

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 7/26/2022
Agenda Item: 5**

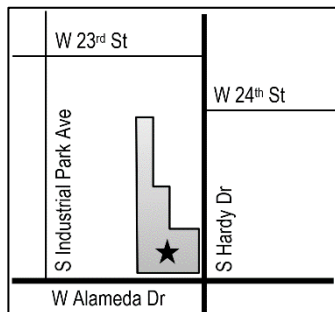
ACTION: Request a Use Permit to allow an amusement business (rock climbing facility) for TEMPE BOULDERING PROJECT, located at 2626 South Hardy Drive. The applicant is Mithun, Inc.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE BOULDERING PROJECT (PL220080) is a climbing gym, fitness, and yoga facility proposed on the northwest corner of West Alameda Drive and South Hardy Drive in the GID, General Industrial District. The term “bouldering” is a social form of free climbing performed on small rock formations or artificial rock walls without the use of ropes or harnesses that challenges people to climb short and tricky bouldering routes or sequences of moves while maintaining balance, technique, strength, and focus. The facility will also offer youth programming as well as amenities such as locker rooms, saunas, and food/drink concessions. The business model is primarily based on annual memberships, but day-passes and special event sales are common occurrences. The facility will be staffed with approximately fifty (50) employees and expects on average 1,000 plus check-ins per day with a membership base of 4,000 plus annually. The request includes the following:

ZUP220028 Use Permit to allow an amusement business (rock climbing facility).



Property Owner	Hardy Tempe, LLC
Applicant	Charlie Able, Mithun, Inc.
Zoning District	GID
Site Area	188,049 s.f. or 4.32 ac
Building Area	50,378 s.f.
Building Height	28' (35' max. allowed)
Building Setbacks	25' front, 25' street side, 14' west side, 34' north side, 345' north side, and 755' rear (25', 25', 0', 0', 0', and 0' min. required)
Vehicle Parking	272 spaces (250 min. required per Professional Parking Analysis ADM220012)
Bicycle Parking	0 spaces (24 min. required)
Hours of Operation	6 a.m. to 11 p.m., M-F; and 8 a.m. to 10 p.m., Sa & Su
Building Code Occupancy	B, A-2, and S

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Lee Jimenez, Senior Planner
Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

TEMPE BOULDERING PROJECT (PL220080) is located in the Tempe Maker District/Broadway Innovation Hub, an area consisting of 600 plus acres of commercial, industrial, and manufacturing uses, and designated as an Opportunity Zone. Economic Development is in full support of this use permit request and has provided a memo detailing their support for the project. The memo is provided in the staff report attachments.

PUBLIC INPUT

Staff has not received any public comment to date.

USE PERMIT

The proposed use requires a Use Permit to allow an amusement business in the GID zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use will increase vehicular and pedestrian traffic but not a significant enough level that would be considered an adverse impact to the surrounding area. Nevertheless, the site is located at the intersection of collector streets, and provides adequate parking as identified and approved in the project's professional parking analysis, and only has one (1) ingress/egress driveway, accessed from Hardy Drive.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed use will primarily be conducted in the interior of the premises with some outdoor bouldering and instructional fitness. Outdoor dining space is also proposed near the interior food/drink concession area of the facility. Nevertheless, the proposed use is not expected to generate emissions that would otherwise cause a nuisance to the surrounding area.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed use aligns with the goals, objectives and/or policies adopted by the City, especially the Tempe Maker District/Broadway Innovation Hub.
4. *Compatibility with existing surrounding structures and uses*; no major modifications are proposed to the building elevations and site layout, and the proposed use is compatible with surrounding industrial, office, and commercial uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use will primarily be conducted inside the building. A full-height screen wall/fence will enclose the outdoor bouldering areas to restrict unauthorized use of the climbing facilities, particularly afterhours. A special event permit will be sought whenever large events are scheduled to occur.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) 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.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

3. Provide a minimum of twenty-four (24) bicycle parking spaces on-site per City of Tempe bicycle rack detail T-578 standard or equivalent design prior to the Use Permit becoming effective. Bicycle racks shall be installed near the main building entrances. Details to be approved through Building Safety Plan Review.

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.

USE PERMIT:

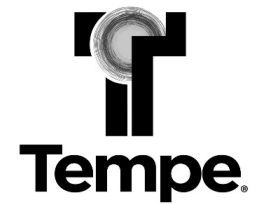
- The Use Permit is valid for TEMPE BOULDERING PROJECT and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

HISTORY & FACTS:

- July 23, 2020 Board of Adjustment approved a variance to reduce the required number of street trees along Alameda Drive from eleven (11) to zero (0) for THE HUB, located at 2626 South Hardy Drive in the GID, General Industrial District. (PL200130 / VAR200003)
- June 23, 2022 Community Development Department Planning Division staff administratively approved a professional parking analysis for TEMPE BOULDERING PROJECT, located at 2626 South Hardy Drive in the GID, General Industrial District. (PL220080 / ADM220012)

ZONING AND DEVELOPMENT CODE REFERENCE:

- [Section 3-302, Permitted Uses in Office/Industrial Districts](#)
- [Section 6-308, Use Permit](#)
- [Section 6-313, Security Plan](#)

