Staff Summary Report

City Council Meeting Date: 04/03/08 Agenda Item Number: 36

SUBJECT: This is the introduction and first public hearing for a Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT located at 701 South Mill Avenue. The second public hearing is scheduled for April 17, 2008.

DOCUMENT NAME: 20080403dsrl01 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for M7 MIXED USE DEVELOPMENT (PL060681) (Mario Sanchez, Tempe Mill LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) consisting of a mixed-use development for three buildings, including ground floor commercial, a seventeen story hotel with conference center, two twenty-six story residential towers, and underground parking, within approximately 1,258,000 s.f. of total building on 1.73 acres, located at 701 South Mill Avenue in the CC, City Center District and in the Transportation Overlay. The request includes the following:

PAD07004 – (Ordinance No. 2008.12) Planned Area Development Overlay to modify development standards to allow a building height increase from 50' to 195' for the hotel building and 306' for two residential buildings; and a reduction in the TOD required parking from 1,618 to 1,129 spaces.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

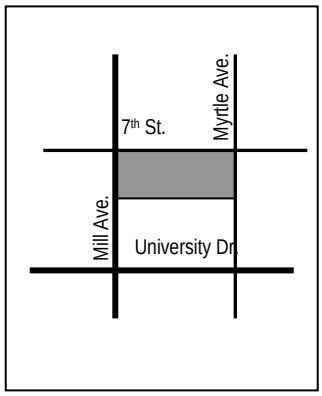
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: David Park, Assistant City Attorney (480-350-8907)

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-7).
Development Review Commission – Approval (6-1 vote)

ADDITIONAL INFO:



Existing site area	1.67 acres (including dedicated alley 1.73 acres)
Total Building area	1,257,694 s.f.
Dwelling Units	370 units (214 du/ac)
Hotel Rooms	240
Commercial space	39,067 s.f.
Conference space	51,801 net s.f. (113,022 gross s.f.)
Lot Coverage	81 % (No Standard in CC district)
Building Height	306' two residential bldgs.; 195' hotel bldg. (50' max. in CC district)
Downtown Height Guidelines:	
"Mill Avenue Corridor"	150' max. (15' step-back @ 50' height; 10' step-back @ 75' height)
"Urban Center"	300' max.
Building setbacks	0' all sides (0' min.)
Landscape area	42% (No Standard in CC district)
Vehicle Parking	1,129 spaces proposed per parking reduction (1,618 min. req'd. per TOD)
Bicycle Parking	approx. 417 spaces (417 min. required)

PAGES:
1. List of Attachments
2-4. Comments
5. Reason for Approval / Conditions of Approval
6. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:
1. Ordinance No. 2008.12
2-3. Waiver of Rights and Remedies form
4. Location Map(s)
5. Aerial Photo(s)
6-15. Letter of Explanation
16-28. Parking Analysis
29-40. Neighborhood Meeting Summary(s)
41-42. Planned Area Development: Site plan
43-54. Floor plans
55-57. Building Elevations
58-62. Concept Renderings
63-65. Building Sections
66. Landscape Plan
67. Existing Site Condition (ALTA Survey)

COMMENTS:

The project site is located at the southeast corner of Mill Avenue and 7th Street extending to the corner of Myrtle Avenue and 7th Street, north of the existing alley and the Jack-in-the-Box along Mill. The current site consists of a vacant lot at the corner of Mill and 7th Street, the former site of Long Wong's and other retail tenants. Existing buildings and uses include an internet café, general office and commercial buildings, and a twenty-seven unit apartment complex at the corner of Myrtle Avenue. The surrounding properties to the South of the site include a drive-through Jack-in-the-Box, and separated by a twenty foot alley a two level parking garage for office use, commercial buildings, Salvation Army and related housing. On the north side of 7th Street is the Brickyard on Mill development with commercial and University uses. To the west are existing Mill Avenue merchants. To the east is a vacant block proposed for redevelopment.

This request includes the following:

1. A Planned Area Development Overlay to modify development standards, specifically for building height, parking, and to establish other general standards such as density, setbacks, landscape and lot coverage.

For further processing, additional required applications include:

2. Use Permit to allow tandem parking;
3. Development Plan Review for site plan, building elevations and landscape plan; and
4. An Amended Subdivision Plat and/or Condominium Plat.

The proposed project consists of a 240 room hotel with over 50,000 s.f. of conference space, two residential condominium towers for 370 units, and approximately 39,000 s.f. of ground floor commercial. Parking provided on-site consists of five levels of below grade parking with one level dedicated for access onto 7th Street, intended for valet parking management. Access to the remaining four underground parking levels is on Myrtle Avenue to the east. The M7 Mixed Use Development proposes to abandon the existing public alley that extends to the north and encroach within the right-of-way along 7th Street and Myrtle Avenue to the existing curbs, for the purpose of constructing the underground parking. As a result, underground infrastructure will be relocated as a part of this development, subject to further review by the City. The significant component to this project is the conference center space, which spans across the majority of the development site on the second and third floors. This development would provide the largest proposed space dedicated for conference use for the Downtown Tempe area.

PUBLIC INPUT

The request for a Planned Area Development Overlay requires a neighborhood meeting prior to public hearings for the request. In addition to complying with the neighborhood meeting requirements, the applicants met with the Sunset-Riverside Neighborhood Association group on December 4, 2007, consisting of residents living north of University Drive between Farmer Avenue and Priest Drive, west of Downtown Tempe. Feedback and discussion was provided on the project. On December 10, 2007 the applicants presented the project at the Downtown Tempe Community's (DTC) HOT Team meeting. See attached related meeting summaries and letter from the DTC. The project team plans to present the project again to the full DTC board on March 4, 2008.

On January 8, 2008, the applicant held the required neighborhood meeting for the project, located at Hatton Hall on 34 E. 7th Street, with staff in attendance. The meeting was facilitated by Manjula Vaz, Gammage & Burnham. Also present were Mario Sanchez, property owner; representatives from Parragon Development, John Cahill; and representatives from RSP Architects.
There were about eight residents in attendance. From the discussion, most were residents residing at the Orchidhouse (31 E. 6th Street). Residents initiated discussion on the following items:

- The availability of public parking (300+)
- Potential traffic impacts
- If 7th or Myrtle would be widened (no)
- If any units will be rentals (all will be individually owned but owners can choose to rent them out)
- Price range (too early to give specifics but anticipate "middle market")
- Parking to bedroom ratio (.75)
- How deliveries would work (alley access available)
- When the buildings would be demolished to avoid a dirt lot prior to construction (buildings will not be demoed until construction is ready to begin)
- If Jack in the Box would remain (owner has attempted to purchase Jack in the Box but the major issue appears to be the drive thru which wouldn't be allowed in a new site downtown)

While residents posed several questions, there did not appear to be any opposition. The primary concern appeared to be how the new development would impact traffic and their ability to get in and out of the Brickyard parking garage. For additional information see neighborhood meeting summary provided by the applicant in the attachments.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The applicant is requesting a Planned Area Development Overlay, modifying existing standards currently identified for the property. Below is a comparison chart for the base standards of the property's current zoning designations of CC, City Center District and the Transportation Overlay District (corridor) and the proposed PAD standards:

M7 MIXED USE DEVELOPMENT	**EXISTING STANDARDS**	**PROPOSED STANDARDS**
Standards	**CC(TOD)**	**CC(TOD) w/ PAD**
Residential Density (DU/acre)	NS	214 du/ac
Building Height Building Height Maximum	50 ft	*306 ft. Condo Bldgs. 195 ft. Hotel Bldg.
Maximum Lot Coverage (% of net site area)	NS	81%
Minimum Landscape Area (% of net site area)	NS	42%
Setbacks North East West South	 0 ft 0 ft 0 ft 0 ft	 0 ft 0 ft 0 ft 0 ft
Parking	1,618 spaces	1,129 spaces

** Note: Refer to Downtown Design Guidelines described below.*

The proposed PAD for the project is to modify standards in the CC, City Center District and within the TOD, Transportation Overlay for increase in height and a reduction in the required parking, as well as establishment of other standards identified in the chart. The maximum proposed building height, including all mechanical elements, for the two residential towers is 306'-0". The current zoning designation allowance for building height on this site is 50'-0". The Community Design Principles, accepted by the Central City Development Committee of the Whole on April 6, 2006, includes a Downtown Building Heights Concept Study for guidance of future developments within the downtown vicinity. The remaining property east of the alley to Myrtle Avenue is identified as "Urban Center" with a maximum height guideline of 300'. The proposed development for the two residential towers to the west generally conforms to the recommended guidelines of the "Urban Center" with a proposed height of 306'-0". The additional building height above the height guideline accommodates a small portion of the building's roof top and mechanical housing. Staff recommends approval of the requested height.

The western portion of the site to the existing alley has been identified as the "Mill Avenue Corridor" with a maximum height guideline of 150', providing a 15' step-back along Mill Avenue at a 50' height and an additional 10' step-back at 75' in height. The hotel building facade, adjacent to Mill Avenue, has a proposed height at 52'-8" and then steps back approximately 20' to an overall maximum height of 194'-8". The proposed height along Mill Avenue generally conforms to the "Mill Avenue Corridor" step-back guidelines, with a slight variation in height and with the proposed balconies extending within the 75' step-back zone. The overall building height of the hotel building does not conform to the maximum height guidelines of the "Mill Avenue Corridor" of 150', extending to the alley. Approximately 40% of the hotel building tower is located within the "Urban Center" height guideline of 300', under the maximum recommended height. The building's additional height is less than 50% of the project's overall street frontage along Mill Avenue. This massing relief on the south portion contains roof top amenities for the hotel use, including an outdoor pool. This building design does not create a "cavern effect" along Mill Avenue, which was the intention for the 150' height guideline, as well as respecting some of the historic heights along the corridor. The additional height will also add to the diverse building heights existing and proposed along the street and still provide variation in heights along the majority of the frontage. Taking into account the building frontages general

conformance with the step-backs along Mill Avenue and the additional building height's linear mass, staff recommends approval. Conditions of approval are proposed that would identify the maximum required building mass envelope.

The applicant submitted to the Federal Aviation Administration (FAA) the proposed building heights of the project because of its proximity to the airport flight path. The FAA conducted an aeronautical study for this project and on January 22, 2008 made a determination of no hazard to air navigation, for a proposed height of 306'-0". The proposal was circulated by the FAA for public comment on December 11, 2007 and no comments objecting to the proposal were received by January 21, 2008.

The proposed project is also requesting a reduction in the minimum required parking standards, including reduction provided by the Transportation Overlay District. The applicant is requesting a reduction in the overall required parking from 1,620 to 1,129 spaces, which includes 18 on-street parking spaces. When considering the parking reductions, the proposed uses and their demand consist of residential and guest parking, hotel, conference space, and commercial space (retail, restaurant and bar). The project's proposed site plan includes on-street parking on all three street frontages. Parallel parking is provided on Mill and Myrtle Avenue and angled parking on 7th Street, consistent with existing parking on the opposite side of the street. The on-site parking consists of five levels of an underground structure. Below garage level 1 can be accessed from 7th Street and remaining levels 2-5 with ingress/egress from Myrtle Avenue. The 7th Street parking level 1 (205 spaces) is intended to be used for the hotel valet management only. Vehicles are dropped off at the valet/drop-off zone between the ingress and egress of the garage. Parking management then proceeds to park the vehicles using the eastern garage level 1 entrance and exits from the west. Below is a breakdown of use types proposed on site and a comparison of standard and proposed parking ratios:

M7 MIXED USE PARKING	**ZONING CODE STANDARD**	**PARKING REDUCTION**	**PROFESSIONAL ANALYSIS**	**PROPOSED**
District Standards		**TOD**	**PEAK DEMAND**	**PAD OVERLAY**
Residential parking:	758.5 res. subtotal	582.8 res. subtotal	**629 residential**	**583 res. subtotal**
1-bedroom: 74 units	(1.5 spaces / unit) **111**	(.75 spaces/unit) **55.5**		56
2-bedroom: 222 units	(2 spaces / unit) **444**	(1.5 spaces/unit) **333**		333
3-bedroom: 37 units	(2.5 spaces / unit) **92.5**	(2.25 spaces/unit) **83.3**		83
4-bedroom: 37 units	(3 spaces / unit) **111**	*NO CHANGE* **111**		111
Guest parking: 370 total units	(.2 spaces / unit) **74**	*NO CHANGE* **74**	**19**	See subtotal
Hotel: 240 rooms	(1 space / room) **240**	*NO CHANGE* **240**	**94**	"
Conference Space: 51,801 sf.	(1space / 125 sf.) **414.4**	*NO CHANGE* **414.4**	**226**	"
Commercial: Retail: 19,534 sf. Restaurant: 13,673 sf. Bar: 5,860 sf.	(1 space / 300 sf.) **65.1** (1 space / 75 sf.) **182.3** (1 space / 50 sf.) **117.2**	(75% of s.f. / 300 sf.) **48.8** (Area - 1,250 / 75 sf.) **165.6** (Area - 1,250 / 50 sf.) **92.2**	**55 commercial**	" **546 public spaces** Valet only: 205
Total Parking:	**1852 spaces**	**1,618 spaces**	**1,023 spaces**	**1,129 spaces**

The applicant has provided a professional parking analysis by Walker Parking Consultants. In the analysis reductions are considered based on shared use and peak demands for the proposed uses. The residential parking reductions provided by the Transportation Overlay Standards of .75 spaces per bedroom were analyzed using 100% of the parking ratio. Some of the parking demand for the convention center and retail was considered using the captive market, which are guests already parking on the site. The Downtown Tempe commercial retail and restaurant already utilize the captive market, whereby the majority of the business is generated from existing downtown offices, University students and facility, and the local housing. The analysis took into further consideration, ratios for visitor and employee parking demands and weekday/weekend demands of the various uses. Based on the findings, parking will generate a peak demand of 1,023 parking spaces (at roughly 5:00 p.m. on a peak weekend). This project proposes to provide 1,129 parking spaces, exceeding professional parking analysis peak demand. Staff recommends approval of the proposed parking reductions.

Conclusion

Based on the information provided by the applicant, the public input received and the above analysis staff recommends approval of the requested Planned Area Development Overlay for the M7 Mixed Use Development, subject to conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use of "Mixed Use" integrating both commercial and residential uses, and the Projected Residential Density of "High Density" greater than 25 dwelling units per acre.
2. The proposed project meets the approval criteria for a Planned Area Development Overlay, creating a unique mixed-use development that cannot rely on traditional standards. This process was specifically created to allow for greater flexibility, related to increased heights and parking reductions.
3. The proposed building heights generally conform to the Downtown Building Heights concept study for "Urban Center" located east of the existing alley.
4. The building fronting Mill Avenue generally conforms to the Downtown Building Heights concept study for "Mill Avenue Corridor" with height step-backs at approximately twenty feet and the remaining height mass at less than 50% of the street frontage.
5. The parking reductions provide evidence through a professional analysis of shared uses and peak demands for hotel, conference space, commercial, and a dedicated source of residential parking.

CONDITIONS OF APPROVAL:

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

1. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist,, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the approval shall be null and void.

2. A building permit shall be obtained on or before April 3, 2010 or the property may revert to the previous zoning designation, subject to a formal public hearing.

3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

4. Maximum building height extending three hundred twenty feet from the eastern most property line, including all mechanical, screening devices and other structures on the building, shall be 306'-0".

5. Maximum building height along the Mill Avenue frontage, extending twenty feet from the western property line, shall be 53'-0". The maximum building height for the remaining one hundred forty-five feet from the western property line, including all mechanical, screening devices and other structures on the building, shall be 195'-0".

6. Maximum encroachment for structures located underground along 7th Street and Myrtle Avenue shall be 30'-0" from right-of-way or to the existing curb line, whichever is greater. Subject to review and approval by the Public Works Department Manager or designee.

7. An agreement establishing off-site parking for employees of the development, shall be recorded with the City prior to issuance of building permits.

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.

- Specific requirements of the Zoning and Development Code 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.

- BUILDING HEIGHT: Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

HISTORY & FACTS:

August 17, 2004	Redevelopment Review Commission approved Mill-Seven Building for design review of building elevations, site plan and landscape plan located at 701 South Mill Avenue. APPROVAL EXPIRED.
September 30, 2004	City Council approved the request for Mill-Seven Building (SIP-2003.105) for a site plan for a new two-story retail/restaurant building consisting of 19,279 s.f. on 0.36 net including three variances and three use permits. APPROVAL EXPIRED.
December 4, 2007	Applicant's for M7 Mixed-Use Development attended the Sunset-Riverside Neighborhood Meeting and presented their proposal.
December 10, 2007	Applicant's for M7 Mixed-Use Development attended the Downtown Tempe Community's Hot Team meeting and presented their proposal.
January 9, 2008	Neighborhood Meeting held by the applicant for the M7 Mixed-Use Development at Hatton Hall, located at 34 E. 7th Street starting at 6 p.m.
January 22, 2008	The FAA issued a determination of no hazard for air navigation for this project at a height of 306'-0".
March 4, 2008	Presentation scheduled with the Downtown Tempe Community organization.
March 12, 2008	Development Review Commission continued the request for a Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT located at 701 South Mill Avenue. Follow up included further discussion on proposed parking reductions.
March 24, 2008	Development Review Commission scheduled to hear the request for a Planned Area Development Overlay for M7 MIXED USE DEVELOPMENT located at 701 South Mill Avenue.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2008.12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

****

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the CC, City Center District within the Transportation Overlay District and designating it as CC(PAD), City Center District with a Planned Area Development Overlay and within the Transportation Overlay District on 1.73 acres.

LEGAL DESCRIPTION

See Attachment A

TOTAL AREA IS 1.73 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case PAD07007 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ATTACHMENT 1

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____
_____(Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL060681** to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
_____ ZONING MAP AMENDMENT
__**X**__ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
__**X**__ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. 132-27-140; 132-27-142A; 132-27-139; 132-27-138; 132-27-137; 132-27-136; and 132-27-135.

Property Addresses: 701-715 South Mill Avenue; 01-27 East 7th Street

_____
_____
(Legal Description)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

_____	_____
(Signature of Owner)	*(Printed Name)*
_____	_____
(Signature of Owner)	*(Printed Name)*

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

_____

_____.

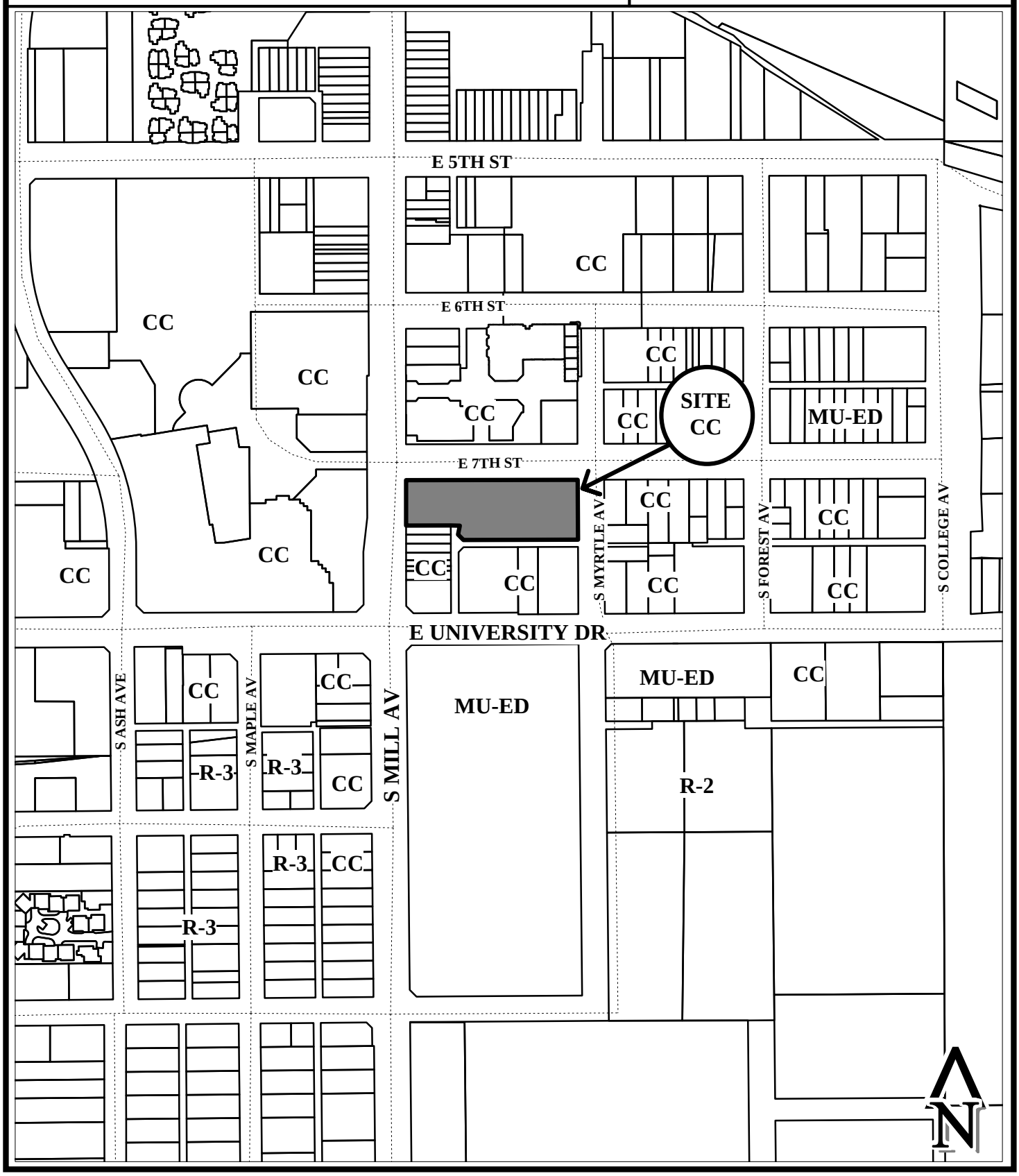
_____
(Signature of Notary)

(Notary Stamp)

Tempe

M7 MIXED USE DEVELOPMENT

PL060681



ATTACHMENT 4

Location Map

7TH & MILL (PL060681)

Letter of Intent – PAD Narrative
M7 – Mixed Use Development
7th Street and Mill, Tempe

Request:

Tempe Mill, L.L.C. and Paragon Sanchez Development LLC (the Applicants) are proposing a Preliminary Plan of Development (the PAD) to redevelop approximately 1.73 gross acres located at the southeast corner of 7th Street and Mill Avenue in Tempe (the Site). Specifically, the Site includes the immediate southeast corner of 7th Street and Mill Avenue and the five adjacent parcels along 7th Street from Mill Avenue to Myrtle Avenue. The formal address is 701 S. Mill Avenue. The Applicants have owned the corner parcel for over 10 years and are committed to the redevelopment of this block.

