

South Pier at Tempe Town Lake – Phase I



**Development Review Commission Study Session
January 25, 2022**



S O U T H

PIER

AT TEMPE TOWN LAKE



SOUTH PIER AT TEMPE TOWN LAKE - OVERALL SITE



PHASE I SITE

SOUTH PIER DEV. LOTS AND TRACTS



SOUTH PIER AT TEMPE TOWN LAKE - DEV. LOT / TRACT



PHASE I SITE

EXISTING SITE CONDITION



SOUTH PIER AT TEMPE TOWN LAKE - OVERALL SITE



PHASE I SITE

SURROUNDING USES



Surrounding Uses

1. Tempe Town Lake
2. Rio Salado Parkway (Future Streetcar Line)
3. The Pier Mixed-Use Development (23-stories)
4. Novus Parcels 6A-6I – Future Mixed-Use
5. Novus Parcels 4A-C and 4F – Future Mid-Rise Office
6. The Villas at Southbank (17-stories)
7. Novus Parcels 5C-53 - Future Hospitality and Office
8. Tempe Marketplace
9. Playa Del Norte
10. Watermark at Tempe Town Lake
11. Aura Watermark
12. Novus Parcels 5F and 5E – Future Office
13. Marina Heights
14. SALT
15. Hayden Ferry Lakeside
16. Tempe Beach Park
17. One Hundred Mill
18. Hayden Butte Preserve
19. Tempe City Hall
20. Centerpoint on Mill
21. Mirabella at ASU
22. The Union
23. Sun Devil Stadium
24. Desert Financial Arena
25. Hyatt Place Hyatt House
26. 777 Tower at Novus
27. Cornerstone
28. University Center
29. APS Ocotillo Power Plant
30. Paseo on University
31. Future ASU Athletics Village
32. Creamery Park
33. SoL on University Apartments
34. Alegre Park
35. Escalante Community Center
36. University Business Park
37. Eaton University Industrial Park
38. Homewood Suites and Hilton Garden Inn
39. 2100 Rio Salado Business Park
40. The Cameron Apartments

 SOUTH PIER AT TEMPE TOWN LAKE – OVERALL SITE

Pier 202 Planned Area Development (PAD) Overlay – As Amended In 2007

- Over 3.6 million SF of building area within nine towers ranging in height from 187 to 310 feet on multiple development lots totaling over 27 gross acres in size and providing:
 - 1,484 residential units
 - 285 hotel rooms
 - Commercial (retail, restaurant and hotel spa) use spaces

2012 Amendment

- PAD amended to accommodate development of a mixed-use project known as Villas at Southbank consisting of a 17-story senior living facility and two-story commercial building on Development Lot 3.

2016 Amendment

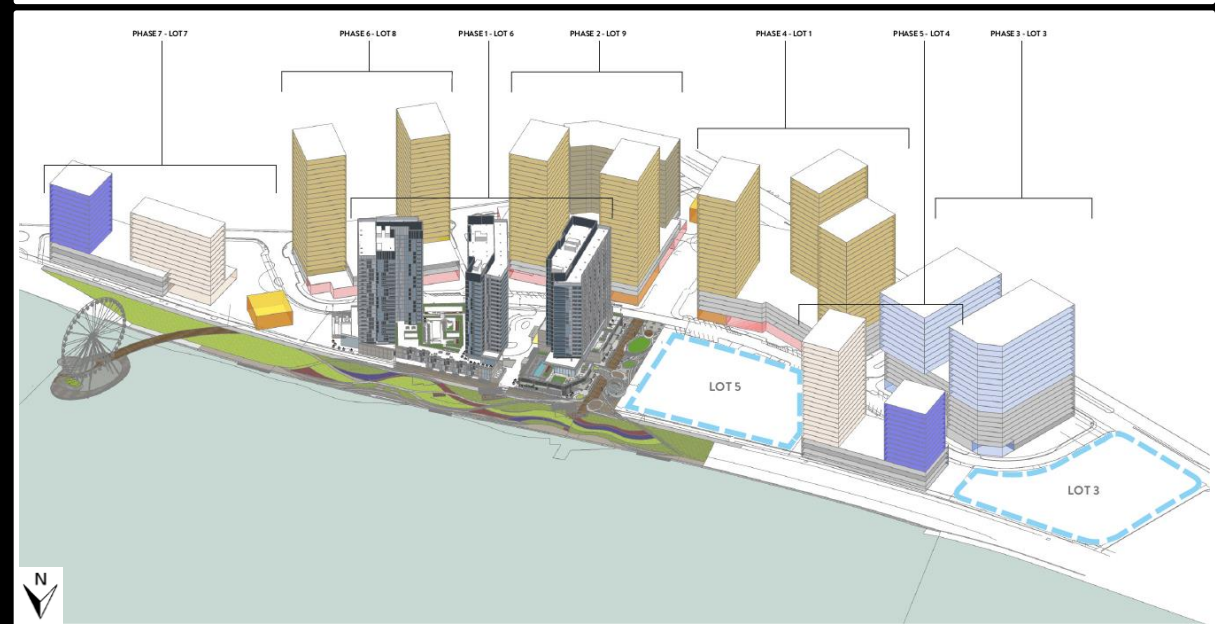
- PAD amended to accommodate development of a mixed-use project known as The Pier consisting of two, 23-story towers providing 551 multifamily units with retail and restaurant uses on Development Lot 5. The Pier is currently under construction.

