

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/24/2022
Agenda Item: 1**

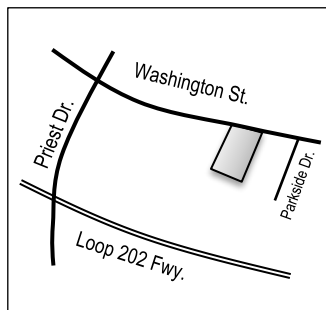
ACTION: Request a Development Plan Review for a new four-story, multi-family development consisting of 289 units for BROADSTONE AT THE GRAND PHASE II, located at 1013 West Washington Street. The applicant is Gammage & Burnham, PLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: BROADSTONE AT THE GRAND PHASE II (PL220023) will be the fifth approved development within The Grand at Papago Park Center master planned development, which was approved by City Council in February 2013. The project will consist of a four-story apartment development containing 289 dwelling units with both garage and surface parking. The request includes the following:

DPR220014 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Papago Park Center, Inc.
Applicant	Manjula Vaz, Gammage & Burnham, PLC
Zoning District	MU-4 PAD
Net site area	4.78 acres (lot 5), 58.56 acres (PAD area)
Density / Number of Units	60 du/ac (lot 5), 10 du/ac (PAD Area) (15 du/ac max)
Number of Units	289
Unit Types	47 studio 142 one-bedroom 100 two-bedroom
Total Building Area	320,137 s.f. building, 150,811 s.f. garage
Lot Coverage	55% of lot, 20% of PAD (58% max. allowed)
Building Height	28'-8" from midpoint of Priest (144' max.)
Building Setbacks	37'-1" street side (Washington St.) (25' min. required)
Landscape area	33% of lot, 15% of PAD area (8% minimum required)
Vehicle Parking	505 spaces (491 min. required)
Bicycle Parking	276 spaces (275 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is currently vacant and is located on the south side of Washington Street, approximately 450 feet west of Parkside Drive. The property is zoned MU-4 and is within The Papago Park Center Planned Area Development (PAD) Overlay. More specifically, the site is within The Grand at Papago Park Center master planned development, which extends from Washington Street on the north to Priest Drive on the west and the Loop 202 Freeway on the south to Parkside Drive on the east. The Grand was approved in 2013 as the 19th Amendment to the Papago Park Center PAD. The construction of this multi-family development will be the fifth phase of The Grand.

This request includes the following:

1. Development Plan Review for a four-story, 289-unit multi-family development.

The applicant is requesting the Development Review Commission take action on the above item.

For further processing, the applicant will need approval of a Minor Amended Planned Area Development Overlay to update The Papago Park Center PAD as it applies to The Grand.

SITE PLAN REVIEW

Two preliminary and two formal reviews occurred in April and October of 2021 and February and April of 2022. The first preliminary submittal showed two driveways on Washington Street with the western one being exit-only, and carriage units along Washington. Staff recommended that a new driveway not be added along Washington, so that the project maintained the same number of curb cuts and shared access among the lots within the planned area development. The second preliminary submittal eliminated the carriage units and west driveway but also deviated from the master plan by eliminating shared access with the lot to the west. An easement for a shared driveway is shown along the west property line but is not designed to be used for this development. Other significant comments made by staff included: locate bicycle parking near the building entrance instead of in the corner of the site; adjust patio and tree locations to comply with separation requirements from the water easement; provide a turnaround for refuse trucks. The plans continue to show trees near the southeast corner of the building that are too close to a water easement. These trees are not required by code and will need to be relocated or eliminated on the plans submitted for building permits. A condition of approval also requires relocation of the trash compactor to address the concern regarding solid waste truck circulation on the property. The applicant provided a conceptual revised plan for this area of the site, and an image of the revision is included with the condition.

PUBLIC INPUT

- Neighborhood meeting not required
- No public input received as of the completion of this report

PROJECT ANALYSIS**CHARACTER AREA PLAN**

This site is within the Papago/North Tempe Character Area plan and is within the Papago Business Center sub-area. Developments within this sub-area are encouraged to address the Grand Canal through view protection, compatible land uses, building orientation, transit connections, and protection of multi-use paths. The proposed development complies with these goals by providing pedestrian connections to the sidewalk on Washington and the Grand Canal, orienting unit patios to the canal, and providing amenity areas adjacent to the canal. The residential use of the site is part of the mixed-use concept of the initial master plan approved in 2013.

DEVELOPMENT PLAN REVIEW**Site Plan**

Plans identify a four-story apartment building with an integrated parking garage and surface parking spaces. Vehicular access is provided off Washington Street by a right-in right-out only driveway, due to the existence of the light rail line running along Washington.

Building Elevations

The building design is contemporary with flat roofs and parapets to screen rooftop mechanical equipment. The majority of the building is finished with stucco in varying shades of brown. Integrally colored concrete masonry unit veneer in size 8" x 8" x 16" is used on the base of all elevations. Integrally colored concrete veneer in size 12" x 24" is also used at vertical elements to mimic limestone. Metal cladding and stucco caps finish off the top.

Landscape Plan

Blue Palo Verde and Native Mesquite trees exist along Washington Street, and the developer will provide additional trees of these types along the street frontage. Within the parking lot, the applicant proposes Southern Live Oak and Desert Museum Palo Verde.

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; due to the change in grade from the north to south ends of the site, the building is only three levels along Washington and increases to four near the parking garage. The building is designed with variation in materials, colors, fenestration and wall planes, which provides variety in the streetscape.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; metal shade devices are provided above west and south facing windows, and balconies are recessed to provide shade for residents.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials provide detail appropriate with their location and function.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the proposed building is appropriately scaled to the site and expected future development of the remaining land within the PAD.*
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; building design consists of a well-defined base and top with enhanced details at the pedestrian level. Variation is provided in wall planes, materials, and building height to relieve monotony.*
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; architectural details are appropriate to the scale and context of the development. Design elements include stone veneer-clad columns, and architectural details shade windows, balconies, and entrances.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient vehicular access and pedestrian access to the primary building entrance. A sidewalk from the building connects to Washington Street and the light rail station and bus stop on Washington.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian circulation routes are clearly delineated and separated from one another.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping adjacent to the building, at the main entrance, and within the auto court.*
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; not applicable*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
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 Development Plan Review. This request meets the required criteria and will conform to the conditions.

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

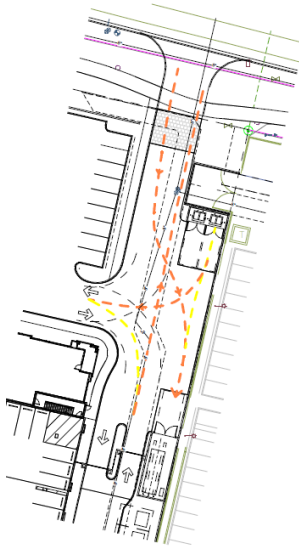
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated March 15, 2022 and landscape plan dated April 14, 2022. 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 application for an Amended Planned Area Development Overlay for Papago Park Center is required. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

Site Plan

3. **Provide service locations for both refuse and recycling collection and pick-up on the property. Modify the site plan to relocate the compactor across from the trash bins, as demonstrated below. Revisions to the plan shall be resolved during building permit review.**



4. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or 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.
5. 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.
6. 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.
7. 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

8. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 1. Public Restroom Security:
 - 1) Single user restroom door hardware: provide a key bypass on the exterior side
9. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide stair exits that are open to the exterior.
 - 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.
10. 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

11. The materials and colors are approved as presented:

A	STUCCO FINISH DUNN EDWARDS DE6212 "CRISP MUSLIN"	DUNN EDWARDS
B	STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"	DUNN EDWARDS
C	STUCCO FINISH DUNN EDWARDS DE6216 "BARREL STOVE"	DUNN EDWARDS
D	STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM"	DUNN EDWARDS
E	VENEER C.M.U. INTEGRAL COLOR "HUNTINGTON GRAY & BONE" (8"X8"X16")	ECHELON
F	METAL CLADDING, KYNAR COATED AEP SPAN COLOR "METALIC SILVER"	KYNAR
G	METAL RAILING/CANOPY PAINTED DUNN EDWARDS DE6378 "JET"	DUNN EDWARDS

H	PRECAST CONC. (INTEGRALLY COLORED) VENEER CORONADO FRENCH LIMESTONE "FRENCH WHITE" (12"X24")	CORONADO
J	CONCRETE MASONRY UNITS	ECHELON
K	EXPOSED CONCRETE CAST-IN-PLACE	TBD
M	METAL RAILING/CANOPIES DARK BRONZE	
P	WINDOW GLASS, DUAL PANE, LOW "E" CLEAR GLASS	TBD
Q	2"x2" WELDED WIRE MESH RAILING DUNN EDWARDS DE6378 "JET"	TBD
R	STOREFRONT	KAWNEER

- 12. 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.
- 13. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
- 14. Conceal roof drainage system within the interior of the building.
- 15. 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.
- 16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

- 17. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
- 18. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

- 19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk.
- 20. 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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". 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 rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape along frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
21. 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.
 22. 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

23. 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.
24. address sign(s) on the building elevation facing the street to which the property is identified.
 - 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.
 - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

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.

COMMUNICATIONS:

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

WATER CONSERVATION AND EFFICIENCY: (Residential and parks are exempt, commercial and mixed use are not exempt). As required in [Tempe City Code 33-140 - 142](#), all new non-residential development projects are required to submit a Water Conservation Report that details potential water use, for review and approval by the Municipal Utilities Department, prior to building permit issuance. For a report template and more information, visit the [commercial water conservation webpage](#).

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

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

- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

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

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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 or DS-118.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

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

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

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

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <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/>.

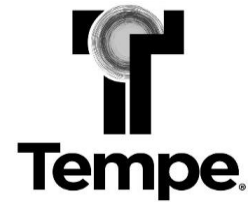
HISTORY & FACTS:

July 20, 2006	The Redevelopment Review Commission approved the 18 th Amended Planned Area Development for Papago Park Center for PAPAGO HILLS OFFICE BUILDING (RRC06016 / DS051061 / SPD-2006.51), consisting of a new 85,873 sf. building for office use on 8.01 acres, located at 1050 West Washington Street, in the GID, General Industrial Zoning District.
January 8, 2013	Development Review Commission recommended approval of the request for Zoning Map Amendment from the General Industrial District to MU-4, Mixed-Use High Density District and an Amended Planned Area Development Overlay for a proposed commercial and residential development for THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.
February 7, 2013	City Council held the second public hearing and approved THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.
October 17, 2014	Community Development Department Planning Division approved a Development Plan Review for the entry road site plan, landscape plan, and lighting plan for THE GRAND AT PAPAGO PARK CENTER – LOOP ROAD (PL120232), located at 1151 West Washington Street. This approval included the entrance drive and associated landscaping only.

- March 22, 2016 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new four-story 219,212 s.f. office building and a six-level parking garage for THE GRAND AT PAPAGO PARK CENTER – PHASE 1 (PL150314), located at 1151 West Washington Street.
- May 18, 2016 Community Development Planning Division administratively approved the 20th AMENDED PAD FOR PAPAGO PARK CENTER – THE GRAND (Site H – Buildings C, D, P1, K, L, P & Q) (PL150324), located at 1151 West Washington Street.
- June 14, 2016 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new four-story 300-unit apartment building with both sub-grade and surface parking THE GRAND AT PAPAGO PARK CENTER – PHASE 2: BROADSTONE AT THE GRAND (PL160098), located at 1003 West Washington Street.
- June 27, 2017 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new nine-story, 359,524 s.f. office building and a seven-level parking garage for THE GRAND AT PAPAGO PARK CENTER – PHASE 3: MIDRISE BUILDING 1 (PL170124), located at 1027 West Roosevelt Way.
- June 28, 2018 City Council approved the Amended Subdivision Plat consisting of 12 lots for THE GRAND AT PAPAGO PARK CENTER (PL170436), located at 1101 W. Washington Street.
- February 26, 2019 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new nine-story, 224,940 s.f. office building for THE GRAND AT PAPAGO PARK CENTER – PHASE 4: OFFICE BUILDING, located at 1121 West Washington Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



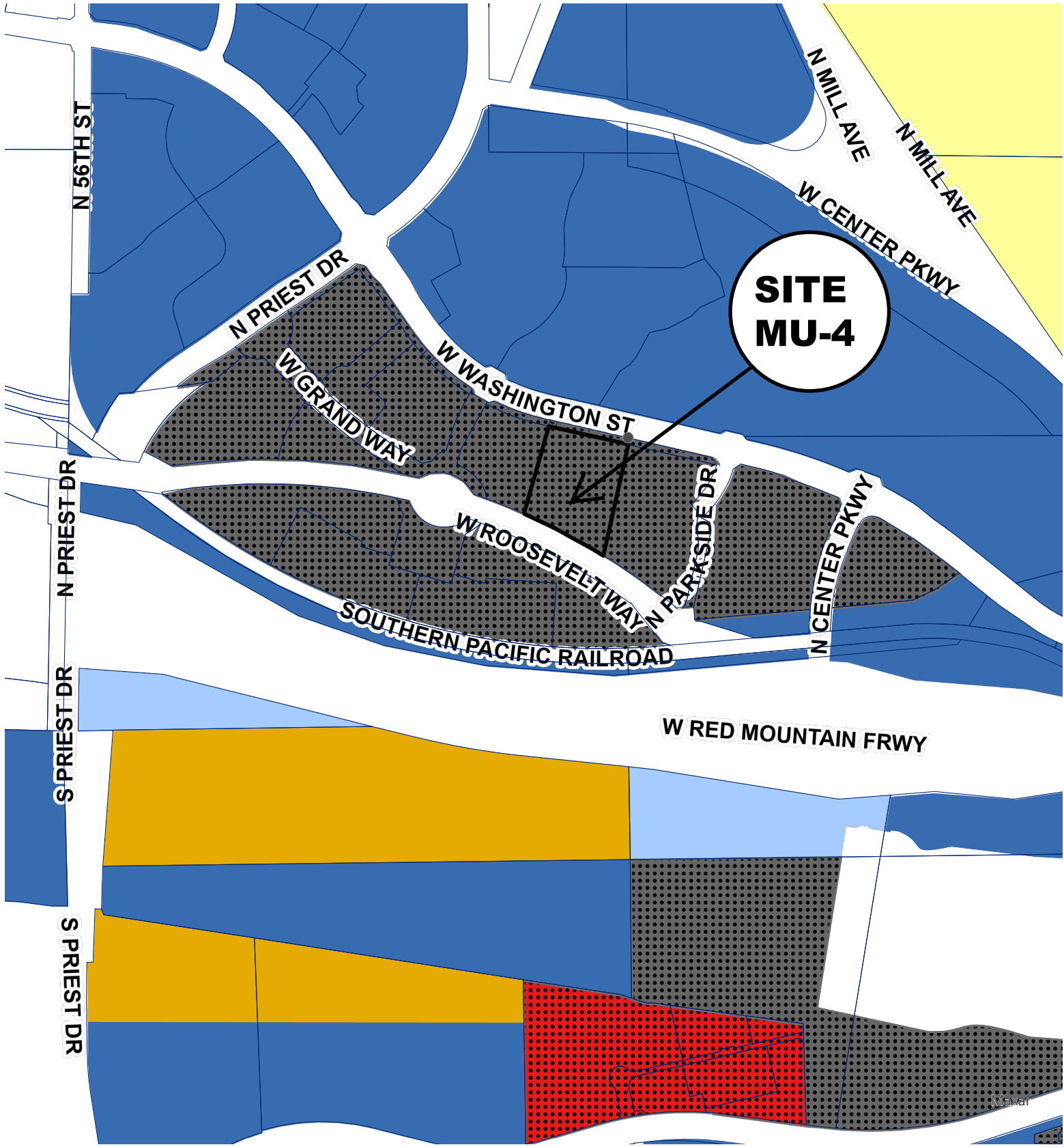
DEVELOPMENT PROJECT FILE
for
BROADSTONE AT THE GRAND PHASE II
(PL220023)

ATTACHMENTS:

- 1-10. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 11-28. Applicant's Letter of Explanation with Exhibits
- 29-37. Existing 23rd Amended Planned Area Development for Papago Park Center
- 38-43. Site Design (Site Plan, Site Details, Landscape Plan, Underground Utility and Lighting Plan)
- 44-58. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, Floor Plans)
- 59. Supplemental Information
 - Refuse Plan

BROADSTONE AT THE GRAND PHASE II

PL220023

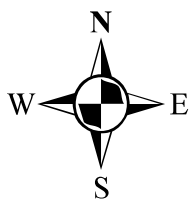


- Light Industrial District (LID)
- General Industrial District (GID)
- Mixed Use High (MU-4)
- Planned Commercial Center General (PCC-2)
- Agricultural (AG)
- Single-Family Residential (R1-6)
- Override 1

- Twelve Point**
CenterlineSubType
- ADOT
 - Canal
 - Monument
 - Private

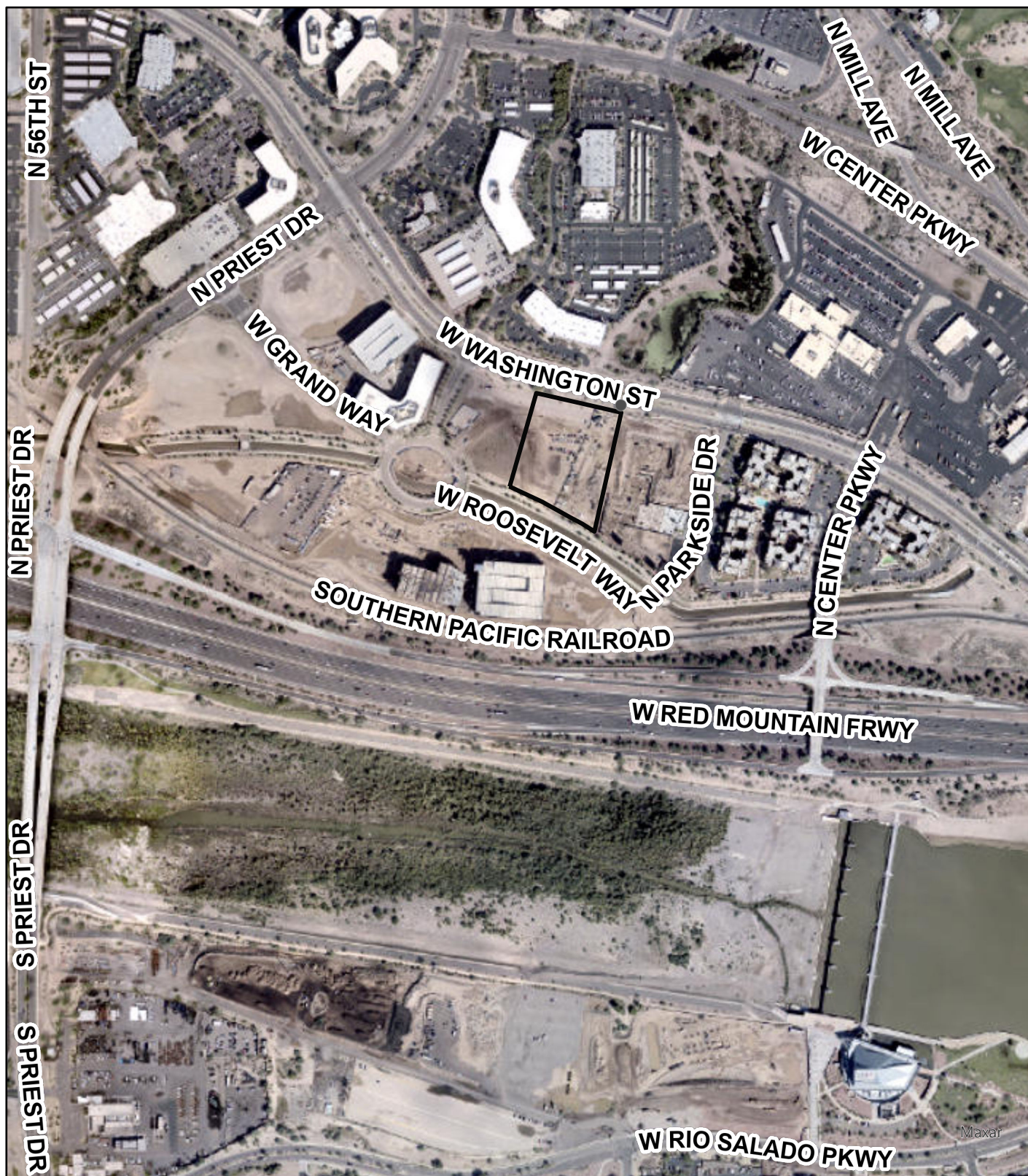
- Railroad
Street
<all other values>
- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)

ATTACHMENT 1

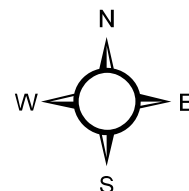


BROADSTONE AT THE GRAND PHASE II

PL220023

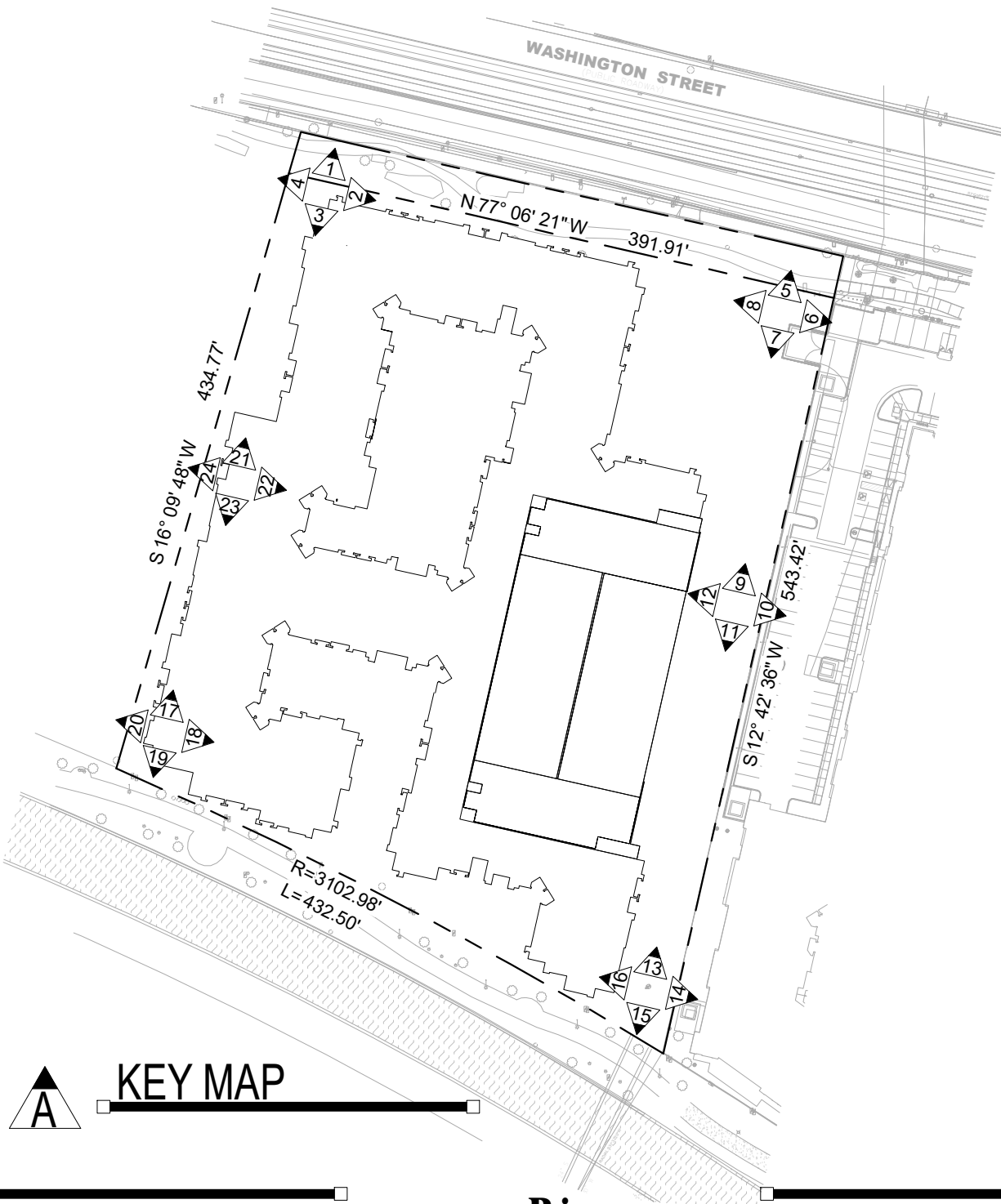


Aerial Map





WASHINGTON STREET



KEY MAP



**BROADSTONE
WASHINGTON**

1013 W WASHINGTON STREET
Tempe, Arizona



ALLIANCE
RESIDENTIAL COMPANY

Office of Rich Barber
ORB
Architecture

WorldHQ@ORBArch.com



Expires 3/31/2020

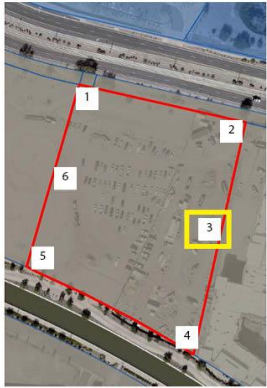
POSITION 1



POSITION 2



POSITION 3



POSITION 4



POSITION 5



POSITION 6



Broadstone at The Grand Phase II

**Tempe Planning Case No. PL220023
1013 West Washington Avenue**

**Applicant's Letter of Explanation for:
Minor Planned Area Development Overlay Amendment &
Major Development Plan Review Applications**

Prepared by:

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1st Formal Submittal: January 31, 2022

2nd Formal Submittal: April 18, 2022

Applicant, Project Overview and Application

Alliance Residential Company (“Alliance” or the “Applicant”) respectfully submits this minor planned area development (“PAD”) amendment and development plan review (“DPR”) application (the “Application”) to accommodate the development of Lot 5 of The Grand at Papago Park Center (the “Site”) with a three and four-story, contemporary residential development consisting of:

- 289 multifamily residential units (47 studio units, 142 one-bedroom units and 100 two-bedroom units);
- A leasing office;
- Recreation room;
- Fitness center;
- Multiple amenity courtyards;
- A six-level (one below-grade and five above-grade) wrapped parking structure accommodating 466 vehicle parking spaces;
- Two parking courtyards accommodating a total of 39 vehicle parking spaces;
- 276 bicycle parking spaces; and,
- Substantial landscape enhancements along Washington Street, a multiuse path adjoining the Grand Canal and throughout the Site (collectively, the “Project”).