The Site presents a prime opportunity for redevelopment in downtown Tempe. The Site currently consists of several one story commercial buildings and a two-story apartment building. Given its strategic location in the downtown area—south of the Brickyard and Orchidhouse Residential Lofts, east of the Centerpoint retail and office development and west of the proposed University Square mixed-use office, residential and retail development—the Applicants believe the Site is inconsistent with existing and approved urban development which surrounds the significantly underutilized subject Site.

Accordingly, the Site presents a prime opportunity for redevelopment in downtown Tempe. The Applicants intend to create a thoughtfully integrated mixed-use project that will be consistent with the City of Tempe urban planning model that has emerged since the turn of the century. Importantly, the Applicants intend to create a destination mixed-use project at the Site which will—through the establishment of various destination characteristics—enhance the urban experience for both on-site and off-site Tempe residents and visitors.

The establishment of destination characteristics starts with the sense of design and architecture of the project. Through the design we are integrating a variety of uses that will create a sense of place and energy for the Site. The design draws together uses including a 4-star hotel, a stand-alone small group conference center, urban residences, retail, and restaurants with the single goal of creating a lively urban environment. Taking the energy inherent in each of these uses, the design incorporates the diversity of the uses and celebrates the intersection of overlapping uses.

In order to commence the realization of our vision for the Site, the Applicants are submitting a PAD Application. The Applicants intend to file the associated Development Plan Review which includes the approval on the architectural elements of the project shortly after the PAD.

Planning Context:

The General Plan 2030 classifies the Site as Mixed Use. According to the General Plan 2030, the Mixed Use Designation is designed to accommodate a mixture of residential and commercial uses. The Mixed Use category encourages creatively designed developments that create a living environment, reflective of a "village" concept, in which there is an opportunity to live, work, and recreate in the same development.

The vision of the Applicants as expressed in the PAD is consistent with the mixture of uses envisioned by the General Plan. This development will be a mixture of hospitality, retail, conference, and residential living. The proposed mixed-use program is designed to be inclusive of live/work/recreation and entertainment activities within a master-planned development.

The residential aspect of the project will provide for the development of 370 residential units, offering a range of living accommodations and prices. The residential component of the development is specifically integrated into the whole hospitality and retail program so the residents and their guests will have complete access to all hotel amenities and services.

The commercial aspect of the project will be anchored by a nationally-flagged 4-star full service hotel and a self-contained small group conference center and will feature retail and food and beverage uses at the streetscape level. The small group conference center is designed to integrate with both on- and off-site accommodations, food and beverage venues, and entertainment facilities within the downtown Tempe market area. The conference center will be unique to the greater Phoenix area in that it will focus on the unmet demand of the small group market, including, an approximate 113,022 gross square foot conference center which will include approximately 51,801 square feet of meeting/ballroom space.

The stand-alone conference center designed for this project will be the largest meeting facility within the City of Tempe, providing more than double the amount of conference space than any one existing hotel in the City. The table below compares this project to the five existing

hotels with conference capability in Tempe. It will provide the City with increased opportunity to capture small group market conferences and other business and assembly opportunities which are now lost to Phoenix or Scottsdale. As the City has experienced with sporting events, the direct dollars spent by attendees at these functions and their indirect dollar benefits will increase sales tax generation.

Table 1

Hotel	No. of Ballrooms	Ballroom Size (sq ft)	Total Meeting/Ballroom Space (only room sq ft)	Total Meeting/ Ballroom Space (includes indoor, pre-function, and outdoor sq ft)
M7	**2**	**13,470 11,232**	**51,801**	**90,275**[1]
Mission Palms	1	9,384	23,180	30,000
The Buttes	2	9,000 8,700	24,231	38,181
Fiesta Inn	1	7,560	24,294	52,200[2]
Sheraton Phoenix Airport Hotel	1	3,450	9,181	No data
Embassy Suites	1	4,000	9,900	No data

[1] Includes the approximate 10,200 sq ft hotel pool patio

[2] Includes 14,200 sq ft for the hotel pool patio and Millagros restaurant patios

The project will provide approximately 39,067 square feet of retail, restaurant, and bar space at the streetscape level. This space is designed to activate the project's frontage along Mill Avenue and 7th Street, specifically integrating the pedestrian experience with the vibrancy and energy of Tempe's colorful 'main street'. Retail and food and beverage uses will be selected to provide variety and convenience to both the Site's resident and visitor populations. Thoughtful consideration has been given to ensuring the mixtures of uses within the Site integrate and complement each other to create the sense of energy and vibrancy we are trying to achieve.

This Site is currently zoned City Center (CC). The Applicants are not rezoning the Site. Rather, as with other approved projects within the downtown, a PAD is necessary for the height allowance which will make the proposed project economically feasible in the Tempe market. The CC District permits a wide variety of uses. The proposed uses for the Site are all permitted by right by the CC District. According to the Zoning Ordinance, "the CC district fosters employment and livability in Tempe's city center by providing *retail*, *offices*, *moderate- and high-*

density residential uses, *entertainment*, *civic uses*, and cultural exchange in a *mixed-use* environment that supports the public investment in transit and other public facilities and *services.* This district may also be considered mixed-use when the design provides a mix of uses for the purposes of implementing the General Plan Land Use." This Application is consistent with the CC Zoning District.

Site Area:

The Site consists of approximately 1.73 gross acres. A full metes and bounds legal description is included as part of this PAD Application.

Area Context:

As mentioned, the Site is located at the southeast corner of 7th Street and Mill Avenue. 7th Street is the northern boundary of the Site. The Applicants have designed the Site so that 7th Street becomes the public face. The hotel entry and valet point are on 7th Street. The Brickyard commercial, office, and educational space and the eight-story Orchidhouse residential lofts are to the North of the Site. West of the Site is the Centerpoint commercial office development. East of the site is the University Square mixed use development which currently has planned approximately 1.5 million square feet of office, commercial, hotel and residential space. The Applicants envision that this Site will contribute to the mixed use developments in downtown Tempe as well as enhance the hotel, retail and residential opportunities in Tempe.

Site Plan / Design:

The Applicants propose an approximate 1.2 million square foot mixed use development, of which 771,729 square feet is habitable space and 485,965 square feet is parking, storage, service and mechanical space. The Site will contain approximately 165,245 square feet of hotel space, 113,022 square feet of conference center space, 39,067 square feet of retail/restaurant/bar space, and 454,395 square feet of residential living space.

Frequently, urban projects of this scope pose conditions that work against a humane, experientially rich design: there is the potential for the vertical circulation of towers to cannibalize valuable ground-floor space and retail frontage along site facing streets. The key to a successful urban project is its ability to integrate the building mass into the vibrant and energized pedestrian realm and create its own context. Without this integration, the project can become isolated.

Therefore our site and design solution to address the Site's characteristics and provide a meaningful urban human experience lies in several critical design components.

The first design element contains, wherever possible, development program components which do not contribute to the human-scale experience—the vibrancy and excitement of the street life along Mill Avenue and 7th Street. The hotel lobby has been strategically located along 7th Street to allow the maximum amount of Mill Avenue Street frontage to be used for retail or restaurant uses. This lobby has been pulled east of the intersection of Mill Avenue and 7th Street to allow a strong retail presence at the project's prime corner. Further, the hotel lobby will be visible off 7th Street to adequately allow the lobby activity to engage the streetscape without compromising the amount of energized retail and restaurant uses along the street frontage.

The second element is the creation of a 'deep' sidewalk environment. Rather than pushing the building envelope to the property line along 7th Street, the design creates relief along the project's longest front and face. We have also added visual and experiential interest by undulating the storefront. These design elements not only create additional visibility of tenants from Mill Avenue looking east toward Myrtle, but also create a wider pedestrian space reinforcing the integration of the project into the urban context.

The third design element is the creation of an amenity from what would otherwise be simply an ugly necessity. This includes the design of a 'seamless' ground-scape from the storefront to the street with the use of a hard-scape design that integrates sidewalk and hotel drop-off. A curbless design will visually unify sidewalk and drop-off allowing hotel traffic to flow in and out seamlessly at peak times while allowing the vehicular area to seem part of a large public plaza at off-peak times. Bollards will separate pedestrians from vehicles. Also, this includes the decision to place the parking underground in an effort not to have parking design the form. Above-ground parking is less expensive and consequently more desirable than below-grade parking. In some projects, this constraint results in large above-grade structures that push up from street level and create a 'base' or 'podium' upon which the project is developed. The result of the podium look often results in a blank wall facing the pedestrian level and a detachment from the street activity. By placing all our parking below grade, except for a few on-street parking spaces, this allows the retail and conference center to occupy the lower floors which will create a vibrant connection to both Mill Avenue and 7th Street.

The fourth design element is an attempt to separate pedestrian and vehicular traffic to the greatest degree possible. This is important given the Site's street orientation adjoining three roads and the volume and frequency of vehicles accessing the parking garage. To achieve this separation and create a continuous sidewalk around the project, the design includes the following elements. There will be no vehicular access directly onto Mill Avenue. The ramps for the hotel parking will be parallel to 7th Street allowing the cars to arrive from and depart to the lower parking level directly into the hotel drop-off area without crossing the sidewalk located between the ramp and building. This design allows pedestrians to stroll the entire length of Mill Avenue and 7th Street without worrying about oncoming vehicle traffic. To further mitigate vehicular traffic impacts, the residential parking access will occur on Myrtle Avenue, the nonresidential costumer access will occur at the valet area on 7th Street, and the service access will occur in the alley south of the project.

The fifth design element integrates the architecture of the towers with the architecture of the 'base'. This translates to the tower form coming straight down from above to the ground level, and the base being 'carved' to create relief that supports the appearance of the towers as three individual buildings rather than a massive box upon which the towers sit.

The project is a contemporary interpretation of Mill Avenue's rich tradition of eclectic architecture tied together with a common element; brick. There has never been a project of this size proposed along Mill Avenue and we are taking this responsibility quite seriously in our design. While maintaining a decidedly modern approach to the overall design, we are very aware of the history of Mill Avenue and have tried to respond to that history through the design and architecture. The architectural vision is to integrate the lower levels, and the Mill Avenue frontage into a highly-articulated pedestrian environment supported by architectural detailing that resonates with Mill Avenue. As the project climbs skyward and away from Mill Avenue, the aesthetic design expands and transforms into a decidedly more modern one.

Building Height:

The CC District allows 50 feet in height, by right. However, the guidelines in the Downtown / Mill Avenue District Community Design Principles determine appropriate height based on a site's location. Generally, the guideline supports lower heights at the street front and higher height if stepped-back or mid-block within the community core.

The M7 Site falls within the Mill Avenue Corridor and the Urban Center. The approximate 125-foot depth of frontage along Mill Avenue is within the Mill Avenue Corridor. The Mill Avenue Corridor guideline suggests a maximum height of 50 feet at the property line along Mill Avenue, with a stepped height of 75 feet at the 15-foot setback and a maximum height of 150 feet at the 25-foot setback from Mill Avenue. The Urban Center suggests a maximum height of 300 feet, including at the property line.

The proposed design with our PAD application is for a maximum height of 52 feet along the property line adjoining Mill Avenue. The building will then step back a minimum of 25 feet to the hotel tower at 195 feet in height. The two residential towers within the Urban Center portion of the Site will have a maximum height of 306 feet to the top of the parapet and elevator tower.

The requested conference center building height within the Mill Avenue Corridor is consistent with the City's Community Design Guidelines for this particular location for many reasons. The landscape pedestrian sidewalk along Mill Avenue widens significantly starting at the south end of the Site which will minimize the perception of the height of the M7 conference center. The proposed height is in direct relationship to the proposed uses at M7. The retail ground floor along Mill Avenue will be 20 feet in height consistent with other retail uses along Mill Avenue. Also, this floor plate height has a technical purpose related to the clearance for loading bays located at the alley to service the building. The respective high floor plates for the two levels of the conference center located above the retail are critical to the conference center design to accommodate floor truss, lighting, display, and other conference-related material. Conference centers with high ceiling clearances provide the maximum opportunity to accommodate all types of bookings. The current highest ballroom finished height in Tempe is 25 feet at the Tempe-Fiesta Resort Conference Center.

The requested hotel building height within the Mill Avenue Corridor is consistent with the City's Community Design Guidelines. The lower building mass of the conference center transitioning immediately to a higher building mass of the hotel is consistent with the developments at the Mill Avenue and 7th Street intersection. The hotels' height at 195 feet will make a smoother transition between the 52-foot high structure to the west and the 306-foot high structure to the east. The Site has a mid-block location between two Urban Core designations at Ash Street and College Street. The hotel height allows for greater view sheds and separation to future Urban Core projects to the south while maintaining the necessary room count at 240. The portion of

the hotel tower within the Mill Avenue Corridor is small. The hotel tower footprint occupies less than half of the area within this Corridor on the Site. Also, the hotel lies only partially within the Mill Avenue Corridor. The east half of the hotel tower sites within the 300-foot high Urban Core. The hotel height will have a positive impact to the area. It transfers height to a small area of the property within the hotel tower which allows almost half of the Site to remain at a three-story height.

The two residential tower heights at 306 feet to the top of the parapet and elevator tower are consistent with the City's Community Design Guidelines. As with the hotel tower, the tower footprints afford a large area of the Site to remain at a low three-story height. As with other nearby projects over 300 feet, the actual top of the roof is less than 300 feet in height. The additional height reflects the height of the elevator tower and an undulating parapet design.

Building Setback:

The CC District allows a setback of 0 feet, by right. The PAD Application proposes varying the street level setbacks for the ground-level retail up to a maximum of 20 feet along 7th Street and at corners of the intersection. This additional setback along with the approximate 30-foot wide area between the property line and curb will allow for an engaged street setting to accommodate the hotel valet driveway into the underground parking garage, appropriate separation between vehicles and pedestrians, outdoor dining opportunities, and pedestrian amenities. Furthermore, the hotel tower will step back from Mill Avenue approximately 20 feet above the conference center to keep in character with the other shops along Mill Avenue.

Landscape Design:

As mentioned above, this Site will meet the street unlike most projects of its scale. The project team has tried to create an activated pedestrian realm by designing, to the greatest extent possible, a continuous commercial experience at the street edge.

We have attempted to activate the pedestrian realm through the balancing of hard-scape elements and retail storefronts with landscape. Although the project exists above a garage, great lengths will be taken to plant large trees along the street edge. Further, the

gardens at the upper levels will cascade down the 7th street façade knitting the street environment vertically into the upper levels.

We have taken specific care to step the buildings both in plan and in section to allow the buildings to meet the street rather than simply be standing atop a podium. There are two residential amenity areas; one on the rooftop of each residential tower. The hotel amenity deck is on the podium level south of the hotel tower overlooking Mill Avenue. The rooftop of the main ballroom space is covered with a green roof. Multiple environments within the hotel and residential pool and amenity areas are surrounded by lush landscaping. The mechanical equipment is recessed atop the service space for the main ballroom and, as such, is completely screened from view of both the surrounding property and the residential and hotel towers and amenity areas. Along the west face of the project the height of the building has been stepped back to allow the hotel amenity and pool area to overlook Mill Avenue. Around the corner along Seventh Street, a series of outdoor terraces on the second and third floor activate the façade and the street-edge of the project below the hotel tower.

Residential amenities found in the towers flanking the deck include a business center, state-of-the-art media center and theater, fitness and spa treatment rooms and a clubhouse with gourmet kitchen for entertaining.

Site Circulation/Parking:

As mentioned above, the hotel will have an entrance on 7th Street via parallel ramps located along the face of the project. The hotel ramps are designed to allow hotel related traffic to access the parking garage directly without interfering with pedestrian traffic. The residential parking garage will be accessed from Myrtle Avenue. We have purposely separated the access points for the various uses to try to avoid potential vehicle and pedestrian conflicts.

In an effort to meet our parking requirement and accommodate our future guests, residents, visitors and clients, the Site will have a five (5) story parking garage located all below grade. In addition, there will be approximately 18 on-street parking spaces adjoining the Site. The project will provide approximately 1,129 total parking spaces. Based on the parking and traffic study prepared by Walker and Associates and the proposed uses with our PAD, the project will provide an estimated 34% shared parking reduction from the required parking spaces calculated for each separate use under the allowable TOD criteria. Depending on the specific retail uses (bar, restaurant,

entertainment); this shared parking reduction percentage may vary. However, the total number of provided parking spaces will meet or exceed the peak shared parking demand. We will continue to work with City staff on refining the parking for this project.

Conclusion:

The development team for this project includes Paragon Development and RSP Architects. Paragon Development has extensive experience building and operating large mixed use developments in the United States and Canada. Paragon recently developed and opened the River Cree Resort & Casino, in Edmonton, Alberta. Completed and opened two months ahead of schedule, the $178 million property has become the market's largest destination casino / hotel / entertainment complex. The property includes a 9-story, 255 room full-service Marriott hotel, 13,500+ square feet of meeting and convention space, an entertainment lounge / nightclub, a sports complex, three restaurants and an approximately 62,600+ square foot casino.

The key members of the architectural team have been working in Tempe for over 20 years. They have extensive experience in developing urban environments and a specific interest in the continuity of the urban experience from past, through the present and into the future. The entire development team is committed to exceeding your expectations.

The Applicants have been through a detailed site analysis to ensure that this project will become a destination for the City of Tempe and the Valley. M7 starts with a commitment to hospitality, with particular focus on conference center amenities, which will provide the energy and vitality for this project. This is not a residential project with a hotel. Rather it is a truly integrated, retail, hotel and residential experience that uses design and architecture to engage the City and enhance the pedestrian experience. We believe this project provides superior amenities to the future residents, guests and visitors to downtown Tempe, while maintaining the relationships with the adjoining properties. We believe this Site will enhance the urban development experience that Tempe is creating in downtown. We look forward to discussing this proposal with you in the near future.

We respectfully ask for your support.

WALKER PARKING CONSULTANTS
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December 7, 2007

Mr. John Cahill
Paragon Development
770 East Warm Springs
Suite 120
Las Vegas, NV 89119

Re: *7th and Mill Development*
Shared Parking Analysis

Dear Mr. Rumpeltin:

Please find our attached updated findings regarding the Shared Parking Analysis performed for the 7th and Mill development. These findings are based on the data supplied by RSP Architects on December 7, 2007. Any further changes in programming or site plans may alter our findings regarding the number of parking spaces required to accommodate demand at the development.

We appreciate the opportunity to be of service to Paragon Development. If you need further assistance please call.