Planned Area Development Overlay Amendment to establish site-specific development standards for Phase I (Dev. Lot 6) of South Pier at Tempe Town Lake

Development Plan Review for proposed design, including site and landscape plans and building elevations for Phase I (Dev. Lot 6 and Tract B) of South Pier at Tempe Town Lake

Vibrant, urban mixed-use development comprised of 13 towers of varying heights on seven development lots and two tracts totaling 18.4 acres in size and providing:

- **2,592 multifamily residential units**
 - 2,182 apartments
 - 160 condominiums
 - 250 senior / assisted living units
- **120,000 SF of retail / restaurant use space**
- **520 hotel rooms and associated meeting space**
- **610,000 SF of commercial office space**
- **Structured parking**
- **Landscape and open space improvements**



SOUTH PIER MASTER PLAN OVERVIEW

Vibrant, urban mixed-use development comprised of:

- **Three mixed-use towers ranging in height from 236 FT to 259 FT**
- **724 multifamily residential units (129 studios, 391 one-bedrooms, 146 two-bedrooms and 58 three-bedrooms)**
- **16,213 SF of ground-level restaurant space**
- **9,962 SF of ground-level retail space**
- **3,968 SF of outdoor dining / patio space**
- **Indoor and outdoor amenity spaces**
- **37% landscape coverage (29% required by current PAD)**
- **21,000 SF central green / promenade**
- **Substantial landscape and hardscape enhancements provided along Town Lake embankment**
- **836 structured vehicle parking spaces**
- **Seven on-street vehicle parking spaces**
- **750 bicycle parking spaces**



PHASE I OVERVIEW

Tract B, located west of Dev. Lot 6, is envisioned as a central promenade providing the following:

- **+/- 21,000 SF multi-purpose central lawn / plaza for public gatherings and events**
- **Unimpeded public pedestrian access to Tempe Town Lake**
- **20 FT wide “boardwalk” featuring a splash pad, entertainment stage, and designated spaces for art installations**
- **Pocket lawns with seating areas**
- **Enhanced landscaping, shading, and lighting**



PHASE I RENDERED SITE / LANDSCAPE PLAN





PHASE I RENDERING

LOOKING SOUTHEAST FROM TEMPETOWN LAKE



PHASE I RENDERING

LOOKING SOUTHWEST FROM TEMPERTOWN LAKE



PHASE I RENDERING
LOOKING NORTHEAST FROM VISTA DEL LAGO DRIVE

PHASE I RENDERING

LOOKING NORTH FROM VISTA DEL LAGO DRIVE





PHASE I RENDERING
LOOKING NORTHWEST FROM VISTA DEL LAGO DRIVE

South Pier at Tempe Town Lake – Phase I



**Development Review Commission Study Session
January 25, 2022**