More specifically, the Site, which is approximately 4.78 acres in size, is located approximately 440 feet west of the southwest corner of Washington Street and Parkside Drive along the Valley Metro light rail corridor. The Project is the second phase of Alliance’s residential development known as Broadstone at The Grand. The first phase of Broadstone at The Grand, a four-story with lofts multifamily residential development, has been constructed and opened on Lot 4 of The Grand at Papago Park Center adjoining the Site to the east. See **Exhibit A** for an aerial photograph of the Site.

Alliance is one of the largest and most active rental residential real estate developers in the United States. Headquartered in Scottsdale, Arizona with 19 regional offices, Alliance is focused on the development, construction and acquisition of residential communities across 17 states and 33 metropolitan markets. Alliance brands include high-profile Broadstone communities, Marvelle active adult communities, Holden senior communities, and Prose workforce housing.

The Grand at Papago Park Center

This Site is located within The Grand at Papago Park Center (“The Grand”), a 58.56-acre urban mixed-use development located at the northeast corner of the Red Mountain / Loop 202 Freeway and Priest Drive and along the Washington Street light rail corridor in north Tempe. The Grand, at build-out, will consist of up to 19 buildings, seven parking structures, over two million square feet of office space, 600 hotel rooms, 850 multifamily residential units, 27,000 square feet of restaurant space and 7,000 square feet of retail space. The goals for The Grand are to create an aesthetically pleasing urban mixed-use development that will complement the current mix of office and residential uses within Papago Park Center, a 300-acre business park that is home to over three million square-feet of commercial development, and to further stimulate economic activity in north Tempe. As mentioned above, developments completed within The Grand to date include Alliance’s first phase of Broadstone at The Grand, a four-story with lofts residential development providing 300 multifamily residential units on 6.74-acres adjoining the Site to the east.

Exiting Site Condition and Area Context

The Site, which is currently unimproved, is among the development lots that are part of The Grand, a 58.56-acre urban mixed-use development that will provide over two million square feet of office space, 600 hotel rooms, 850 multifamily residential units, 27,000 square feet of restaurant space and 7,000 square feet of retail space at build-out. Use and features surrounding the Site include:

- Broadstone at The Grand – Phase I, a four-story with lofts multifamily residential development adjoining the Site to the east;
- The Valley Metro light rail line to the north within the median of Washington Street;
- The Grand Canal and multiuse path running through The Grand at Papago Park Center mixed-use development site and adjoining the Site to the south;
- The Grand, a nine-story office building, and a seven-level parking structure to the south across the Grand Canal and Roosevelt Way;
- A four-story multitenant office building and six-level parking structure located approximately 750 feet west of the Site at the southwest corner of Papago Drive and Washington Street within The Grand at Papago Park Center mixed-use development;
- The five-story Rio Paradiso apartments located approximately 500 feet east of the Site at the southeast corner of Parkside Drive and Washington Street.
- The Papago Hills commercial development within Papago Park Center consisting of multiple office buildings, restaurants and structured and surface parking to the north of the Site across Washington Street;
- The Priest Drive / Washington light rail station located approximately 1,300 feet northwest of the Site;
- The Red Mountain / Loop 202 Freeway located along the southern perimeter of The Grand;
- Tempe Town Lake (the “Lake”) to the south beyond the Red Mountain / Loop 202 Freeway and the Town Lake Pedestrian Bridge providing a pedestrian connection to Tempe Center for the Arts, Tempe Beach Park and downtown Tempe on the south side of the Lake;
- Papago Park, and urban desert preserve located approximately 2,500 feet east of the Site; and,
- The Salt River Project Crosscut Facility to the northeast of the Site across Washington Street.

See **Exhibit B** for an aerial photograph of the Site and surrounding uses. The Applicant envisions that the Project will offer residents a desirable living option within a vibrant, mixed-use environment in proximity to multimodal transportation, Tempe Town Lake, downtown Tempe, Papago Park, and a variety of commercial, recreational and entertainment uses.

Minor Planned Area Development Overlay Amendment Request

The Application includes a minor / administrative amendment to the Papago Park Center PAD Overlay to establish development standards to accommodate the development of the Project on the Site (Development Lot 5 of The Grand at Papago Park Center), which along with the entire Grand at Papago Park Center development site is zoned for mixed-use, high density (MU-4) uses. The current

/ 23rd Amended PAD for Papago Park Center allows for the development of a four-story multifamily residential development on the Site providing up to 550 residential units with 450 vehicle spaces within structured parking. In comparison to the approved PAD, the Project represents a reduction of 261 residential units and increase of 55 parking spaces on the Site.

The goal of the Application, including the minor PAD amendment request, is to accommodate a high-quality, contemporary residential development within a vibrant, mixed-use environment in proximity to multimodal transportation, Tempe Town Lake, downtown Tempe, Papago Park, and a variety of commercial, recreational and entertainment uses. Based on prior experience, including Broadstone at The Grand – Phase I, the Applicant anticipates strong and sustainable demand for high-quality, modern residential units at this location.

Planned Area Development Overlay Approval Criteria and Planning Context

Pursuant to Zoning and Development Code (“ZDC”) Sections 6-305 and 6-312(C)(1), the Applicant is requesting a minor / administrative PAD overlay amendment to establish site specific development standards to accommodate the development of the Project. As discussed below, the project satisfies the formal PAD overlay approval criteria specified by ZDC Section 6-305.D:

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

General Plan 2040

The land use and residential density projected for the overall Grand at Papago Park Center mixed-use development site, of which the Site is a part of, by General Plan 2040 is mixed-use and high density (up to 65 units per acre). See **Exhibits C** and **D** for portions of the General Plan 2040’s projected land use and residential density maps with the Site location identified. According to General Plan 2040, the mixed-use land category is designed to accommodate a mixture of commercial and residential uses. The mixed-use category encourages creatively designed developments that create a living environment which reflects a “village” concept where this is opportunity to live, work and play within one development or area. The Project is part of The Grand mixed-use development site, which is entitled for over two million square feet of office space, 600 hotel rooms, 850 multifamily residential units, 27,000 square feet of restaurant space and 7,000 square feet of retail space. The Project, which will add to the residential units envisioned by the PAD Overlay applicable to The Grand and Site, will provide additional high-quality urban housing combined with amenities to support the mixed-use environment within The Grand. The high-density Project is therefore the exact type of development envisioned for the Site by General Plan 2040.

Character Area 1 – Papago / North Tempe

In order to further the goals and implement General Plan 2040, the City of Tempe recently adopted a character area plan for Papago / North Tempe (the “Character Area Plan”). The Site is located within the Character Area Plan’s boundaries. The general vision of the Character Area Plan is to create a safe, sustainable, walkable, and attractive place that values its open spaces, environment, and historic and cultural resources, and land uses that support community needs and aspirations. The Project is designed within the context of the Character Area Plan’s design guidelines and place-making principles. Specifically, the Project will further the following performance measures associated with the Character Area Plan’s design guidelines and principles:

- Buildings adjacent to the Grand Canal should be designed to provide meaningful visual canal orientation using terraces, entrances, bay windows, and similar features that are highly articulated by means of projections, canopies, variations in surface and materials;
- Existing multi-use paths should be protected and enhanced;
- Encourage outdoor gathering space that is integrated to the overall site design and located in an area on the ground level that is accessible to a large number of users, and to establish functional relationships and linkages within the site or between adjacent sites;
- The visual character of the ground floor façade of a building should be differentiated from upper floors through variations in materials, color, and window patterns in the exterior;
- Limit the view of car garages in the building fronts and discourage blank walls in development that face public streets;
- Encourage native, drought-tolerant, water-saving, and adapted plant palette to promote water conservation, biodiversity, shade, and sustainability except in flood-irrigated areas; and,
- Encourage both visual open space and usable private open space with site amenities.

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 Project’s building and landscape elements and associated standards have taken into consideration the context of the area. The Project’s building heights, setbacks and landscape area are all an appropriate scale for the area in the context of:

- The Site’s location within The Grand, and approved and partially constructed urban mixed-use development that will provide over two million square feet of office space, 600 hotel rooms, 850 multifamily residential units, 27,000 square feet of restaurant space and 7,000 square feet of retail space at build-out;

- The existing four and five-story multifamily residential developments located immediately east of the Site;
- The existing nine and four-story office buildings within The Grand;
- The existing six and seven-level parking structures within The Grand;
- The Papago Hills commercial development with Papago Park Center consisting of multiple office buildings, restaurants and structured and surface parking to the north of the Site across Washington Street;
- The Valley Metro light rail line within the median of Washington Street;
- The Priest Drive / Washington light rail station located approximately 1,300 feet northwest of the Site;
- The Red Mountain / Loop 202 Freeway located along the southern perimeter of The Grand; and,
- The existing employment, commercial and residential uses in proximity to the Site.

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

The Project's design appropriately mitigates transitional impacts on immediate surroundings, as the buildings and landscape elements have been designed in the context of:

- The Site's location within The Grand, an approved and partially constructed urban mixed-use development that will provide over two million square feet of office space, 600 hotel rooms, 850 multifamily residential units, 27,000 square feet of restaurant space and 7,000 square feet of retail space at build-out;
- The existing four and five-story multifamily residential developments located immediately east of the Site;
- The existing four and nine-story office buildings within The Grand;
- The existing six and seven-level parking structures within The Grand;
- The office building up to eight-stories and the parking structure up to seven levels planned for Development Lot 4 of The Grand adjoining the Site to the west;
- The Papago Hills commercial development consisting of multiple office buildings, restaurants and structured and surface parking to the north of the Site across Washington Street;
- The Valley Metro light rail line within the median of Washington Street;
- The Priest Drive / Washington light rail station located approximately 1,300 feet northwest of the Site; and,
- The Red Mountain / Loop 202 Freeway located along the southern perimeter of The Grand.

Project Design

The design of the Project is an attractive, modern and pedestrian friendly design that both thoughtfully engages and respects the surrounding community. As reflected by the enclosed

elevations and renderings for the building to be constructed, the overall architectural character is a contemporary design. While the design will reflect the modern aesthetic of other recently constructed buildings within The Grand, the three and four-story building will also fit in with and respect the surrounding area. The design provides elements that cater to the pedestrian through the use of building character, connectivity, landscaping, hardscape, and lighting.

The contemporary building design is characterized by forms in a balanced composition that express the form and functionality of its components. By principal, the design is void of excessive and arbitrary applied ornamentation, striving towards simplicity, honesty and clarity of form with a high quality and pleasing aesthetic appearance. The exterior materials consist of a combination of pedestrian scaled materials and forms, including stone highlights on lower portions of the building and recessed balconies and patios. The building style is a classic, contemporary and timeless design.

A significant component of the Project's design is the seamless blending of outdoor and indoor spaces. The Project features multiple amenity courtyards, indoor amenity spaces, connections to an adjoining multiuse path / trail, and private outdoor spaces providing an abundance of opportunities for gathering, recreation and lounging. A large resort style outdoor amenity area is centrally located and wrapped by the Project's apartments building. This area will include a large swimming pool and spa, a variety of seating areas, barbeque stations / grills, fire pit, and gaming areas that will create an inviting, comfortable outdoor gathering place for residents. Another centrally located courtyard, also wrapped by Project's apartments building, is more passive in nature and features a large turf area. A third courtyard located along the southern perimeter of the Site provides another turf area and opportunities for outdoor recreation and lounging. The provision of two pedestrian connections along the Site's southern perimeter will provide residents and guests with convenient access to a multiuse path adjoining the Site and running along the Grand Canal. A two-story indoor fitness center located between two of the Project's outdoor amenity areas and a two-story recreation / clubhouse facility provided within the apartment building are also provided for those seeking additional recreation and lounging opportunities. Each apartment unit will also have a large private open space in the form of a balcony or patio.

The Project also provides secure parking access via an entry drive extending into the Site from Washington Street. The six-level parking structure is wrapped by the proposed residential building and screened from street view. Parking for prospective residents and guests is conveniently located within a parking courtyard at the northeast corner of the Site in proximity to the Project's leasing office. Additional parking for residents' guests is provided within the centrally located parking structure and a parking courtyard located between the parking structure and the Site's eastern perimeter.

The design concept is addressed in further detail within the development plan review approval criteria section of this letter of explanation provided below

Landscape Design

The overall landscape coverage percentage for the Project is approximately 32 percent, a

significant amount for a residential development within a mixed-use, urban environment. The landscape enhancements, which are influenced by the desert landscape natural to the region and are consistent with the intent of the Papago / North Tempe Character Area Plan, feature varying tree canopies with varying hues that will provide shade for human comfort along the Site's Washington Street frontage, along pedestrian walkways distributed throughout the Site, and within outdoor spaces. The landscaping, which has been designed to employ varying colors and scale, will also provide additional visual interest and allow the Project to blend in with the surrounding context.

Site Circulation and Parking

Vehicular access to the Site is to be accommodated via a new driveway along the Site's Washington Street frontage. As noted above, the Project includes a six-level (one below-grade and five above-grade) wrapped parking structure providing 466 vehicle parking spaces and two parking courtyards providing a combined total of 39 vehicle parking spaces. In addition, the Project will provide 276 bicycle spaces. The noted parking structure and parking courtyards will be accessed via the new driveway extending into the Site from Washington Street.

The Project also provides three pedestrian connections to the Grand Canal multiuse path adjoining the Site to the South, as well as a direct pedestrian connection to the detached sidewalk along the Site's Washington Street frontage. As discussed above, the Site is located approximately 1,300 feet southeast of the Priest Drive / Washington light rail station.

Development Plan Review Approval Criteria

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting DPR approval for the Project's architectural drawings, including site and landscape plans and building elevations. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will enhance the functional and attractive appearance of the Site, The Grand and surrounding area.

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

The varying building height combined with the featuring of multiple forms breaks the building up into smaller components and reduces the perceived scale of the building within the streetscape. A variety of materials, textures and colors are used to further breakup the individual forms within the overall composition. The building façade steps in and out along to allow for recessed patios and balconies to provide additional variety. Tall vertical elements, such as masonry towers, further break up the mass of the Project's apartment building. The provision of tall glazing at the building's primary entrance combined with the provision of stone highlights on lower portions anchor the building to the ground. The Project's context within multiple buildings of varying heights and occupancy types within The Grand will provide additional variety in the streetscape along Washington street.

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

The sides of the building are appropriately oriented and the design respects and enhances the area's unique climate through the use of landscaping, recessed patios and balconies, covered entries, shaded amenity areas, and light paint colors. Higher density housing with multiple levels also minimizes exterior wall and roof exposure to the sun. Shade trees and/or shaded seating will be provided along the street frontage and throughout the Site. In addition, the vast majority of the Project's parking spaces are located within a shaded parking structure.

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

The building design incorporates a variety of high-end materials and finishes, true to form and function, that will complement existing and planned buildings within The Grand. The exterior materials consist of a combination of high quality and pedestrian-scaled materials, including masonry towers, corner accents, recessed balconies, and stone highlights on lower portions of the building. Specific materials include integrally colored concrete, integrally colored veneer C.M.U., concrete masonry units, veneer limestone, metal cladding, metal railings/canopy, glazing, and stucco.

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

As discussed in detail in the area context section of this letter provided above, the Site is located within an approved urban, mixed-use master development site along the Valley Metro light rail line that includes a mix of commercial, residential and public / recreational uses. The Project's building and landscape elements have been designed with the context of the area in mind. The proposed three and four-story building height are of an appropriate scale for the area in the context of:

- The Site's location within The Grand at Papago Park Center mixed-use development site;
- The existing four and five-story multifamily residential developments located immediately east of the Site;
- The existing four and nine-story office buildings within The Grand;
- The existing six and seven-level parking structures within The Grand;
- The Papago Hills commercial development within Papago Park Center consisting of multiple office buildings, restaurants and structured and surface parking to the north of the Site across Washington Street;
- The Valley Metro light rail line within the median of Washington Street;
- The Priest Drive / Washington light rail station located approximately 1,300 feet northwest of the Site; and,

- The Red Mountain / Loop 202 Freeway located along the southern perimeter of The Grand.

The proposed landscape coverage of approximately 32 percent for the Site is a very substantial amount and is more than appropriate for an urban, mixed-use environment. The proposed landscape palette along the Site's street frontage, as well as throughout the Site, will also further establish and contribute to a pedestrian-friendly environment along the Washington Street light rail corridor and through The Grand.

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's varying heights combined with a design featuring forms that break the building up into smaller components reduces the perceived scale of the building within the streetscape and on adjoining properties. To highlight important building volumes and features, primary entrances to building are recessed and/or covered, providing an element that further breaks up the mass and anchors the buildings to the ground. The active ground floor recreation / clubhouse use space combined with the provision of stone highlights on lower portions of the building clearly defines a base for the building. The provision of varied rooflines combined within the provision of masonry towers and recessed balconies define the top. The recessed balconies break up the mass in-between and create a rhythmic movement across the residential building elevations that are further enhanced by the change in materials between the different elements. At ground-level, the building mass is moved in and out to create recessed areas for shade trees, patios and an amenity courtyard that evoke movement along both the streetscape and Grand Canal and enhance the pedestrian experience.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions

The leasing office and recreation / clubhouse spaces oriented towards the parking courtyard and entry driveway extending into the Site from Washington Street are designed for high visibility with tall windows and decorative stone highlights. The provision of apartment units with patios at street-level and recessed balconies will further enhance visibility and activity along both Washington Street and the Grand Canal. Lighting rhythmically accentuates the exterior wall design features. Furthermore, primary entrances to the building are recessed and/or covered to provide shade.

The sidewalk along the street frontage has a landscape buffer on both sides. The provision of trees along the street frontage will shade the sidewalk. In addition, trees are

provided along walkways extending into and through the Site, as well as within outdoor amenity spaces, to provide shade for human comfort.

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

As noted above, the Site is located along the Valley Metro light rail line and is located approximately 1,300 feet southeast of the Priest Drive / Washington light rail station. Considering the Site's location along the Washington Street light rail corridor and proximity of the light rail station, as well as the additional mix of uses planned for The Grand, the adjoining segment of Washington Street will see increases in pedestrian traffic for the foreseeable future. To enhance the pedestrian environment and multi-modal transportation usage, the Project will energize the Site's street frontage by providing:

- A significant building frontage along Washington Street;
- Three floors of residential units with patios or balconies oriented toward Washington Street;
- An active street-level recreation / clubhouse use space in proximity to Washington Street;
- High quality, contemporary architecture; and,
- Substantial landscape (hard and soft-scape) improvements, including a detached sidewalk with trees on both sides, that will significantly enhance the walkability of Washington Street

In addition and to further encourage the use of multi-modal transportation options, the Project will provide 276 bicycle spaces.

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

As reflected by the site and landscape plans included as part of the Application submittal package and by restricting vehicular access to the Site to a single point of access along Washington Street, the Project has been designed to minimize conflicts with pedestrian access and vehicular circulation to the maximum extent possible. The Project will also provide an oversized and detached walkway distinguished from vehicle maneuvering areas along the Washington Street frontage. Furthermore, the Project clearly delineates pedestrian walkways for safe pedestrian movement throughout the Site.

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

Crime prevention and the security of residents, guests and staff alike is a critical factor that has been seriously considered and incorporated into the design of the Project.

The provision of residential units combined with the active leasing office and recreation / clubhouse use spaces in proximity to the Site's Washington Street entrance will provide for natural surveillance along and throughout the Site. In addition, the Project will have an on-site management team, will be a member of the Tempe Crime Free Multi-Housing Program, will provide proper illumination in all areas, and will maintain landscaping to ensure high visibility throughout the Site.

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

The proposed landscape and hardscape improvements along the Site's street frontage and throughout the Site will delineate walkways, driveways / drive aisles and parking areas from the public right-of-way and the Project's building. Appropriate trees and enhanced landscaping and hardscape materials will be provided along the Site's street frontage to further distinguish pedestrian areas from vehicular maneuvering areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by or walking through the Site.

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

The Project's sign package is not included as part of the Application submittal. A sign package will be prepared and processed for the Project at a later date. The sign package will ensure that the design, scale, proportions, location and color of signage to be provided on the Site are compatible with the Project's design and use, as well as adjoining and nearby uses within The Grand and Papago Park Center.

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

As detailed by the lighting plan included as part of the Application submittal package, the Project's lighting will be compatible with the proposed multifamily residential use and existing and future uses within The Grand. Ultimately, the lighting will not adversely impact the residential and amenity use spaces within the Project nor adjoining and nearby buildings and uses. Furthermore, the lighting will provide a safe and inviting environment for both residents and pedestrians walking by and/or through the Site.

Conclusion

The Applicant is proposing to build a high quality, modern residential community that will provide additional high quality housing options in close proximity to downtown Tempe and respect the established PAD standards while enhancing the streetscape of Washington Street, the Grand Canal, and adjoining and nearby properties. The Project is appropriate within the context of the mix

of uses envisioned for The Grand and is consistent with General Plan 2040 and the Character Area Plan. The Project will contribute to the mix of residential / employment / commercial uses envisioned for The Grand at Papago Park Center. We look forward to discussing the requests with you and respectfully request your approval.