Sincerely,

WALKER PARKING CONSULTANTS

Chad Snyder
Project Manager

Enclosure
cc: Stephanie Bruckner, Paragon

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APPENDIX A – SCOPE OF SERVICES
APPENDIX B – PEAK HOUR PARKING DEMANDS

EXECUTIVE SUMMARY

Walker Parking Consultants (Walker) has been engaged by our client, Paragon Development, to revise the Shared Parking Analysis, previously developed by Walker Parking Consultants on February 20, 2007, for the 7th and Mill Project in Tempe, Arizona. The objectives of this study are to determine the number of parking spaces required to satisfy the demand of the site and to identify potential reductions to supply due to the mix of uses on the site. The proposed development will contain multi-family residences, an up-scale hotel, conference center, retail and other ancillary uses.

FINDINGS

Walker estimates the total number of spaces required for the project under the City of Tempe Code requirements and Transportation Overlay District (TOD) reductions to be 1,540 spaces. This represents the total before the shared parking model is applied by the City. Since the City's shared parking model is not made available to the public, the unshared number of 1,540 spaces will be used for comparison purposes. Being that the project will include several different use types, Walker anticipates that there will be some potential to reduce parking needs through the use of shared parking.

Driving ratios, from the use of traditional mass transit and light rail, have been adjusted from information received from the City of Tempe Public Works Department and our historical data. The convention center is expected to be the primary convention space for downtown Tempe. Given that, it is anticipated that patrons visiting the convention center will come from the surrounding hotels, mass transit, light rail, as well as the proposed hotel in this project. The proximity of the site to Arizona State University campus also allows for an adjustment in driving ratios given the mobility of students that would utilize some of the uses in the development. In addition, we expect that some of the demand for the convention center and retail will be generated by guests whom are already parking on site, and therefore generate a "captive" market. The model assumes that all employees for the hotel, retail and health center will not be allowed to park on site. These users will be required to use the surrounding City-operated parking facilities.

Based upon our shared parking model, Walker anticipates that the peak parking for the planned mix of land uses will be 1,023 spaces on a weekend. Our recommended shared-use minimum represents a 34% reduction to the City of Tempe Code requirements.

Summary Table: Recommended Shared Use Parking Requirement

City of Tempe	1,540
Walker Recommended	1,023
% Reduction	34%

Source: Walker Parking Consultants, September 2007

INTRODUCTION

PROJECT UNDERSTANDING

Walker Parking Consultants (Walker) has been retained by Paragon Development to update the Shared Parking Analysis, originally developed on February 20, 2007, for the proposed mixed-use development at Tempe, Arizona. The development is located at the southeast corner of Mill and 7th Street, encompassing the northern half of the block. The project will include multi-family residences, an up-scale hotel, conference center and retail.

The objective of this engagement is to determine the number of parking spaces required to satisfy demand at the development and to identify potential reductions to supply due to the mix of land uses at the site.

The development will include 370 residential units, 240 hotel rooms, 78,178 GSF of conference space and 39,067 GSF of retail space. If a portion of the retail programmed space turns out to be restaurant or bar space after the final scheme is developed, the number of parking spaces required could be significantly greater given the increase in parking requirements for restaurant space. The project falls within the Transportation Overlay District (TOD), therefore some reductions are allowed for the parking space calculations. This program is based upon the latest number provided by RSP Architects on December 7, 2007.

Table 1: Program Data

Residential			
1 Bdr Units	74	Units	
2 Bdr Units	222	Units	
3 Bdr Units	37	Units	
4 Bdr Units	37	Units	
Total	370	Units	
Hotel Program			
Keys	240	Rooms	
Conference Center			
Meeting/Banquet	78,178	GSF	
B.O.H.	34,844	GSF	(1)
Total	113,022	GSF	
Retail Total with Mezzanine	*39,067*	*GSF*	

Legend:

(1) Use does not generate parking demand because it is not accessible to the general public.

Source: Walker Parking Consultants, September 2007

The operational aspects for parking have not been completely defined at this point in the development process. It is understood that residents will have segregated reserved parking areas. The hotel parking will be operated by a valet service, and retail/guest parking will be self-park. It is not known if valet service will be provided to the retail and guest parking components. It is also intended that all employees of this development park off-site in a city-operated facility or utilize mass transit.

LIMITING CONDITIONS

Walker's assessment of parking needs for the site is based upon the most recent program data provided by the architect. Changes to the planned development program will have an impact on both the code requirements for the site and Walker's assessment of shared use demand. Walker is not responsible for any changes made to the development program after our parking analysis is finalized.

SHARED PARKING ANALYSIS

METHODOLOGY

Walker Parking Consultants was recently commissioned by the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC) to lead a team of parking and transportation planning experts to update the landmark publication, *Shared Parking*. The update was published in January 2005. The shared parking analysis herein reflects both the significant research that has taken place in the ULI/ICSC effort, as well as the experience of Walker Parking Consultants in performing shared parking analyses over the past two decades.

Shared parking is defined as parking spaces that can be used to serve two or more individual land uses without conflict or encroachment. One of the fundamental principles of downtown planning from the earliest days of the automobile has always been to share parking resources rather than to have each use or building have its own parking. The resurgence of many central cities resulting from the addition of vibrant office, residential, retail, and entertainment developments continues to rely heavily on shared parking for economic viability. In addition, mixed-use projects in many different settings have benefited from shared parking. There are numerous benefits of shared parking to a community at large, not the least of which is the environmental benefit of significantly reducing the square feet of parking provided to serve commercial development.

The ability to share parking spaces is the result of two conditions:

- Variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. For example, office buildings require parking spaces during daytime hours on weekdays, while restaurants and entertainment venues have peak parking needs during the evening and weekends.

- Relationships among the land uses that result in visiting multiple land uses on the same auto trip. Certain developments achieve much greater interaction between uses than others do. When such synergy exists, a highly successful project may have lower parking demands and trip generation rates than if the uses were built separately and achieved more typical patronage levels when standing alone. For example, a restaurant in the development may have much greater noontime patronage than it would otherwise have, simply because it is located within walking distance of an office building. Therefore, it may have more customers per day while still having a lower noontime parking demand, due to the "captive market" effects, than a freestanding, everyone-must-drive restaurant. When these adjustments are applied to the base ratios and used with the client-provided program data the peak parking demand is the resultant.

Base parking demand ratios have been developed by land use category for both a typical weekday and a Saturday. These ratios are adjusted by factors including driving ratio and a non-captive factor. Driving ratio reduce the overall parking demand for patrons arriving via traditional mass transit, light rail, walking or riding a bike. The non-captive factor reduces the overall parking demand by accounting for user groups that are already on site for other land uses (such as residents using the retail component). The

model is designed to project the parking needs of a mixed-use development from 6:00 a.m. to 12:00 midnight on a typical weekday and a Saturday for every month of the year.

BASE PARKING DEMAND RATIOS

Base parking demand ratios were used to determine the parking requirements for the development as if each component were a free-standing development "in a cornfield" where everyone would drive and park. For want of a better term, this might be called the "unshared" parking demand. Below are the base ratios currently recommended by Walker Parking Consultants for the proposed development.

Table 2: Base Parking Demand Ratios

Recommended Parking Ratios Spaces required per unit land use								
Land Use	Weekday		Weekend		Unit	Source	Total	
	Visitor	Employee	Visitor	Employee			Weekday	Weekend
General Retail	2.90	0.70	3.20	0.80	/ksf GLA	1	3.60	4.00
Convention Center	5.50	0.50	5.50	0.50	/ksf GLA	3	6.00	6.00
Hotel-Business	1.00	0.25	0.90	0.18	/room	2,5	1.25	1.08
Residential Shared, Rental	0.15	1.5	0.15	1.5	/unit	2,3	1.65	1.65

Sources

1. *Parking Requirements for Shopping Centers*, Second Edition. Washington DC: ULI-The Urban Land Institute, 1999
2. *Parking Generation,* Third Edition. Washington DC: Institute of Transportation Engineers, 2004
3. Data collected by Team Members
4. John W. Dorsett, "Parking Requirements for Health Clubs" The Parking Professional April 2004
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
6. Walker Parking Consultants

Source: Walker Parking Consultants Shared Parking Model, September 2007

UNSHARED PARKING DEMAND

If each of these land uses required a separate pool of parking spaces, the peak unshared parking demand would be 1,569 spaces. Table 3 details the "unshared" parking demand on a weekday and a Saturday.

Table 3: Maximum Unshared Parking Demand

		Weekdays		Weekends	
	Quantity	Unit	Unadj Pkg Sp	Units	Unadj Pkg Sp
General Retail	39,067	/ksf GLA	113	/ksf GLA	125
Employee			27		31
Convention Center	78,178	/ksf GLA	430	/ksf GLA	430
Employee			39		39
Hotel-Business	240	/room	240	/room	216
Hotel Employee	240	/room	60	/room	43
Residential Guest	370	/unit	56	/unit	56
Residential Reserved	370	/unit	629	/unit	629
Subtotal Customer/Guest Spaces			839		827
Subtotal Employee/Resident Spaces			126		113
Subtotal Reserved Spaces			629		629
Total Parking Spaces			1,594		1,569

Source: Walker Parking Consultants Shared Parking Model, September 2007

SHARED PARKING DEMAND

When the provided program data is entered into our model, along with adjustments for captive factors and driving ratios, the synergy between the different land uses and opportunities for shared parking can be identified. Table 4 reflects the adjustments to the driving ratios and captive factors used in the shared parking model.

Table 4: Adjustments for captive factors and driving ratios

	Driving Ratio				Non Captive Ratio			
	Weekday		Weekend		Weekday		Weekend	
Land Use	Daytime	Evening	Daytime	Evening	Daytime	Evening	Daytime	Evening
General Retail	85%	85%	85%	85%	80%	80%	80%	80%
Employee	0%	0%	0%	0%	100%	100%	100%	100%
Convention Center	75%	75%	75%	75%	60%	60%	70%	70%
Employee	0%	0%	0%	0%	100%	100%	100%	100%
Hotel-Business	66%	66%	77%	77%	100%	100%	100%	100%
Hotel Employee	0%	0%	0%	0%	100%	100%	100%	100%
Residential Guest	85%	85%	85%	85%	100%	100%	100%	100%
Residential Reserved	100%	100%	100%	100%	100%	100%	100%	100%

Source: Walker Parking Consultants Shared Parking Model, September 2007

At the 7th and Mill Development we do expect to see some captive effects through the shared uses of the hotel and convention center. The non-captive ratio represents the percentage of users who originally arrive to the site from somewhere else. In this case, captive user groups include the people who are staying at the hotel or attending an event at the convention space and or visiting the retail components. The convention center is intended to be the primary convention space in downtown Tempe. We assume a significant captive rate for the convention center use, given the interaction of the hotel and the convention space. Or model assumes that 30% to 40% of patrons who use the convention center will already be parked on-site as a result of the hotel. Finally, the captive effect from the retail component will come from the hotel guests, residents and health club that have already parked in the development. This calculation assumes that 20% of these patrons will utilize the retail component during the peak demand.

The driving ratio factors have been adjusted to reflect the use of alternate modes of transportation such as mass transit, light rail, walking or riding a bike. Another contributing factor is the proximity of the Arizona State University campus. It is anticipated that the retail component will receive frequent utilization from students. A 15% reduction for residential guests and shoppers users has been factored in across the board for each of these user groups. This factor has been determined from information provided by the City of Tempe, Public Works Department. Similarly, the mode of transportation that a hotel guest use to get to the hotel and convention space, such as a shuttle, cab, light rail or walking from nearby hotels, has been factored into the hotel and convention groups accordingly. These reduction factors are based in part from historical data gather by Walker and projected mass transit use. All employees for the hotel, retail and health clubs will be required to park off site, if they choose to drive, and use one of the City-

operated parking facilities. Since no employees are being allowed to park in this development, the driving ratios have been reduced to 0%, thus eliminating the demand from this user group.

Walker's model estimates parking demand for the project from 6:00 a.m. to midnight on weekdays and Saturdays for every month of the year and then determines when the demand will peak for the combination of uses proposed. The peak demand will occur on a typical November weekend at 5:00 p.m. at 985 spaces. This is a 38% reduction as compared to the "unshared" demand. The peak weekday demand will occur in November at 5:00 p.m. and will have a combined peak of 1,023 spaces. This is a 35% reduction as compared to the "unshared" demand. Tables 5 and 6 reflect the results of the shared parking model for the weekday and weekend.

Table 5: Peak Weekday Shared Parking Demand

	Unshared Demand	Non Captive Daytime	Drive Ratio Daytime	Demand Month: November 5:00 PM
General Retail	113	80%	85%	53
Employee	27	100%	0%	0
Convention Center	430	60%	75%	194
Employee	39	100%	0%	0
Hotel-Business	240	100%	66%	90
Hotel Employee	60	100%	0%	0
Residential Guest	56	100%	85%	19
Residential Reserved	629	100%	100%	629
Subtotal Customer/Guest Spaces	783			337
Subtotal Employee Spaces *	126			0
Subtotal Resident Spaces	685			648
Total Parking Spaces	1,594			985
			% reduction	38%

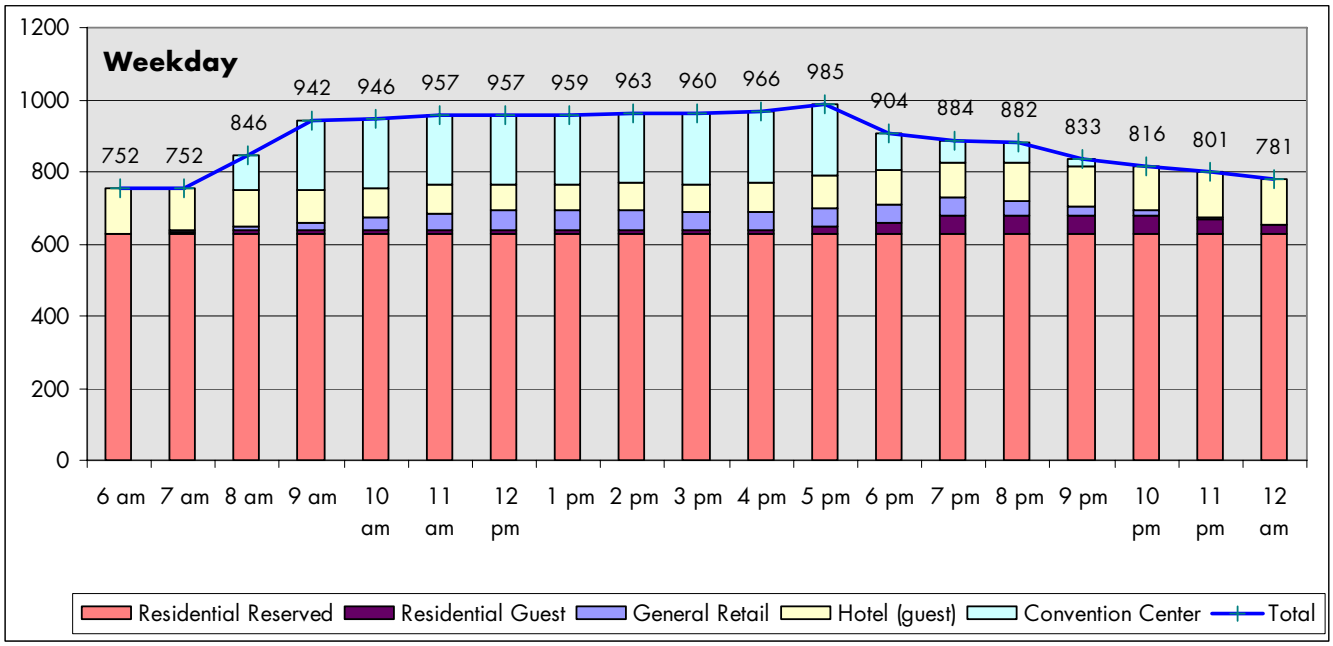
Source: Walker Parking Consultants Shared Parking Model, September 2007

Table 6: Peak Weekend Shared Parking Demand

	Unshared Demand	Non Captive Daytime	Drive Ratio Daytime	Demand Month: November 5:00 PM
General Retail	125	80%	85%	55
Employee	31	100%	0%	0
Convention Center	430	70%	75%	226
Employee	39	100%	0%	0
Hotel-Business	216	100%	77%	94
Hotel Employee	43	100%	0%	0
Residential Guest	56	100%	85%	19
Residential Reserved	629	100%	100%	629
Subtotal Customer/Guest Spaces	771			375
Subtotal Employee Spaces *	113			0
Subtotal Resident Spaces	685			648
Total Parking Spaces	1,569			1,023
			% reduction	35%

Source: Walker Parking Consultants Shared Parking Model, September 2007

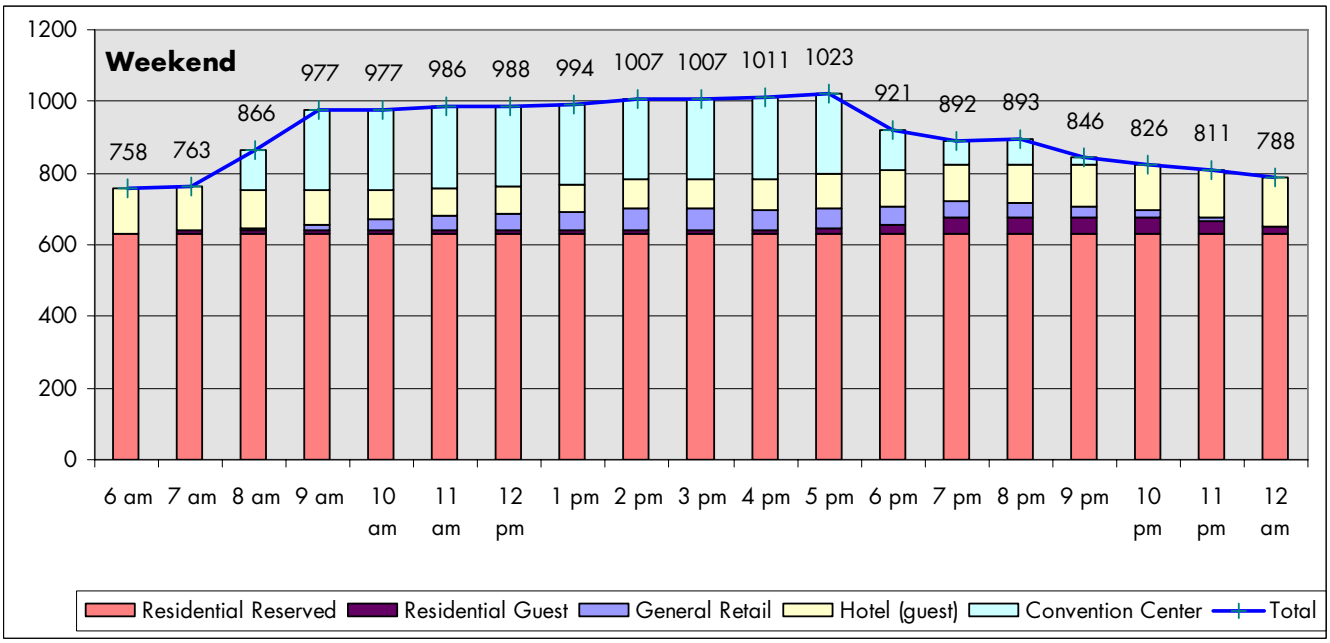
Figure 1: Weekday Parking Demand



See Appendix B for detailed breakdown of uses.

Source: Walker Parking Consultants Shared Parking Model, September 2007

Figure 2: Weekend Parking Demand



See Appendix B for detailed breakdown of uses.

Source: Walker Parking Consultants Shared Parking Model, September 2007

CURRENT CODE REQUIREMENTS

CITY OF TEMPE CODE REQUIREMENTS

The City of Tempe's off-street parking requirements are outlined in Table 4-60E: Ratios for Off-Street Parking, located in the Code of Ordinances. Because the site is located within the Transportation Overlay District, reductions can be assessed per Table 5-612A – Transportation Overlay District Reductions to Minimum Parking. Table 7 below represents the City of Tempe parking requirements within the TOD.

Walker worked under the assumption that the conference would receive the same reduction as the retail component, since these uses were not defined in Table 5-612A, and based upon discussion with City officials. The Back-of-House (BOH) space was not included in the parking calculation per discussions with the City. The TOD allowable reductions for a multi-family use are 0.75 parking spaces per bedroom plus 0.2 parking spaces per unit for guest parking. There is no hotel room reduction within the TOD. However, there is a 25% floor area reduction, not-to-exceed 10,000 square feet, for retail and conference space.

Table 7: Current Code Requirement

Residential (.75/bdr TOD reduction)	Units	Sp/Unit	Total Cars
1 Bdr Units	74	0.75	56
2 Bdr Units	222	1.5	333
3 Bdr Units	37	2.25	83
4 Bdr Units	37	3	111
Guest		0.2	74
		Total	657
Hotel (Space Calc w/ 25% allowable TOD reduction, NTE 10,000 sqft.)			
Keys	240	1.0	240
Conference	68,178	1/125	545 (1)
Retail (Space Calc w/ 25% allowable TOD reduction, NTE 10,000 sqft.)			
Retail Total with Mezzanine	29,300	1/300	98
Total		Spaces Required	1,540

Legend:
(2) B.O.H. space excluded from demand calculation

Source: Walker Parking Consultants Shared Parking Model, September 2007

The City also utilizes a Shared Parking model (to be calculated by City personnel) to provide further parking reductions within the TOD. Based upon discussions with the City, the ULI model, similar to the model that Walker Parking utilizes, will be used to calculate the City's shared parking requirements.