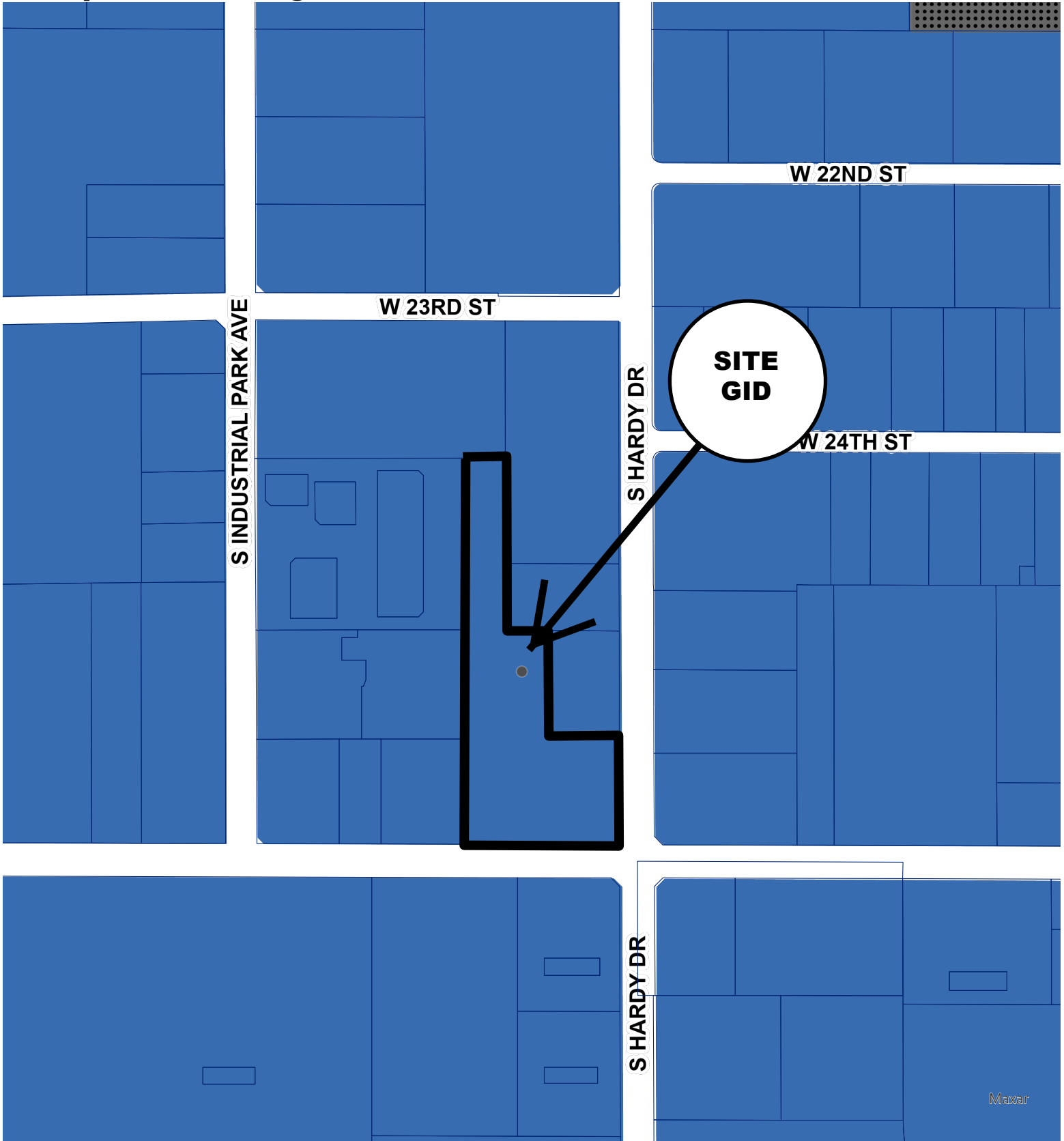


DEVELOPMENT PROJECT FILE
for
TEMPE BOULDERING PROJECT
(PL220080)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-13. Letter of Explanation
- 14-16. Site Plan
17. Floor Plan
18. Building Elevations
- 19-21. Site Context Photos
22. Economic Development Memorandum

Tempe Bouldering

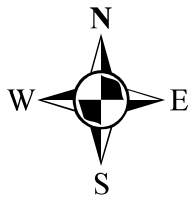


- General Industrial District (GID)
 - Mixed Use High (MU-4)
 - Override 1
- Twelve Point**
CenterlineSubType
ADOT

- Canal
- Monument
- Private
- Railroad
- Street
- <all other values>

ATTACHMENT 1

- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)
 - City Center (CC)
 - Mixed Use Med (MU-2)
 - Mixed Use Med-High (MU-3)