Exhibit A: Aerial Photograph



 Broadstone at The Grand - Phase II

Exhibit B: Site and Surrounding Uses



1. The Aubrey / Broadstone @ The Grand - Phase I Apartments (4-stories with lofts)
2. Rio Paradiso Apartments (5-stories)
3. The Lofts @ Rio Salado Apartments
4. Crosscut Facility, Salt River Project
5. Sun State Builders
6. Wells Fargo
7. The Grand at Papago Park Center
8. Four-Story Office Building
9. Zwicker & Associates
10. Ladybug Café
11. Tempe Test Center
12. Sonora Quest Laboratories
13. Young's Market Company
14. 5th Street Burger & Fries
15. Sunstate Equipment
16. Border States Electric
17. Mandarina Apartments (3-stories)
18. Hammer CrossFit South
19. The Grayson on The Rail (3-stories)
20. Riverwalk Condominiums (3-stories)
21. Southland Engineering
22. Salt River Project Information Systems
23. Hall of Flame Fire Museum
24. National Weather Services
25. America First Credit Union
26. First Solar
27. ASU Community Services Building
28. JGM Water Plan
29. AZ Heritage Center at Papago Park
30. Tempe Town Lake Pedestrian Bridge
31. Tempe Center for the Arts
32. IDEA Tempe Campus

 **Broadstone at The Grand - Phase II**

Exhibit C: General Plan Projected Land Use Map

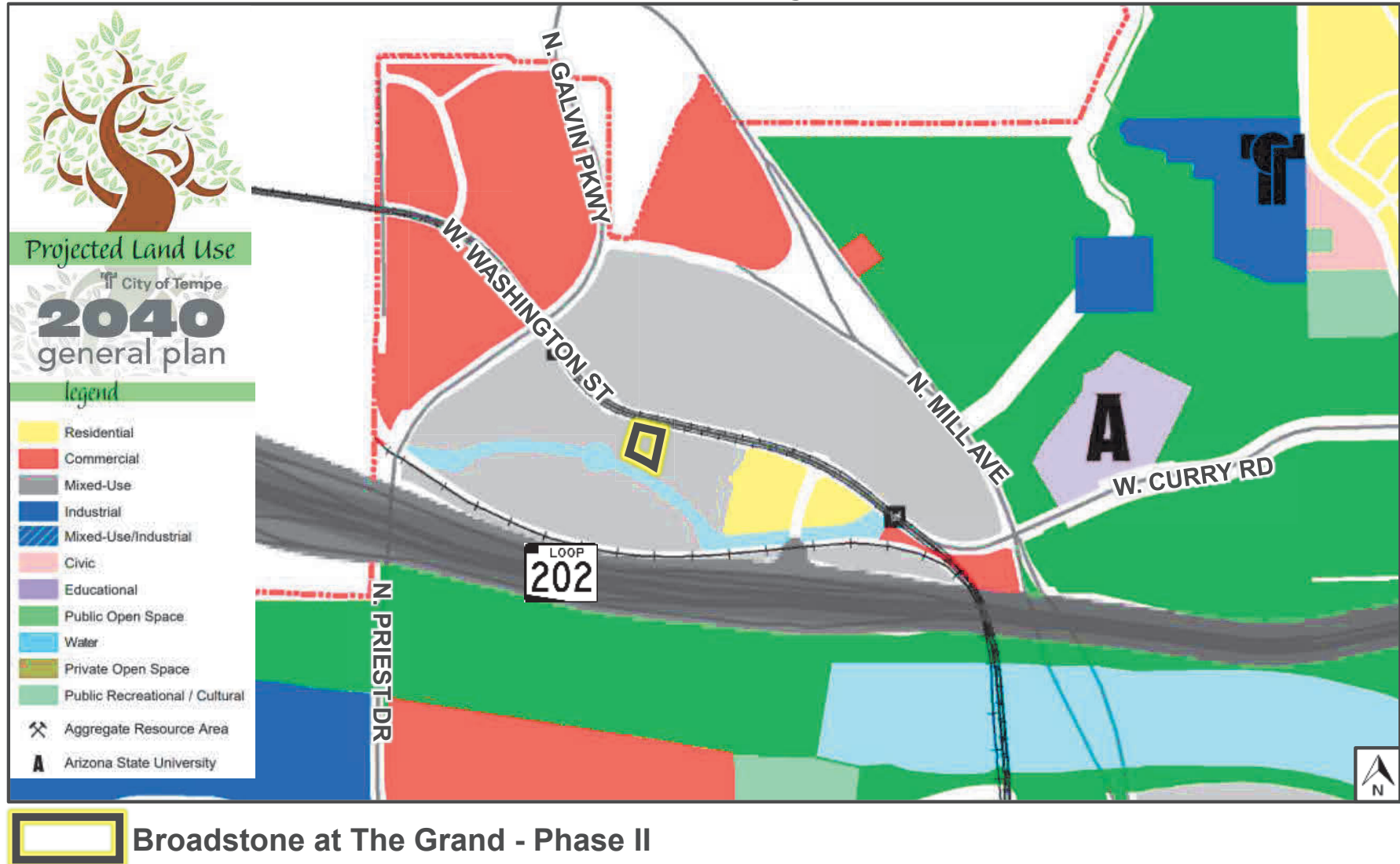
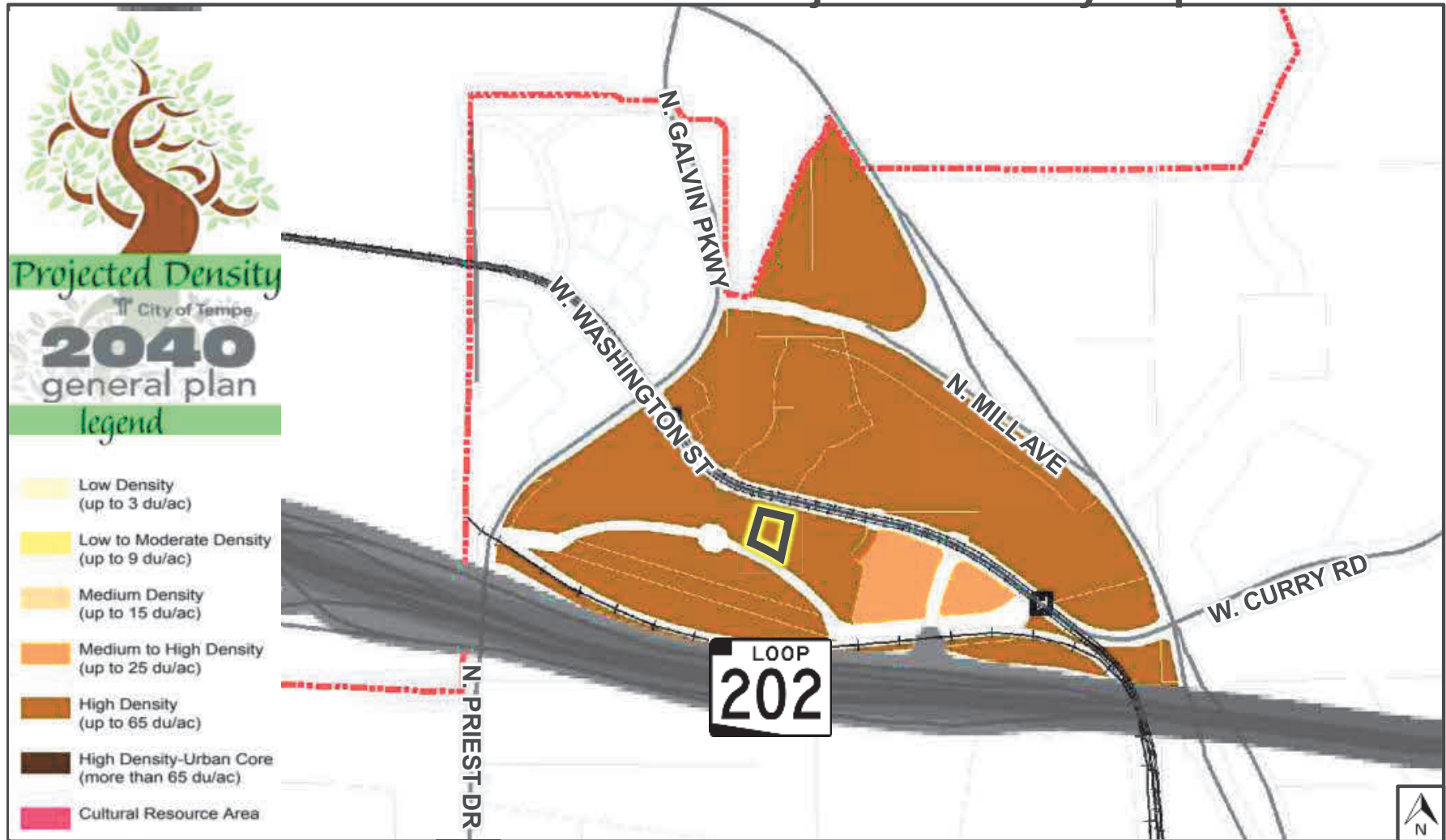
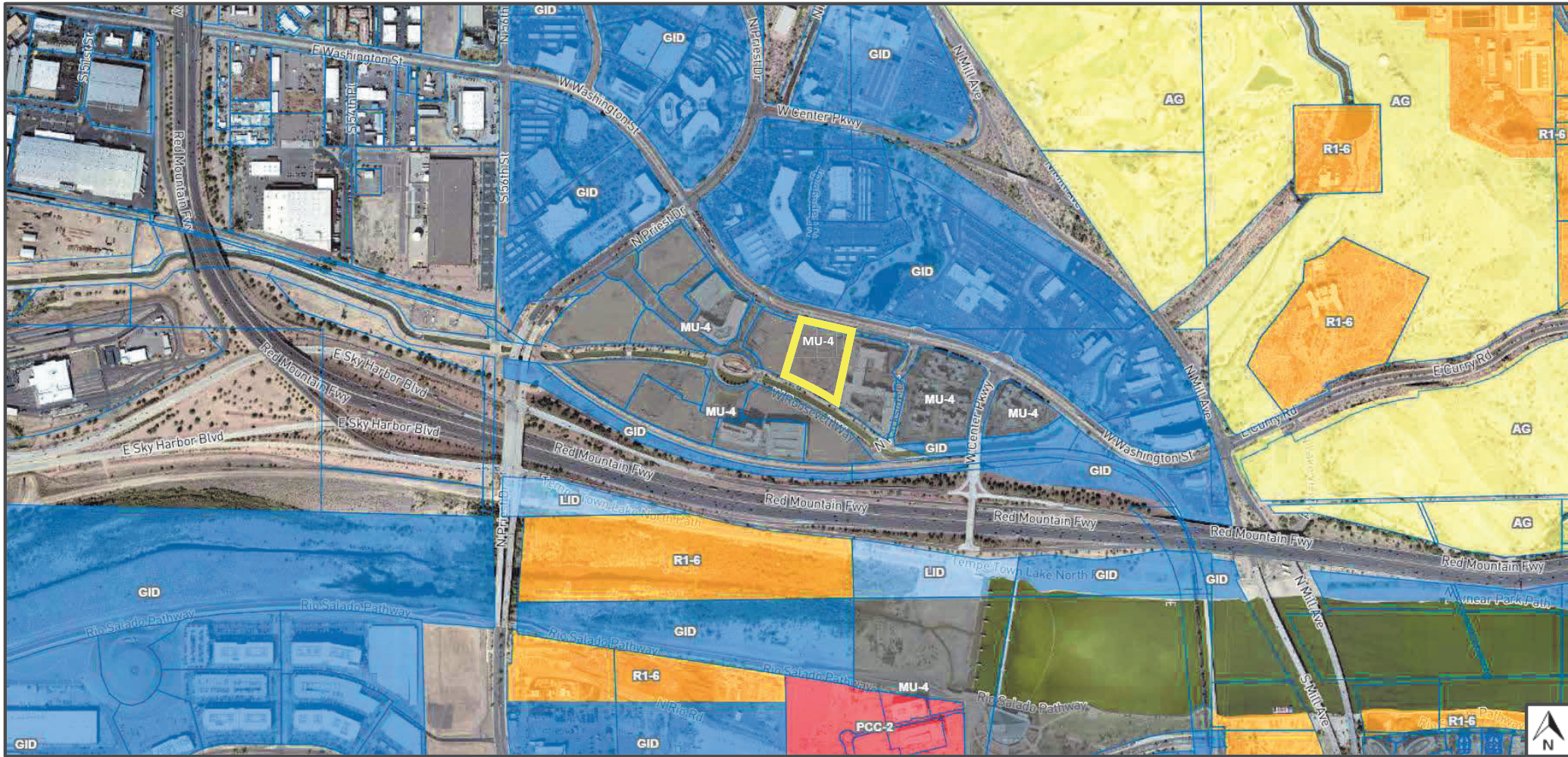


Exhibit D: General Plan Projected Density Map



 **Broadstone at The Grand - Phase II**

Exhibit E: Zoning Map



 **Broadstone at The Grand - Phase II**

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

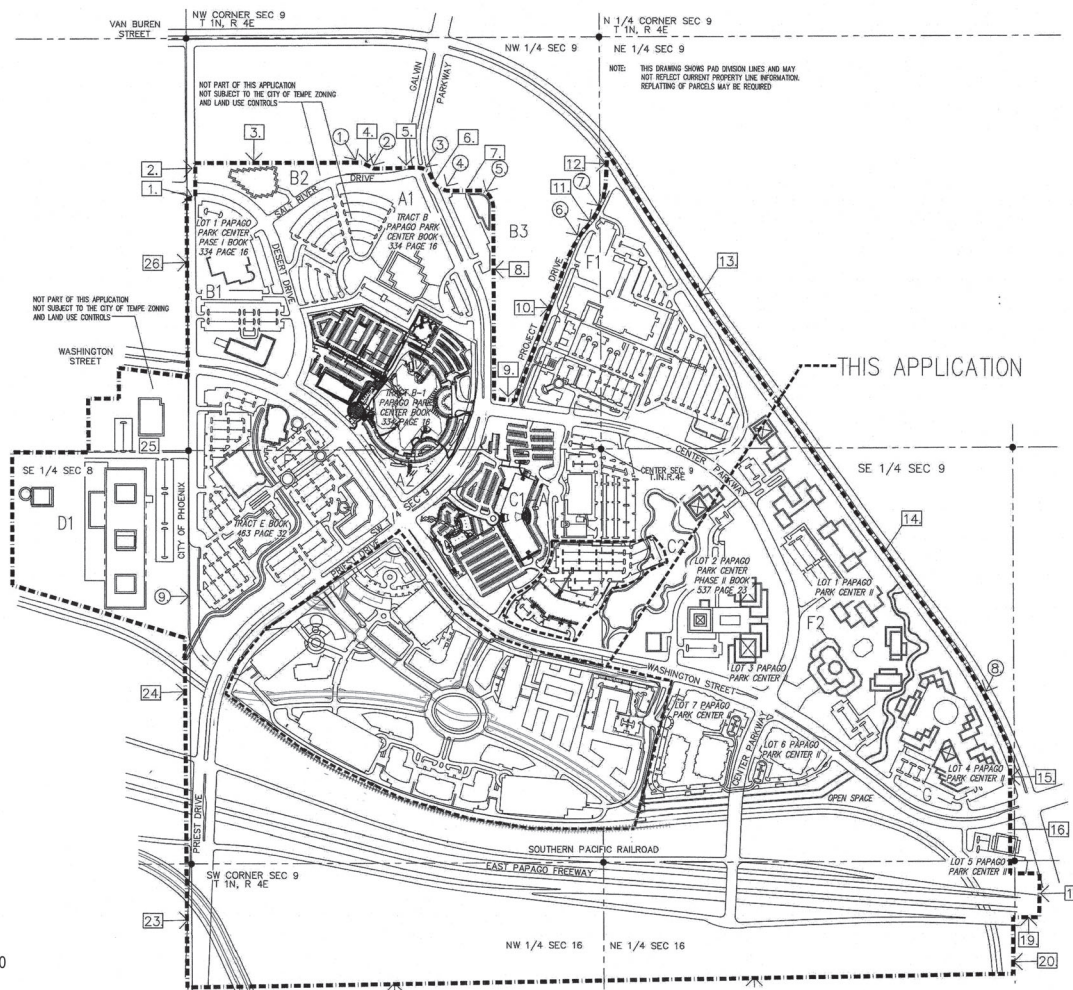
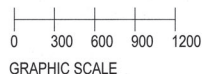
AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

		NET ACREAGE EXCLUDING R.O.W.	F.A.R. BASED ON GROSS ACREAGE	LOT COVERAGE BASED ON NET ACREAGE	PRELIMINARY LAND USE	MAXIMUM BUILDING AREA (SQ. FT.)	MAXIMUM BUILDING HEIGHT (FEET)	AUTO PARKING REQUIRED	BICYCLE PARKING REQUIRED	OPEN SPACE PROVIDED
A1	SALT RIVER PROJECT CORPORATE HEADQUARTERS				NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS					
A2	TOSCO MARKETING COMPANY	22.46	0.56	13.3%	OFFICE	546,000	100	2,184	112	32%
B1	CORPORATE OFFICE CENTER	12.20	0.57	45%	OFFICE	164,000	128	1,300	120	30%
B2	TOVREA SUBSTATION				NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS					
B3	J.B. RODGERS CORPORATE HQ.	3.20	0.38	14.2%	OFFICE	40,000	30	160	16	42.6%
C1	PAPAGO HILLS OFFICE COMPLEX	32.42	0.48	31%	OFFICE	686,779	140	1,987	279	48%
C1	RETAIL/RESTAURANT	2.21	0.12	12%	RETAIL/RESTAURANT	11,391	140	109	13	20%
C2	HOTEL COMMERCE COMPLEX	21.37	0.65	28%	OFFICE	1,295,910	140	4,618	279	51%
C2	PAPAGO HILLS OFFICE BUILDING	9.01	0.218	10.73%	OFFICE	85,873	50	660	11	25.25%
D1	RESEARCH DEVELOPMENT MALL				NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS					
E	CORPORATE RESEARCH CENTER	30.74	0.51	19%	CORPORATE CENTER	424,000	120	1,700	240	50%
F1	PAPAGO OFFICE CENTER	28.52	0.56	38%	OFFICE	793,000	84	3,172	176	42%
F2	PAPAGO OFFICE CENTER	17.09	0.36	20%	OFFICE	330,000	84	1,320	75	60%
G	EXPOSITION CENTER	16.56	0.20	28%	EXPOSITION CENTER	176,296	56	705	320	57%
H1	THE GRAND	67.38	**NR	50%	HOTEL/OFFICE RETAIL/RES.	3,187,000	156	10,032	690	20%
H2	RIVERWALK - RIO SALADO	12.56	0.66	28%	APARTMENTS	466,692	84	895 +23 RV	466	56%
H3	RED RIVER OPRY	4.38	0.03	22%	ENTERTAINMENT	65,000	56	280	15	68%
		304.54				7,050,971		28,700	2,586	

* NOTE: MEASURED FROM MID-POINT PRIEST DRIVE. ELEVATION 1176.00' ABOVE MEAN SEA LEVEL
 ** NR: NOT REQUIRED PER CURRENT CITY OF TEMPE ZONING 12/20/12

ALL AREA NUMBERS ARE APPROXIMATE AND ARE INTENDED FOR PLANNING PURPOSES AND ARE SUBJECT TO CHANGE. REFER TO FINAL P.A.D.S FOR FINAL TALLY.

TANGENT DATA				CURVE DATA			
BEARING	DISTANCE	BEARING	DISTANCE	LENGTH	TANGENT		
S 02°11'11" E	80.00	S 02°11'11" E	450.00	50.00	38.27	20.71	
S 02°22'48" E	187.50	S 02°22'48" E	450.00	50.00	38.27	20.71	
S 04°14'30" E	153.11	S 04°14'30" E	450.00	50.00	38.27	20.71	
S 04°14'30" E	11.61	S 04°14'30" E	450.00	50.00	38.27	20.71	
S 04°14'30" E	308.80	S 04°14'30" E	450.00	50.00	38.27	20.71	
S 12°14'30" E	13.12	S 12°14'30" E	450.00	50.00	38.27	20.71	
S 04°14'30" E	161.34	S 04°14'30" E	450.00	50.00	38.27	20.71	
S 07°17'30" E	153.86	S 07°17'30" E	450.00	50.00	38.27	20.71	
S 07°17'30" E	136.52	S 07°17'30" E	450.00	50.00	38.27	20.71	
N 17°34'38" E	1063.86	N 17°34'38" E	450.00	50.00	38.27	20.71	
N 38°50'11" E	96.84	N 38°50'11" E	450.00	50.00	38.27	20.71	
N 09°10'58" W	110.58	N 09°10'58" W	450.00	50.00	38.27	20.71	
S 33°40'51" E	670.11	S 33°40'51" E	450.00	50.00	38.27	20.71	
S 30°42'48" E	811.84	S 30°42'48" E	450.00	50.00	38.27	20.71	
S 15°01'51" W	40.70	S 15°01'51" W	450.00	50.00	38.27	20.71	
S 07°17'30" E	508.10	S 07°17'30" E	450.00	50.00	38.27	20.71	
N 88°51'48" E	132.44	N 88°51'48" E	450.00	50.00	38.27	20.71	
S 02°17'44" E	300.70	S 02°17'44" E	450.00	50.00	38.27	20.71	
S 88°51'48" W	139.76	S 88°51'48" W	450.00	50.00	38.27	20.71	
S 02°00'11" E	359.34	S 02°00'11" E	450.00	50.00	38.27	20.71	
S 89°48'27" W	2703.20	S 89°48'27" W	450.00	50.00	38.27	20.71	
S 89°48'27" W	2703.20	S 89°48'27" W	450.00	50.00	38.27	20.71	
N 07°28'02" E	647.60	N 07°28'02" E	450.00	50.00	38.27	20.71	
N 07°28'02" E	1588.21	N 07°28'02" E	450.00	50.00	38.27	20.71	
N 01°05'21" E	511.89	N 01°05'21" E	450.00	50.00	38.27	20.71	
S 02°22'48" E	1669.28	S 02°22'48" E	450.00	50.00	38.27	20.71	



REC18125

PAD18014

DS160133



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway
 Tempe, AZ 85281

MARK	DATE	DESCRIPTION
5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK
 SHEET TITLE:

MASTERPLAN

A-1

DS160133

PAD18014

REC18125

Existing Planned Area Development Overlay

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

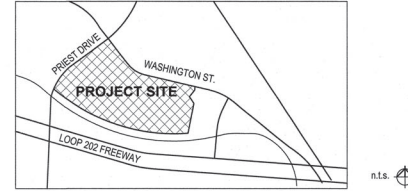
OWNER AUTHORIZATION

PAPAGO PARK CENTER, INC.
BY:  DATE: 6/19/2019
SIGNATURE DATE
ITS: OWNER

OWNER / DEVELOPER

OWNER: PAPAGO PARK CENTER, INC.
REPRESENTATIVE: MITCHELL B. ROSEN
1521 N. PROJECT CENTER DRIVE
TEMPE, ARIZONA 85281

SITE VICINITY MAP



ACKNOWLEDGEMENT

ON THIS 19th DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Mitchell B. Rosen WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

BY:  NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LEGAL DESCRIPTION

LOTS 1 THROUGH 12 AND TRACTS "A" THROUGH "J" OF, SUBDIVISION PLAT FOR "THE GRAND AT PAPAGO PARK CENTER", AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 716 OF MAPS, PAGE 31.

APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE

ON THIS 6th DAY OF June, 2019

ZONING DISTRICT: MU-4/PAD	PAD PROVIDED
GENERAL PLAN USE	MIXED USE
GENERAL PLAN DENSITY	MIXED USE, HIGH DENSITY
ZONING	MU-4/PAD
SITE AREA	58.56 AC (2,550,779 SF)
DWELLING QUANTITY	850
DENSITY	15.0 D.U./AC. (SEE NOTE 3)
BUILDING HEIGHT	156', SEE SHEET A-4
BUILDING LOT COVERAGE	58% (SEE NOTE 3)
SITE LANDSCAPE COVERAGE	8% (SEE NOTE 3)
BUILDING SETBACKS	
FRONT (PRIEST)	25'-0"
SIDE	NONE
REAR	NONE
STREET SIDE (WASHINGTON)	25'-0"
VEHICLE PARKING QUANTITY (SEE SHEETS A-5 & A-6)	
RETAIL (2000 SF)	24 SPACES (@ 1/300 SF)
RESTAURANT (27000 SF)	860 SPACES (@ 1/75 SF)
HOTEL (600 UNITS) (SEE SHARED USE PARKING STUDY)	102 SPACES (@ 1 PER UNIT)
OFFICE (2349260 SF)	7,831 SPACES (@ 1/300 SF)
RESIDENTIAL (850 UNITS)	
PER PARKING ANALYSIS DATED 1.9.19)	
GUEST	170 SPACES (@ 0.20 PER UNIT)
STUDIO UNITS (114 UNITS)	172.14 SPACES (@ 1.51 PER UNIT)
1-BEDROOM UNITS (370 UNITS)	558.7 SPACES (@ 1.51 PER UNIT)
2-BEDROOM UNITS (354 UNITS)	534.54 SPACES (@ 1.51 PER UNIT)
3-BEDROOM UNITS (12 UNITS)	18.12 SPACES (@ 1.51 PER UNIT)
SUBTOTAL RESIDENTIAL VEHICLE PARKING	1,454 SPACES
TOTAL VEHICLE PARKING PROVIDED	9,771 SPACES
BICYCLE PARKING QUANTITY	
RETAIL (2000 SF)	4 SPACES (@ 1/7,500 SF, MIN 4)
RESTAURANT (27000 SF)	54 SPACES (@ 1/500 SF)
HOTEL (600 UNITS) (SEE SHARED USE PARKING STUDY)	30 SPACES (@ 1/20 UNITS)
OFFICE (2349260 SF)	294 SPACES (@ 1/8,000 SF, MIN 4)
RESIDENTIAL (850 UNITS)	
GUEST	170 SPACES (@ 0.20 PER UNIT)
STUDIO UNITS (114 UNITS)	85.5 SPACES (@ .75 PER UNIT)
1-BEDROOM UNITS (370 UNITS)	277.5 SPACES (@ .75 PER UNIT)
2-BEDROOM UNITS (354 UNITS)	265.5 SPACES (@ .75 PER UNIT)
3-BEDROOM UNITS (12 UNITS)	12 SPACES (@ 1 PER UNIT)
SUBTOTAL RESIDENTIAL VEHICLE PARKING	811 SPACES
TOTAL BICYCLE PARKING PROVIDED	1,193 SPACES
USES	
RETAIL	7,000 SF
RESTAURANT	27,000 SF
HOTEL (600 UNITS)	400,000 SF
OFFICE	2,349,260 SF
RESIDENTIAL	623,588 SF
TOTAL AREA	3,406,848 SF

PREVIOUS APPROVALS

19TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PAD 12014); FEBRUARY 7, 2013
20TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 150324); MARCH 22, 2016
21ST AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 170334); NOVEMBER 28, 2017
22ND AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PAD 180010); MAY 17, 2018

CONDITIONS OF APPROVAL: PAD180014

GENERAL NOTES

- A TRAFFIC IMPACT ANALYSIS WAS SUBMITTED WITH THE 19TH AMENDMENT, WHICH ESTABLISHED THE GRAND AT PAPAGO PARK CENTER
- A SHARED PARKING STUDY WAS SUBMITTED WITH THE 19TH AMENDMENT, WHICH ESTABLISHED THE GRAND AT PAPAGO PARK CENTER
- THE AREA OF THE GRAND CANAL WAS REMOVED FROM THE SITE AREA, REDUCING THE ACREAGE FROM 67.38 TO 58.56. THIS MATCHES THE ACREAGE OF THE "THE GRAND AT PAPAGO PARK CENTER" SUBDIVISION PLAT. AS A RESULT, SOME FIGURES HAVE BEEN UPDATED TO MAINTAIN ENTITLEMENTS IN THE PREVIOUSLY APPROVED 19TH THROUGH 22ND PAD DOCUMENTS. THE NEW FIGURES DO NOT REPRESENT AN INCREASE OR DECREASE IN ENTITLEMENT AND ARE ONLY AN ADJUSTMENT TO MAINTAIN THE PREVIOUSLY APPROVED ENTITLEMENTS.

REC18125

PAD18014

DS160133



PLANNED AREA DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER
Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE: FINAL SUBMITTAL 6-18-19		

PROJECT NO: _____
CAD DWG FILE: _____
DRAWN BY: JM
CHECKED BY: BK
SHEET TITLE: _____

PROJECT INFORMATION

A-2

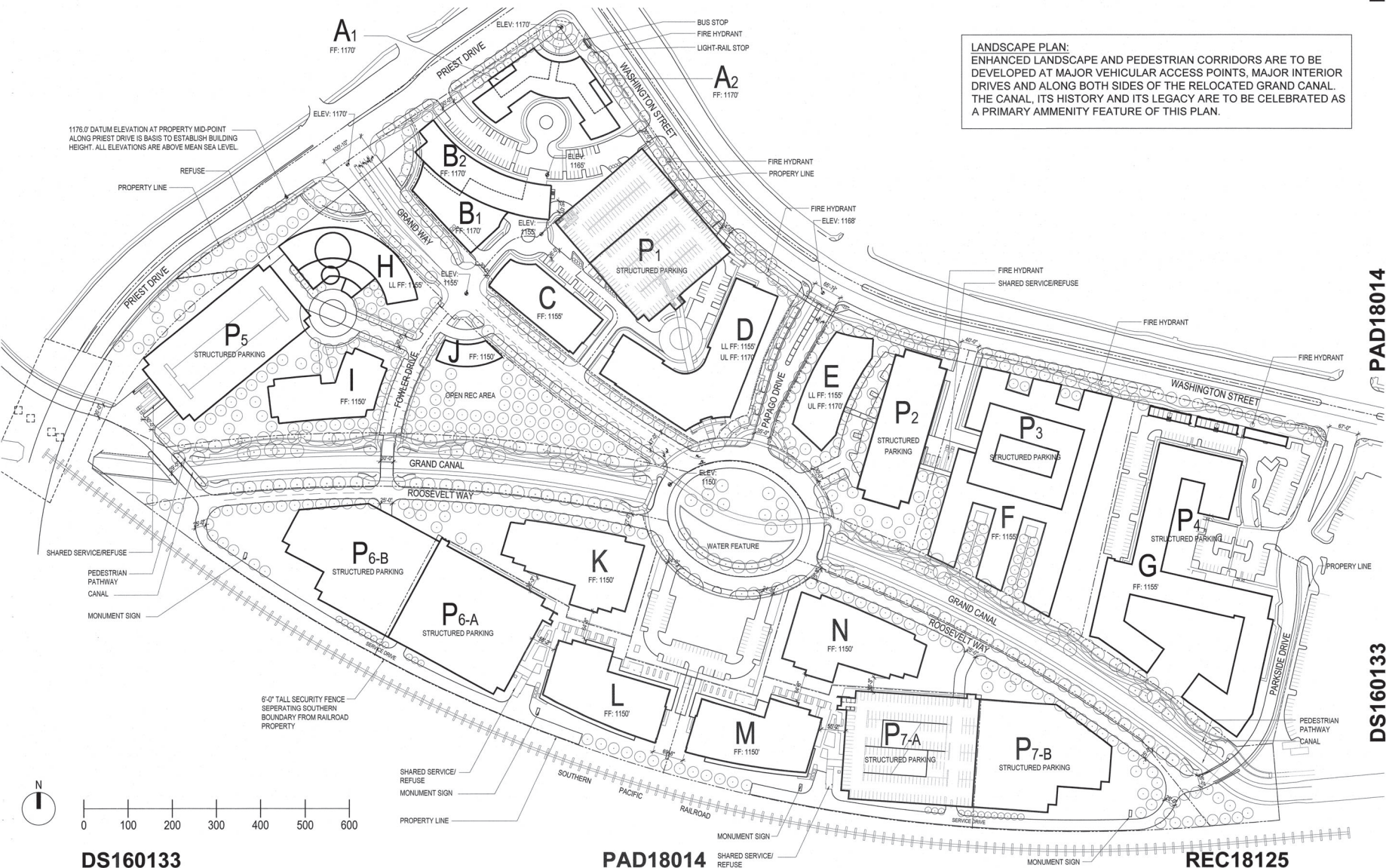
DS160133

PAD18014

REC18125

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LANDSCAPE PLAN:
 ENHANCED LANDSCAPE AND PEDESTRIAN CORRIDORS ARE TO BE DEVELOPED AT MAJOR VEHICULAR ACCESS POINTS, MAJOR INTERIOR DRIVES AND ALONG BOTH SIDES OF THE RELOCATED GRAND CANAL. THE CANAL, ITS HISTORY AND ITS LEGACY ARE TO BE CELEBRATED AS A PRIMARY AMMENITY FEATURE OF THIS PLAN.

REC18125

PAD18014

DS160133



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway
 Tempe, AZ 85281

5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK

SHEET TITLE:
SITE PLAN & ILLUSTRATIVE LANDSCAPE PLAN
A-3

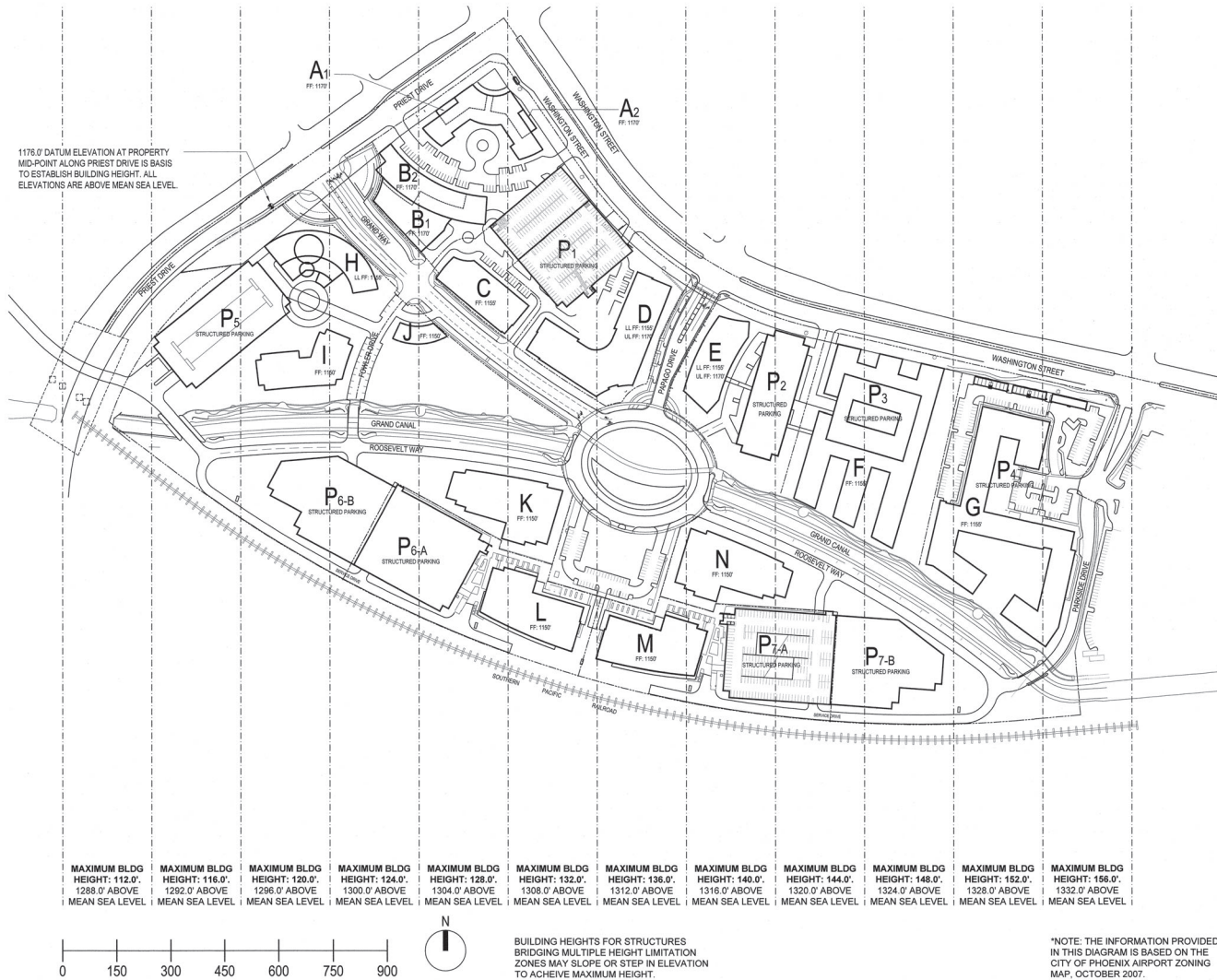
DS160133

PAD18014

REC18125

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DS160133

PAD18014

REC18125

REC18125

PAD18014

DS160133



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway
 Tempe, AZ 85281

5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK

SHEET TITLE:
BUILDING HEIGHT ENVELOPE

A-4

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC18125



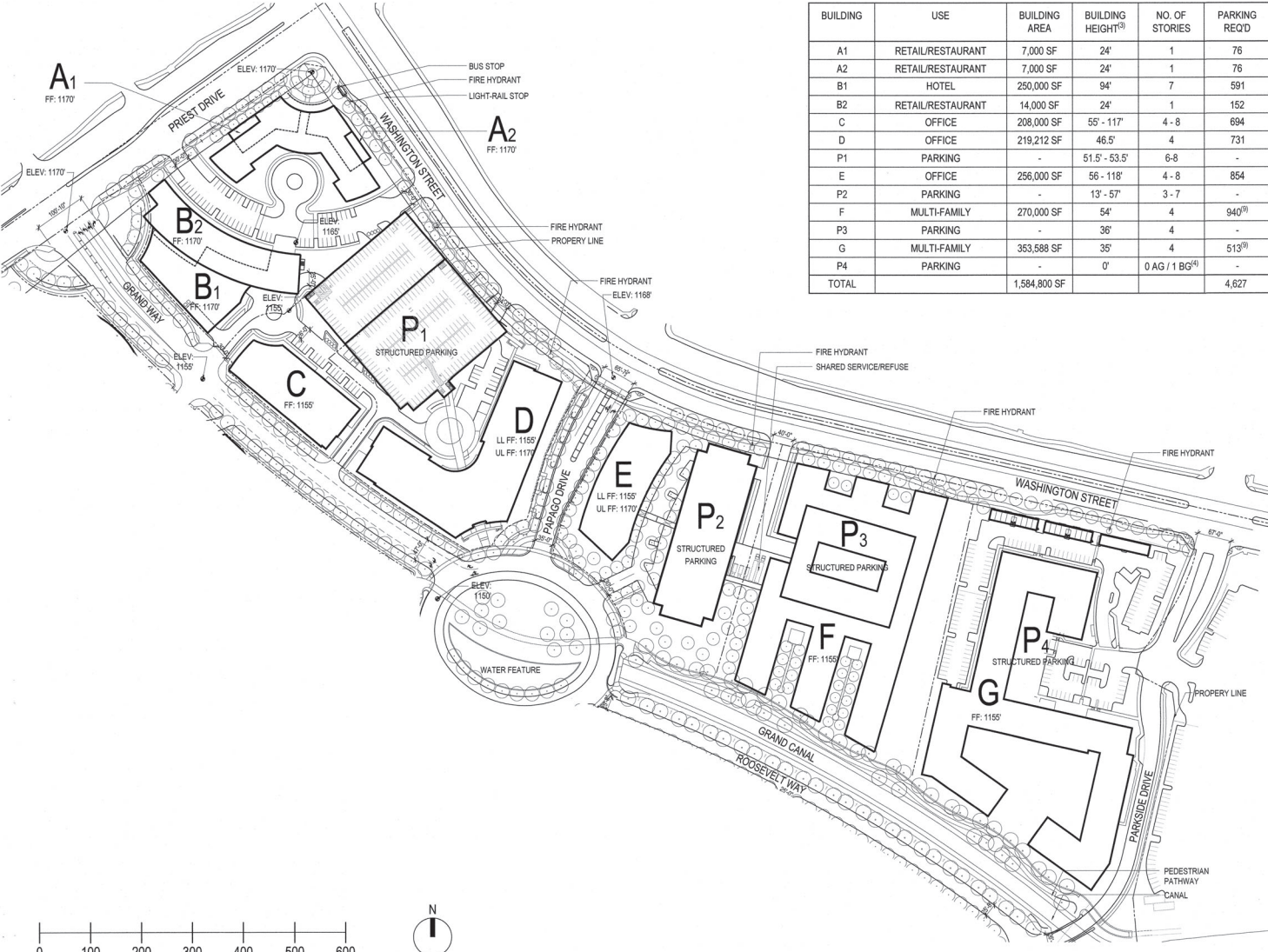
PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway Tempe, AZ 85281

PAD18014

BUILDING	USE	BUILDING AREA	BUILDING HEIGHT ⁽³⁾	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS ^(2,6)	REMARKS
A1	RETAIL/RESTAURANT	7,000 SF	24'	1	76	76	-	-	75% RESTAURANT
A2	RETAIL/RESTAURANT	7,000 SF	24'	1	76	76	-	-	75% RESTAURANT
B1	HOTEL	250,000 SF	94'	7	591	26	350	-	SEE SHARED PARKING STUDY
B2	RETAIL/RESTAURANT	14,000 SF	24'	1	152	152	-	-	75% RESTAURANT
C	OFFICE	208,000 SF	55' - 117'	4 - 8	694	728	-	-	SEE NOTE 1
D	OFFICE	219,212 SF	46.5'	4	731	948 ⁽¹⁾	-	-	SEE NOTE 1
P1	PARKING	-	51.5' - 53.5'	6-8	-	-	-	-	-
E	OFFICE	256,000 SF	56 - 118'	4 - 8	854	869 ⁽¹⁾	-	-	SEE NOTE 1
P2	PARKING	-	13' - 57'	3 - 7	-	-	-	-	-
F	MULTI-FAMILY	270,000 SF	54'	4	940 ⁽⁹⁾	940	-	550	SEE NOTE 9
P3	PARKING	-	36'	4	-	-	-	-	-
G	MULTI-FAMILY	353,588 SF	35'	4	513 ⁽⁹⁾	514	-	300	SEE NOTES 6, 7 & 9
P4	PARKING	-	0'	0 AG / 1 BG ⁽⁴⁾	-	-	-	-	-
TOTAL		1,584,800 SF			4,627	4,329		850	SEE NOTE 2

- NOTE 1: PROPOSED PARKING PROVIDED SHALL BE ALLOWED TO EXCEED MINIMUM RATIO REQUIREMENTS. PROPOSED PARKING PROVIDED COUNT PRESENTED ON THIS DOCUMENT REFLECTS ASSUMED CURRENT MARKET RATIO.
- NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 15.0 DU/AC IS NOT EXCEEDED.
- NOTE 3: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.
- NOTE 4: AG - ABOVE GRADE, BG - BELOW GRADE
- NOTE 5: THE 62 BELOW GRADE (BG) PARKING SPACES ARE LOCATED UNDER BUILDING G.
- NOTE 6: 345 OF THE 514 PROVIDED ARE BELOW GRADE (BG) PARKING SPACES LOCATED UNDER BUILDING G.
- NOTE 7: THE PREVIOUS 22ND AMENDED PAD UNLAWFULLY INCLUDED THE SQUARE FOOTAGE OF THE PARKING GARAGE IN THE FIGURE FOR THE BUILDING AREA. THIS REVISED NUMBER IS ONLY A CORRECTION AND DOES NOT REFLECT A CHANGE IN THE BUILDING'S DESIGN.
- NOTE 8: THIS PROJECT MAINTAINS THE ENTITLEMENT TO 850 TOTAL DWELLING UNITS DOCUMENTED IN THE PREVIOUSLY APPROVED 22ND PAD.
- NOTE 9: MULTIFAMILY "PARKING REQUIRED" BASED ON FIGURES FROM CIVITECH PARKING ANALYSIS DATED JANUARY 9, 2019 SUBMITTED WITH 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER.



DS160133

PAD18014

REC18125

DS160133

MARK	DATE	DESCRIPTION
5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK
 SHEET TITLE:

NORTH PARCELS

A-5

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC18125



PLANNED AREA DEVELOPMENT

PAD18014

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway Tempe, AZ 85281

BUILDING	USE	BUILDING AREA	BUILDING HEIGHT ⁽⁵⁾	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS	REMARKS
H	HOTEL	150,000 SF	122'	6	285	76 (PER MODEL)	250	-	-
I	OFFICE	189,000 SF	50' - 112'	4 - 8	630	662	-	-	SEE NOTE 1
P5	PARKING	-	19' - 30'	4 - 5 AG ⁽⁴⁾	-	-	-	-	-
J	RESTAURANT	6,000 SF	4'	1	94	94	-	-	-
K	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1
L	OFFICE	359,524 SF	118'	9	1,128	1,259	-	-	SEE NOTE 1
P6-A	PARKING	-	59'	7 AG ⁽⁴⁾	-	-	-	-	-
P6-B	PARKING	-	59'	7 AG ⁽⁴⁾	-	-	-	-	-
M	OFFICE	359,524 SF	118'	9	1,128	1,675	-	-	SEE NOTE 1 & 5
N	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1
P7-A	PARKING	-	57.2'	7 AG ⁽⁴⁾	-	-	-	-	SEE NOTE 5
P7-B	PARKING	-	57.2'	7 AG ⁽⁴⁾	-	-	-	-	SEE NOTE 5
TOTAL		1,822,048 SF			5,793	6,420	250	TBD	SEE NOTE 2

NOTE 1: PROPOSED PARKING PROVIDED SHALL BE ALLOWED TO EXCEED MINIMUM RATIO REQUIREMENTS. PROPOSED PARKING PROVIDED COUNT PRESENTED ON THIS DOCUMENT REFLECTS ASSUMED CURRENT MARKET RATIO.

NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 15.0 DU/AC IS NOT EXCEEDED.

NOTE 3: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

NOTE 4: AG - ABOVE GRADE, BG - BELOW GRADE

NOTE 5: THE 82 OF THE 1,675 PARKING SPACES PROVIDED ARE BELOW GRADE (BG), LOCATED BELOW BUILDING M.