RECOMMENDATION

Based upon Walker's assessment, we anticipate that the proposed development at 7th and Mill will generate a peak demand of 1,023 parking spaces (at roughly 5:00 p.m. on a peak weekend). The peak demand, utilizing shared parking methodology, represents a 34% reduction to the code requirements for the City of Tempe utilizing the TOD reductions. The City's shared parking model will be required, however this model can only be used by City personnel and is therefore not included within this report. Our detailed analysis has been performed using up-to-date parking ratios and industry-accepted methodology.

Table 8: Recommended Shared Use Parking Requirement

City of Tempe	1,540
Walker Recommended	1,023
% Reduction	34%

Source: Walker Parking Consultants, September 2007

MEMORANDUM

GAMMAGE & BURNHAM
A Professional Limited Liability Company

February 22, 2008

TO: Ryan Levesque,
City of Tempe

RE: Summary of Public Outreach regarding M-7 PAD
1.7 acres of property located at SEC 7th St & Mill Ave

The project team has made a concentrated effort to reach out to the community. To date, comments received regarding the project and the application have been overwhelmingly supportive. We will continue to address specific questions and comments that may arise throughout the zoning process.

(1) Phone Calls:

DATE	PERSON	ADDRESS	AFFILIATION	ISSUES DISCUSSED
1/28/08	David Schwartz		Economic & Planning Systems	303-623-3557 Phone messages left – he did not return calls

(2) Sunset Riverside Neighborhood Association Meeting of December 4, 2007:

The applicant's legal and architect representatives attended the regularly scheduled monthly meeting of the Sunset Riverside Neighborhood Association on December 4, 2007. We contacted the Association and were invited to attend this regular meeting. The meeting on our project began at 6:35 p.m. At this meeting, we presented and discussed the site plan and elevations and answered questions from those in attendance. There were approximately seven residents in attendance as indicated on the attached sign-in sheet. **Exhibit A** includes the sign-in sheet and written comment of support received that evening. These residents were supportive of the PAD.

Residents inquired about the height. We stated that the height will follow the City height policy for the Downtown / Mill Avenue District. We reviewed the proposed heights for the three towers, noting that the height along Mill Avenue will be 50 feet and step back as the height reaches 210 feet for the hotel tower. We stated that the two residential towers will have a height of 306 feet. There was no apparent concern over the proposed height since it generally meets City guidelines, the height is similar to the height of adjacent buildings approved for University Square and fits in with the existing and proposed projects in downtown Tempe.

Residents inquired about the proposed hotel and conference center. They were supportive of the conference center and liked the circumstance that the owner, Paragon Sanchez Development,

L.L.C. constructed similar conference center projects in the U.S. and Canada. A resident asked whether the conference center will be run by the City. We stated that the conference center will be a private facility not unlike other facilities within the City. We noted that this small group conference center will fill a market niche in the Valley and be one of the largest facilities in Tempe. A resident inquired on whether there was sufficient market for the conference center and whether the hotel market was already saturated in downtown Tempe. We stated that the approximate 90,000 gross-square feet of the conference center exceeds the demand of the proposed 240-room hotel on our site. This design is intentional as the conference space will pull conference attendees from other hotels in the downtown and greater region. We noted the hotel/conference center study prepared by Economics Research Associates for the City dated September 2007. The residents in attendance were supportive of the proposed uses, including the hotel and conference center.

Several residents inquired on the status of nearby projects and incorporation of adjoining uses into the M-7 development. Of interest, a few residents asked about the possible incorporation of the Jack in the Box and Salvation Army site. We stated that the Jack in the Box site has a long term lease and is not part of our PAD. We stated that we have had ongoing discussion with the Salvation Army to buy their site for a future phase for M-7 to either rebuild them space at their location or relocate them. The residents commended our outreach efforts with the Salvation Army, noting their service in Tempe is important.

A resident inquired on the use of brick in our design. We stated that brick will be used along Mill Avenue and transition to other material as the structure moves away from Mill Avenue.

A resident inquired on when the existing buildings on the site will be demolished. We stated that we anticipate PAD approval in spring 2008. Existing structures will not be removed until the start of construction. The concern was removal of the existing buildings too far in advance of actual construction.

A couple residents inquired on the parking. A resident inquired on what would happen if the shared parking model used by the City in downtown is wrong. There was discussion regarding student parking in the downtown taking away retail parking. We explained that the City shared parking model is a model currently used in other jurisdictions. We explained that our parking will be part of the DTC cooperative parking pool that helps regulate consistent fees. We reviewed the parking calculations and circulation for our project. We received positive comments with the design of the parking fully underground. Most of the attendees agreed that the challenges to parking relate to a change in mindset to use public off-site parking lots, walk, and other transit options.

The meeting ended around 7:05 p.m.

(3) Downtown Tempe Community (DTC) Hot Team Meeting of December 10, 2007:

On December 10, 2007, Manjula Vaz of Gammage and Burnham, Michael Rumpeltin, Mike Duffy and Dat Tran with RSP Architects, and John Cahill from Paragon Development attended the Downtown Tempe Community Hot Team meeting. Pam Goronkin, Chris Wilson, Steven Voss, and Kevin Moore all attend as members of the Hot Team. The Applicant's team presented the site plan and discussed the project.

The DTC has provided the Planning Department with comment regarding the Hot Team meeting. **Exhibit B** includes a copy of the DTC Design and Planning Objectives Report.

(4) Neighborhood Meeting of January 9, 2008:

Our official neighborhood meeting was held at Hatton Hall located at 34 E 7th Street in Tempe at 6:00 p.m. In attendance were approximately ten residents in addition to the development team, property owner of the project site, and a City representative. **Exhibit C** includes a copy of the sign-in sheet and two written letters of support from this meeting

The developer for the project provided some background on his company and gave examples of the type of projects the company builds.

The development team presented a PowerPoint of the proposed project, including an overview of the number of rooms, height, floor plan, access, parking, and other related matters.

A resident inquired whether the roof deck pool area on top of the conference center can be seen from the Orchid House development. The development team stated that the two residential towers will screen most, if not all, views of the pool deck. The location of the pool at the southwest corner of the building, the roof parapets, and other screening elements will minimize views between the two residential towers and maximizes the solar orientation for the pool.

A resident inquired whether public parking will be provided and asked the number of parking levels. Minus the reserved spaces for the residential units and the valet for the hotel, the representative for the development team stated that approximately 300 parking spaces will be available as part of the downtown parking pool. John Cahill of Paragon Development explained how public spaces will be available due to the size of the conference center serving more than just the on-site hotel and the available street-parking. He explained that there will be five levels of below-grade parking. The project representative, using the site plan, indicated the proposed on-street parking along 7th Street.

There was discussion on access around the site and traffic impact. The developer noted the traffic study done for the project. The overall concern of the residents was over growing gridlock with new developments, like University Square and others, without changes to the current roadway configurations. Also, residents worried that new developments along 7th Street will negatively affect the stacking capacity on University Drive for vehicles turning onto Myrtle Avenue. A resident wanted to ensure the loading area in the alley for the project will not block access to the parking garage on the south side of the alley. The project representative discussed the location of the two proposed loading bays, the time limitation on deliveries, and the goal of the City to limit the size of trucks.

A resident asked if all the residential units will be for sale product and the estimated price range. Responding, the developer stated the intent is to provide for sale residential product, and it is too early to provide a specific price range. However, the developer stated the price range will be near the middle market.

The development team reviewed the tentative timeline for the PAD- noting anticipated approval in April 2008. The project representative noted that the current request is for only PAD, that design

review approval which includes detail on the architectural elements will be approved later- likely shortly after PAD approval.

A resident inquired on when the existing buildings will be knocked down. The owner of the project site stated the existing structures will not be removed until the start of construction. He added construction will not likely start for close to two years. He explained that he will continue to lease existing building space and make necessary improvements for existing tenants until such time construction for the project will require removal. He understood the community concern in removing existing buildings too far in advance of actual construction. He added that the Long Wongs building was removed because of structural damage and violation of the building code. A residential house was removed because of fire damage. The other businesses will remain until the start of construction.

Responding to a question about the hotel operator, the developer explained that no operator has been determined. However, he explained that they have an existing relationship with Marriott. It was noted that the hotel operator will operate the hotel and conference center; however the conference center name may not reflect the name of the hotel operator. The developer provided an example of a Canadian conference center and hotel, named for the municipality, but due to various business reasons operate under a major hospitality company.

The residents at the Orchid House noted that their community lacks a pool. They requested future discussion regarding the ability to use pool and other amenities with the understanding this may involve fees. The developer stated he would be happy to discuss such options.

A resident inquired on the status of the Jack-in-Box. He suggested that this use may be best served on the ground floor of the project. The development team noted that this fast-food restaurant was not a part of the project. Discussion ensued over the current City regulations over drive-thru establishments, with a note that the owner did pursue incorporating this site into the proposed project.

The meeting ended about 7:15 p.m.

Exhibit A

SUNSET RIVERSIDE NEIGHBORHOOD MEETING
7TH & MILL PROJECT
DECEMBER 4, 2007

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
JASON COMER	700 W UNIVERSITY DR		JASON.COMER@GMAIL.COM
DARIN PRICE	720 S ROOSEVELT #9		deprice@asu.net
BARBARA BRANDON	128 S. CARNEY AVE.	(480) 966-6183	
Joyce E. Barnett	1226 4th St. #3		
Dave Swanson	1217 W. 4th St.	480-967-2731	d_swanson@yahoo.com
Edward Wong	324 S. Wilson St	480-966-8883	azcaneman@yahoo.com
Julie Jakubek	1220 S 8th Ave	(480)949-5670	Julie Jakubek@allstate.com

SUNSET RIVERSIDE NEIGHBORHOOD MEETING
7TH & MILL PROJECT
DECEMBER 4, 2007

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS:

NAME: JASON COMER
ADDRESS: 700 W UNIVERSITY DR #210
TELEPHONE: (602) 373-7934
EMAIL: JASON.COMER@GMAIL.COM

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: PAUL MICHAUD
2 N. CENTRAL AVENUE, 18TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

PMICHAUD@GBLAW.COM

Exhibit B

Mill Avenue District

Memo: DTC Design and Planning Objectives Report

Downtown Tempe Community Design Hot Team

December 19, 2007

Subject: 7M/Paragon Project

Recommendations:

- Treatment of the Streetscapes: While the Mill Avenue frontage is attractive and effectively blends with the existing streetscape, the 7th Street frontage is lacking in landscape blending and transition. This is even more prevalent on the Myrtle Avenue frontage and should be addressed. Additionally, while the 7th Street sidewalk is well designed and the "0 edge" curb is in line with the DTC's streetscape objective, we recommend that this same treatment be considered on the Myrtle Avenue frontage.
- We generally like the placement, density, and diversity of retail space and are in favor of the proposed recess for the retail spaces and the non-contiguous patios.
- The valet entrance/exit to the parking facilities on 7th Street is a unique approach to the issue of traffic. We would recommend that this be allowed.
- Understanding the need for service entries, the alley located to the South of the project should also serve as a public space and a connection. Utilize unique paving solutions, lighting, signage and art to make this area attractive to pedestrians while maintaining its serviceability.
- While the step-backs along Mill Avenue are attractive and well apportioned, the 7th Street and Myrtle frontages are more monolithic in nature and should be addressed if possible.
- While it is currently outside the scope of the proposed project, any effort to incorporate Jack in the Box or the Jack in the Box property into this

development would be beneficial. In most urban environments, fast food restaurants are prevalent but not stand alone buildings.

- While the South elevation is essentially the "back" of this building, based on its visibility we recommend that it be treated in a manner to ensure that it is visually pleasing to the surrounding area.
- The reduction of entry widths to the hotel lobby and the residential lobby is appreciated as it allows for more interesting retail frontage. However, it is recommended that the entry to the hotel be treated boldly to create a sense of arrival and draw attention to the entry.

Comments:
In general, the team found this project to be unique, diverse and a good addition to the Mill Avenue District. The approximately 90,000 square feet of conference space will accommodate more attendees that the hotel can accommodate. As such, this project will benefit other area hotels in the form of room nights. The additional retail space is well designed and apportioned and the street level of the building, along with the proposed step backs fits well with the "feel" of the Mill Avenue District.

We thank you for your consideration and look forward to working with you.

Hot Team Members:

Pam Goronkin
Chris Wilson
Kevin Moore
Steven Voss
James Hatch

DT Tempe Interested Parties List

	Name	Address	CityStZip	Salutation	Notes
1.	Jonathan Thums	P.O.Box 3126	Tempe AZ 85280	Neighbor	New Horizons
2.	Greg Swick	154 W. 5th Street #101	Tempe, AZ 85281	Neighbor	Resident
3.	D.L. Hoskinson	Holualoa Hayden Square 51 E. 3rd Street	Tempe, AZ 85281	Neighbor	Holualoa Rep
4.	Michael Wasko	21 E. 6th Street Unit 309	Tempe, AZ 85281	Neighbor	DTC Board Member; Neighborhood Advisory Commission
5.	Jason Comer	700 W. University Drive	Tempe, AZ 85281	Neighbor	Sent support letter re: Centerpoint
6.	Ruperto Salinas	1327 W. 10th Street	Tempe, AZ 85281	Neighbor	Supports redevelopment, new hotels
7.	Dave Wilson	21 E. 6th Street #606	Tempe, AZ 85281	Neighbor	Lives in Brickyard
8.	Trevor Barger	728 W. 9th Street	Tempe, AZ 85281	Neighbor	
9.	Dave Swanson	1217 W. 4th Street	Tempe, AZ 85281	Neighbor	
10.	Dr. Amy Barmeier Dru	1277 E. Missouri	Phoenix, AZ 85014	Neighbor	Requested notification of projects

Exhibit C

NEIGHBORHOOD MEETING

Neighborhood Meeting
M-7 – 7th & Mill
Hatton Hall 34 E. 7th Street, Tempe Arizona 85281.
On Wednesday, **January 9, 2008** at **6:00 p.m.**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Evelyn Smith	21 W. Geneva Dr.		
FRED NEAL	21 E 6th Street	480 759-3921	
Mike Chalwick	100 & 150 W University 20 E University	480-966-2778	
DAVE WILSON	21 E. 6th St.	480-706-1509	
IAN ARIZONA	27 E 7th St —	480-710-3848	
MARC JUNG	26 E UNIVERSITY	480 966 5247	
Decima Sever	Lot 31 E 5th St	480 350 8920	
PAT HAYS	21 E 6th St		
Don Ingels	21 E 6th St #616	480-829-3737	
Cassie Wertzberger	21 E 6th St #306	480-391-2252	

Fred Neal needs

NEIGHBORHOOD MEETING
M-7 – 7th & Mill
Hatton Hall 34 E. 7th Street, Tempe Arizona 85281.
On Wednesday, **January 9, 2008** at **6:00 p.m.**

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS:

NAME: DAVE WILSON
ADDRESS: 21 E. 6th ST.
TELEPHONE:
EMAIL: dwilson33@yahoo.com

email me!

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: Manjula Vaz
2 N. Central Avenue, 18th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

mvaz@gblaw
pmichaud@gblaw.com

CONTACT INFO:

Manjula Vaz 602-256-4461
Paul Michaud 602-256-4425

NEIGHBORHOOD MEETING
M-7 – 7th & Mill
Hatton Hall 34 E. 7th Street, Tempe Arizona 85281.
On Wednesday, **January 9, 2008** at **6:00 p.m.**

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS:

NAME: Don Ingels
ADDRESS: 21 East 6th Street #616, Tempe
TELEPHONE: 480-829-3737
EMAIL: don.ingels@cisaz.com

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: Manjula Vaz
2 N. Central Avenue, 18th Floor
Phoenix, AZ 85004

OR EMAIL COMMENTS TO:

mvaz@gblaw
pmichaud@gblaw.com

CONTACT INFO:

Manjula Vaz 602-256-4461
Paul Michaud 602-256-4425

ATTACHMENT 41

PLANNED AREA DEVELOPMENT OVERLAY FOR M7 MIXED-USE DEVELOPMENT & CONFERENCE CENTER

A PORTION OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE
FORGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____2008 BY
_____,
AS _____ TEMPE MILL LLC, OWNER.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:_____
MY COMMISSION EXPIRES_____

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1 AND 2, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26
RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE WEST 5 FEET OF LOT 2.

PARCEL NO 2:
THE WEST 5 FEET OF LOT 2 AND THE EAST 50 FEET OF LOT 3, BLOCK 15, TEMPE ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 3:
LOT 4 AND THE WEST 5 FEET OF LOT 3, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 4:
LOT 7, 8 AND THE NORTH HALF OF LOT9, BLOCK 15, TEMPE, ACCORDING TO BLOCK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL, NO. 5:
LOT 17 BLOCK 15, TEMPE ACCORDING TO BOOK 1 OF MAPS, PAGE 30, AND BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA AND

THE FOLLOWING DESCRIBED STRIP OF LAND, FORMERLY A PART OF 8TH STREET IN THE CITY OF TEMPE, ABUTTING ON LOT 17, BLOCK 15, IN THE CITY OF TEMPE (WEST), TO WIT;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 15, CITY OF TEMPE (WEST), ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF MAPS, PAGE 26;

THENCE SOUTH ALONG THE PROLONGATION SOUTHERLY OF THE EAST LINE OF SAID LOT 17, A DISTANCE OF 16 FEET TO THE NORTH LINE OF SAID 8TH STREET, AS IT NOW EXISTS;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID 8TH STREEET, AS IT NOW EXISTS 55.05 FEET, TO THE INTERSECTION OF THE PROLONGATION SOUTHERLY OF THE WEST LINE OF LOT 17;

THENCE NORTH ALONG THE LAST MENTIONED LINE 16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17, BLOCK 15, A DISTANCE OF 55.05 FEET TO THE POINT OF BEGINNING

PARCEL NO 6:
LOT 5, BLOCK 15 OF TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO 7:
LOT 6, BLOCK 15 OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 2 OF MAPS, PAGE 26;

EXCEPT, BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, 15.00 FEET;

THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 6, SAID POINT BEGINNING 15.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6, 15.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER

TEMPE MILL LLC
810 S. CASINO CENTER BLVD.
LAS VEGAS, NV 89101

GENERAL NOTES

PROJECT DATA

1. Project Name:
M7 Mixed Use Development

2. Project Address:
701 S. Mill Ave. Tempe AZ 85281

4. Use Permits
Tandem Parking

5. Parcel Size:
1.67 Acres - 72,549 NSF
1.73 Acres - 75,327 GSF

6. General Plan 2030 Projected Land Use:
Mixed Use

7. Existing Zoning:
CC - City Center / TOD

8. Type of Construction (per IBC 2003):
Type I-A construction

9. Proposed Uses (Occupancies):
Hotel Guestrooms = R1
Condominiums = R2
Conference Space = A3
Retail / Restaurant = M / A-2
Electrical / Mechanical / Storage /Service = S-2
Parking Garage = S2

10. Building Area:
Total Development = 1,257,694 GSF
Hotel = 165,245 GSF (240 Keys)
Condominiums = 454,395 GSF (370 Units)
Conference Space = 113,022 GSF
Retail /Restaurant/bar = 39,067 GSF (w/ max 1/3 mezzanine)
Electrical / Mechanical / Storage /Service = 28,555 GSF
Parking Garage = 457,410 GSF

Percentage of lot coverage = 81% (60,731 (First Floor) /75,327= 0.806)
Floor Area Ratio (F.A.R.) = 16.7 (1,257,694/75,327= 16.69)
Height of building = 306 feet maximum
Number of stories = 26

11. Parking:
Hotel : 240 spaces
=240 rooms X 1 space per room
Condominiums : 657 spaces

1BR Units	74 Units	.75 Per	55.5 Req.
2BR Units	222 Units	1.5 Per	333 Req.
3BR Units	37 Units	2.25 Per	83.25 Req.
4BR Units	37 Units	3 Per	111 Req.
Visitors	370 Units	.2 Per	74 Req

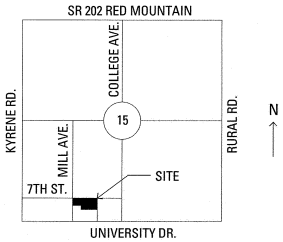
Conference Space (Assembly) : 415 spaces
=51,801 nsf X 1 space per 125 sf
Retail : 49 spaces
=19,534 sf X .75 (TOD Reductions) X 1 space per 300 sf
Restaurant : 166 spaces
=13,673 sf - 1,250 sf X 1 space per 75 sf
Bar: 93 spaces
=5,860 sf-1,250 sf X 1 space per 50 sf

Parking Required = 1,620 spaces
Parking Provided = 1,128spaces total
= 1,111 spaces (garage)
= 15 spaces (on-street)

Accessible Spaces Required = 22
Accessible Spaces Provided = 22

Bicycle Parking:

1+2 BR Units	296 Units	0.5 Per	148 Req
3+4 BR Units	74 Units	0.75 Per	56 Req
Res Guests	370 Units	0.2 Per	74 Req.
Conference	51,801 nsf	1/2000 sf	25 Req
Retail	19,534 gsf	1/10,000 sf	2 Req.
Restaurant	13,673 gsf	1/1,000 sf	14 Req.
Bar/Nightclub	5,860 gsf	1/1,000 sf	6 Req.