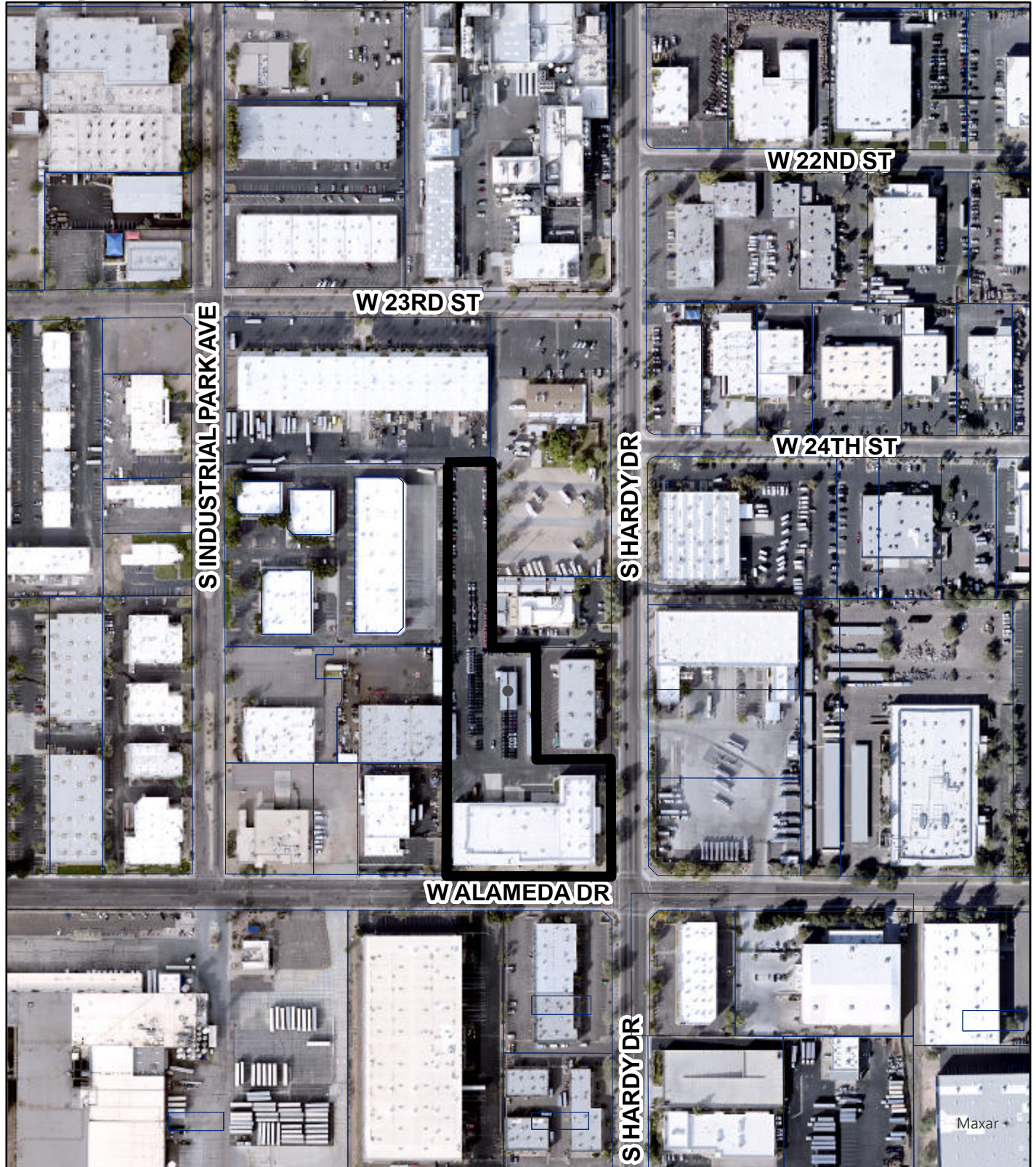
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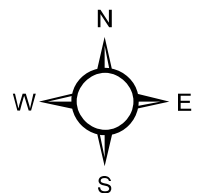
Tempe

PL220080

Tempe Bouldering Project



Aerial Map

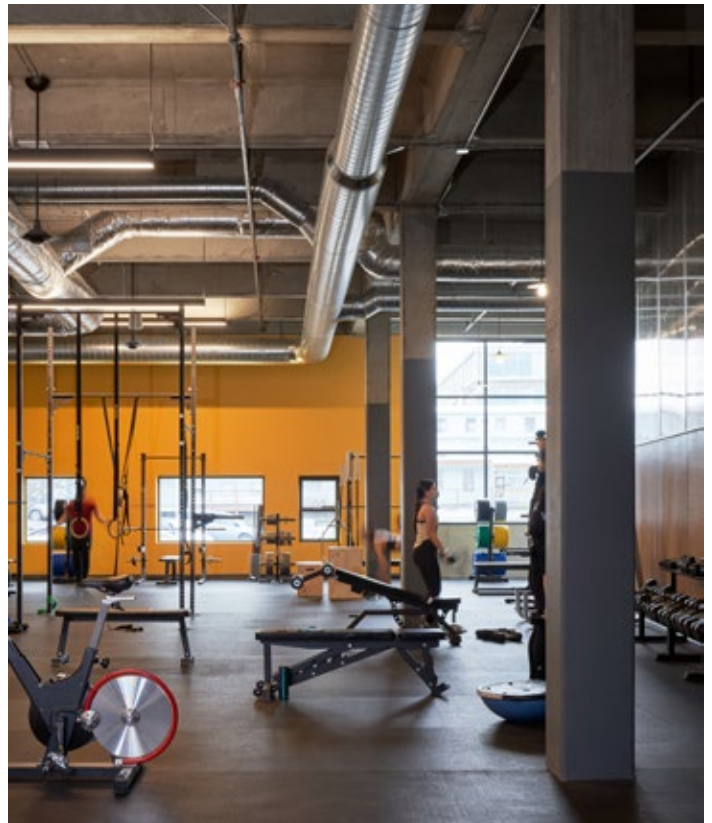


ABOUT TEMPE BOULDERING PROJECT



OPEN CLIMBING AREA | MINNEAPOLIS BOULDERING PROJECT

Tempe Bouldering Project is a proposed mixed-use commercial tenant improvement renovation of an existing building, currently known as 'The Hub' in the heart of the proposed 'Tempe Maker District'. The program is composed of an indoor climbing gym, fitness and yoga facilities, and a small food & beverage area.



WHAT IS THE BOULDERING PROJECT?