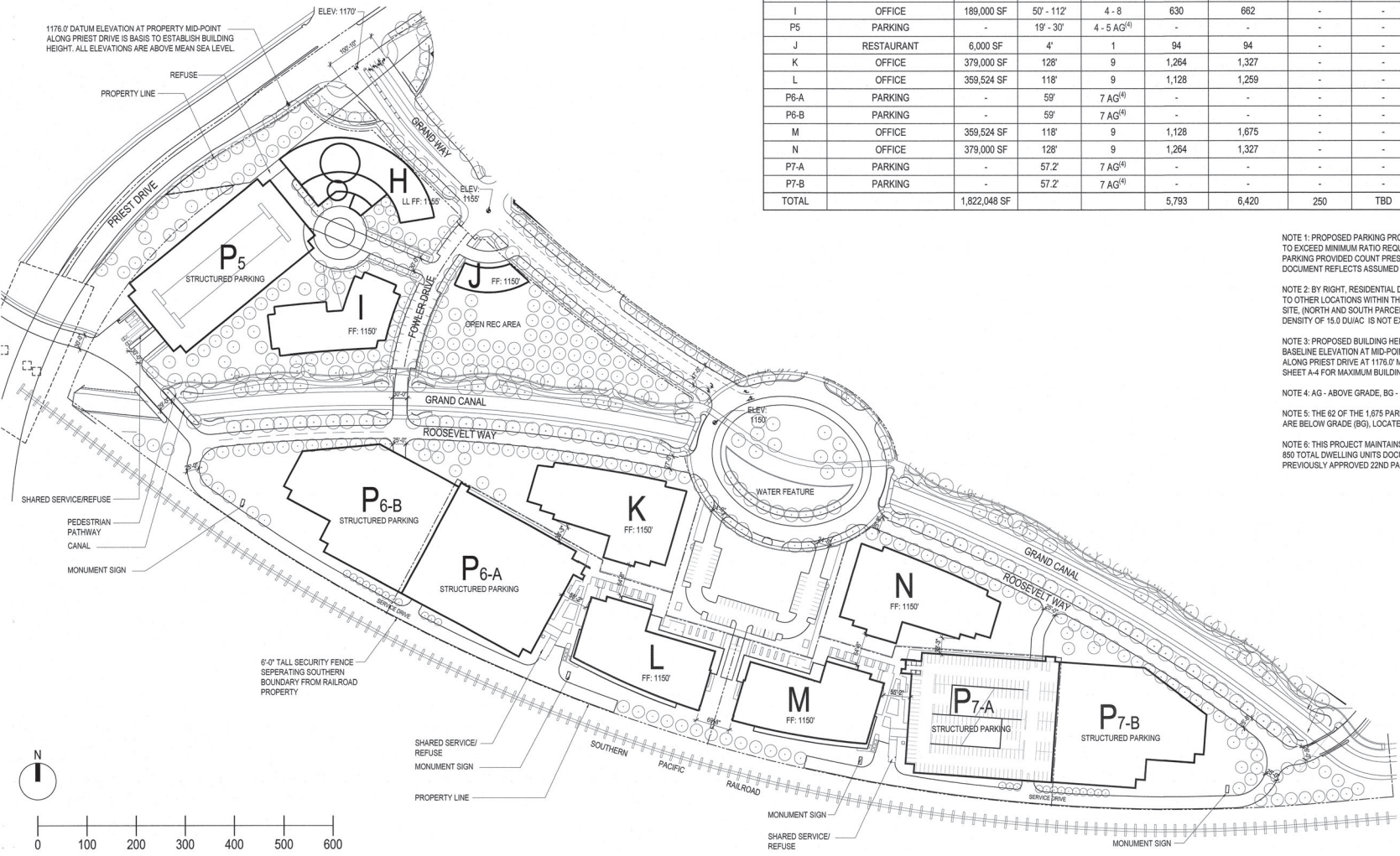
NOTE 6: THIS PROJECT MAINTAINS THE ENTITLEMENT TO 850 TOTAL DWELLING UNITS DOCUMENTED IN THE PREVIOUSLY APPROVED 22ND PAD.

DS160133

5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE: FINAL SUBMITTAL 6-18-19		

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK
 SHEET TITLE:

SOUTH PARCELS
 A-6



DS160133

PAD18014

REC18125

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

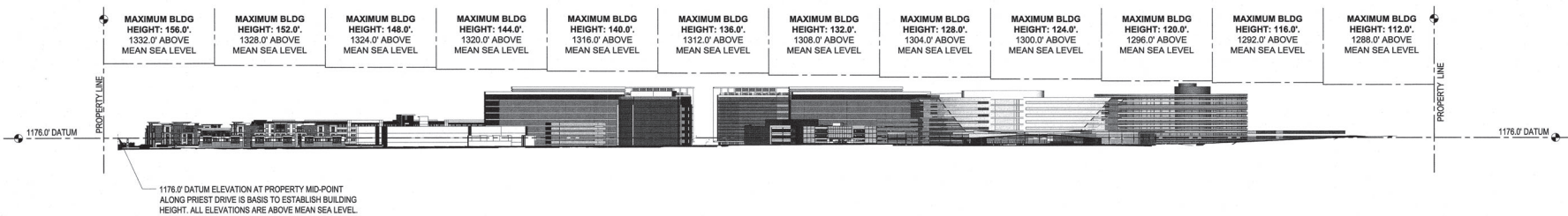
REC18125



PLANNED AREA DEVELOPMENT

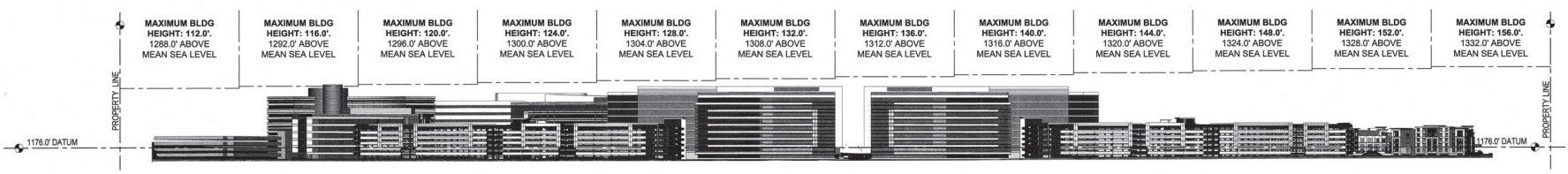
PAD18014

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway
 Tempe, AZ 85281



NORTH ELEVATION

NTS



SOUTH ELEVATION

NTS

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

DS160133

PAD18014

REC18125

DS160133

MARK	DATE	DESCRIPTION
5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK
 SHEET TITLE:

ELEVATIONS

A-7

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

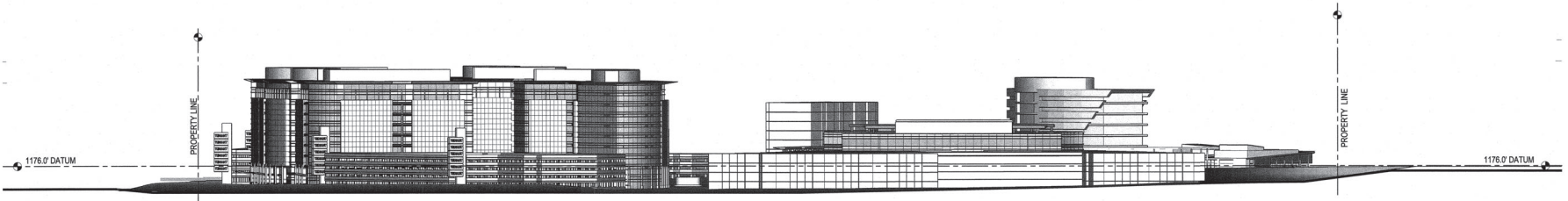
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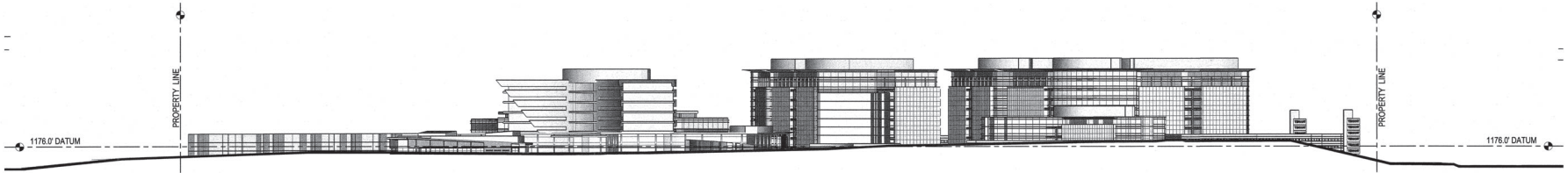
PLANNED AREA
DEVELOPMENT

PAD18014

"THE GRAND" AT
PAPAGO PARK
CENTER
Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281



EAST ELEVATION
NTS



WEST ELEVATION
NTS

DS160133

MARK	DATE	DESCRIPTION
5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
CAD DWG FILE:
DRAWN BY: JM
CHECKED BY: BK
SHEET TITLE:

ELEVATIONS

A-8

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

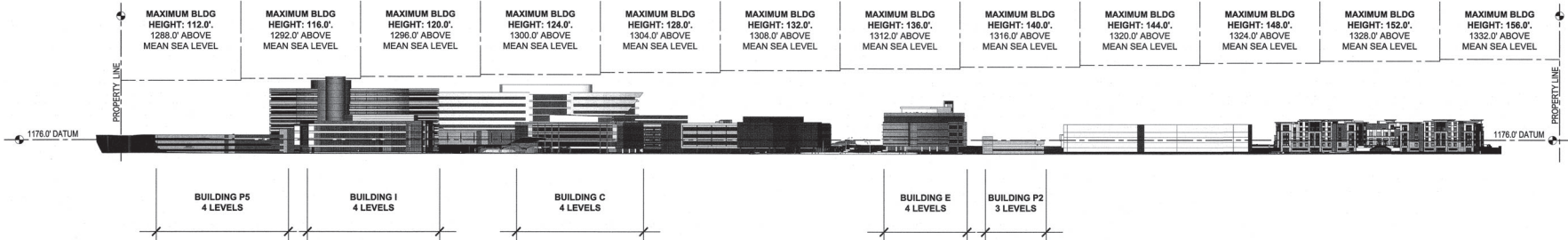
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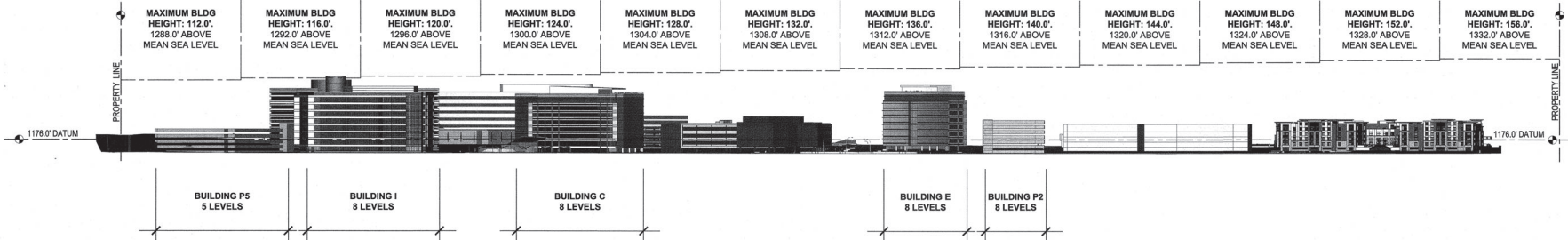
REC18125

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
 SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CANAL ELEVATION LOOKING NORTH: OPTION 1
 NTS



CANAL ELEVATION LOOKING NORTH: OPTION 2
 NTS

DS160133

PAD18014

REC18125

REC18125

PAD18014

DS160133



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER
 Northeast corner of Priest Drive & The Loop 202 Freeway
 Tempe, AZ 85281

MARK	DATE	DESCRIPTION
5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

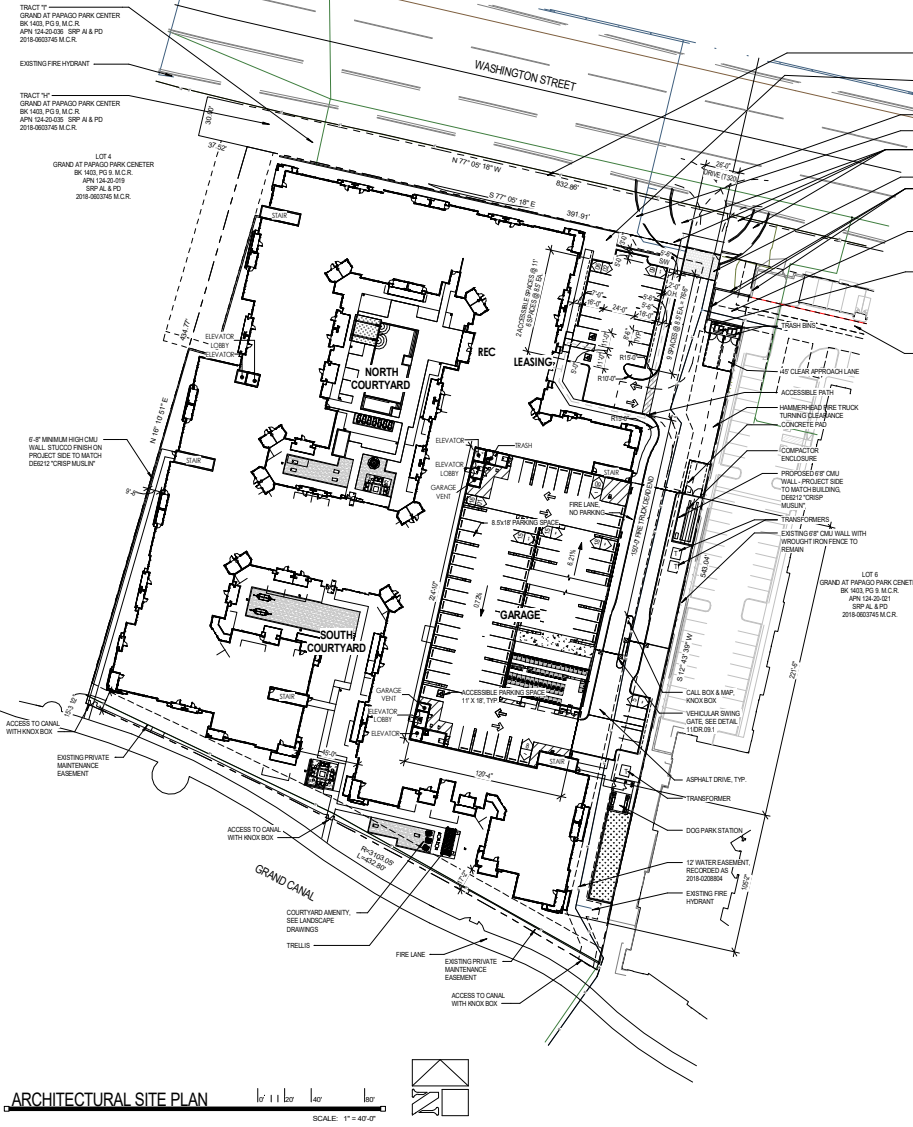
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PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JM
 CHECKED BY: BK
 SHEET TITLE:

ELEVATIONS

A-9

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.



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

BUILDING OCCUPANCY

Occupancy Type	Name	Area	SF Per Person, Shared	Occupant Load
Level L1				
A3	FITNESS	2,161 SF	50 SF	43
RE	REC	365 SF	15 SF	24
A3	ASSEMBLY	306 SF	15 SF	20
R2	RESIDENTIAL	66,186 SF	200 SF	331
S1	STORAGE	1,165 SF	200 SF	6
S2	GARAGE	23,309 SF	300 SF	78
S2	WASH/STAIR	341 SF	200 SF	2
Level L2				
A3	FITNESS	2,177 SF	50 SF	43
A3	LOBBY	962 SF	15 SF	65
B	MEAL	221 SF	100 SF	3
B	RECEL	179 SF	100 SF	2
R2	RESIDENTIAL	9,337 SF	200 SF	47
S1	STORAGE	1,296 SF	300 SF	11
S2	GARAGE	25,736 SF	300 SF	86
Level L3				
A3	LOBBY	1,904 SF	15 SF	131
R2	LOBBY	78,175 SF	200 SF	391
S1	STORAGE	1,687 SF	300 SF	6
S2	GARAGE	25,736 SF	300 SF	86
Level L4				
R2	LOBBY	85,580 SF	200 SF	428
S1	STORAGE	1,687 SF	300 SF	6
S2	GARAGE	25,736 SF	300 SF	86
Level L5				
R2	LOBBY	17,777 SF	200 SF	89
S2	GARAGE	25,736 SF	300 SF	86
Level L6				
R2	LOBBY	17,681 SF	200 SF	89
S2	GARAGE	17,681 SF	300 SF	59

BUILDING & GARAGE AREAS

BUILDING AREA		GARAGE AREA	
Level L1	70,736 SF	Level L1	25,138 SF
Level L2	82,092 SF	Level L2	25,138 SF
Level L3	82,739 SF	Level L3	25,138 SF
Level L4	85,259 SF	Level L4	25,138 SF
Level L5	85,259 SF	Level L5	25,138 SF
Level L6	318,873 SF	TOTAL	150,684 SF

UNIT MIX

UNIT TYPE	UNIT COUNT	% OF UNITS	UNITS/AREA	SALOCY AREA	TOTAL
STUDIO	47	1%	1.0	47	47
1 BEDROOM	142	3%	1.5	142	142
2 BEDROOM	78	2%	2.2	80	78
3 BEDROOM	62	1%	3.1	62	62
4 BEDROOM	1	0%	7.0	7	1
5 BEDROOM	53	1%	1.0	70	1,089
6 BEDROOM	32	1%	1.0	138	1,148
7 BEDROOM	1	0%	1.0	107	1,117
8 BEDROOM	3	1%	3.0	173	1,541
9 BEDROOM	8	0%	1.0	134	1,178
TOTAL	289	100%			

PARKING PROVIDED

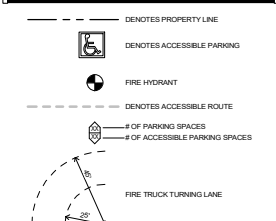
UNIT TYPE	UNIT COUNT	% OF UNITS
STUDIO	47	1%
1 BEDROOM	142	49%
2 BEDROOM	100	35%
TOTAL	289	100%

PARKING PROVIDED

UNIT TYPES	# OF UNITS	PARKING UNIT RATIO	REQUIRED PARKING	GUEST PARKING RATIO	GUEST PARKING REQUIRED	TOTAL DWELLING PARKING REQUIRED	BICYCLE PARKING RATIO	REQUIRED BIKE PARKING	TOTAL BIKE PARKING (7.0:1)
STUDIO	47	1.5	70.5	0.2	9.4	81.0	0.75	35.3	116.3
1 BEDROOM	142	1.5	213.0	0.2	28.4	241.4	0.75	106.8	348.2
2 BEDROOM	100	1.5	150.0	0.2	20.0	170.0	0.75	75.0	245.0
TOTAL	289		433.5		57.8	491.3		217.1	708.4

PARKING PROVIDED	REQUIREMENT
STUDIO	517
1 BEDROOM	321
2 BEDROOM	329
TOTAL PROVIDED	1,167

LEGEND



SITE DATA TABLE

PROJECT NAME	THE GRAND PHASE II
APN NUMBER	124-20-020
NET ACRES	106,466 S.F. 4.78 AC
EXISTING GP LAND USE	MIXED USE
PROPOSED GP LAND USE	MIXED USE
EXISTING PD DENSITY	HIGH DENSITY
PROPOSED PD DENSITY	HIGH DENSITY
EXISTING ZONING	MU-4, PAD
PROPOSED ZONING	MU-4, PAD
TYPES OF UNITS	1 STUDIO - 47 1 1 BEDROOM - 142 2 2 BEDROOM - 100
TOTAL NUMBER OF DWELLING UNITS	289 UNITS
PROPOSED DENSITY	1.0 DU/ACRE
PROPOSED LANDSCAPED AREA, REQ'D, PROVIDED (% OF SITE)	60.46 DU/ACRE
USE PERMITS	N/A
BUILDING AREA	320,137 S.F.
GARAGE	150,684 S.F.
BUILDING FOOTPRINT	108,739 S.F.
MAX LOT COVERAGE	55.36%
% LOT COVERAGE	55.36%
MINIMUM LANDSCAPE COVERAGE	5%
PROPOSED LANDSCAPE COVERAGE (NET LOT AREA)	64,017 S.F. 32.88%
MAX BUILDING HEIGHT	14'
PROP BUILDING HEIGHT	28'-0" FT
VEHICLE PARKING REQUIRED	409 SPACES
VEHICLE PARKING PROVIDED	600 SPACES
BIKE PARKING REQUIRED	275 SPACES
BIKE PARKING PROVIDED	276 SPACES
BUILDING USE	320,137 S.F.
LOBBY	150,911 S.F.
GARAGE	150,911 S.F.
BUILDING INFORMATION	
CONSTRUCTION TYPE	V-B (SPRINKLERED)
LOBBY	V-B (SPRINKLERED)
GARAGE	MU-4 (SPRINKLERED)

APPLICABLE TO OVERALL PAD (28.56 ACRES)

STANDARD	REQUIRED BY MASTER PLAN	PROPOSED TO AREA OF PROJECT (PROPOSED)	PHASE 1 (PROPOSED)	PHASE 2 (PROPOSED)	CUMULATIVE TOTAL OF PHASE 1 & 2 COMPARED TO MASTER PLAN
LOT AREA (ACRES)	144.07	144.07	144.07	144.07	144.07
BUILDING HEIGHT (BLOOD LEVEL)	144'-0" MAX	28'-0" MAX	28'-0" MAX	28'-0" MAX	28'-0" MAX
LOT COVERAGE	58% MAX	55.36%	55.36%	55.36%	55.36%
LANDSCAPE AREA	8% MIN	32.88%	2.68%	2.68%	14.78%
FRONT (PRIEST)	25'-0" MIN	25'-0" MIN	25'-0" MIN	25'-0" MIN	25'-0" MIN
REAR	0'-0" MIN	0'-0" MIN	0'-0" MIN	0'-0" MIN	0'-0" MIN
STREET SIDE (WASHSTATION)	25'-0" MIN	30'	31'-0" MIN	25'-0" MIN	25'-0" MIN
DENSITY	15	60.46	4.94	10.00	10.00

OVERALL PAD DEVELOPMENT STANDARDS TABLE

CITY OF TEMPE BUILDING CODES

- 2016 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (BBC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 NATIONAL PLUMBING CODE (NPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPPSC)
- 2018 AMERICAN WITH DISABILITIES ACT (ADA)
- ICC-117.1 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

WATER EVIDENCE AT PROPERTY REPORT ALONG PRIEST DRIVE IS BASED TO ESTABLISH BUILDING HEIGHT. ALL ELEVATIONS ARE ABOVE MEAN SEA LEVEL.

VICINITY MAP

The vicinity map shows the project site (indicated by a red star) located at the intersection of Washington Street and Grand Canal. It also shows the proximity to Papago Park and the Grand at Papago Park Center. A north arrow and a scale of 1" = 400' are provided.

DESIGN REVIEW

DATE: MARCH 15, 2022 ORB # 19-225

DR.09

SITE PLAN

BROADSTONE
at THE GRAND
PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



Architect
ORB ARCHITECTURE, LLC
2044 North 44th Street, Suite 101
Phoenix, AZ 85018
602.957.4030

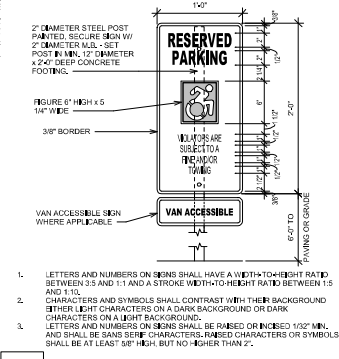
Owner / Developer
ALLIANCE RESIDENTIAL, LLC
7101 E Camelback Rd, Suite 300
Scottsdale, AZ 85261
602.778.2800

Contractor must verify all dimensional information before proceeding with this work. The contractor shall be responsible for the accuracy of the information provided by the owner. The contractor shall be responsible for the accuracy of the information provided by the owner. The contractor shall be responsible for the accuracy of the information provided by the owner.