LOCATION MAP

	CC/TOD	Proposed	
MAX DENSITY D.U./ACRES	NS	214/AC	
MAX BUILDING HEIGHT	50'	306' (CONDO TOWERS) (194'-8" FOR HOTEL)	
MAX. LOT COVERAGE %	NS	81%	
MIN. LANDSCAPE AREA %	NS	42%	
SETBACKS			
FRONT - MIN.	0'	0'	
FRONT - MAX. (TOD)	20'	20'	
STREETSIDE MIN.	0'	0'	
SIDE - MIN.	0'	0'	
REAR - MIN.	0'	0'	

APPROVAL

BY:_____, DATE:_____
DEVELOPMENT SERVICES

CONDITIONS OF APPROVAL : P.A.D._____

1. _____

RSP Architects
502 S. College Avenue
Suite 203
Tempe, AZ 85281
480.889.2000
480.889.2099 fax
www.rsparch.com

Consultants

Certification

REGISTERED ARCHITECT CERTIFICATE NO. 13470 JOSEPH A. TYNDALL ARIZONA U.S.A.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Signature

Registration No.

Date

Project For

M7 MIXED-USE DEVELOPMENT & TEMPE CONFERENCE CENTER

Project No.	1737.001.00
Drawn By	JP, MD, DT, JD
Checked By	MXR, JP
Date	02.28.08

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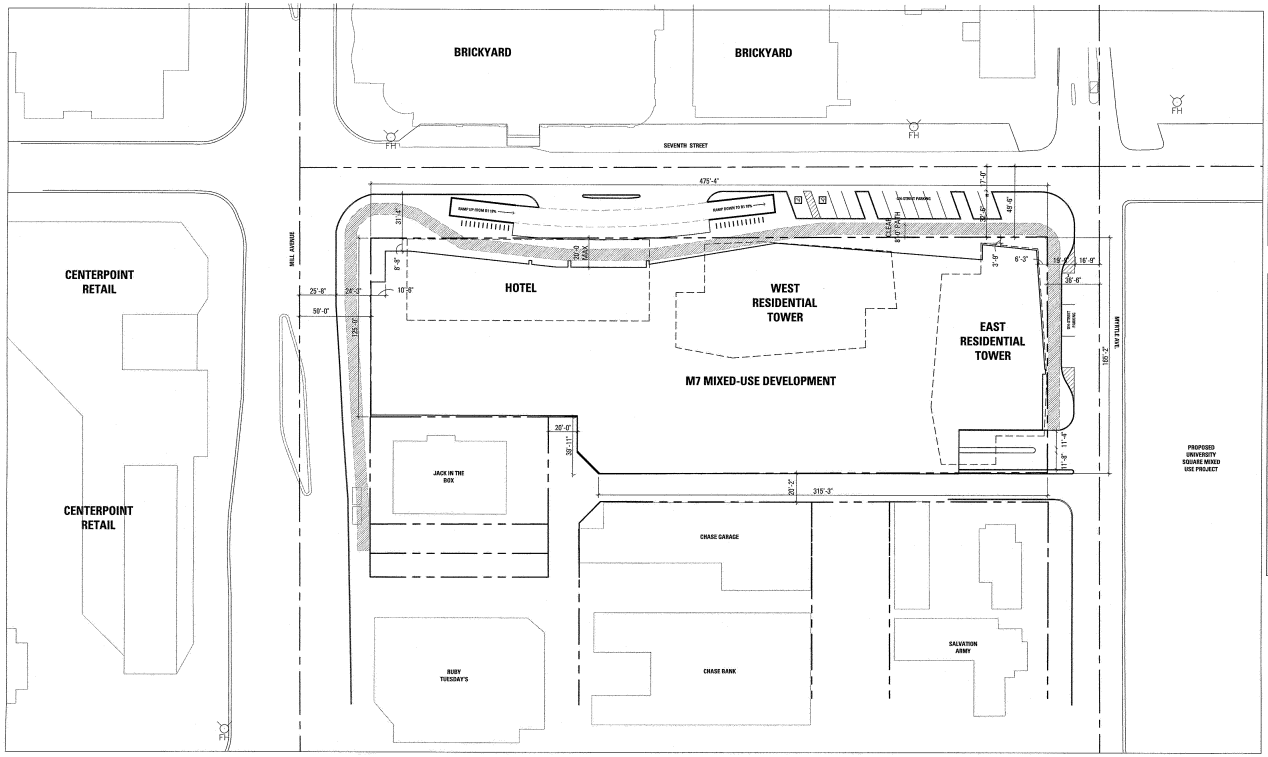
Mark	Date	Description

PAD OVERLAY

G0

ATTACHMENT 42



1 SITE PLAN
1"=40'
T.O.F.F = +9'-0"

0 10' 20' 40'
SCALE: 1" = 40'-0"
N

GENERAL NOTES

1. EMERGENCY RADIO AMPLIFICATION TO BE PROVIDED IN BUILDING.
2. SUBSEQUENT TO POLICE DEPT. MEETINGS, SECURITY PLAN TO BE PROVIDED TO DRC.
3. ALLEY ON PROPERTY TO BE ABANDONED AS PART OF THE SUBDIVISION PLAT.
4. SEWER WILL BE RELOCATED TO UNIVERSITY DR.
5. WATER MAIN WILL LOOP THROUGH EXISTING ALLEY.
6. OPERATIONAL FIRE HYDRANT WILL BE PROVIDED PRIOR TO CONSTRUCTION.

PROJECT DIRECTORY

OWNER
TEMPE Mill, LLC
8116 Cosmo Center Blvd.
Las Vegas, NV 89101

ARCHITECT
RSP Architects
502 S. College Ave. Suite 203
Tempe, AZ 85281
CONTACT:
Mike Rumpolitis
T : 480.889.2000

STRUCTURAL ENGINEER
Ericksen Roed & Associates
2550 University Avenue West Ste 201-S
Saint Paul, Minnesota 55114
T : 651.251.7570
F : 651.251.7578

CIVIL ENGINEER
David Evans & Associates
2141 East Highland Avenue Suite 250
Phoenix, Arizona 85016
T : 602.678.5156
F : 602.678.5155

CODE & LIFE SAFETY CONSULTANT
Code Consultants, Inc.
1806 Bomsen Circle Drive
St Louis, Missouri 63146
T : 314.991.2630
F : 314.991.4614

PARKING CONSULTANT
Walker Parking
17046 El Camino Real Suite 202
Houston, Texas 77058
T : 281.280.0068
F : 281.280.0373

UTILITIES CONSULTANT
Dry Utilities, Inc.
4216 North 44th Street
Phoenix, Arizona 85018
T : 602.224.5085
F : 602.955.1578

LANDSCAPE DESIGN
PINNACLE DESIGN
1049 North 44th Street
Suite 200
Phoenix, AZ 85008
T : 602.952.8585
F : 602.952.8686

PROJECT DATA

1. Project Name:
M7 Mixed Use Development

2. Project Address:
701 S. Mill Ave. Tempe AZ 85281

4. Use Permits
Tandem Parking

5. Parcel Size:
1.67 Acres - 72,549 NSF
1.73 Acres - 75,327 GSF

6. General Plan 2030 Projected Land Use:
Mixed Use

7. Existing Zoning:
CC - City Center / TOD

8. Type of Construction (per IBC 2003):
Type I-A construction

9. Proposed Uses (Occupancies):
Hotel Guestrooms = R1
Condominiums = R2
Conference Space = A3
Retail / Restaurant = M / A-2
Electrical / Mechanical / Storage /Service = S-2
Parking Garage = S2

10. Building Area:
Total Development = 1,257,694 GSF
Hotel = 165,245 GSF (240 Keys)
Condominiums = 454,395 GSF (370 Units)
Conference Space = 113,022 GSF
Retail /Restaurant/bar = 39,067 GSF (w/ max 1/3 mezzanine)
Electrical / Mechanical / Storage /Service = 28,555 GSF
Parking Garage = 457,410 GSF

Percentage of lot coverage = 81% (60,731 (First Floor) /75,327= 0.806)
Floor Area Ratio (F.A.R.) = 16.7 (1,257,694/75,327= 16.69)
Height of building = 306 feet maximum
Number of stories = 26

11. Parking:
Hotel : 240 spaces
=240 rooms X 1 space per room
Condominiums : 657 spaces

1BR Units	74 Units	.75 Per	55.5 Req.
2BR Units	222 Units	1.5 Per	333 Req.
3BR Units	37 Units	2.25 Per	83.25 Req.
4BR Units	37 Units	3 Per	111 Req.
Visitors	370 Units	.2 Per	74 Req

Conference Space (Assembly) : 415 spaces
=51,801 nsf X 1 space per 125 sf
Retail : 49 spaces
=19,534 sf X .75 (TOD Reductions) X 1 space per 300 sf
Restaurant : 166 spaces
=13,673 sf - 1,250 sf X 1 space per 75 sf
Bar: 93 spaces
=5,860 sf-1,250 sf X 1 space per 50 sf

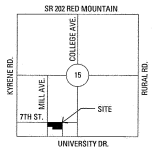
Parking Required = 1,620 spaces
Parking Provided = 1,126 spaces total
= 1,111 spaces (garage)
= 15 spaces (on-street)

Accessible Spaces Required = 22
Accessible Spaces Provided = 22

Bicycle Parking:

1+2 BR Units	296 Units	0.5 Per	148 Req
3+4 BR Units	74 Units	0.75 Per	56 Req
Res Guests	370 Units	0.2 Per	74 Req.
Conference	51,801 nsf	1/2000 sf	25 Req
Retail	19,534 gsf	1/10,000 sf	2 Req.
Restaurant	13,673 gsf	1/1,000 sf	14 Req.
Bar/Nightclub	5,860 gsf	1/1,000 sf	6 Req.

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

ARCHITECTURAL		
G0	PAD COVER SHEET	●
A001	SITE PLAN	●
A002	BASEMENT 1	●
A003	BASEMENT 2-4	●
A004	BASEMENT 5	●
A101	FIRST FLOOR / STREET LEVEL	●
A101.5	FIRST FLOOR MEZANNINE PLAN	●
A102	SECOND FLOOR PLAN	●
A103	THIRD FLOOR	●
A103.5	MAIN BALLROOM FLOOR	●
A104	FOURTH FLOOR	●
A105	FIFTH FLOOR	●
A106	SIXTH FLOOR	●
A107	ROOF PLAN	●
A401	ELEVATIONS	●
A402	ELEVATIONS	●
A403	ELEVATIONS	●
A501	BUILDING SECTIONS	●
A502	BUILDING SECTIONS	●
A503	BUILDING SECTIONS	●
LANDSCAPE		
L1	LANDSCAPE PLAN	●
CIVIL		
C1	ALTA SURVEY	●
C2	ALTA SURVEY	●

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502 S. College Avenue
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480.889.2099 fax
www.rsparch.com

Consultants

Certification

REGISTERED ARCHITECT
CERTIFICATE NO.
13470
JOSEPH A.
TYNDALL
DATE SIGNED 2/28/08
ARIZONA U.S.A.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

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Registration No.

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Mark	Date	Description

SITE PLAN

A001

ATTACHMENT 43

GENERAL NOTES

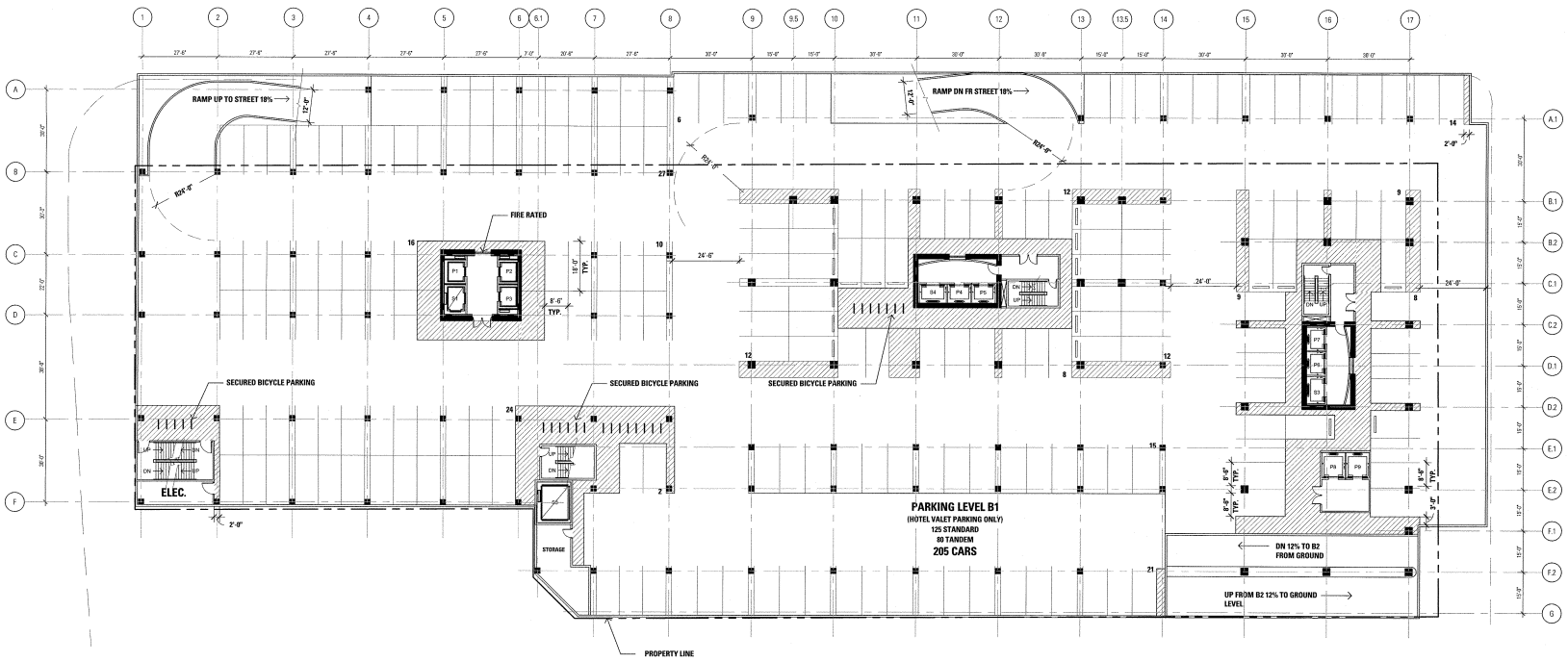
1. ALL STAIRWAY AND ELEVATOR LOBBY DOORS WILL INCORPORATE 1'-0" X 1'-0" FIRE-RATED GLAZING TO ALLOW FOR MAXIMUM NATURAL SURVEILLANCE AND ACTIVITY SUPPORT.

2. WILL PROVIDE HIGHLY REFLECTIVE WHITE PAINT SURFACES AT WALLS AND CEILINGS OF GARAGE.

3. ALL TANDEM SPACES WILL BE ASSIGNED TO RESIDENTIAL USES ONLY. TANDEM PARKING REQUIRES APPROVAL WITH A USE PERMIT. APPLICATION NEEDED FOR FURTHER PROCESSING

4. VISUAL SURVEILLANCE BETWEEN EXIT CORRIDORS AND GARAGE LEVELS WILL BE MAXIMIZED.

5. HOTEL VALET PARKING ONLY



1 B1 LEVEL
1"=20'
T.O.F.F.= -12'-0"

N SCALE: 1" = 20'-0"

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Mark	Date	Description

PARKING LEVEL B1

A002

ATTACHMENT 44

GENERAL NOTES

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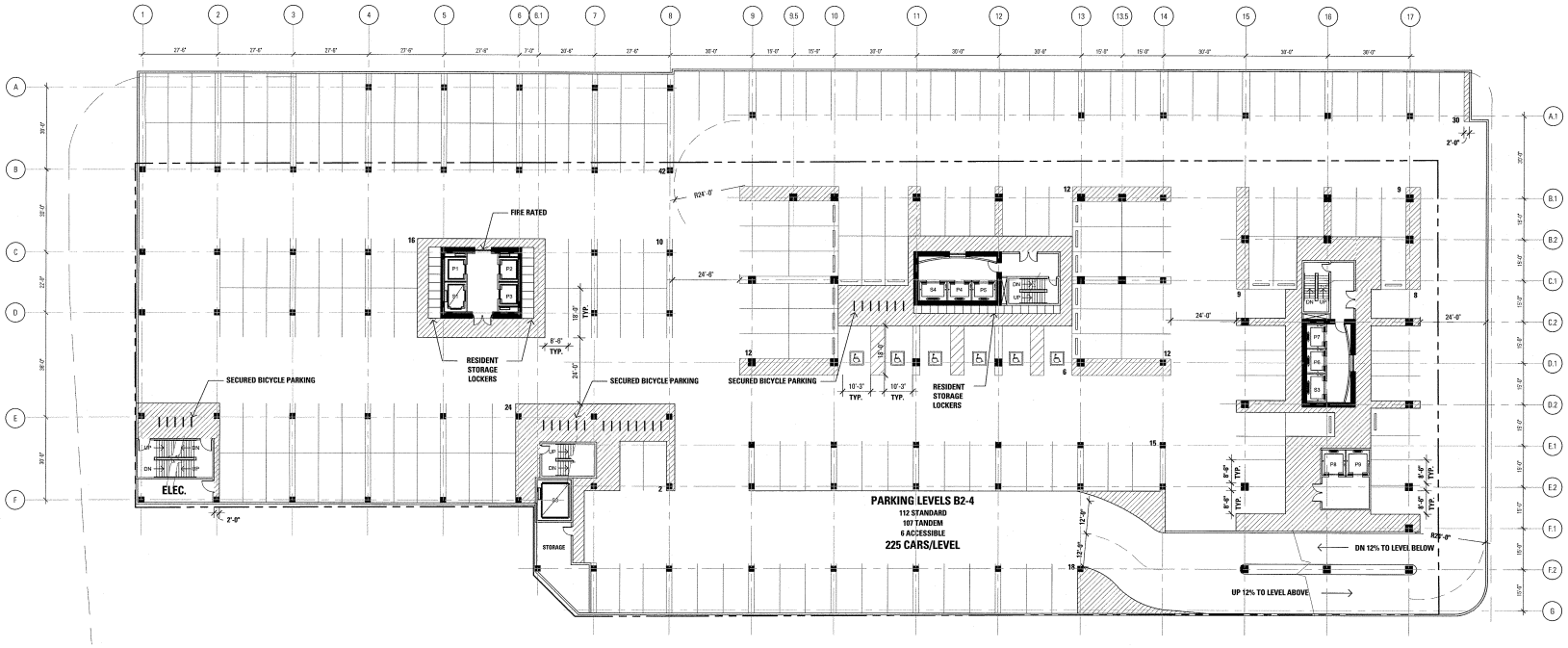
2. WILL PROVIDE HIGHLY REFLECTIVE WHITE PAINT SURFACES AT WALLS AND CEILINGS OF GARAGE.