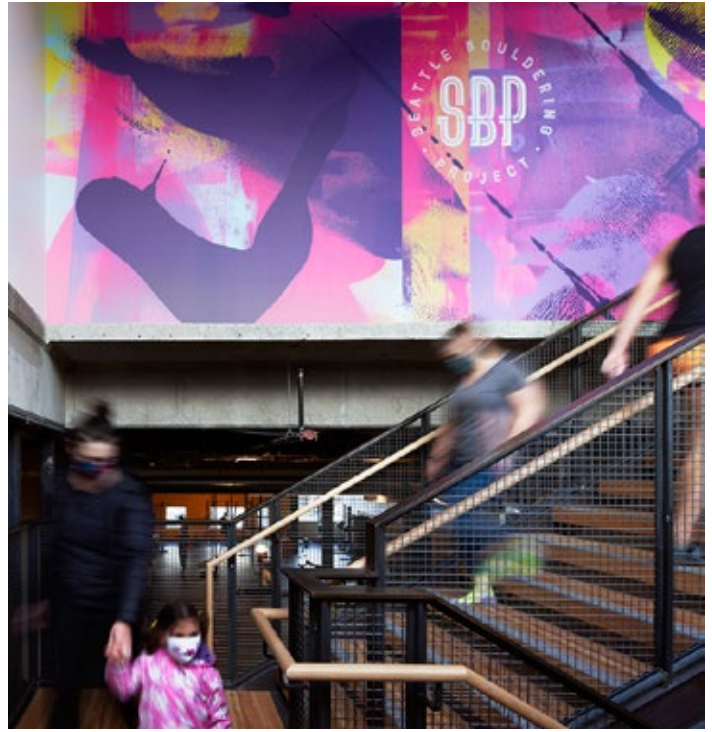
OPEN CLIMBING AREA | SEATTLE BOULDERING PROJECT, FREMONT



BOULDERING UP CLOSE

‘Bouldering’ is a highly social form of free climbing performed on small rock formations or artificial rock walls without the use of ropes or harnesses. The challenge is to climb these short but tricky bouldering ‘problems’ (a route, or sequence of moves) using balance, technique, strength, and your brain. This makes the sport highly accessible to all ages and skill levels.

Bouldering Project's mission is to create inspiration, joy, and meaningful human connection. It's our drive to create the best climbing gyms in the world. And it's our dream to develop and progress the sport in an accessible, and socially and environmentally responsible way. An inclusive and welcoming gym. Expansive climbing walls. Innovative route-setting. Fitness and yoga programs. Workshops led by experts in their fields. Youth programs to engage and educate kids. Community. Everything we know and love about climbing, wrapped up into one package we call Bouldering Projects. Bouldering Projects now exist all over America, including Seattle, Austin, Minneapolis, Brooklyn, Boston, DC, and Salt Lake.



STAIR & MURAL | SEATTLE BOULDERING PROJECT, FREMONT



YOGA ROOM | SEATTLE BOULDERING PROJECT, POPLAR

TEMPE MAKER DISTRICT



AREAL IMAGE OF THE TEMPE MAKER DISTRICT

Tempe Bouldering Project is proposed as the primary tenant of the "The Hub", located at 2626 S Hardy Dr, in the center of the current "Broadway industrial hub". This neighborhood is currently undergoing proposed redevelopment as the "Tempe Maker District".



'THE HUB' AT 2626 S HARDY DR, TEMPE

THE STATED GOALS AND STRATEGIES OF THE NEW TEMPE MAKER DISTRICT INCLUDE:

- Augmentation of existing light industrial character with complementary mixed-uses while maintaining existing buildings and industrial character
- Increased equity and inclusion
- Promotion and support of grassroots efforts to enrich existing authentic character of the district and develop clear district brand
- Leveraging opportunities for synergies with local artists, transportation masterplans, and sustainability initiatives
- Activation of public and private spaces; spurring Innovation, community, and vibrancy
- Creation of pilot demonstration projects

TEMPE BOULDERING PROJECT EMBODIES THESE ASPIRATIONS IN ALMOST EVERY WAY:

- The industrial character of the existing building will be left largely intact; masonry walls, concrete floor, and steel joist ceiling will be left exposed.
- All Bouldering Projects seek to embed themselves into the city and neighborhoods in which they are located, acting a social hub for the entire community.



- Bouldering is a highly accessible sport. No expensive gear required. No training to get started. Climbing walls are typically less than 14-feet tall, making them less intimidating.



- Headquartered in Seattle, WA, Bouldering Project holds sustainability as a core principal; utilizing sustainable materials, such as mass timber, when possible.



- A business model rooted in physical fitness and a love of nature that encourages the use of alternative forms of transportation, such as running, biking, or public transit.



TEMPE BOULDERING PROJECT HAS THE POTENTIAL TO BE AN IDEAL PILOT PROJECT FOR THE NEW TEMPE MAKER DISTRICT.



BUSINESS DESCRIPTION

OPERATION

Bouldering Project gyms offer world class indoor climbing, yoga, and fitness, with a brand emphasis on climbing and community. Additionally, we offer robust youth programming, as well as many amenities, including full locker rooms and saunas. Our business model is primarily based on annual memberships, though we see strong day pass and special event sales, as well.

HOURS

Mon-Fri, 6:00 AM - 11:00 PM; Sat-Sun, 8:00 AM - 10:00 PM.

NUMBER OF EMPLOYEES

~50

CUSTOMERS

We expect to see on average 1000+ check-ins per day, with a membership base of ~4,000 annual members

ADDITIONAL INFORMATION

We host several community events throughout the year. We plan to sublease approx. 4,600 SF of our space to a food & beverage tenant.

NEIGHBORHOOD IMPACTS

ANY SIGNIFICANT VEHICULAR OR PEDESTRIAN TRAFFIC IN ADJACENT AREAS:

A thorough parking study was conducted to quantify parking impacts and administrative approval has been issued by the Community Development Department of Planning Division. Per parking requirements of the Tempe Zoning and Development code as well as provisions of the adaptive re-use program, the analysis found the number of parking spaces being provided on-site to be above and beyond the minimum number required by the ZDC. This conclusion was supported in part by parking data collected from an existing climbing gym in the Phoenix-Metro area.

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The project is also supported by multiple alternative modes of transportation. It is adjacent to public transit with direct access to the Downtown and ASU neighborhoods to the north as well as Southwest Tempe. The project is also as located within the City of Tempe's Bicycle commute area and along Tempe's BIKEiT "Handlebars" and "Wheels" bikeways.

Additionally, as identified in Tempe's Maker District General Plan Amendment, the project is located within a largely industrial district and more than half a mile in any direction from the nearest residential neighborhood. As a result of this existing context, most buildings have dedicated off-street parking to support their facilities. There is also significant on-street parking along W Alameda Drive in further support of peak demands.