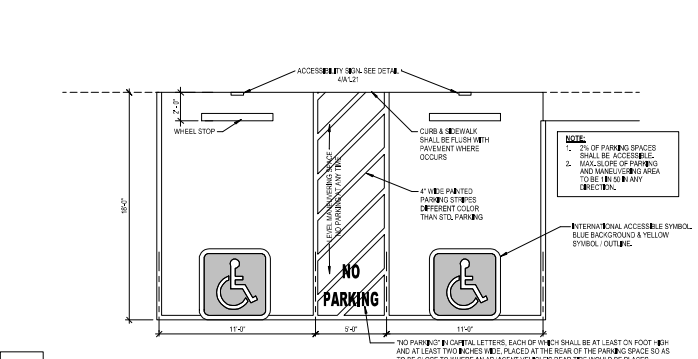
REVISIONS / SUBMITTALS

DATE	DESCRIPTION

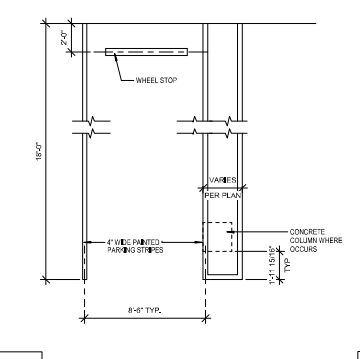
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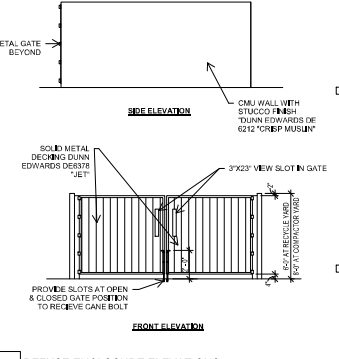
13 ACCESSIBLE PARKING SIGN SCALE: 1/16\"/>



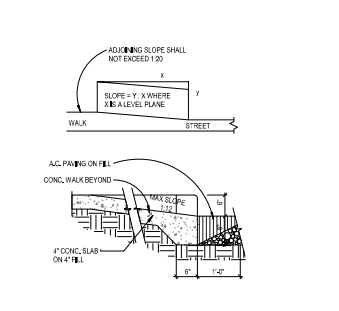
10 TYPICAL ACCESSIBLE PARKING STALL SCALE: 1/4\"/>



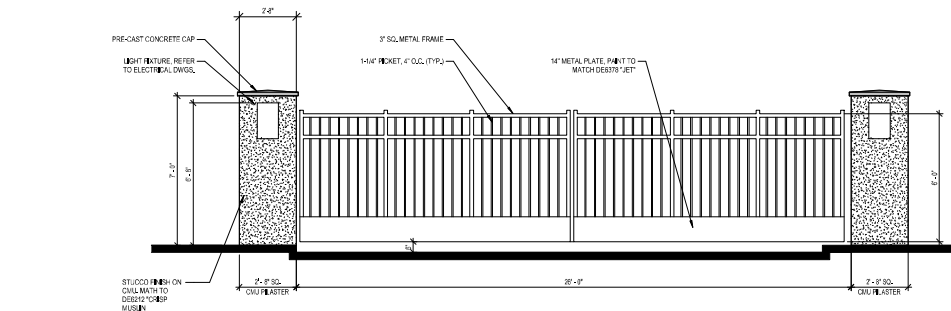
4 TYPICAL PARKING STALL W/ ISLAND SCALE: 1/4\"/>



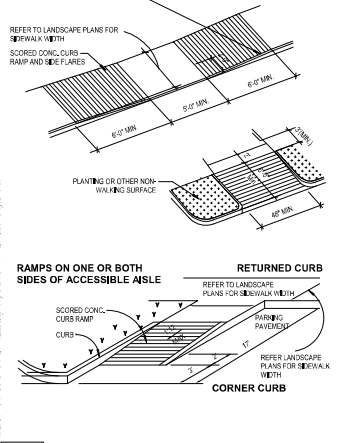
1 REFUSE ENCLOSURE ELEVATIONS SCALE: 1/4\"/>



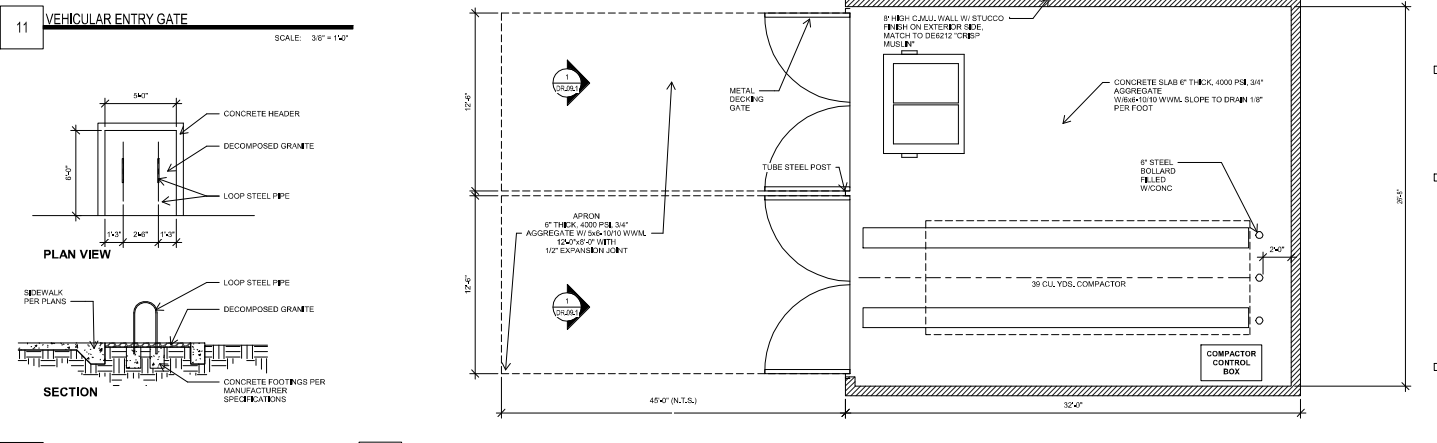
15 TYPICAL ACCESSIBLE RAMP SCALE: 1/4\"/>



11 VEHICULAR ENTRY GATE SCALE: 3/8\"/>



12 BICYCLE PARKING SCALE: 1/4\"/>



9 TRASH COMPACTOR YARD PLAN SCALE: 1/4\"/>

BROADSTONE
at **THE GRAND**
PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

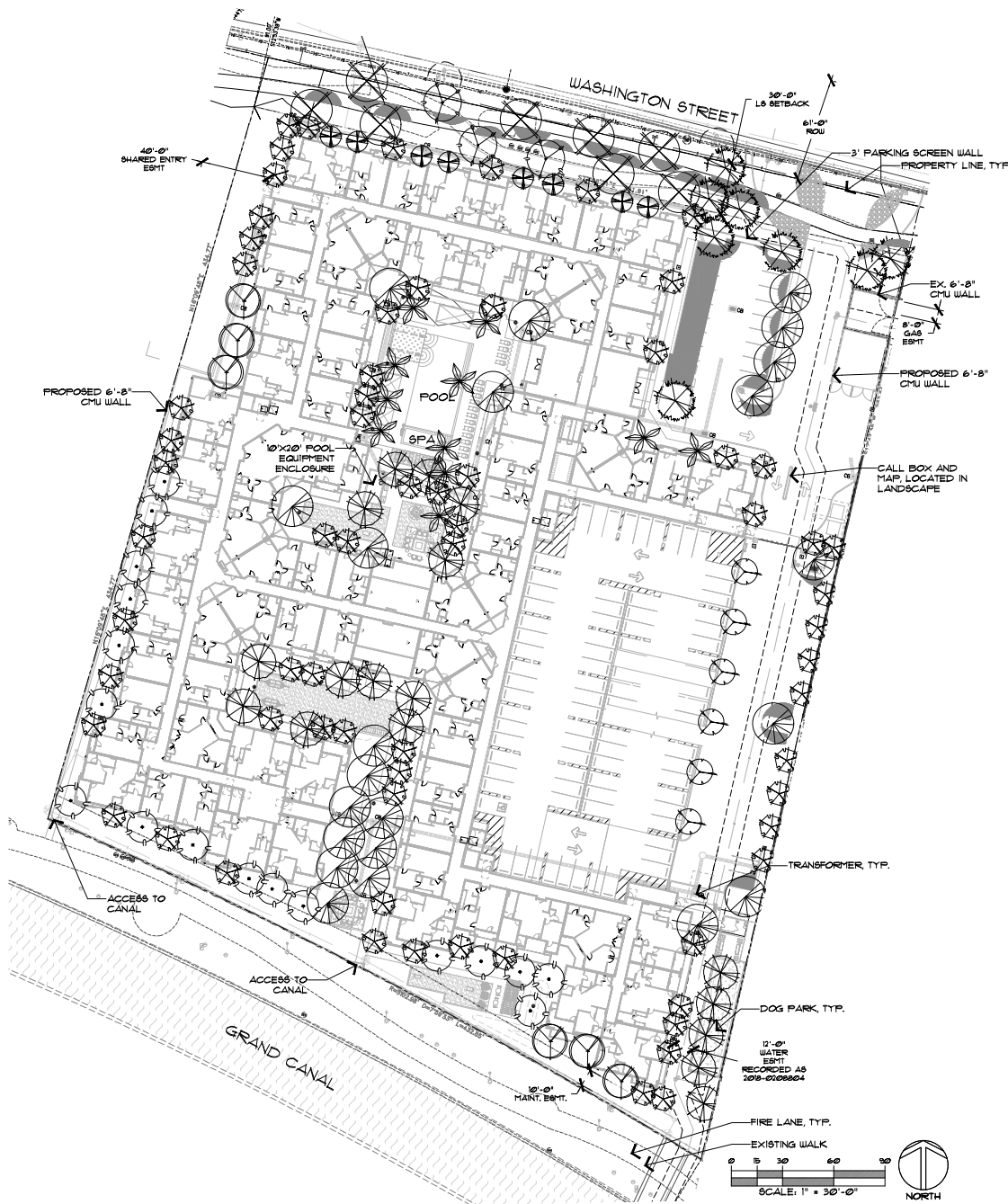


ALLIANCE
RESIDENTIAL COMPANY

REVISIONS/SUBMITTALS
DATE DESCRIPTION

DESIGN REVIEW
DATE: MARCH 15, 2022 DR# 19-225

DR.09.1
SITE DETAILS



SHADOW STUDY DATA TABLE

WASHINGTON STREET	
PUBLIC SIDEWALK AREA (8' WIDE)	2,762 SQ. FT.
SHADE REQUIRED:	892 SQ. FT. (32%)
SHADE PROVIDED:	934 SQ. FT. (345%)
CITY OF TEMPE NOTES: SECTION 5-612 PEDESTRIAN ORIENTED DESIGN STANDARDS	
R. SHADE STANDARDS, PUBLIC SIDEWALKS SHALL BE SHADED WITH A MINIMUM OF THIRTY-THREE PERCENT (33%) FULL SHADE. SHADE MAY BE PROVIDED BY TREES, GREEN WALLS, TRELLISES, CANOPIES, OR OTHER STRUCTURAL FEATURES. SHADE SHALL COVER THE WALKABLE SURFACE AT 3:00 P.M. ON THE DATE OF THE SUMMER SOLSTICE, VERIFIED BY A DEVELOPMENT SHAADOW STUDY. SHADE CALCULATIONS FOR TREES WILL ASSUME CANOPY GROWTH AT FIVE (5) YEARS FROM PLANTING.	
PARKING LOT SHADE REQUIREMENTS	
TOTAL PARKING LOT AREA	8,971 SQ. FT.
SHADE REQUIRED (20%) (SEE TEMPE ZDC SECTION 4-104(A)(2) BELOW)	1,794 SQ. FT. (20%)
SHADE PROVIDED:	1,998 SQ. FT. (22%)
CITY OF TEMPE ZDC SECTION 4-104(A)(2)	

PERFORMANCE STANDARD BASED ON TREE CANOPY, THE LANDSCAPE PLAN PROVIDES FOR AN OVERALL TREE OR SHADE CANOPY ABOVE SURFACE PARKING AREAS THAT IS NOT LESS THAN TWENTY PERCENT (20%) OF THE PARKING AREA, BASED ON THE EXPECTED SIZE OF TREES WITHIN FIVE (5) YEARS OF PLANTING, WHEN A USE PERMIT IS GRANTED TO EXCEED THE PARKING MAXIMUM PER SECTION 4-605. THE LANDSCAPE PLAN PROVIDES FOR AN OVERALL TREE OR SHADE CANOPY ABOVE SURFACE PARKING AREAS THAT IS NOT LESS THAN TWENTY-TWO PERCENT (22%) OF THE PARKING AREA, BASED ON THE EXPECTED SIZE OF TREES WITHIN FIVE (5) YEARS OF PLANTING. SUCH DETERMINATION SHALL BE BASED ON LANDSCAPE OR TREE PLANTING GUIDES FOR THE REGION (E.G. SARBET WESTERN GARDEN BOOK). SHADE STRUCTURES MAY BE USED, SUBJECT TO A DEVELOPMENT PLAN REVIEW APPROVAL. THIS STANDARD SHALL BE MET AT 3:00 P.M. ON THE DATE OF SUMMER SOLSTICE. A DEVELOPMENT PLAN SHAADOW STUDY IS REQUIRED TO VERIFY THIS OPTION.

BROADSTONE
at **THE GRAND**
PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



REVISION S/ SUBMITTALS	DATE	DESCRIPTION
DR SUBMITTAL	DATE: APRIL 14, 2022	DR # 19-225



EXPIRES 06/30/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

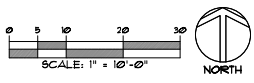
Collaborative V
Design Studio Inc.
7116 East 1st Avenue
Suite 103
Scottsdale, Arizona
85251
Office: 480-241-0390
Fax: 480-656-6012



CLS-2
Shadow Study



NORTH AMENITY AREA
SCALE: 1" = 10'-0"



GAME LAWN



POOL AND SPA



CABANA



GLASS POOL FENCE



WATER COLUMNS

BROADSTONE at THE GRAND PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



ALLIANCE
RESIDENTIAL COMPANY

REVISIONS/SUBMITTALS
DATE DESCRIPTION

NO. 1: 08/14/2022
NO. 2: 08/14/2022
NO. 3: 08/14/2022
NO. 4: 08/14/2022
NO. 5: 08/14/2022
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NO. 95: 08/14/2022
NO. 96: 08/14/2022
NO. 97: 08/14/2022
NO. 98: 08/14/2022
NO. 99: 08/14/2022
NO. 100: 08/14/2022



EXPIRES 08/30/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

DR SUBMITTAL
DATE: APRIL 14, 2022 DR# 19-225

Collaborative V
Design Studio Inc.
7116 East 1st Avenue,
Suite 103
Scottsdale, Arizona
85251
Office: 480-241-4050
Fax: 480-656-6012



CLS-3
Hardscape Enlargement

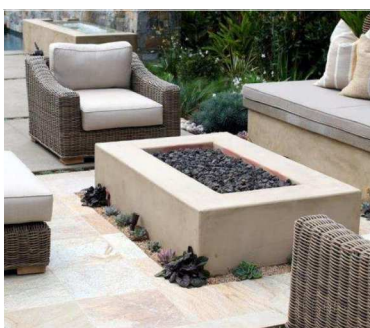
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DOG PARK

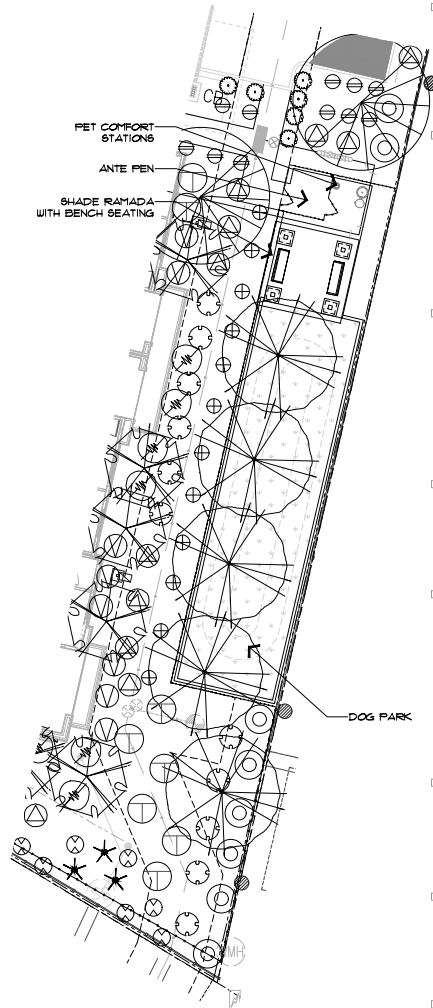


HAMMOCK GARDEN

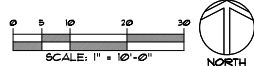


FIRE PIT LOUNGE

GAME LAWN



DOG PARK ENLARGEMENT
SCALE: 1" = 10'-0"



OUTDOOR KITCHEN AT SHADE TRELLIS

BROADSTONE at THE GRAND PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



REVISIONS/SUBMITTALS

DATE	DESCRIPTION
APRIL 14, 2022	DR SUBMITTAL



PRELIMINARY
NOT FOR
CONSTRUCTION

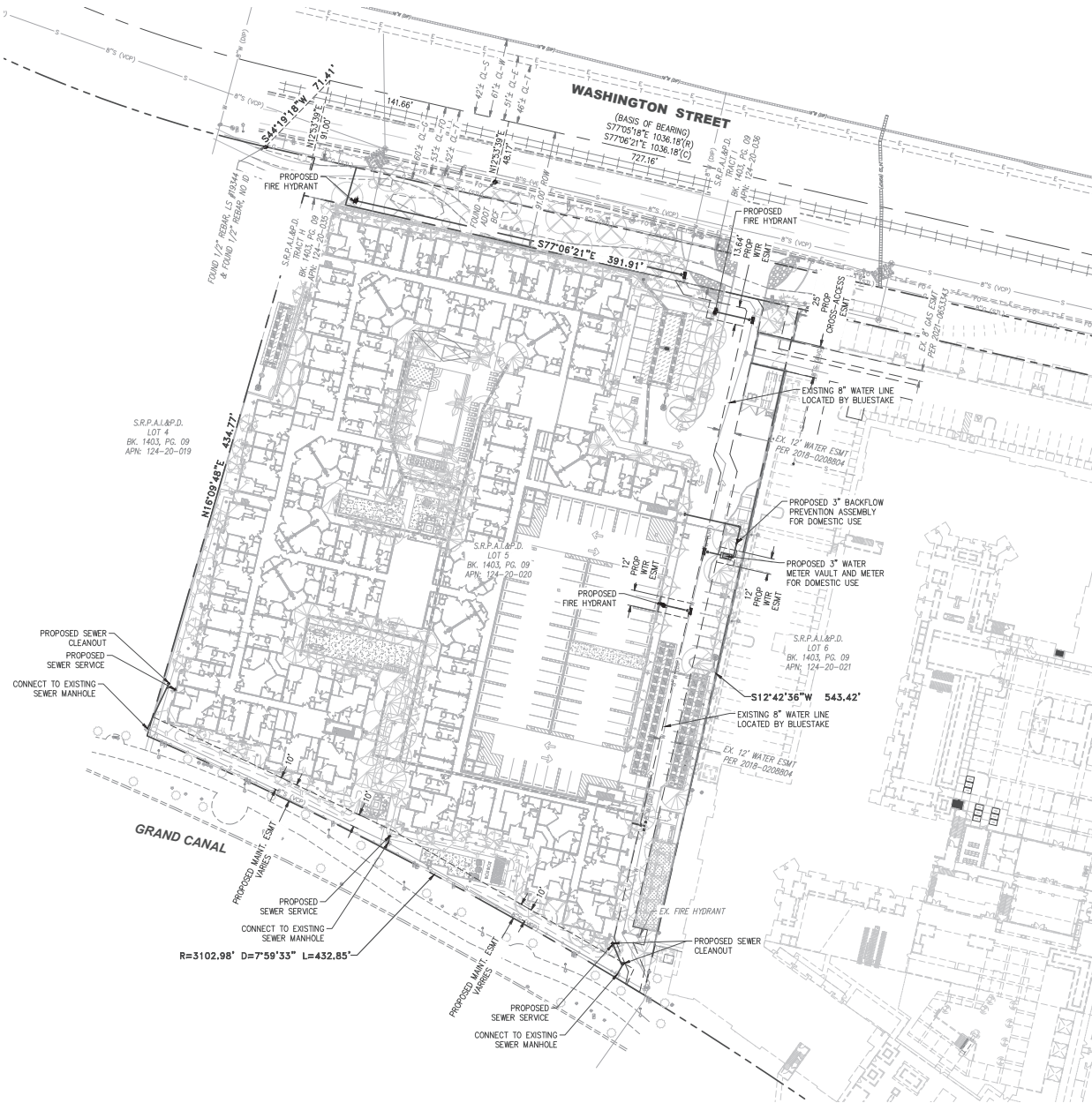
DR SUBMITTAL
DATE: APRIL 14, 2022 DR# 19-225



Collaborative V
Design Studio Inc.
7116 East 1st Avenue,
Suite 103
Scottsdale, Arizona
85251
Office: 480-241-4000
Fax: 480-656-6012

CLS-4
Hardscape Enlargement

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40 20 0 40 80

SCALE: 1" = 40'

BROADSTONE AT THE GRAND PHASE II
 SWC OF WASHINGTON STREET & N. PARKSIDE DRIVE
 TEMPE, ARIZONA

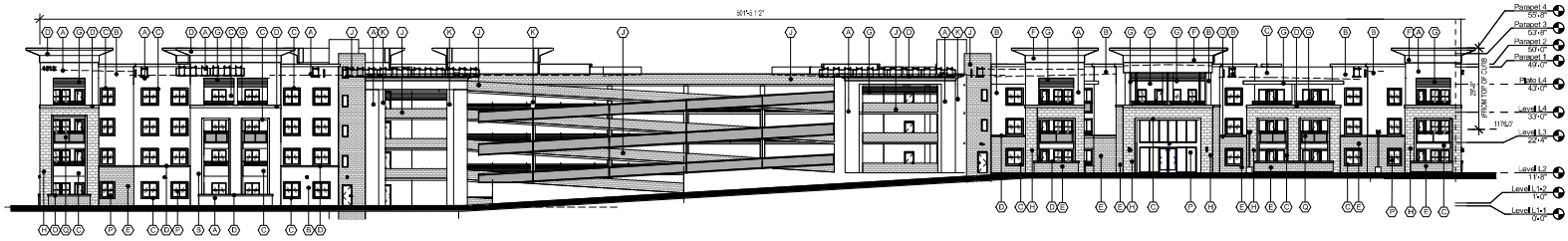
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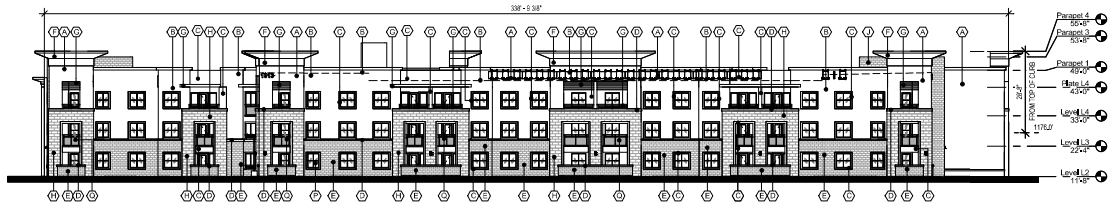
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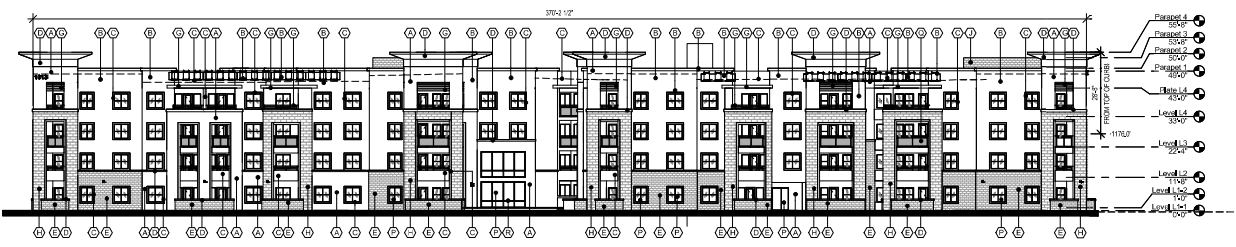
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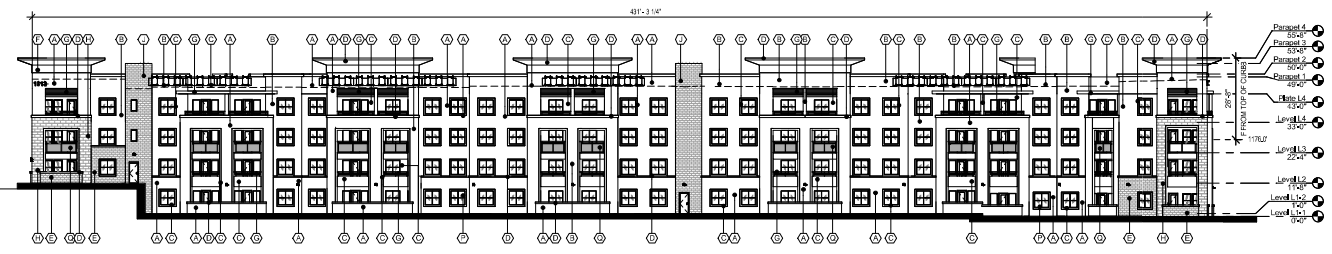
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2 NORTH ELEVATION SCALE: 1" = 20'0"