3. ALL TANDEM SPACES WILL BE ASSIGNED TO RESIDENTIAL USES ONLY. TANDEM PARKING REQUIRES APPROVAL WITH A USE PERMIT. APPLICATION NEEDED FOR FURTHER PROCESSING

4. VISUAL SURVEILLANCE BETWEEN EXIT CORRIDORS AND GARAGE LEVELS WILL BE MAXIMIZED.



1 B2-B4
1"=20'
T.O.F.F = -21'-6", -39'-6", -39'-6"

N SCALE: 1" = 20'-0"

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Mark	Date	Description

PARKING LEVEL
B 2-4

A003

ATTACHMENT 45

GENERAL NOTES

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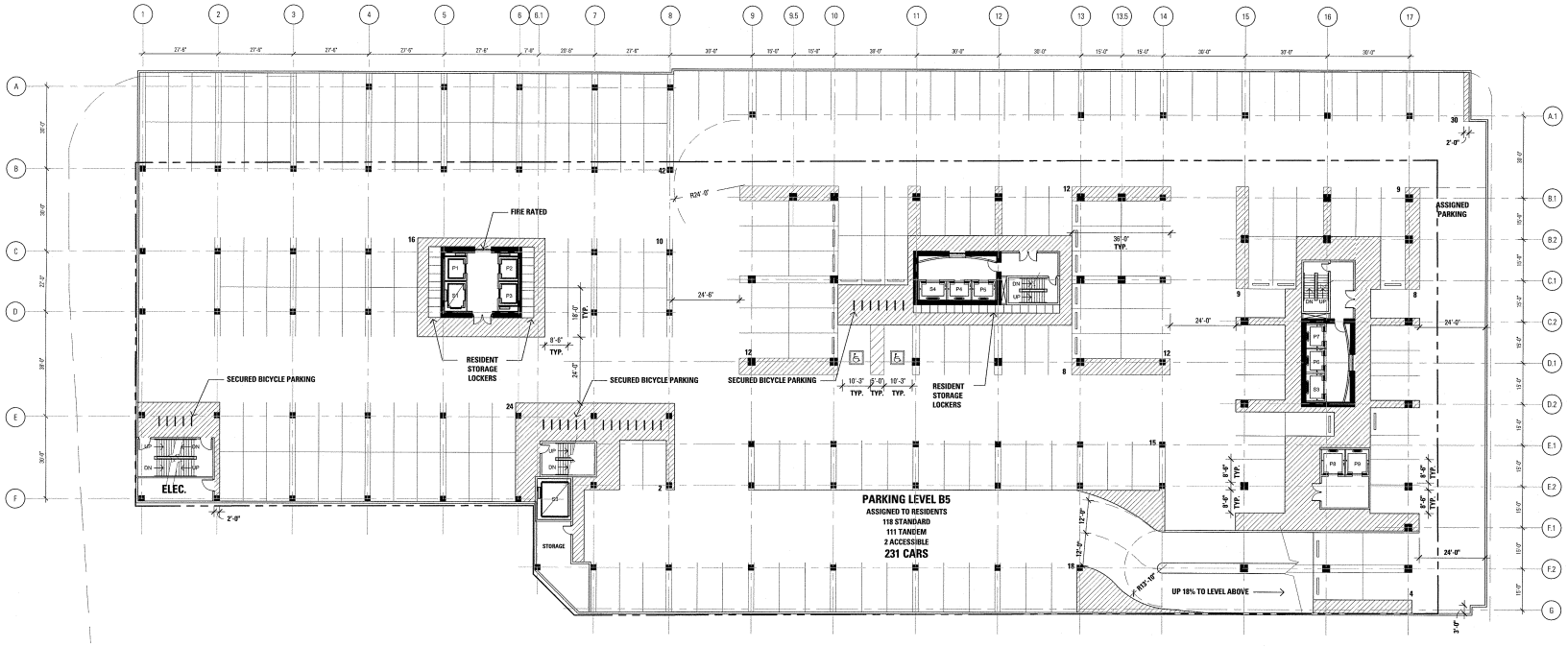
2. WILL PROVIDE HIGHLY REFLECTIVE WHITE PAINT SURFACES AT WALLS AND CEILINGS OF GARAGE.

3. ALL TANDEM SPACES WILL BE ASSIGNED TO RESIDENTIAL USES ONLY. TANDEM PARKING REQUIRES APPROVAL WITH A USE PERMIT. APPLICATION NEEDED FOR FURTHER PROCESSING

4. VISUAL SURVEILLANCE BETWEEN EXIT CORRIDORS AND GARAGE LEVELS WILL BE MAXIMIZED.



1 B5 LEVEL
1"=20'
T.O.F.F = -48'-0"

N SCALE: 1" = 20'-0"

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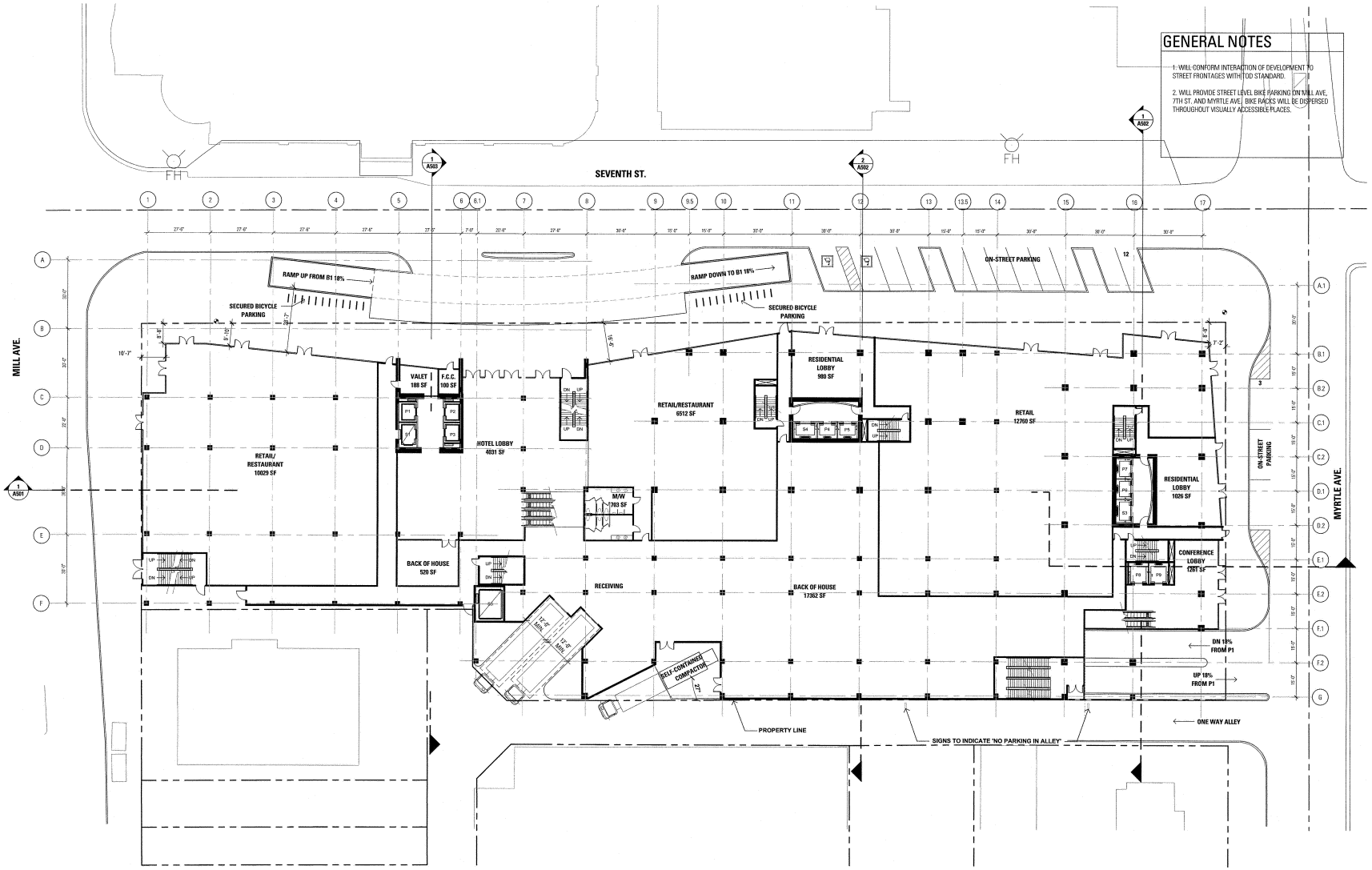
Mark	Date	Description

PARKING LEVEL
B 5

A004

ATTACHMENT 46



GENERAL NOTES

1. WILL CONFORM INTERACTION OF DEVELOPMENT TO STREET FRONTAGES WITH TOD STANDARD.

2. WILL PROVIDE STREET LEVEL BIKE PARKING ON MILL AVE, 7TH ST. AND MYRTLE AVE. BIKE RACKS WILL BE DISPERSED THROUGHOUT VISUALLY ACCESSIBLE PLACES.

1 FIRST FLOOR PLAN, STREET LEVEL
1"=20' T.O.F.F = 41'-0"

N SCALE: 1" = 20'-0"

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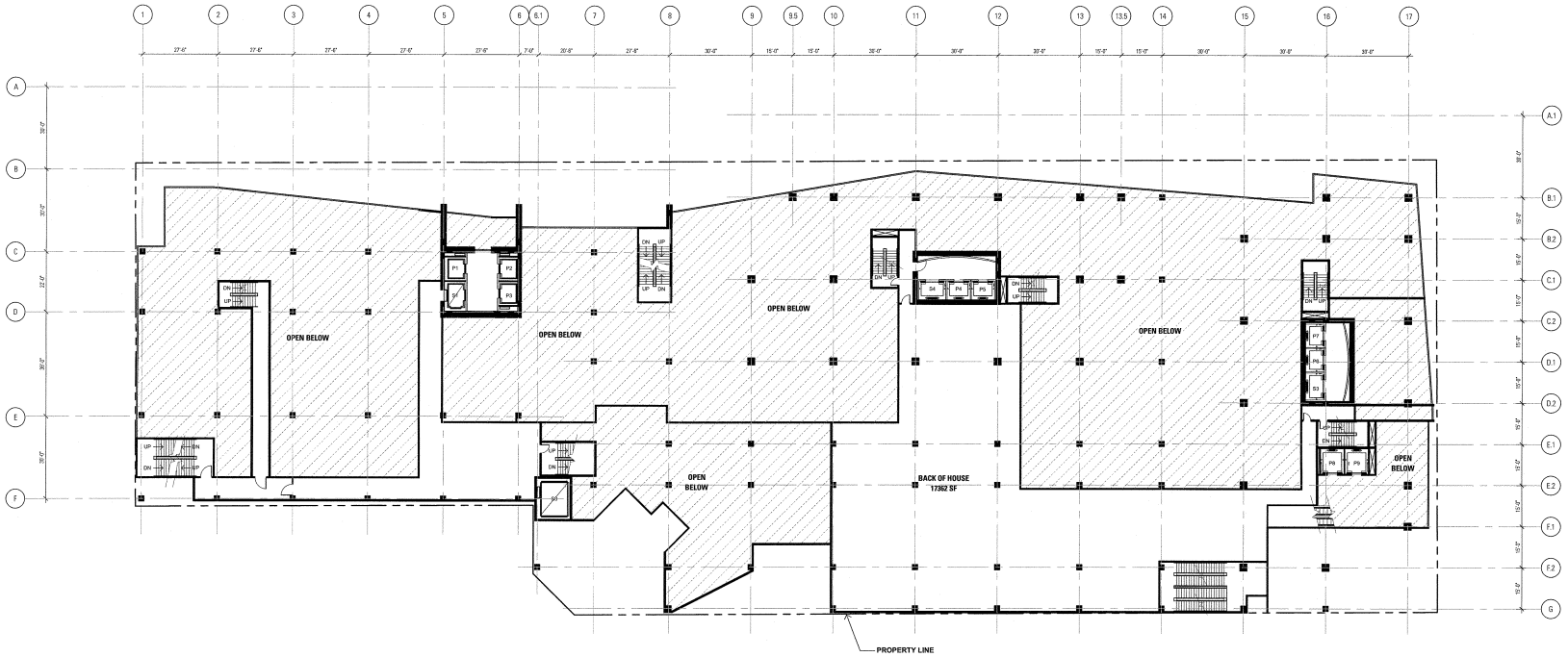
Mark	Date	Description

FIRST FLOOR/ STREET LEVEL

A101

ATTACHMENT 47



1 MEZZANINE PLAN
1"=20'
T.O.F.F = +9'-0"

N SCALE: 1" = 20'-0"

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Mark	Date	Description

1ST FLOOR MEZZANINE

A101.5

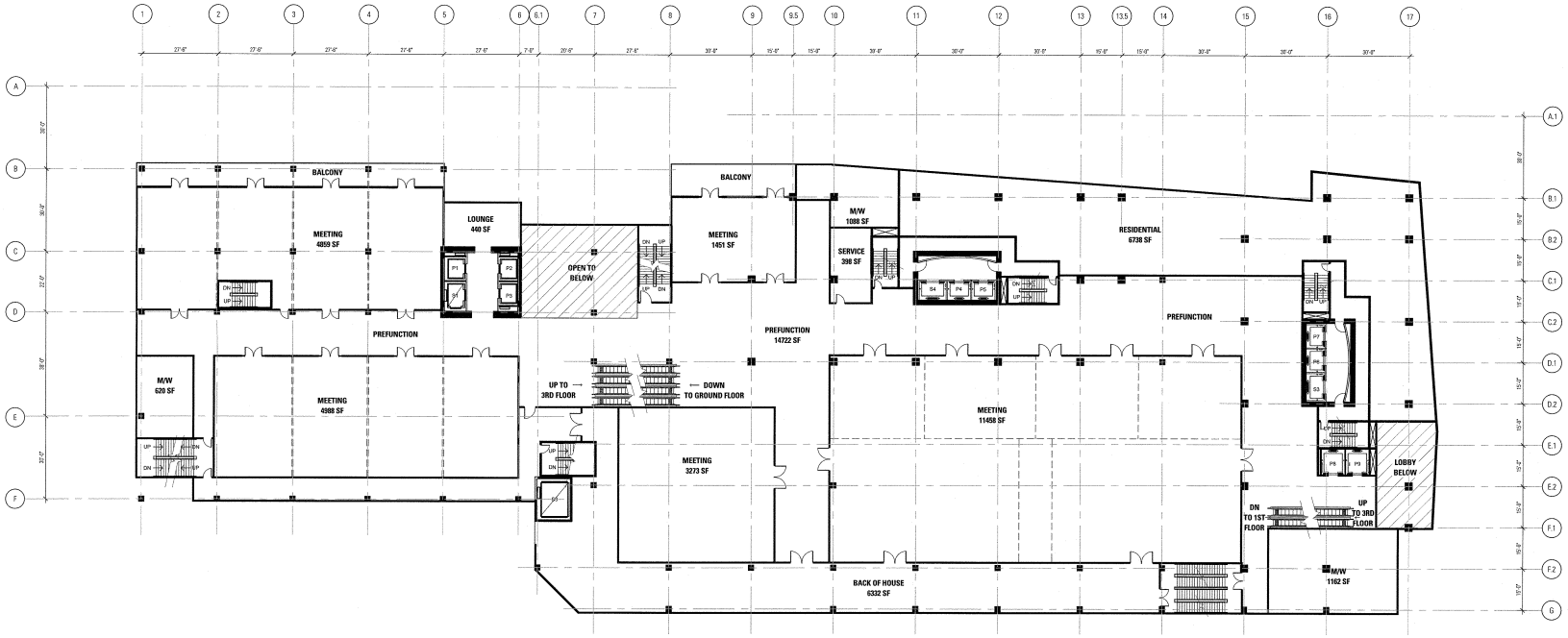
ATTACHMENT 48

GENERAL NOTES

1. ALL STAIRWAY AND ELEVATOR LOBBY DOORS TO INCORPORATE 1'-0" X 1'-0" FIRE-RATED GLAZING TO ALLOW FOR MAXIMUM NATURAL SURVEILLANCE AND ACTIVITY SUPPORT..

2. PROVIDE HIGHLY REFLECTIVE WHITE PAINT SURFACES AT WALLS AND CEILINGS OF GARAGE.

3. ALL TANDEM SPACES TO BE ASSIGNED TO RESIDENTIAL USES ONLY.



1 2ND FLOOR PLAN
1"=20'
T.O.F.F.=+18'-0"

N SCALE: 1" = 20'-0"

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Mark	Date	Description

2ND FLOOR PLAN

A102

ATTACHMENT 49

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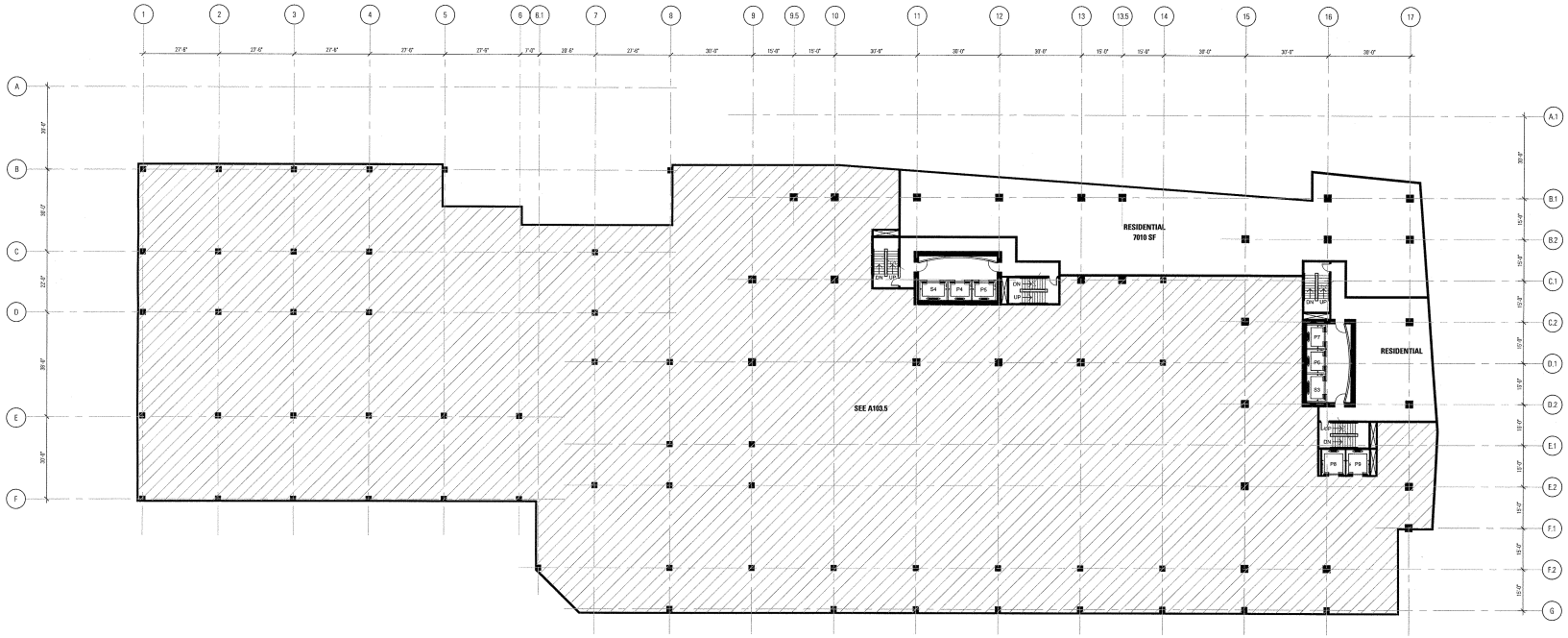
3. ALL TANDEM SPACES TO BE ASSIGNED TO RESIDENTIAL USES ONLY.