NUISANCE ARISING FROM THE EMISSION OF ODOR, DUST, GAS, NOISE, VIBRATION, SMOKE, HEAT OR GLARE AT A LEVEL EXCEEDING THAT OF AMBIENT CONDITIONS:

The Bouldering project is located within a largely industrial district and more than half a mile in any direction from the nearest residential neighborhood. Any emissions or noise from the indoor fitness facility will be less than the ambient conditions produced by the surrounding industrial facilities and would not cause any disruptions to the industrial neighborhood.

CONTRIBUTION TO THE DETERIORATION OF THE NEIGHBORHOOD OR TO THE DOWNGRADING OF PROPERTY VALUES, WHICH IS IN CONFLICT WITH THE GOALS, OBJECTIVES OR POLICIES OF THE CITY'S ADOPTED PLANS FOR GENERAL PLAN:

The Tempe Bouldering project will be an asset to the neighborhood, bringing patrons that will support local businesses and build a stronger sense of community that is expected to enhance property values. Substantial capital improvements are being proposed to transform the existing facility into a world-class climbing gym with amenities and uses for existing workers in the district

NEIGHBORHOOD IMPACTS (CONT'D)

and adjacent residents. As outlined in Tempe's Maker District Design Guidelines, the project is in direct alignment with the City's goal of transforming the "existing light industrial character to [an] energetic innovative mixed-use ecosystem."

The proposed Tempe Bouldering Project also has full support from the Tempe Economic Development Office as documented in a memorandum from the Director and Program Manager, included in this application.

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COMPATIBILITY WITH EXISTING SURROUNDING STRUCTURES AND USES; AND

The Tempe Bouldering Project is being proposed as an adaptive re-use of an existing warehouse building and will leave intact the most distinctive industrial features, including exposed masonry walls, concrete floor, and exposed steel joists. Any proposed modifications to the exterior will utilize the building's existing material palette of masonry, steel, corrugated metal, and wire mesh in order to improve functionality while enhancing the building's existing character.

ADEQUATE CONTROL OF DISRUPTIVE BEHAVIOR BOTH INSIDE AND OUTSIDE THE PREMISES, WHICH MAY CREATE A NUISANCE TO THE SURROUNDING AREA OR GENERAL PUBLIC.

As noted above, the proposed use of Tempe Bouldering Project has full support of the Economic Development office and is seen as key pilot project and catalyst in transforming the existing industrial neighborhood. Typical noise emissions, in alignments with a typical fitness gyms, will not exceed ambient conditions and be limited to hours of operation. In the rare instances of special events which may result in "greater than normal" noise, a specific "Special Event" permit will be acquired.

While most of the proposed program is interior use, a full-height fence/screen will enclose the proposed exterior climbing area to restrict unauthorized use of the climbing facilities and insure safety for the neighborhood, particularly after-hours.

PROJECT SUMMARY

PROJECT NAME:
TEMPE BOULDERING PROJECT

PARCEL ID:
123-35-042F

ADDRESS:
2626 S HARDY DR
TEMPE, AZ 85282

PARCEL DESCRIPTION:
A PORTION OF LOTS 34, 35, & 37, PALO VERDE INDUSTRIAL
PARK

SCOPE OF WORK:
TENANT IMPROVEMENT OF EXISTING (1) ONE-STORY BUILDING. EXTERIOR IMPROVEMENTS INCLUDE LIFTING OF A PORTION OF THE EXISTING ROOF, ADDITION OF EXTERIOR WALL AND CLARISTORY WINDOWS AT NEW RAISED ROOF, REPLACEMENT OF EXISTING FIXED GLAZING WITH EGRESS DOORS. INTERIOR IMPROVEMENTS INCLUDE NEW RESTROOMS & LOCKER-ROOM FACILITIES, ADMINISTRATIVE OFFICES, AND INDOOR CLIMBING WALLS.

SITE AREA:
EXISTING: 188,049 SF (APPROX.)
PROPOSED: NO CHANGE

BUILDING HEIGHT:
EXISTING: 20'-0" (APPROX.)
PROPOSED: 28'-0" (APPROX.)

BUILDING AREA:
EXISTING: 50,378
PROPOSED: NO CHANGE

BUILDING STORIES:
EXISTING: (1) ONE-STORY
PROPOSED: NO CHANGE

PERMIT INFORMATION

JURISDICTION:
CITY OF TEMPE

ZONING: TEMPE ZONING AND DEVELOPMENT CODE (ZDC)
BUILDING: INTERNATIONAL BUILDING CODE, 2018 EDITION (IBC)
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION (IEBC)
FIRE: INTERNATIONAL FIRE CODE, 2018 EDITION (IFC)
MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2018 EDITION (IMC)
ELECTRICAL: NATIONAL ELECTRICAL CODE, 2017 EDITION (NEC)
PLUMBING: INTERNATIONAL PLUMBING CODE, 2018 EDITION (IPC)
ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (IECC)
ACCESSIBILITY: ICC/ANSI A117.1-2009 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES (ANSI)
USDOJ ADA STANDARDS FOR ACCESSIBLE DESIGN, 2010 (ADA)
OTHER: TEMPE BUILDING SAFETY ADMINISTRATIVE CODE, SECTION 8 OF TEMPE CITY CODE

*AS ADOPTED BY THE CITY OF TEMPE AND AMENDED THROUGH THE REGULATIONS PROVIDED IN THE CITY OF TEMPE'S LAND DEVELOPMENT CODE

ZONING CLASSIFICATION:
GID

FIRE PROTECTION
FULLY SPRINKLERED PER NFPA 13

TYPE OF CONSTRUCTION
TYPE III-B

DEFERRED SUBMITTALS
(N/A)