3 SOUTH ELEVATION SCALE: 1" = 20'0"



4 WEST ELEVATION SCALE: 1" = 20'0"

EXTERIOR COLOR & FINISH SCHEDULE		
A	STUCCO FINISH DUNN EDWARDS DE6212 "CRISP MUSLIN"	DUNN EDWARDS
B	STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"	DUNN EDWARDS
C	STUCCO FINISH DUNN EDWARDS DE6218 "BARREL STOVE"	DUNN EDWARDS
D	STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM"	DUNN EDWARDS
E	VENEER C.M.U. INTEGRAL COLOR "HUNTINGTON GRAY & BONE" (6"X8"X16")	ECHELON
F	METAL CLADDING, KYNAR COATED AEP SPAN COLOR "METALIC SILVER"	KYNAR
G	METAL RAILING/CANOPY PAINTED DUNN EDWARDS DE6378 "JET"	DUNN EDWARDS
H	PRECAST CONC. (INTEGRALLY COLORED) VENEER CORONADO FRENCH LESTONE "FRENCH WHITE" (12"X24")	CORONADO
J	CONCRETE MASONRY UNITS	ECHELON
K	EXPOSED CONCRETE CAST-IN-PLACE	TBD
M	METAL RAILING/CANOPIES DARK BRONZE	TBD
P	WINDOW GLASS, DUAL PANE, LOW E" CLEAR GLASS	TBD
Q	2"x2" WELDED WIRE MESH RAILING DUNN EDWARDS DE6378 "JET"	TBD
R	STOREFRONT	KAWNEER

BROADSTONE
at **THE GRAND**
PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

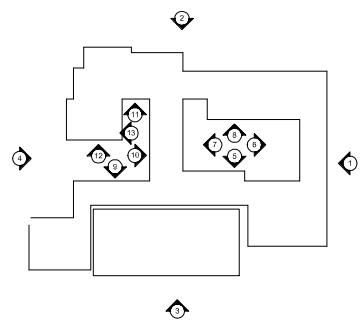


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RESIDENTIAL COMPANY

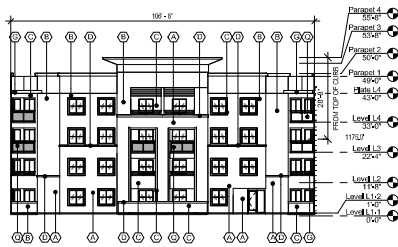
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DESIGN REVIEW
DATE: MARCH 15, 2022 DR# 19-225

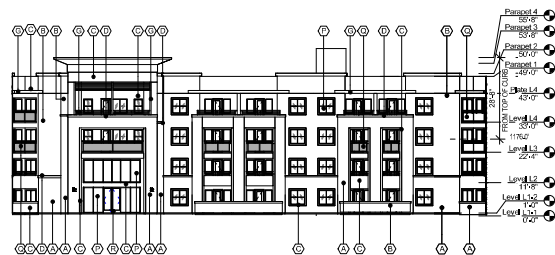
DR.11
EXTERIOR ELEVATIONS



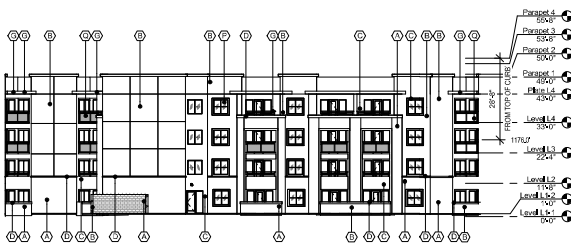
BUILDING KEY PLAN



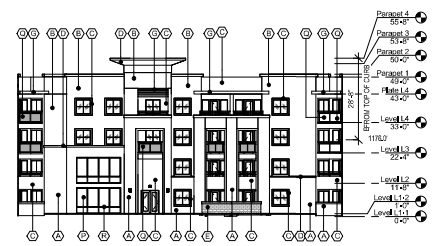
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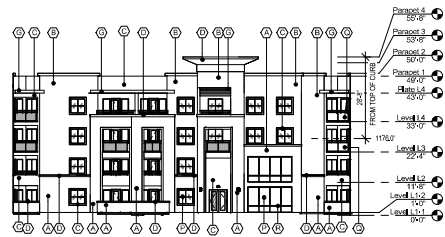
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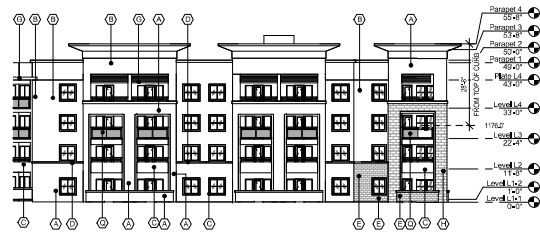
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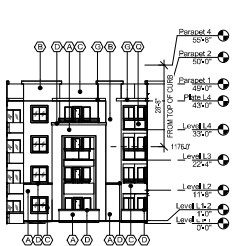
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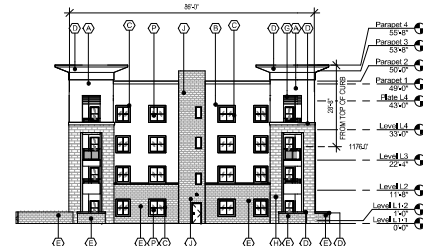
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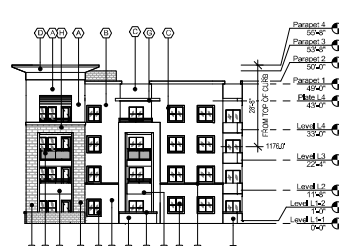
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13 COURTYARD ELEVATION WEST SCALE: 1" = 20'-0"

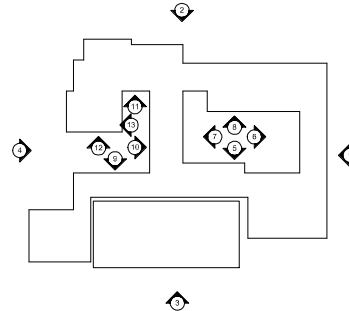


12 COURTYARD ELEVATION WEST SCALE: 1" = 20'-0"



11 COURTYARD ELEVATION SOUTH SCALE: 1" = 20'-0"

EXTERIOR COLOR & FINISH SCHEDULE	
A STUCCO FINISH DUNN EDWARDS DE8212 "CRISP MUSLIN"	DUNN EDWARDS
B STUCCO FINISH DUNN EDWARDS DE8215 "WOODEN PEG"	DUNN EDWARDS
C STUCCO FINISH DUNN EDWARDS DE8218 "BARREL STOVE"	DUNN EDWARDS
D STUCCO FINISH DUNN EDWARDS DE8367 "COVERED IN PLATINUM"	DUNN EDWARDS
E VENEER C.M.U. INTEGRAL COLOR "HUNTINGTON GRAY & BONE" (8'X8'X16")	ECHOLON
F METAL CLADDING, KYNAR COATED AEP SPAN COLOR "METALIC SILVER"	KYNAR
G METAL RAILING/CANOPY PAINTED DUNN EDWARDS DE6378 "JET"	DUNN EDWARDS
H PRECAST CONC. (INTEGRALLY COLORED) VENEER CORONADO FRENCH LIMESTONE "FRENCH WHITE" (12'X24")	CORONADO
J CONCRETE MASONRY UNITS	ECHOLON
K EXPOSED CONCRETE CAST-IN-PLACE	TBD
M METAL RAILING/CANOPES DARK BRONZE	TBD
P WINDOW GLASS, DUAL PANE, LOW E" CLEAR GLASS	TBD
Q 2"x2" WELDED WIRE MESH RAILING DUNN EDWARDS DE6378 "JET"	TBD
R STOREFRONT	KAWNEER



BUILDING KEY PLAN

BROADSTONE
at **THE GRAND**
PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

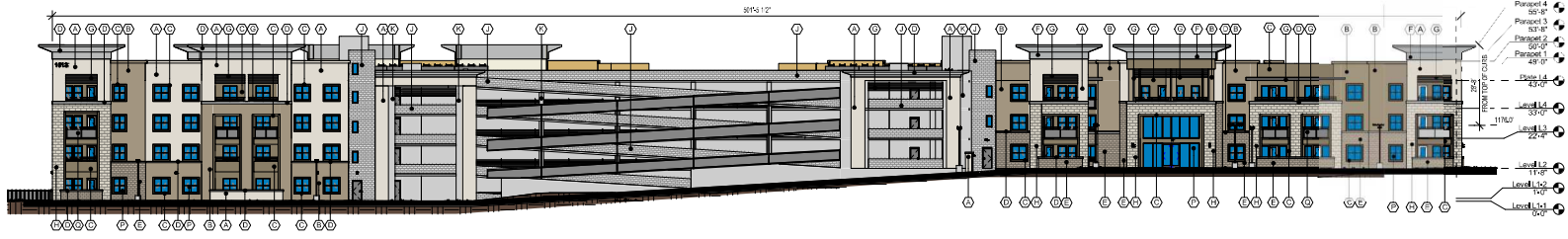


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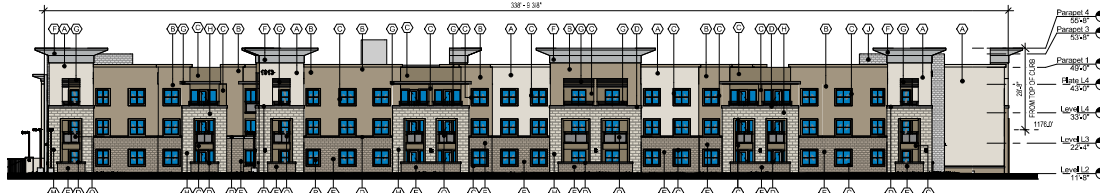
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DESIGN REVIEW
DATE: MARCH 15, 2022 DR# 19-235

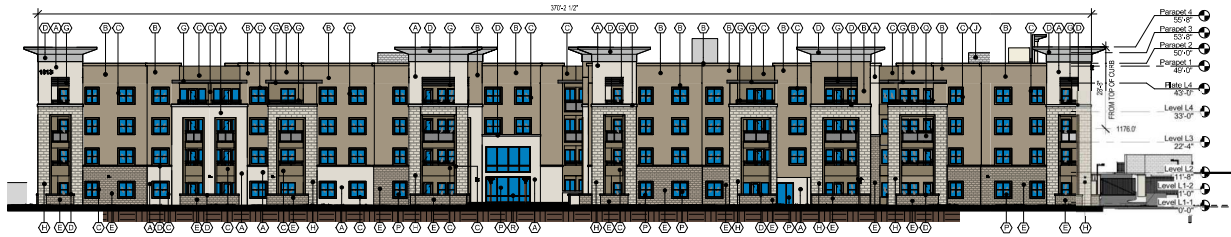
DR.11.1
EXTERIOR ELEVATIONS



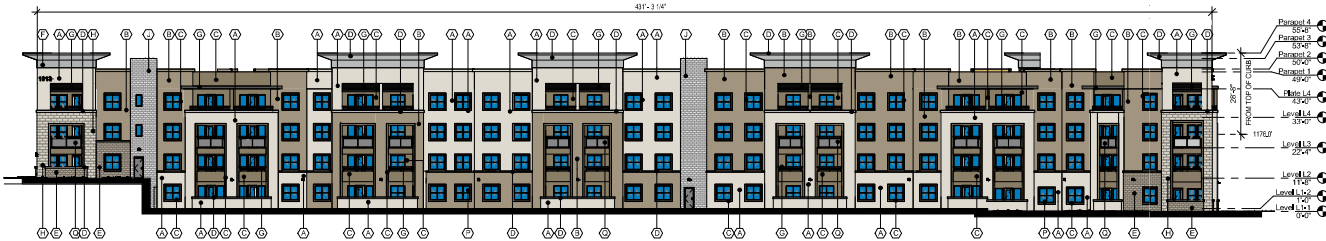
1 EAST ELEVATION SCALE: 1" = 20'-0"



2 NORTH ELEVATION SCALE: 1" = 20'-0"



3 SOUTH ELEVATION SCALE: 1" = 20'-0"



4 WEST ELEVATION SCALE: 1" = 20'-0"

EXTERIOR COLOR & FINISH SCHEDULE		
A	STUCCO FINISH DUNN EDWARDS DE6212 "CRISP MUSLIN"	DUNN EDWARDS
B	STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"	DUNN EDWARDS
C	STUCCO FINISH DUNN EDWARDS DE6218 "BARREL STOVE"	DUNN EDWARDS
D	STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM"	DUNN EDWARDS
E	VENEER C.M.U. INTEGRAL COLOR "HUNTINGTON GRAY & BONE" (6"X8"X16")	ECHELON
F	METAL CLADDING, KYNAR COATED AEP SPAN COLOR "METALIC SILVER"	KYNAR
G	METAL RAILING/CANOPY PAINTED DUNN EDWARDS DE6376 "JET"	DUNN EDWARDS
H	PRECAST CONC. (INTEGRALLY COLORED) VENEER CORONADO FRENCH LIMESTONE "FRENCH WHITE" (12"X24")	CORONADO
J	CONCRETE MASONRY UNITS	ECHELON
K	EXPOSED CONCRETE CAST-IN-PLACE	TBD
M	METAL RAILING/CANOPIES DARK BRONZE	TBD
P	WINDOW GLASS, DUAL PANE, LOW E" CLEAR GLASS	TBD
Q	2"x2" WELDED WIRE MESH RAILING DUNN EDWARDS DE6378 "JET"	TBD
R	STOREFRONT	KAWNEER

BROADSTONE at THE GRAND PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com

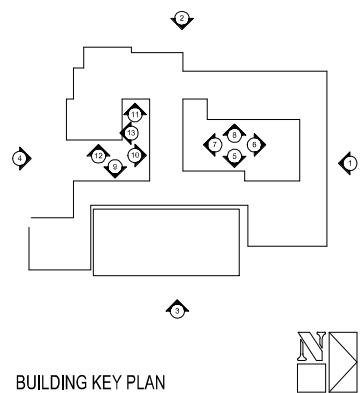


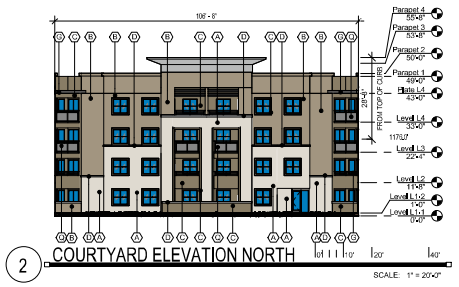
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DATE DESCRIPTION

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DATE: MARCH 15, 2022 DR# 19-225

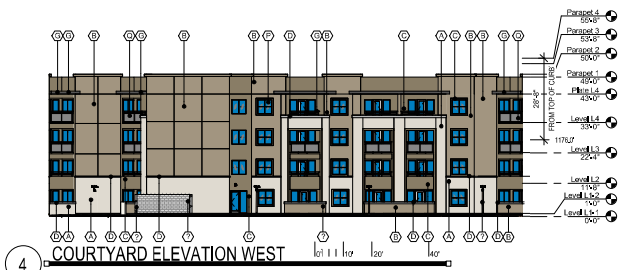
DR.12
EXTERIOR ELEVATIONS





2 COURTYARD ELEVATION NORTH SCALE: 1" = 20'-0"

1 COURTYARD ELEVATION EAST SCALE: 1" = 20'-0"



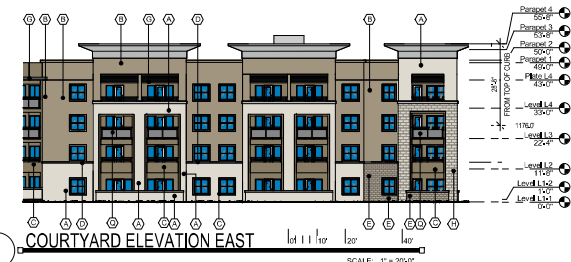
4 COURTYARD ELEVATION WEST SCALE: 1" = 20'-0"



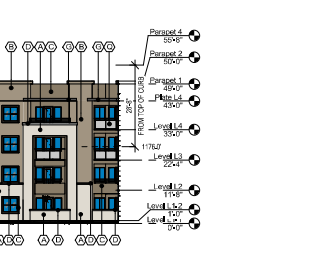
3 COURTYARD ELEVATION SOUTH SCALE: 1" = 20'-0"



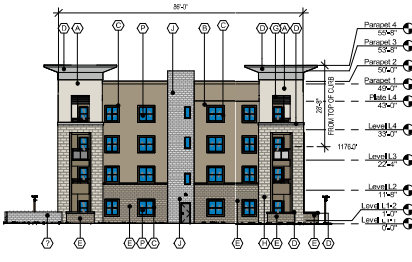
6 COURTYARD ELEVATION NORTH SCALE: 1" = 20'-0"



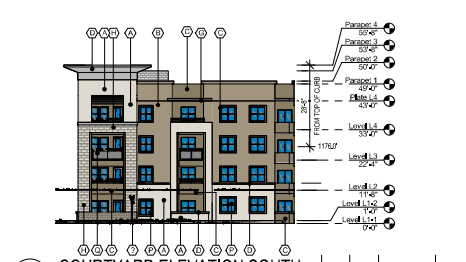
5 COURTYARD ELEVATION EAST SCALE: 1" = 20'-0"



9 COURTYARD ELEVATION WEST SCALE: 1" = 20'-0"



8 COURTYARD ELEVATION WEST SCALE: 1" = 20'-0"



7 COURTYARD ELEVATION SOUTH SCALE: 1" = 20'-0"

EXTERIOR COLOR & FINISH SCHEDULE	
A STUCCO FINISH DUNN EDWARDS DE8212 "CRISP MUSLIN"	DUNN EDWARDS
B STUCCO FINISH DUNN EDWARDS DE8215 "WOODEN PEG"	DUNN EDWARDS
C STUCCO FINISH DUNN EDWARDS DE8218 "BARREL STOVE"	DUNN EDWARDS
D STUCCO FINISH DUNN EDWARDS DE8367 "COVERED IN PLATINUM"	DUNN EDWARDS
E VENEER C.M.U. INTEGRAL COLOR "HUNTINGTON GRAY & BONE" (6"X8"X16")	ECHELON
F METAL CLADDING, KYNAR COATED AEP SPAN COLOR "METALIC SILVER"	KYNAR
G METAL RAILING/COPY PAINTED DUNN EDWARDS DE6378 "JET"	DUNN EDWARDS
H PRECAST CONC. (INTEGRALLY COLORED) VENEER CORONADO FRENCH LESTONE "FRENCH WHITE" (12"X24")	CORONADO
J CONCRETE MASONRY UNITS	ECHELON
K EXPOSED CONCRETE CAST-IN-PLACE	TBD
M METAL RAILING/COPYIES DARK BRONZE	TBD
P WINDOW GLASS, DUAL PANE, LOW E" CLEAR GLASS	TBD
Q 2"x2" WELDED WIRE MESH RAILING DUNN EDWARDS DE6378 "JET"	TBD
R STOREFRONT	KAWNEER

BROADSTONE
at **THE GRAND**
PHASE II
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

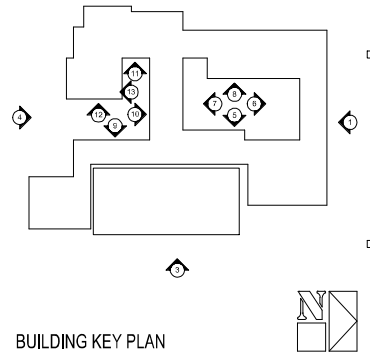


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RESIDENTIAL COMPANY

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DESIGN REVIEW
DATE: MARCH 15, 2022 DR# 19-225

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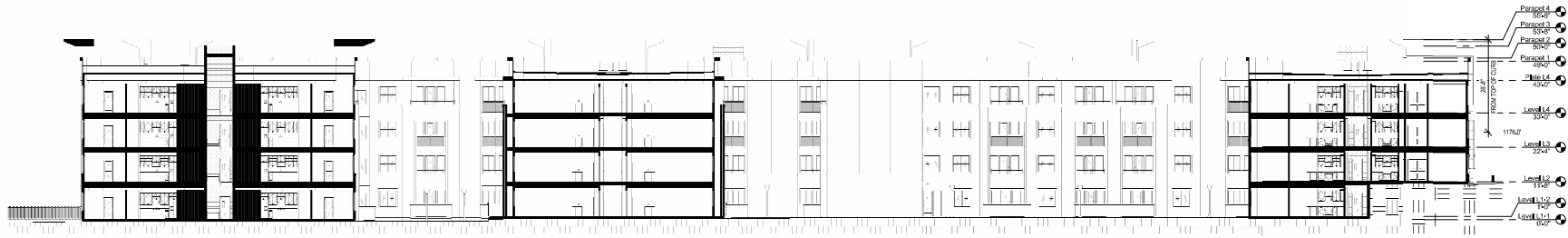


BUILDING KEY PLAN

DESIGN REVIEW
DATE: MARCH 15, 2022 DR# 19-225

DR.12.1
EXTERIOR ELEVATIONS

4/17/2022 3:04:16 PM



1 BUILDING SECTION N-S
SCALE: 1/16" = 1'-0"

**BROADSTONE
at THE GRAND
PHASE II**
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

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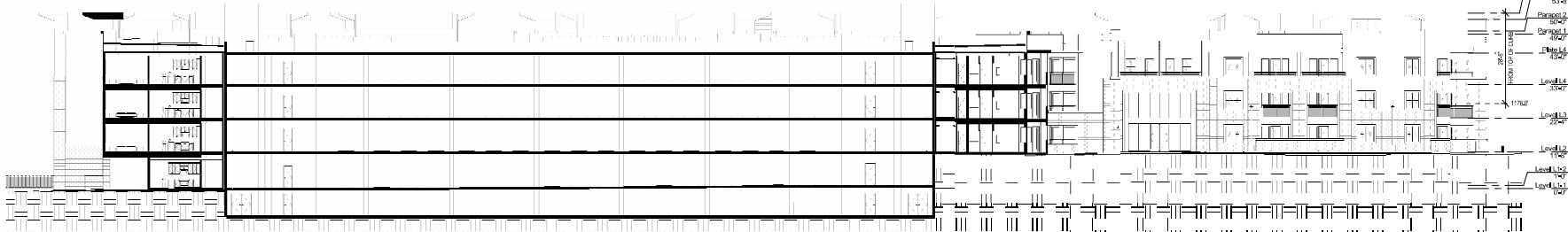
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DESIGN REVIEW
DATE: MARCH 15, 2022 ORB #: 19-225