1 **3RD FLOOR PLAN**
1"=20' T.O.F.F = +31'-6"

N SCALE: 1" = 20'-0"

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Mark	Date	Description

THIRD FLOOR

A103

ATTACHMENT 50

GENERAL NOTES

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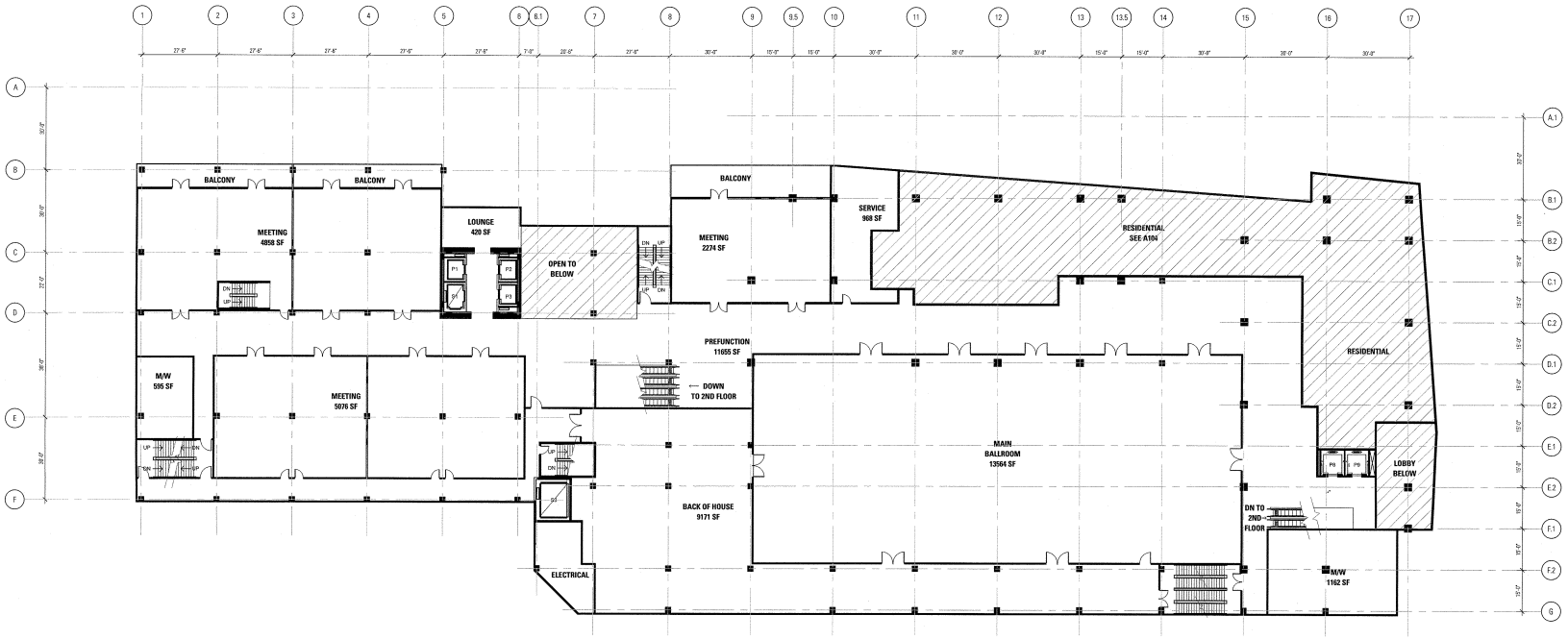

1 **MAIN BALLROOM / 3RD FLOOR PLAN**
1"=20' T.O.F.F.= +31'-6"

N SCALE: 1" = 20'-0"

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Mark	Date	Description

MAIN BALLROOM/
3RD FLOOR PLAN

A103.5

ATTACHMENT 51

GENERAL NOTES

1. ALL STAIRWAY AND ELEVATOR LOBBY DOORS TO INCORPORATE 1'-0" X 1'-0" FIRE-RATED GLAZING TO ALLOW FOR MAXIMUM NATURAL SURVEILLANCE AND ACTIVITY SUPPORT.

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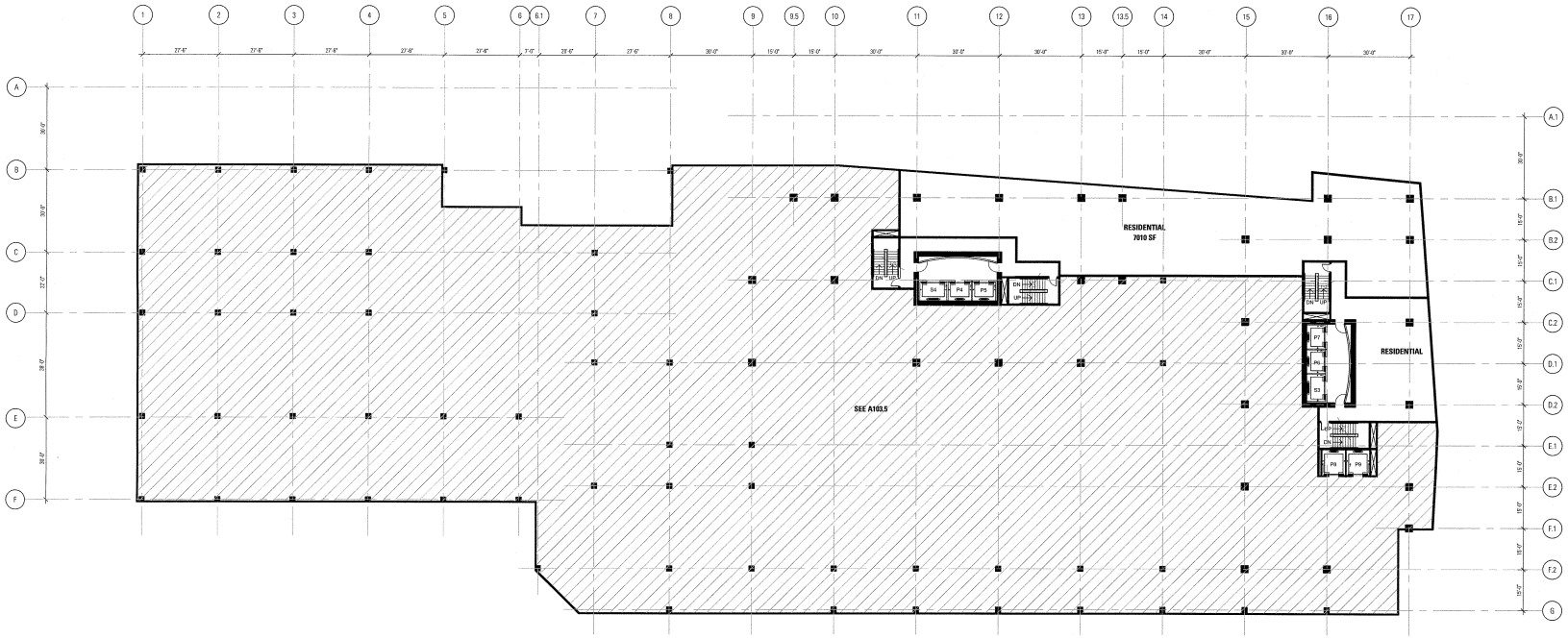

1 4TH FLOOR PLAN
1"=20'
T.O.F.F = +44'-0"

N SCALE: 1" = 20'-0"

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Consultants

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13470
JOSEPH A.
S. TYNCIK
ARIZONA U.S.A.
4-28-08
EXPIRES 3-31-09

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Signature

Registration No.

Date

Project For

M7 MIXED-USE DEVELOPMENT & TEMPE CONFERENCE CENTER

Project No. 1737.001.00

Drawn By JP, MD, DT, JD

Checked By MXR, JP

Date 02.28.08

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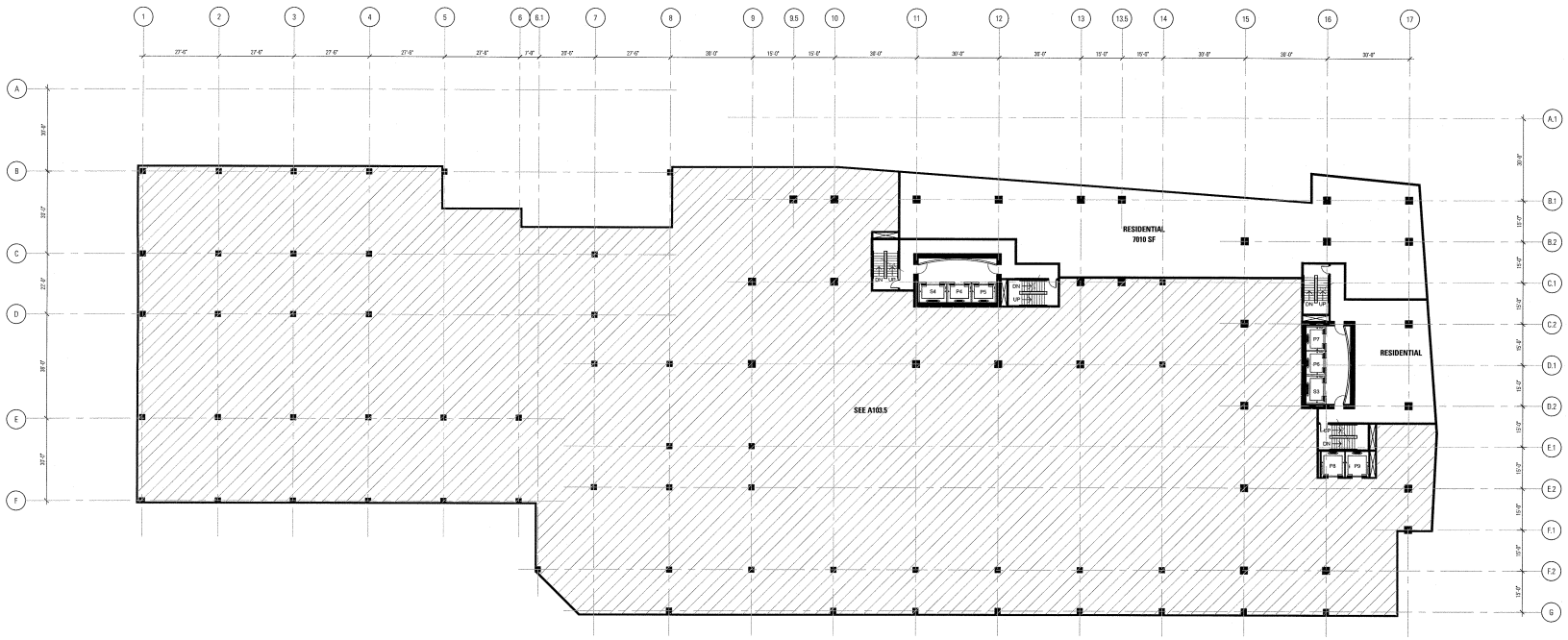
Mark	Date	Description

FOURTH FLOOR

A104

ATTACHMENT 52



1 5TH FLOOR HOTEL PLAN
1"=20'
T.O.F.F = +64'-0"

N SCALE: 1" = 20'-0"

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Tempe, AZ 85281

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480.899.2099 fax
www.rsparch.com

Consultants

Certification

REGISTERED ARCHITECT
CERTIFICATE NO.
13470
JOSEPH A.
TRNOVAY
DATE SIGNED
2/28/08
ARIZONA, U.S.A.

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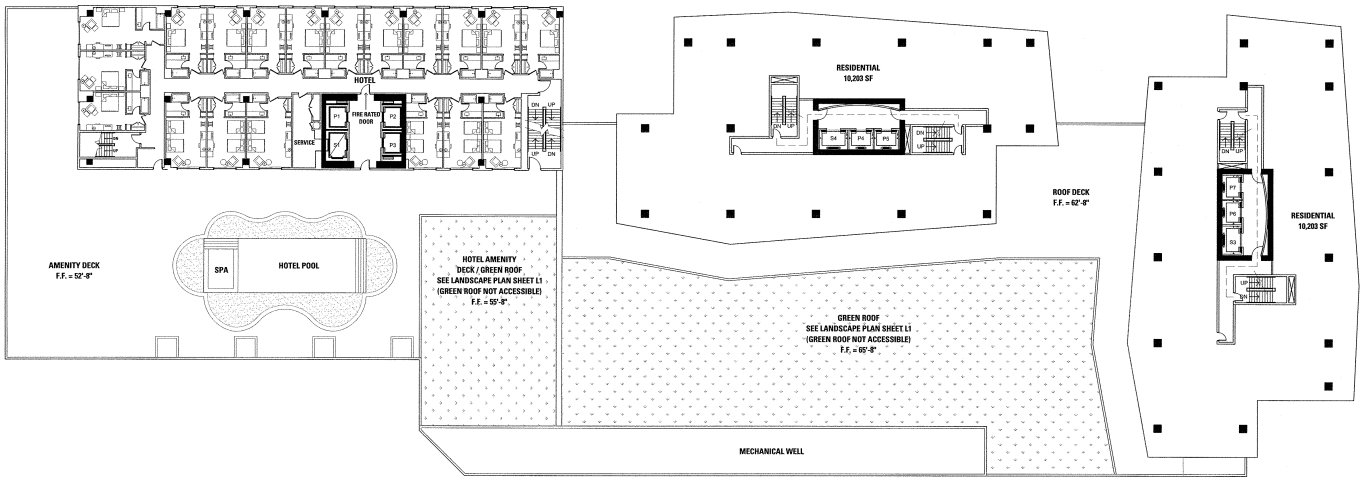
Mark	Date	Description

FIFTH FLOOR

A105

ATTACHMENT 53



1 **6th - 25th FLOOR (TYPICAL PLAN)**
1"=20'
T.O.F.F. = +92'-8" (6TH FLOOR) - +265'-4" (25TH FLOOR) SEE SECTIONS

N 0 10' 20' 40'
SCALE: 1" = 20'-0"

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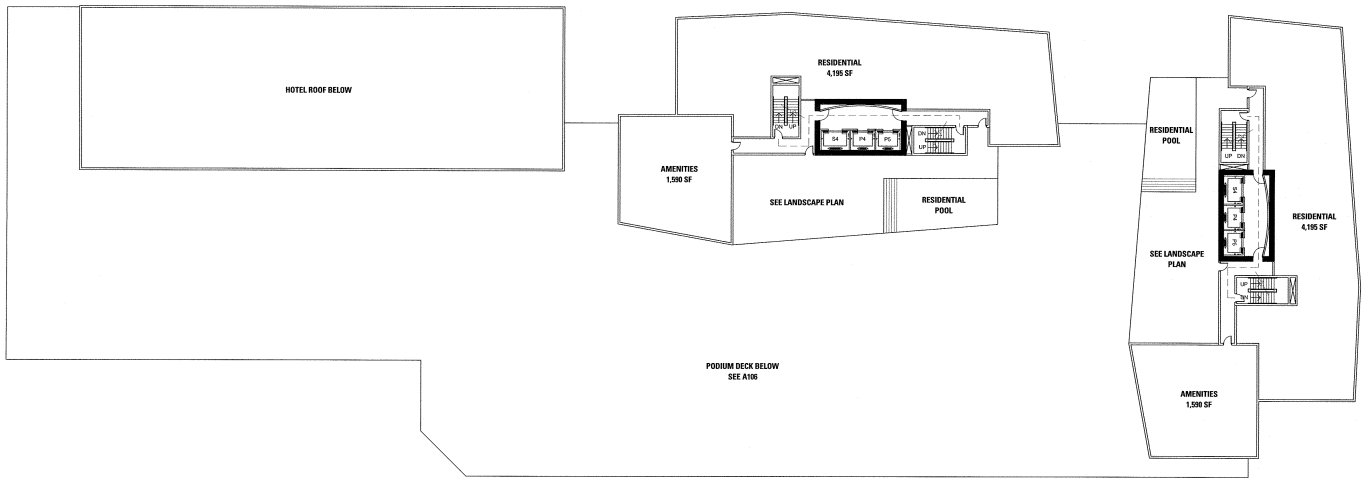
Mark	Date	Description

6TH FLOOR PODIUM DECK/
TYP. UPPER FLOORS

A106

ATTACHMENT 54



1 **26th FLOOR HOTEL PLAN**
1"=20' T.O.F.F.= +282'-0"

0 10' 20' 40'
N SCALE: 1" = 20'-0"

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ARIZONA, U.S.A.

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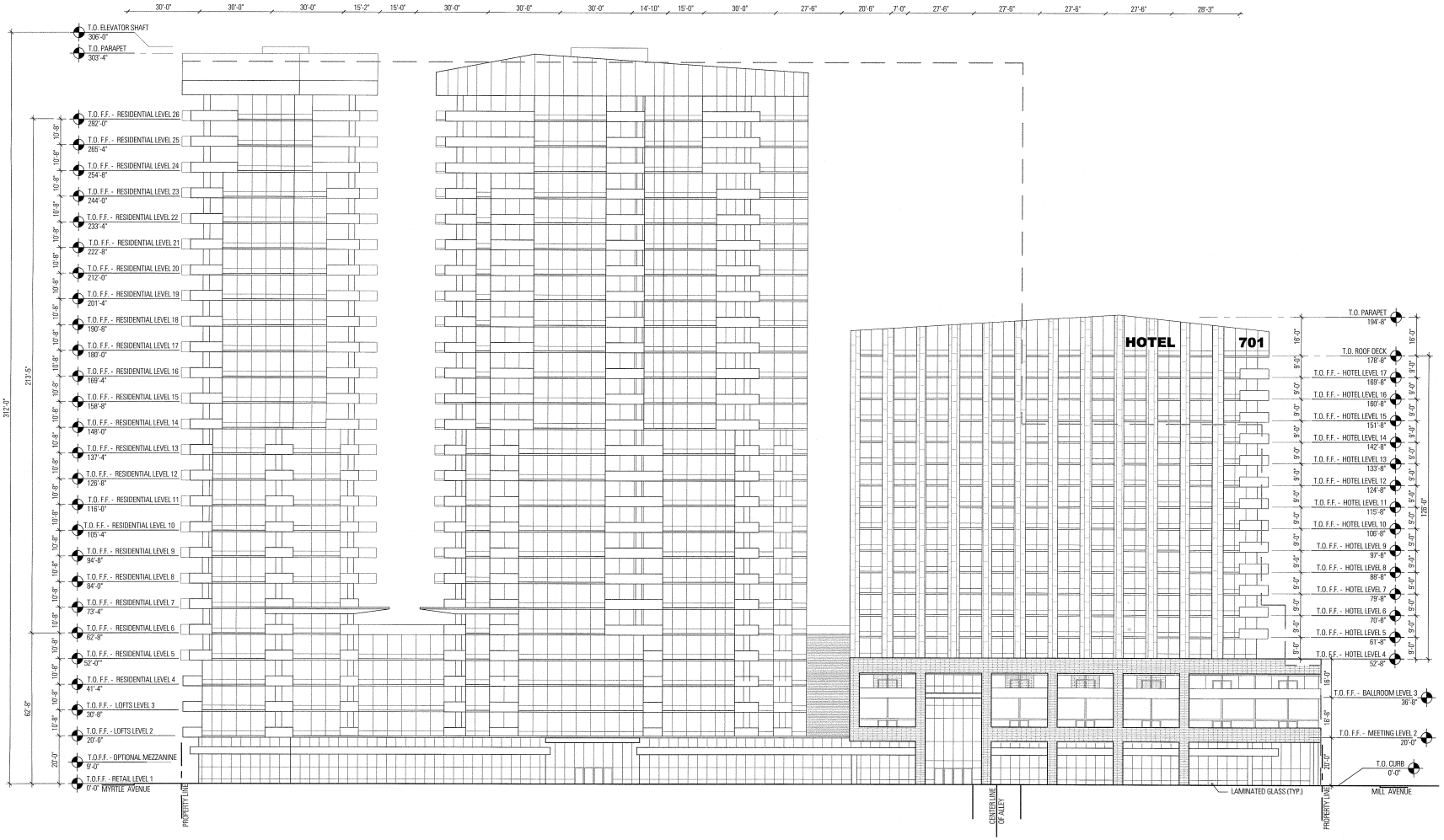
Mark	Date	Description