OCCUPANCY GROUPS:
BUSINESS (B), ASSEMBLY (A-2), STORAGE (S)

PROJECT TEAM

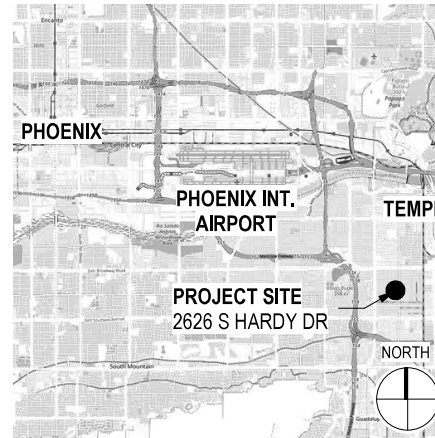
OWNER
TEMPE BOULDERING PROJECT, LLC
2626 S HARDY DR
TEMPE, AZ 85282
PHONE: (512) 645-4633
CONTACT: VINCENT LABELLE, DIR. OF PROJECTS
DIRECT: (206) 981-7813
EMAIL: VINCENT@BOULDERINGPROJECT.COM

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PHONE: (206) 623-3344
CONTACT: CHARLIE ABLE (APPLICANT)
DIRECT: (206) 971-5601
EMAIL: CHARLIEA@MITHUN.COM

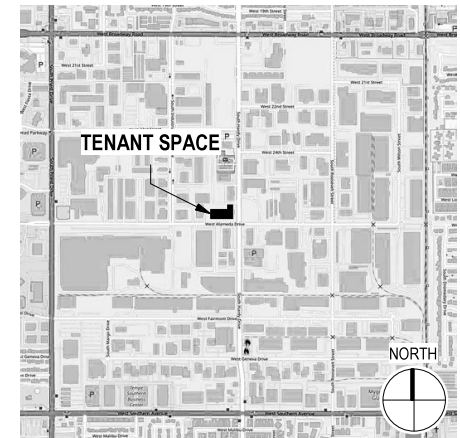
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PROJECT LOCATION



PROJECT VICINITY



SEATTLE / Pier 56, 1201 Alaskan Way, #200 / Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300 / San Francisco, CA 94104 / 415.956.0688
LOS ANGELES / 5837 Adams Blvd / Culver City, CA 90232 / 323.937.2150
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07/01/22

TEMPE BOULDERING PROJECT | PROJECT INFORMATION

MITHUN[®]

PARKING SUMMARY

(REF #: ADM220012)

PARKING SPACES REQUIRED
250

ACCESSIBLE SPACES REQUIRED
7

PARKING SPACES PROVIDED
272 (EXISTING)

ACCESSIBLE SPACES PROVIDED
7 (EXISTING)

Table 1 – Proposed Areas by Type

Category	Land Use	Indoor Area (SF)	Outdoor Area (SF)	Subtotal (SF)
Retail (Athletic - health club/spa)	Outdoor Bouldering		6,822	24,229
	Outdoor Lounge North		2,585	
	Lobby / Lounge	2,534		
	Cubbies	420		
	Open Bouldering	11,868		
Retail (Athletic - kids playland)	Youth Bouldering	2,947		2,947
Fitness (Athletic – health club/spa)	Outdoor Yoga/Fitness North		1,977	14,453
	Fitness Studio	1,360		
	General Fitness	5,548		
	Dojo	862		
	Yoga Studio	1,639		
	North Locke room	965		
	East Locke room	1,051		
West Locke room	1,051			
Outdoor Dining Area (Restaurant - general)	⁽¹⁾ Outdoor Food & Bev		2,993	2,493
Indoor Restaurant (Restaurant - general)	Food & Bev	3,394		3,394
Conference (Athletic - kids playland)	Birthday Room	379		379
Office (Office - general)	Administration	1,755		2,675
	Setter Shop	920		
Adaptive Reuse Reductions	Restrooms	424		8,318
	Janitorial	71		
	Utility Room	398		
	Circulation	5,934		
	Kitchen	879		
	Birthday Storage	54		
	Back of House	540		
Total		45,011	14,377	58,888

(1) Adaptive reuse reduction of 500 SF shall not be counted towards the required parking for the use (per tenant)
 (2) Adaptive reuse, the new floor area for determining parking calculations shall exclude hallways, restrooms, kitchens, and storage areas. No parking is required for this area of the floor plan.

Table 2 – Required Parking Spaces per Tempe Base Parking Ratios

Unit Type	Amount (SF)	Vehicles Per Rate	Bicycles Per Code	Required Vehicle Spaces	Required Bicycle Spaces
Fitness Center	68,513	1 per 125 SF	1 per 2,000 SF	548.10	34.26
Required Parking Spaces (Rounded up to the nearest whole number)				549	35

Per the City of Tempe base parking ratios, a total of 549 vehicle parking spaces and 35 bicycle parking spaces are required. Per the 2010 ADA Standards for Accessible Design, accessible parking for a commercial parking facility providing 501 to 1,000 spaces must in this instance provide a minimum of 11 accessible parking spaces with a minimum of 2 van accessible spaces.

