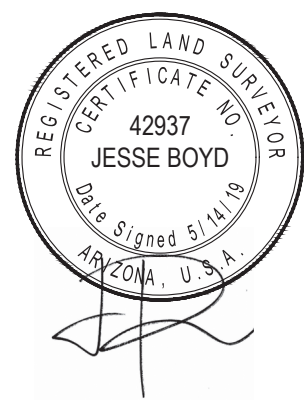


"A" PLAYA DEL NORTE DRIVE

FND 3" CITY OF
TEMPE BCF

FND 3" CITY OF
TEMPE BCF

WEST QUARTER-CORNER
SECTION 14, T1N, R4E
FOUND 3" MARICOPA COUNTY
HIGHWAY DEPARTMENT BCHH



SHEET 1 OF 2
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19-0090

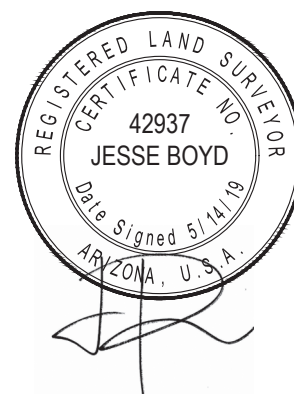
EXHIBIT

NEW 979 PARCEL



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	312.83'	4891.30'	3°39'52"	156.47'	312.78'	N88°10'04"E
C2	286.13'	199.00'	82°22'53"	174.15'	262.11'	S41°13'15"W
C3	128.14'	968.53'	7°34'49"	64.16'	128.04'	S86°12'07"W
C4	123.94'	936.53'	7°34'57"	62.06'	123.85'	N86°12'12"E
C5	45.21'	136.22'	19°00'57"	22.81'	45.00'	S09°08'59"W
C6	32.71'	114.52'	16°21'46"	16.46'	32.59'	S26°50'18"W
C7	73.01'	123.21'	33°57'05"	37.61'	71.95'	S17°11'35"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	91.93'
L2	S07°35'17"E	32.00'
L3	S00°00'29"E	32.01'
L4	S00°23'06"E	124.45'
L5	N90°00'00"W	197.08'
L6	N82°24'43"E	281.37'
L7	N89°59'40"E	156.72'



SHEET 2 OF 2
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19-0090

EXHIBIT

NEW 979 PARCEL



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 979 Playa Del Norte, LLC (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. PL190136 – **999 PLAYA**, 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):

Insert Property Address: 999 E. Playa Del Norte Drive, Tempe AZ 85281

Parcel No.: 132-32-013 and a portion of 132-31-153 as described in legal description attached.

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 PRIII Hot Tub Cowboys LLC (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).

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- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

Insert Property Address: 1001 E. Playa Del Norte Drive, Tempe AZ 85281

Parcel No.: 132-31-153 as described in legal description attached.