DR.16
BUILDING SECTIONS



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



3 BUILDING SECTION E-W
SCALE: 1/16" = 1'-0"



VIEW A



VIEW B

**BROADSTONE
at THE GRAND
PHASE II**
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

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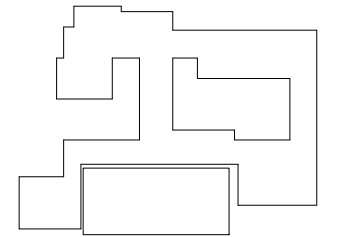


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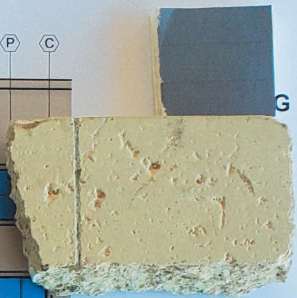
DR.19
STREET LEVEL RENDERINGS



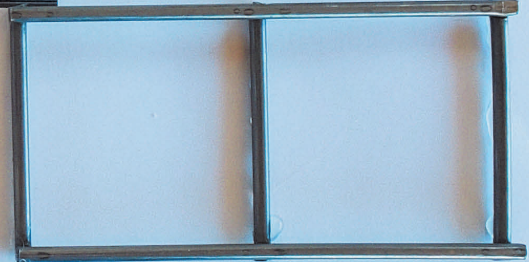
BUILDING KEY PLAN



- A** STUCCO FINISH DUNN EDWARDS DE6212 "CRISP MUSLIN"
- B** STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"
- C** STUCCO FINISH DUNN EDWARDS DE6216 "BARREL STOVE"
- D** STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM"
- E** VENEER C.M.U. INTEGRAL COLOR "HUNTINGTON GRAY & BONE" (8"X8"X16")
- F** METAL CLADDING, KYNAR COATED AEP SPAN COLOR "METALIC SILVER"



- G** METAL RAILING/CANOPY PAINTED DUNN EDWARDS DE6378 "JET"
- J** CONCRETE MASONRY UNITS MATCH TO "E" HUNTINGTON GRAY
- K** EXPOSED CONCRETE CAST-IN-PLACE
- Q** 2"x2" WELDED WIRE MESH RAILING DUNN EDWARDS DE6378 "JET"



BROADSTONE at THE GRAND PHASE II
1013 W WASHINGTON STREET
Tempe, Arizona



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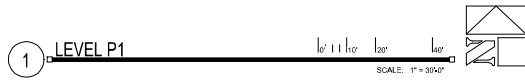
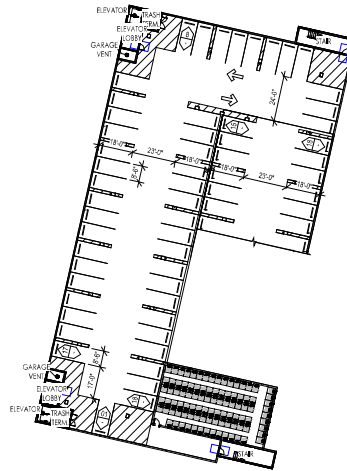
BROADSTONE at THE GRAND PHASE II
1013 W WASHINGTON STREET
Tempe, Arizona



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**BROADSTONE
at THE GRAND
PHASE II**
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION

REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION

DESIGN REVIEW

DATE: MARCH 15, 2022 ORB #: 19-225

DR.17.0
BUILDING PLAN - LEVEL P1



1 DR-BLDG PLAN - LEVEL L1 OVERALL 1/16" 1/8" 1/4" SCALE: 1" = 36'-0"



**BROADSTONE
at THE GRAND
PHASE II**
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA

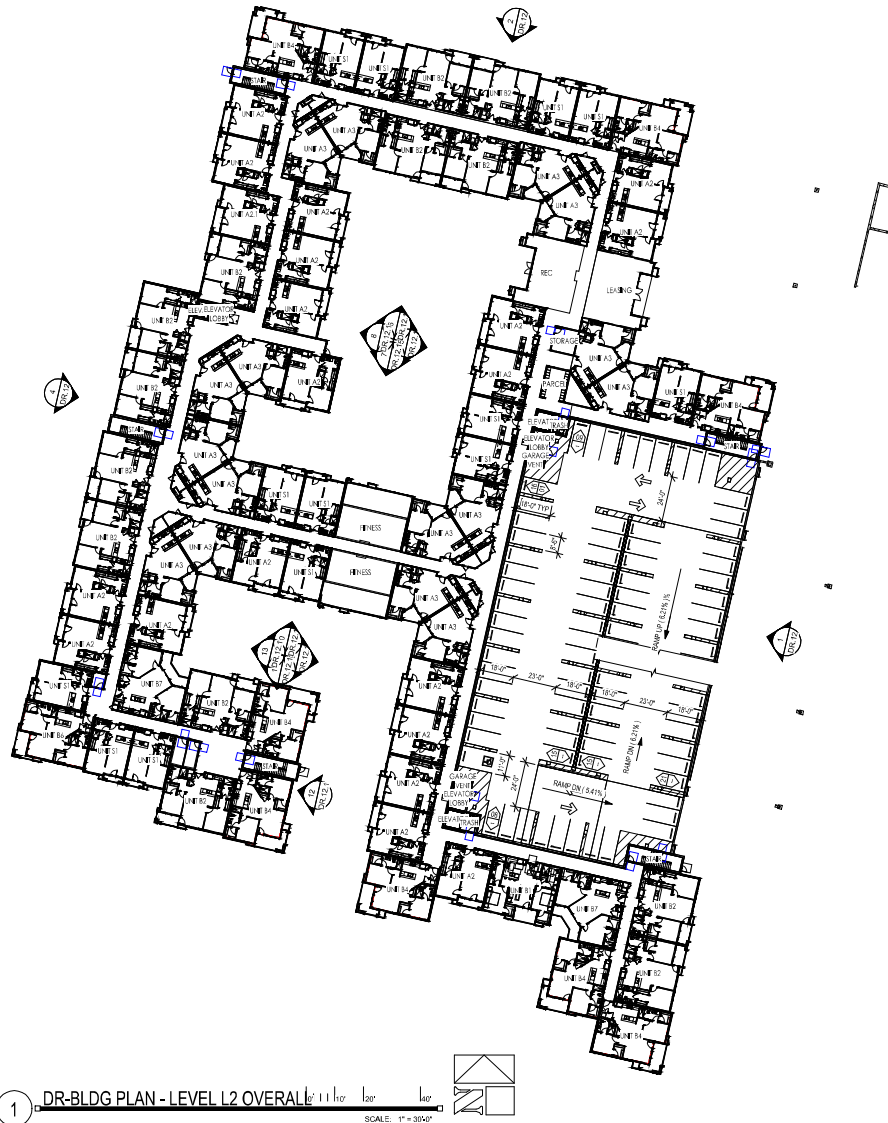


The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities.

REVISIONS/SUBMITTALS	
DATE	DESCRIPTION

DESIGN REVIEW
DATE: MARCH 15, 2022 ORB #F: 19-225

DR.17.1
BUILDING PLAN - LEVEL L1



1 DR-BLDG PLAN - LEVEL L2 OVERALL
SCALE: 1" = 3/8"

**BROADSTONE
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PHASE II**
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Architecture, LLC
WorldHQ@ORBArch.com



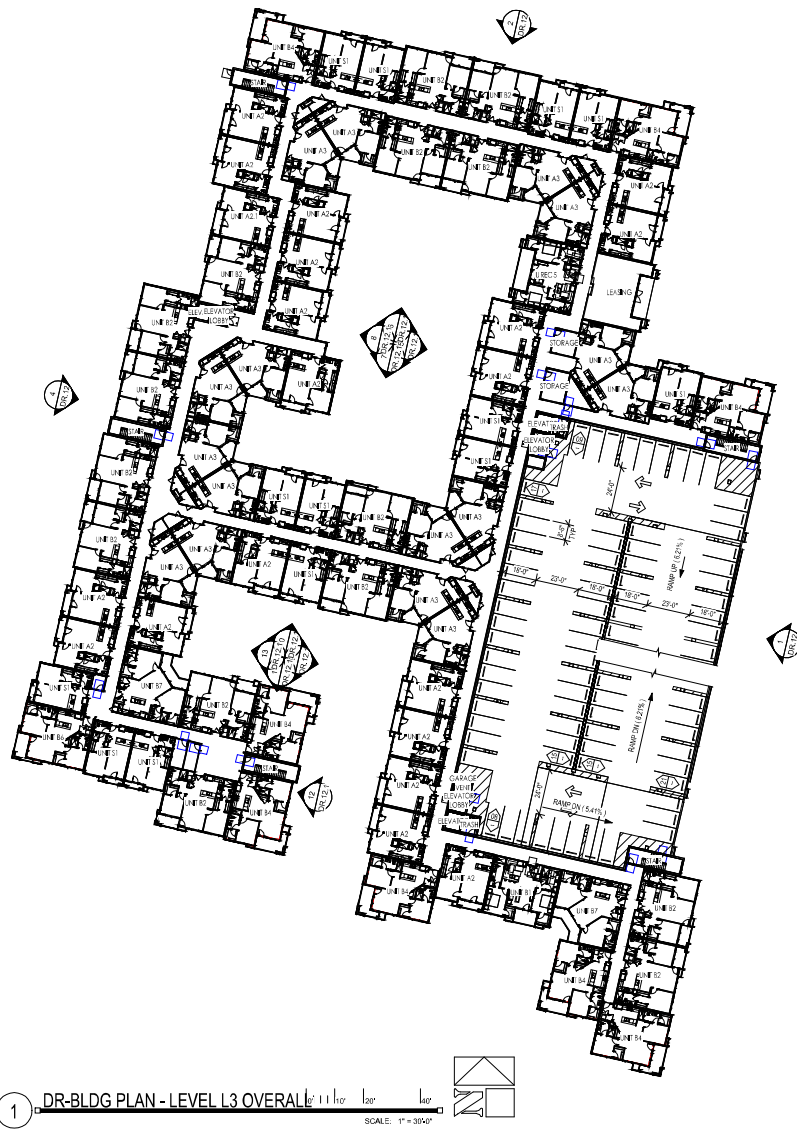
ALLIANCE
RESIDENTIAL COMPANY

03/15/2022

REVISIONS/SUBMITTALS	DATE	DESCRIPTION
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DESIGN REVIEW
DATE: MARCH 15, 2022 ORB #: 19-225

DR.17.2
BUILDING PLAN - LEVEL L2



1 DR-BLDG PLAN - LEVEL L3 OVERALL

SCALE: 1" = 30'-0"

BROADSTONE
at THE GRAND
PHASE II
 1013 WEST WASHINGTON STREET
 TEMPE, ARIZONA



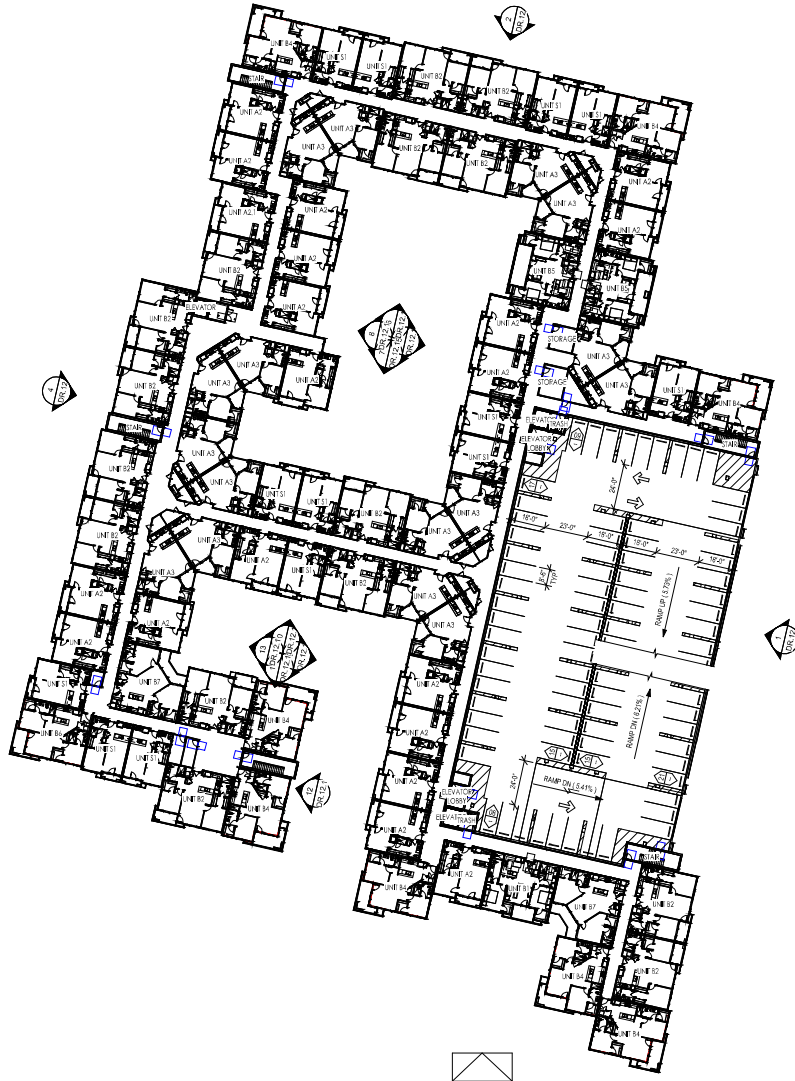
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for coordinating with the owner and other stakeholders to ensure that the project is completed in accordance with the schedule and budget. The contractor shall also be responsible for maintaining the safety of the construction site and the surrounding community.

REVISIONS/SUBMITTALS

DATE	DESCRIPTION
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DESIGN REVIEW
 DATE: MARCH 15, 2022 ORB #F-19-225

DR.17.3
 BUILDING PLAN - LEVEL L3



1 DR-BLDG PLAN - LEVEL L4 OVERALL
 SCALE: 1" = 360"

BROADSTONE
at THE GRAND
PHASE II
 1013 WEST WASHINGTON STREET
 TEMPE, ARIZONA



ALLIANCE
 RESIDENTIAL COMPANY

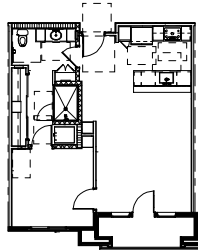
The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal agencies.

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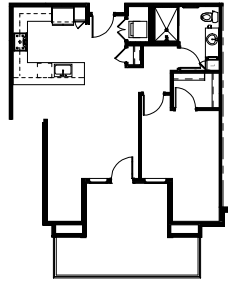
REVISION	DATE	DESCRIPTION

DESIGN REVIEW
 DATE: MARCH 15, 2022 ORB #F-19-225

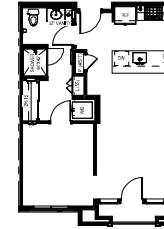
DR.17.4
 BUILDING PLAN - LEVEL L4



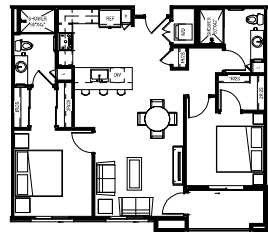
3 DD UNIT A2 SCALE: 1/8" = 1'-0"



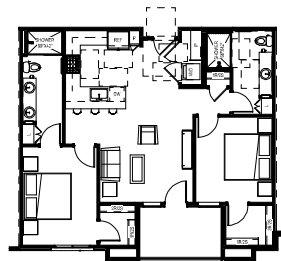
2 DD UNIT A1 SCALE: 1/8" = 1'-0"



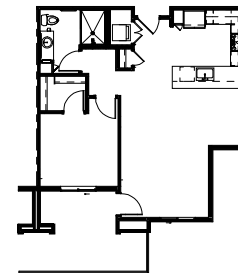
1 DD UNIT S1 SCALE: 1/8" = 1'-0"



6 DD UNIT B2 SCALE: 1/8" = 1'-0"



5 DD UNIT B1 SCALE: 1/8" = 1'-0"



4 DD UNIT A4 SCALE: 1/8" = 1'-0"

**BROADSTONE
at THE GRAND
PHASE II**
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities.

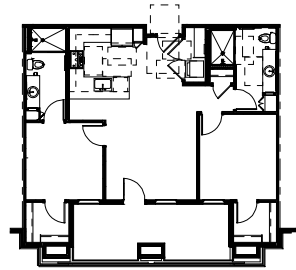
ALLIANCE RESIDENTIAL COMPANY

Our firm has prepared these drawings in accordance with the requirements of the Arizona Building Code and the International Building Code. We warrant that these drawings were prepared in accordance with the requirements of the Arizona Building Code and the International Building Code. We warrant that these drawings were prepared in accordance with the requirements of the Arizona Building Code and the International Building Code.

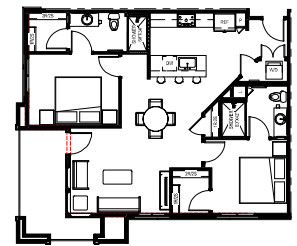
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DESIGN REVIEW
DATE: MARCH 15, 2022 ORB #F: 19-225

DR.18.1
UNIT PLANS



2 DD UNIT B5 SCALE: 1/8" = 1'-0"



1 DD UNIT B4 SCALE: 1/8" = 1'-0"

**BROADSTONE
at THE GRAND
PHASE II**
1013 WEST WASHINGTON STREET
TEMPE, ARIZONA



REVISIONS

The architect shall be responsible for the design and construction of the project. The contractor shall be responsible for the construction of the project. The architect shall be responsible for the design and construction of the project. The contractor shall be responsible for the construction of the project.

REVISIONS	DATE	DESCRIPTION
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DESIGN REVIEW
DATE: MARCH 15, 2022 ORB #19-225

DR.18.2
UNIT PLANS



SOLID WASTE NARRATIVE

TRASH CHUTES ARE PROVIDED AT THE NORTH WEST AND SOUTH WEST CORNERS OF THE GARAGE STRUCTURE NEXT TO THE ELEVATORS.

TENANTS ARE ABLE TO ACCESS THE TRASH ROOMS THROUGH THE ELEVATOR LOBBY INTO THE GARAGE STRUCTURE ON THE WAY TO THEIR PARKING SPACES.

- TRASH IS TAKEN BY TENANTS TO TRASH RECEPTACLES IN THE GARAGE STRUCTURE.
- SEPARATE TRASH CHUTES FOR RECYCLABLE AND NON-RECYCLABLE TRASH ARE PROVIDED.
- TRASH IS DROPPED IN THE APPROPRIATE TRASH CHUTE AND COLLECTED AT TRASH TERMINATION ROOMS IN GARAGE LEVELS L1-L1-2.
- TRASH IS HAULED FROM TERMINATION ROOM TO COMPACTOR OUTSIDE OF GARAGE STRUCTURE WITH THE USE OF MAINTENANCE CARTS AND TAKEN TO THE APPROPRIATE TRASH BIN OR COMPACTOR.
- TRASH IS HAULED AWAY FROM BIN OR COMPACTOR AS SCHEDULED BY TRASH SERVICE.

PER CITY OF TEMPE, RESIDENTS PRODUCE 2 YD³ PER WEEK FOR EVERY 4 DWELLING UNITS.

289 UNITS ARE ESTIMATED TO PRODUCE 144.5 YD³ PER WEEK

SOLID WASTE LEGEND

- SOLID WASTE TRUCK PATH
- TENANT PATH TO TRASH CHUTES
- FROM TERMINATION ROOM TO EXTERIOR BINS BY MAINTENANCE / TRASH CONCIERGE

KEYNOTES

- 1005 TRASH YARD AREA (WITH 25 CU. YD. COMPACTOR AND BIN FOR RECYCLING) WITH 8' H. CMU ENCLOSURE WITH STUCCO FINISH.
- 1018 45' UNOBSTRUCTED APPROACH LANE FOR REFUSE PICK-UP.

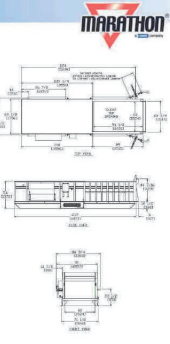
PROPOSED COMPACTOR EQUIPMENT

STATIONARY COMPACTORS

RJ-550

Dimensions & Specifications

Dimension	Value	Value
Overall Length	47.00"	1193.00 mm
Overall Width	27.00"	685.80 mm
Overall Height	42.00"	1066.80 mm
Weight	1500 lbs	680 kg
Capacity	5.5 cu. yd	4.2 cu. m
Power	15 HP	11 kW
Motor	15 HP	11 kW
Compressor	15 HP	11 kW
Drive	15 HP	11 kW
Warranty	3 Years	3 Years



STATIONARY COMPACTORS

RJ-550 Series Compactor

Features

- Large 60" x 60" drive top opening to accommodate combined curbs and curbs.
- A quality built unit, the RJ-550 is solidly constructed with 4" I-beams throughout. The sturdy frame has a 1/2" thick floor plate.
- The rollers are constructed of 1/2" thick steel supported by 1 1/2" vertical angle with 1/2" x 1/2" bar casting for stability on each side of the charge bin ends for increased rigidity and strength.
- The tough 1" by 8" by 8" angle breaker bar easily handles the loading of heavy residential trash.
- The RJ-550 can be fitted with a variety of optional finishing equipment such as rollers, hoppers, and dumpers. Call your rep for the custom built to your specifications to accommodate existing curbsystems.

STATIONARY COMPACTORS

RJ-550 Series Compactor

Features

- Recyclables** — In the compactors, there is sufficient volume of recyclable materials to prevent more than one bin from overflowing.
- Flow of Waste** — In the Front-Door Top-Loading design, the waste flows from the top of the bin into the compacting chamber.
- Safety Handrails** — Once the compaction cycle with motorized AME (Automatic Motor Engagement) is complete, the safety handrails are raised to allow the operator to safely exit the bin.
- Power Source** — Is plug-in power available? Three or single phase?
- Construction** — Is the compactor located in an area with high humidity or salt? Is the compactor located in an area with high humidity or salt? Is the compactor located in an area with high humidity or salt?
- Volume of Waste Generated** — Will the compactor be able to handle the volume of waste generated during peak load periods?
- Location** — Does it exist, the waste flow to one area only?
- Available Space** — Is there space for the compactor to be located in the area? Is there space for the compactor to be located in the area? Is there space for the compactor to be located in the area?
- How Backflow?** — If you have any questions or need assistance with your compactor needs, please call 1-800-833-8874 or visit www.marathoncompactor.com. We are here to help!



The RJ-550 features the Marathon® integrated power unit. The power unit offers the convenience of a built-in power pack with the option of a remote power pack with the appropriate electrical components to meet your needs. The compactor also features ALL electrical components from inside the compactor.

SOLID WASTE PLAN
 10' 11' 20' 30'
 SCALE: 1" = 40'-0"



Marathon Authorized Dealer

Compressor & Bin Rental and Leasing Programs Available

Learn more about Marathon Equipment: 800.833.8874 | www.marathoncompactor.com



BROADSTONE at THE GRAND PHASE II
 1013 WEST WASHINGTON STREET
 TEMPE, ARIZONA



Contractor shall verify all dimensions at project before proceeding with work. If any dimensions change during construction, the contractor shall immediately notify the architect. The architect shall be responsible for providing the contractor with the necessary information to complete the project. The contractor shall be responsible for providing the architect with the necessary information to complete the project.

REVISIONS/SUBMITTALS

DATE	DESCRIPTION

DESIGN REVIEW

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DR.27

SOLID WASTE PLAN