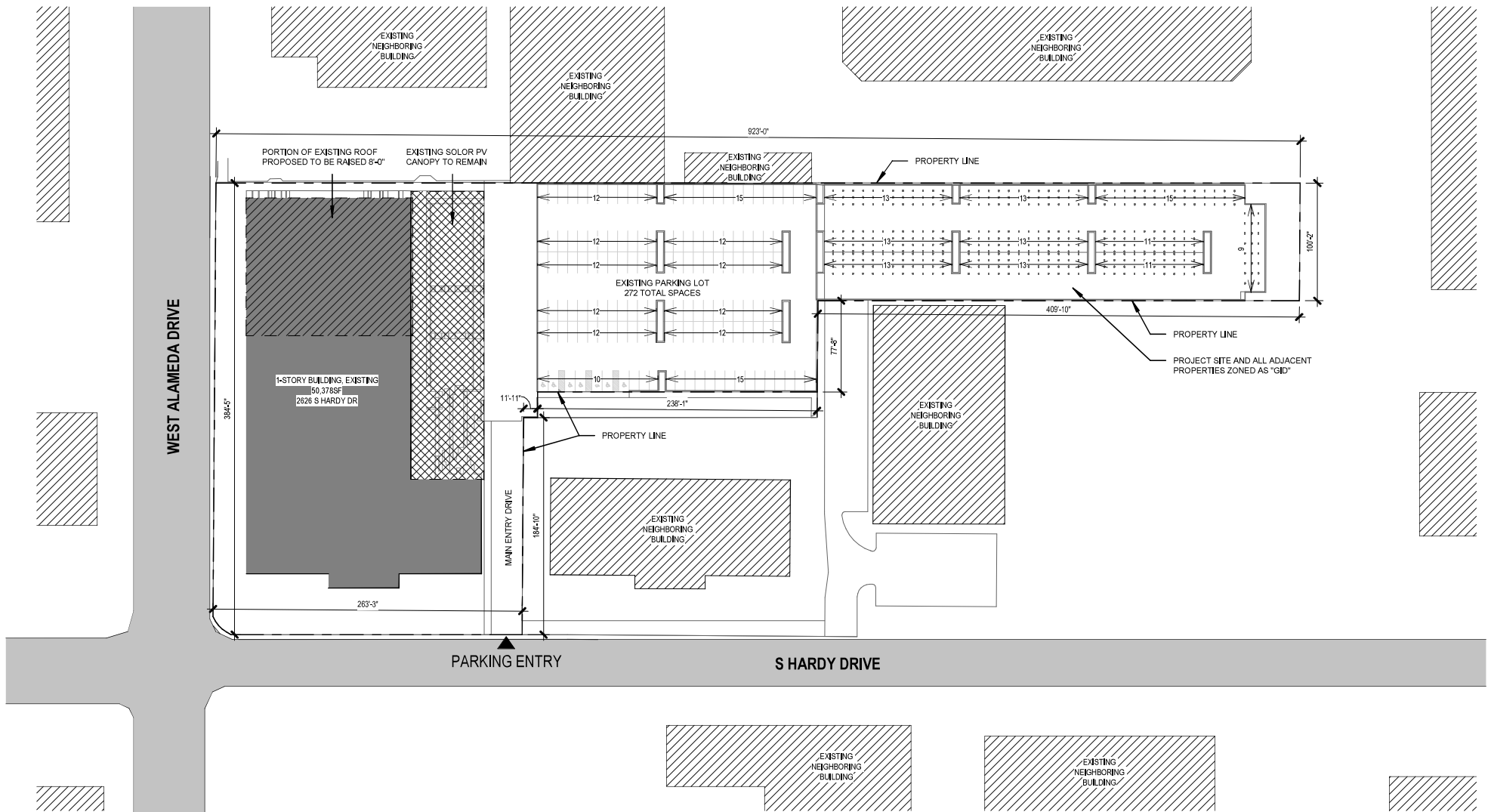
CITY OF TEMPE ADAPTIVE REUSE

Adaptive reuse parking requirements are specified in the City of Tempe Zoning and Development Code (ZDC), Chapter 6 – Parking, Section 4-602 and 4-603. The parking standards and ratios for adaptive reuse is included in **Attachment C**. A summary of the adaptive reuse parking requirements per City Code is shown in **Table 5**.

Per the City of Tempe adaptive reuse parking ratios, a total of 250 vehicle parking spaces and 24 bicycle parking spaces are required. Per the 2010 ADA Standards for Accessible Design, accessible parking for a commercial parking facility providing 201 to 300 spaces must in this instance provide a minimum of 7 accessible parking spaces with a minimum of 2 van accessible spaces.

Table 5 – Required Parking Spaces per Tempe Adaptive Reuse Parking Ratios

Unit Type	Amount (SF)	Vehicles Per Code	Bicycles Per Code	Required Vehicle Spaces	Required Bicycle Spaces
Retail (Athletic - health club/spa)	24,229	300	7,500	80.76	4.00
Retail (Athletic - kids playland)	2,947	300	7,500	9.82	4.00
Fitness (Athletic - health club/spa)	14,453	125	2,000	115.62	7.23
Outdoor Dining Area (Restaurant - general)	2,493	300	5,000	8.31	0.50
Indoor Restaurant (Restaurant - general)	3,394	150	500	22.63	6.79
Conference (Athletic - kids playland)	379	125	2,000	3.03	0.19
Office (Office - general)	2,675	300	5,000	8.92	0.54
Required Parking Spaces (Rounded up to the nearest whole number)				250	24



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07/01/22

TEMPE BOULDERING PROJECT | SITE PLAN



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07/01/22

TEMPE BOULDERING PROJECT | FLOOR PLAN

MITHUN®



SOUTH ELEVATION PANORAMA

REPLACE FIXED GLAZING WITH EGRESS DOORS



EAST ELEVATION PANORAMA

REPLACE FIXED GLAZING WITH EGRESS DOORS



WEST ELEVATION

PROPOSED PORTION OF ROOF TO BE RAISED 8-0"



NORTH ELEVATION - 1

REPLACE FIXED GLAZING WITH SWING DOOR

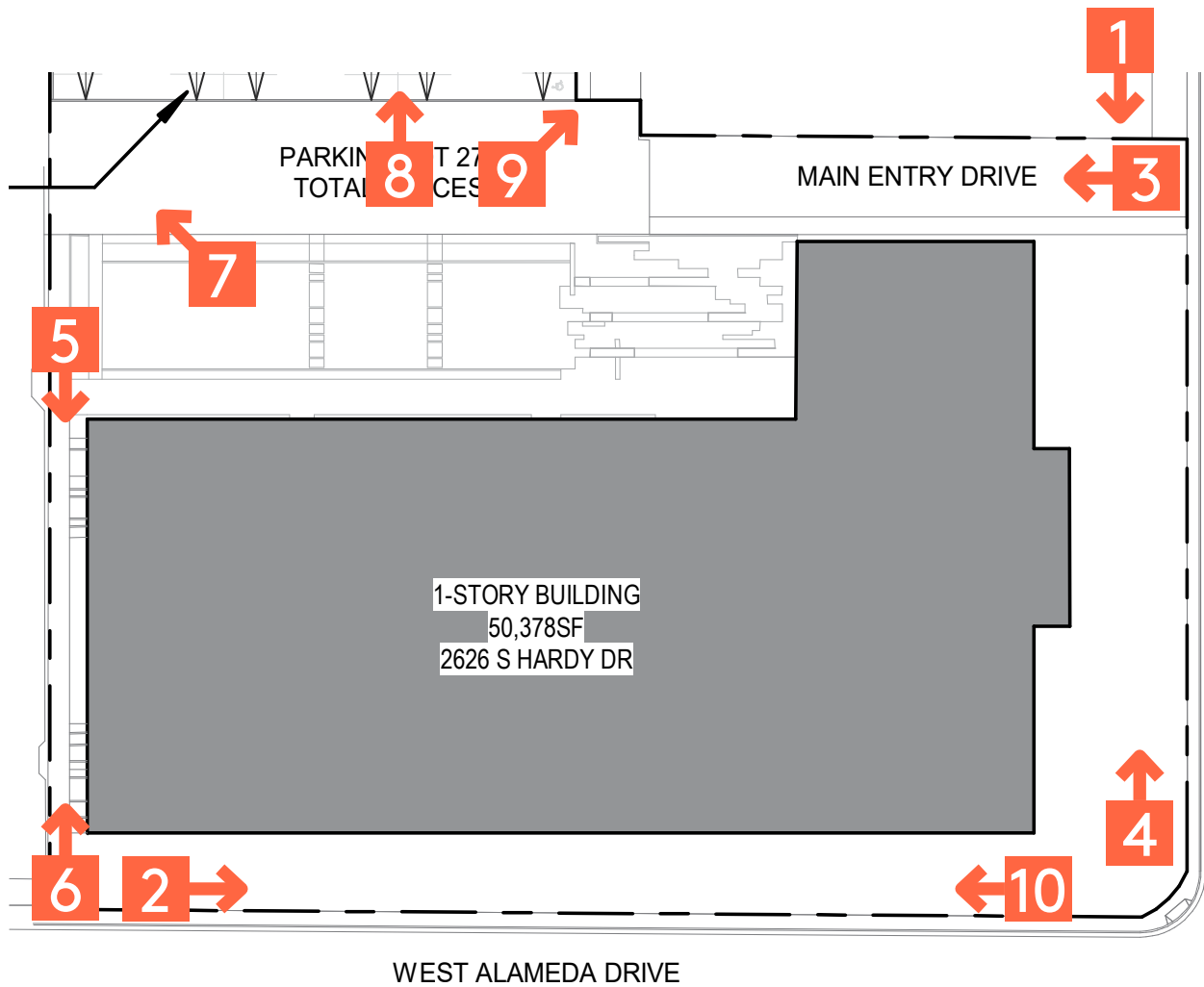


NORTH ELEVATION - 2

REPLACE ROLL-UP GARAGE DOOR WITH SWING DOORS AND FIXED GLAZING

PROPOSED PORTION OF ROOF TO BE RAISED 8-0"

SHARED PARKING | STATEMENT OF INTENT



CONTEXT PHOTOS



CONTEXT PHOTOS



MEMORANDUM



TO: Lee Jimenez, Senior Planner, Community Development
Steve Abrahamson, Principal Planner, Community Development

FROM: Donna Kennedy, Economic Development Director
Jill Buschbacher, Economic Development Program Manager

DATE: 5/26/2022

SUBJECT: Use Permit Request for Bouldering Project at 2626 S. Hardy Drive

Economic Development is in full support of the Bouldering Project's proposed climbing gym at 2626 S. Hardy Drive in the Tempe Maker District and their request for a Use Permit. This project is seen as an example of the very types of new uses and amenities envisioned for the area when the General Plan Amendment for Maker District was adopted in 2020.

The General Plan Amendment adopted in 2020 was put forth by Economic Development to encourage new investment, a wider variety of uses in an aging industrial zone, and the attraction and retention of the workforce and residents. This project demonstrates that the City was forward-thinking in its approach to encourage additional amenities and uses for the anticipated new residents of the area as well as for the existing workers in the district and adjacent residents. With the first housing project, Parc Broadway, coming online in the Maker District later this year, this project comes at an excellent time and will be a unique health and recreation amenity that will be walkable or bikable for those new residents. This project also aligns well with the Maker District Design Guidelines, which will be presented for final adoption at the June 23rd Tempe City Council Meeting.

The building was formerly an underutilized industrial space that was renovated in 2019 and 2020 to attract a non-industrial user. Additionally, the capital investment proposed by the Bouldering Project as well as that which has already been made by the original developer, will benefit from other City investments made or proposed in the area, particularly in transportation with the Alameda Road Improvement Project and related bike lane. Cyclists taking advantage of the new improvements on Alameda will now have the opportunity to stop at the Bouldering Project for food and drink or take in classes or events.

In summary, Economic Development fully supports this project and its request for a Use Permit and views it as a welcome addition to the area that may serve as a catalyst for additional future investment in the district.