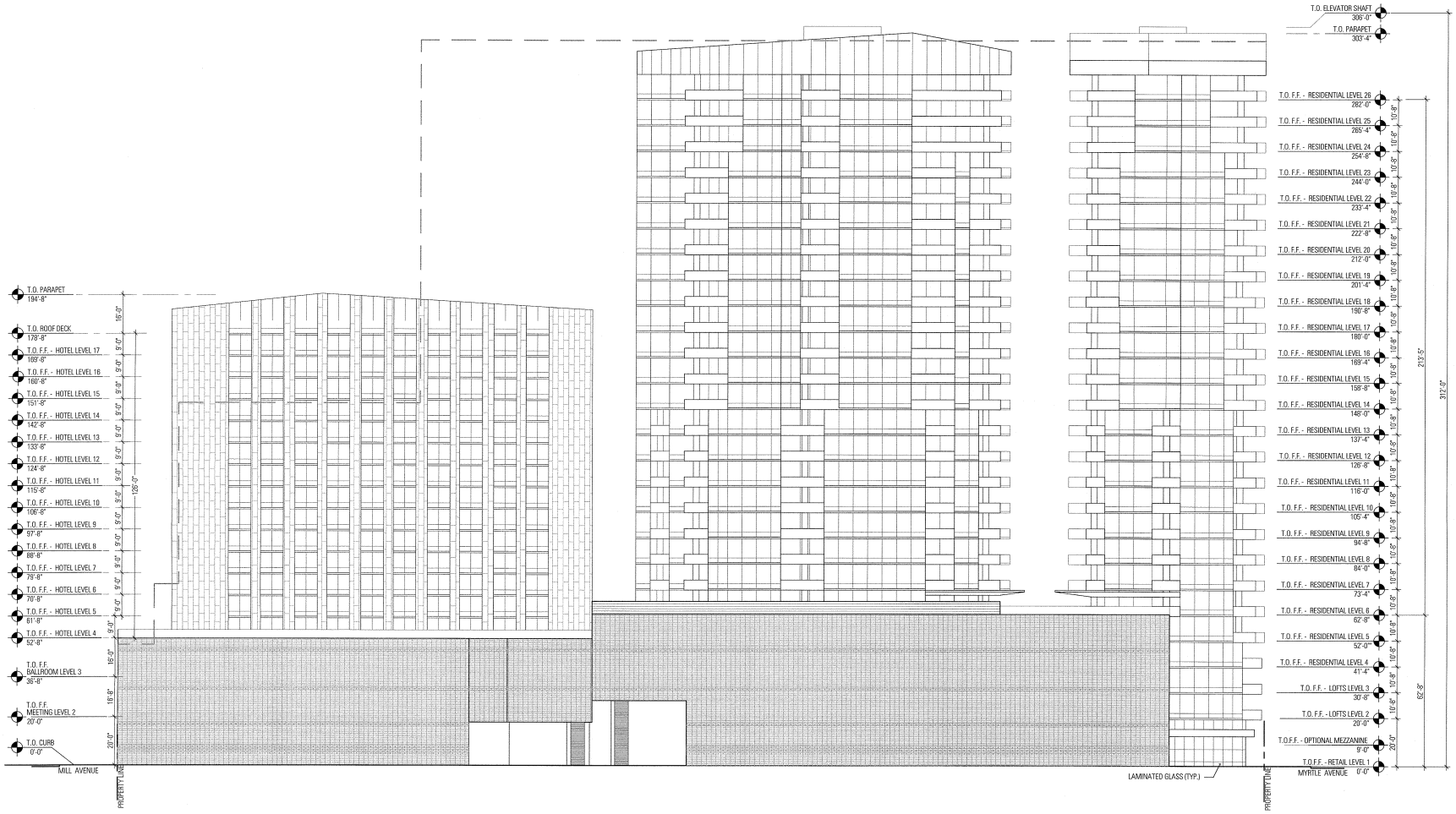
ROOF DECK/
26th FLOOR RESIDENTIAL

A107

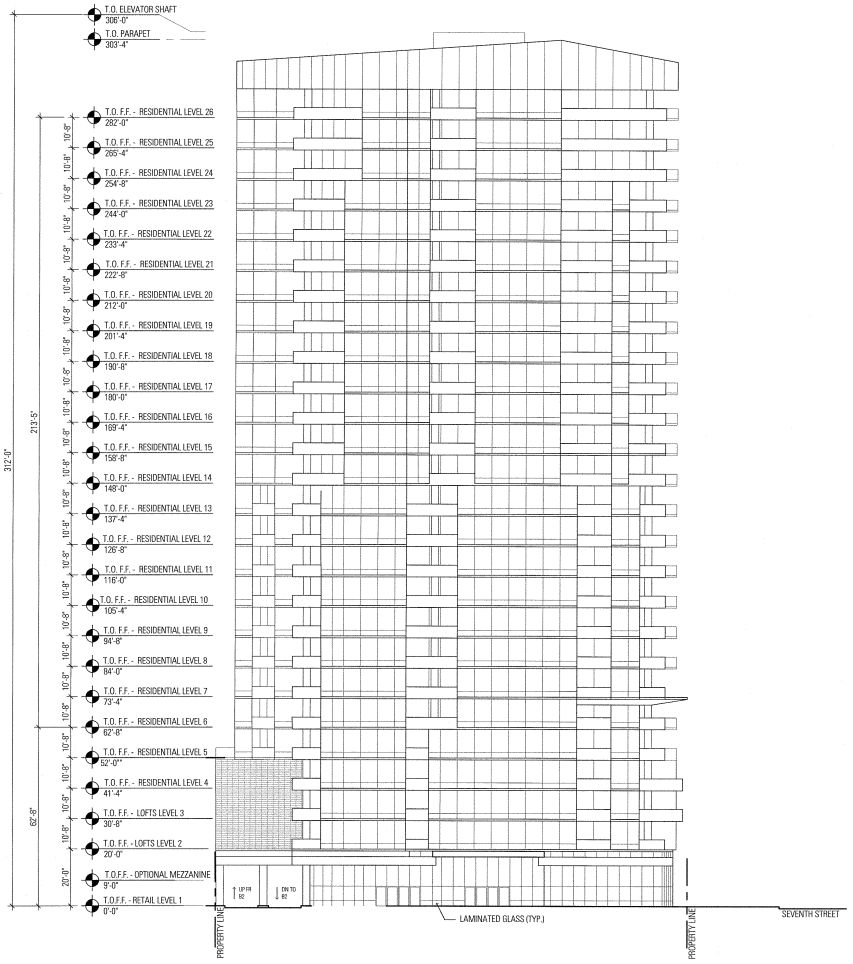
ATTACHMENT 55


30'-0" 30'-0" 30'-0" 15'-2" 15'-0" 30'-0" 30'-0" 30'-0" 14'-10" 15'-0" 30'-0" 27'-6" 20'-6" 7'-0" 27'-6" 27'-6" 27'-6" 27'-6" 28'-3"
T.O. ELEVATOR SHAFT 306'-0"
T.O. PARAPET 303'-4"
T.O. F.F. - RESIDENTIAL LEVEL 26 282'-0"
T.O. F.F. - RESIDENTIAL LEVEL 25 265'-4"
T.O. F.F. - RESIDENTIAL LEVEL 24 254'-8"
T.O. F.F. - RESIDENTIAL LEVEL 23 244'-0"
T.O. F.F. - RESIDENTIAL LEVEL 22 233'-4"
T.O. F.F. - RESIDENTIAL LEVEL 21 222'-8"
T.O. F.F. - RESIDENTIAL LEVEL 20 212'-0"
T.O. F.F. - RESIDENTIAL LEVEL 19 201'-4"
T.O. F.F. - RESIDENTIAL LEVEL 18 190'-8"
T.O. F.F. - RESIDENTIAL LEVEL 17 180'-0"
T.O. F.F. - RESIDENTIAL LEVEL 16 169'-4"
T.O. F.F. - RESIDENTIAL LEVEL 15 158'-8"
T.O. F.F. - RESIDENTIAL LEVEL 14 148'-0"
T.O. F.F. - RESIDENTIAL LEVEL 13 137'-4"
T.O. F.F. - RESIDENTIAL LEVEL 12 126'-8"
T.O. F.F. - RESIDENTIAL LEVEL 11 116'-0"
T.O. F.F. - RESIDENTIAL LEVEL 10 105'-4"
T.O. F.F. - RESIDENTIAL LEVEL 9 94'-8"
T.O. F.F. - RESIDENTIAL LEVEL 8 84'-0"
T.O. F.F. - RESIDENTIAL LEVEL 7 73'-4"
T.O. F.F. - RESIDENTIAL LEVEL 6 62'-8"
T.O. F.F. - RESIDENTIAL LEVEL 5 52'-0"
T.O. F.F. - RESIDENTIAL LEVEL 4 41'-4"
T.O. F.F. - LOFTS LEVEL 3 30'-8"
T.O. F.F. - LOFTS LEVEL 2 20'-0"
T.O.F.F. - OPTIONAL MEZZANINE 9'-0"
T.O.F.F. - RETAIL LEVEL 1 0'-0" MYRTLE AVENUE
317'-0"
219'-5"
62'-8"
10'-8" 10'-8" 10'-8"

ATTACHMENT 56

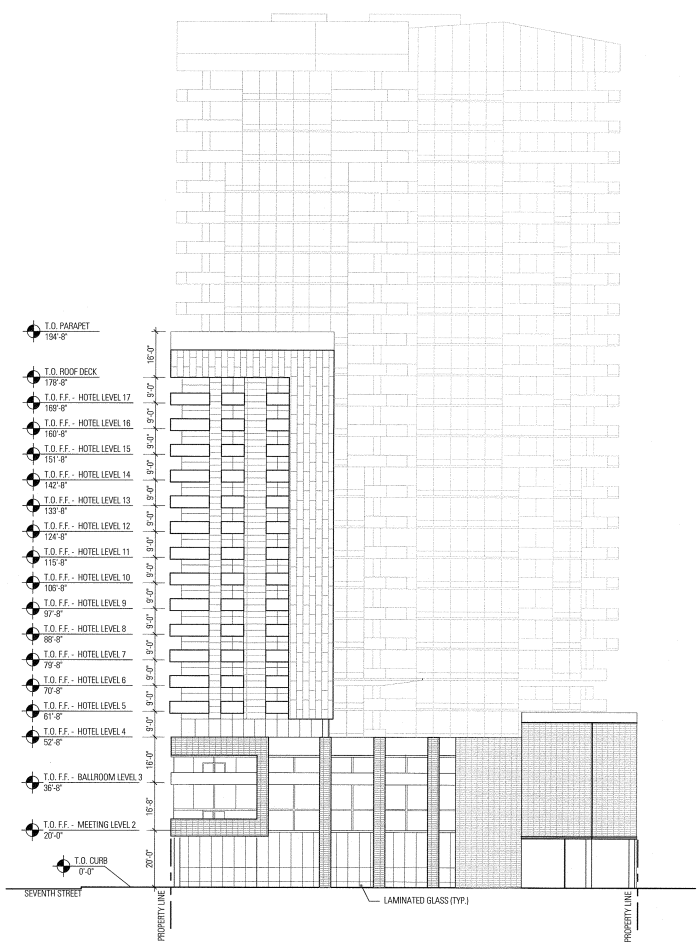

T.O. ELEVATOR SHAFT 306'-0"
T.O. PARAPET 303'-4"
T.O. F.F. - RESIDENTIAL LEVEL 26 282'-0"
T.O. F.F. - RESIDENTIAL LEVEL 25 265'-4"
T.O. F.F. - RESIDENTIAL LEVEL 24 254'-8"
T.O. F.F. - RESIDENTIAL LEVEL 23 244'-0"
T.O. F.F. - RESIDENTIAL LEVEL 22 233'-4"
T.O. F.F. - RESIDENTIAL LEVEL 21 222'-8"
T.O. F.F. - RESIDENTIAL LEVEL 20 212'-0"
T.O. F.F. - RESIDENTIAL LEVEL 19 201'-4"
T.O. F.F. - RESIDENTIAL LEVEL 18 190'-8"
T.O. F.F. - RESIDENTIAL LEVEL 17 180'-0"
T.O. F.F. - RESIDENTIAL LEVEL 16 169'-4"
T.O. F.F. - RESIDENTIAL LEVEL 15 158'-8"
T.O. F.F. - RESIDENTIAL LEVEL 14 148'-0"
T.O. F.F. - RESIDENTIAL LEVEL 13 137'-4"
T.O. F.F. - RESIDENTIAL LEVEL 12 126'-8"
T.O. F.F. - RESIDENTIAL LEVEL 11 116'-0"
T.O. F.F. - RESIDENTIAL LEVEL 10 105'-4"
T.O. F.F. - RESIDENTIAL LEVEL 9 94'-8"
T.O. F.F. - RESIDENTIAL LEVEL 8 84'-0"
T.O. F.F. - RESIDENTIAL LEVEL 7 73'-4"
T.O. F.F. - RESIDENTIAL LEVEL 6 62'-8"
T.O. F.F. - RESIDENTIAL LEVEL 5 52'-0"
T.O. F.F. - RESIDENTIAL LEVEL 4 41'-4"
T.O. F.F. - LOFTS LEVEL 3 30'-8"
T.O. F.F. - LOFTS LEVEL 2 20'-0"
T.O.F.F. - OPTIONAL MEZZANINE 9'-0"
T.O.F.F. - RETAIL LEVEL 1 0'-0"
MYRTLE AVENUE
T.O. PARAPET 194'-8"
T.O. ROOF DECK 179'-8"
T.O. F.F. - HOTEL LEVEL 17 169'-8"
T.O. F.F. - HOTEL LEVEL 16 160'-8"
T.O. F.F. - HOTEL LEVEL 15 151'-8"
T.O. F.F. - HOTEL LEVEL 14 142'-8"
T.O. F.F. - HOTEL LEVEL 13 133'-8"
T.O. F.F. - HOTEL LEVEL 12 124'-8"
T.O. F.F. - HOTEL LEVEL 11 115'-8"
T.O. F.F. - HOTEL LEVEL 10 106'-8"
T.O. F.F. - HOTEL LEVEL 9 97'-8"
T.O. F.F. - HOTEL LEVEL 8 88'-8"
T.O. F.F. - HOTEL LEVEL 7 79'-8"
T.O. F.F. - HOTEL LEVEL 6 70'-8"
T.O. F.F. - HOTEL LEVEL 5 61'-8"
T.O. F.F. - HOTEL LEVEL 4 52'-8"
T.O. F.F. BALLROOM LEVEL 3 36'-8"
T.O. F.F. MEETING LEVEL 2 20'-0"
T.O. CURB 0'-0"
MILL AVENUE
PROPERTY LINE
LAMINATED GLASS (TYP.)
PROPERTY LINE
16'-0"
9'-0"
9'-0"
9

ATTACHMENT 57



1 **EAST ELEVATION**
1"=20'

0 10' 20' 40'
SCALE: 1" = 20'-0"



2 **WEST ELEVATION**
1"=20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

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Signature

Registration No.

Date

Project For

M7 MIXED-USE DEVELOPMENT & TEMPE CONFERENCE CENTER

Project No.	1737.001.00
Drawn By	JP, MD, DT, JD
Checked By	MXR, JP
Date	02.28.08

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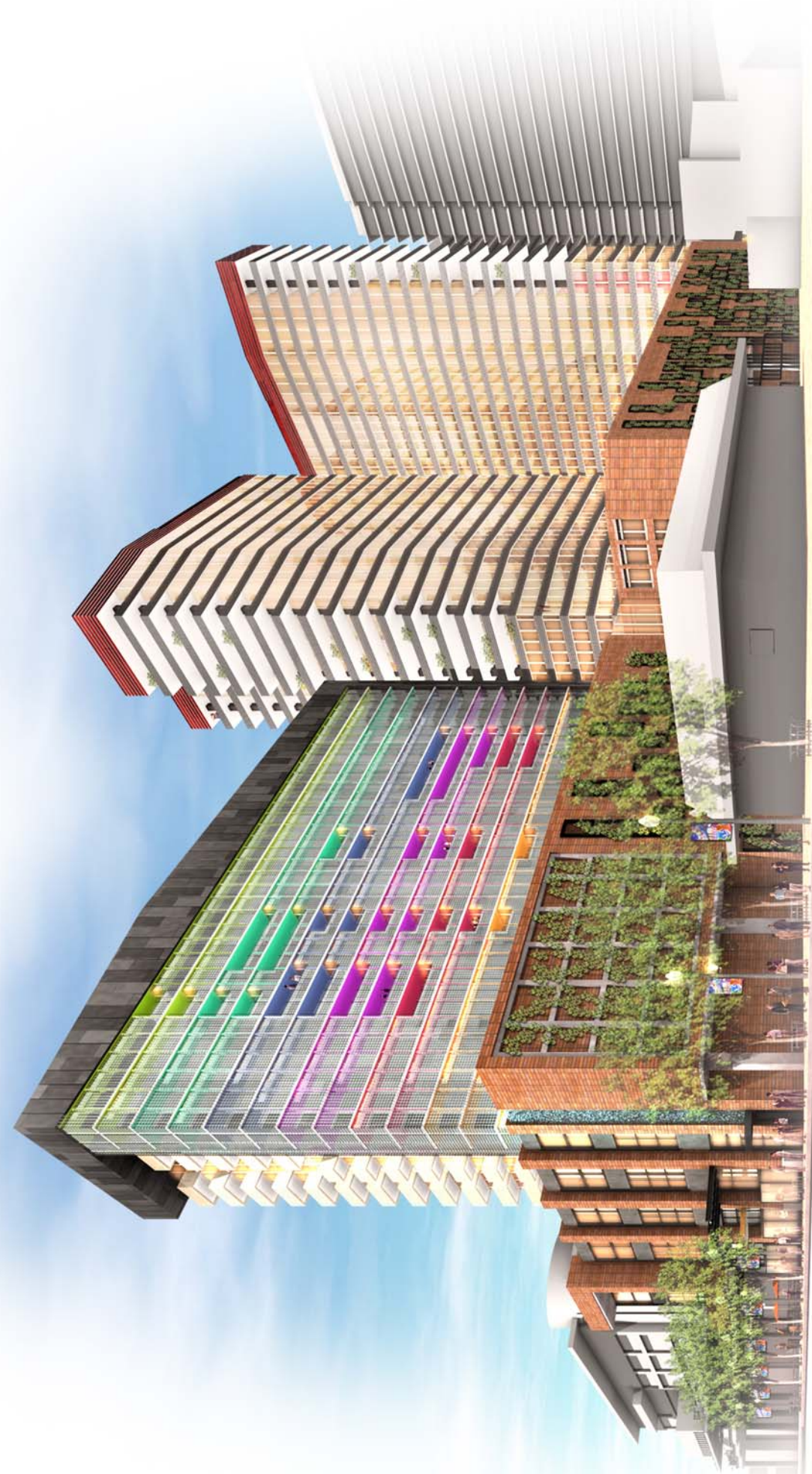
Mark	Date	Description

EAST & WEST BUILDING ELEVATIONS

A403

ATTACHMENT 58



ATTACHMENT 59

ATTACHMENT 60

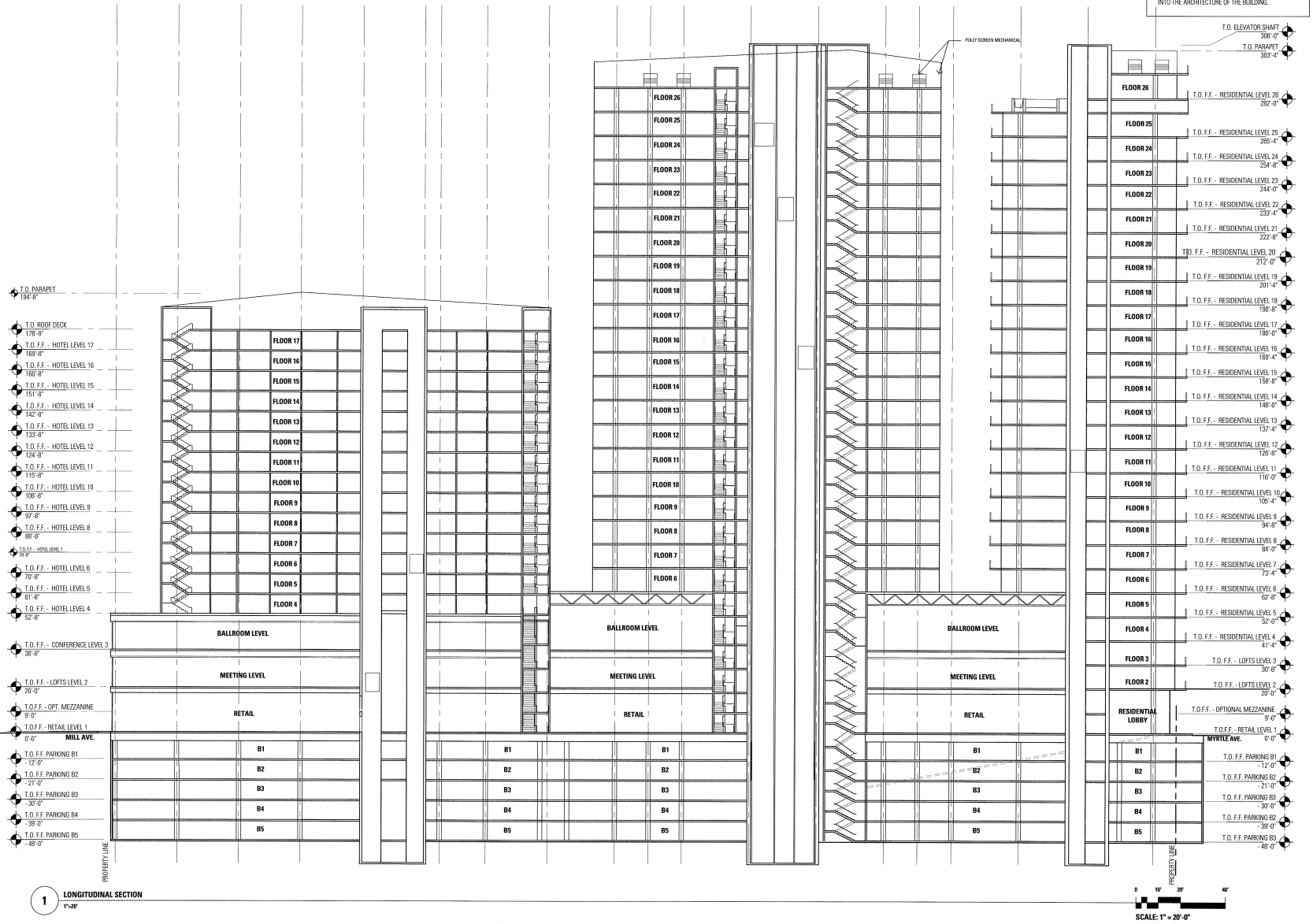
HYPNOTIK
MAS FIAZAD
MAS FIAZAD

ATTACHMENT 62

ATTACHMENT 63

GENERAL NOTES

1. ADDRESS WILL BE PROVIDED ON ROOF OF TOWERS.
2. ROOF PARAPET WILL CONCEAL CELLULAR ANTENNAE INTO THE ARCHITECTURE OF THE BUILDING.



1 LONGITUDINAL SECTION
1"=20'

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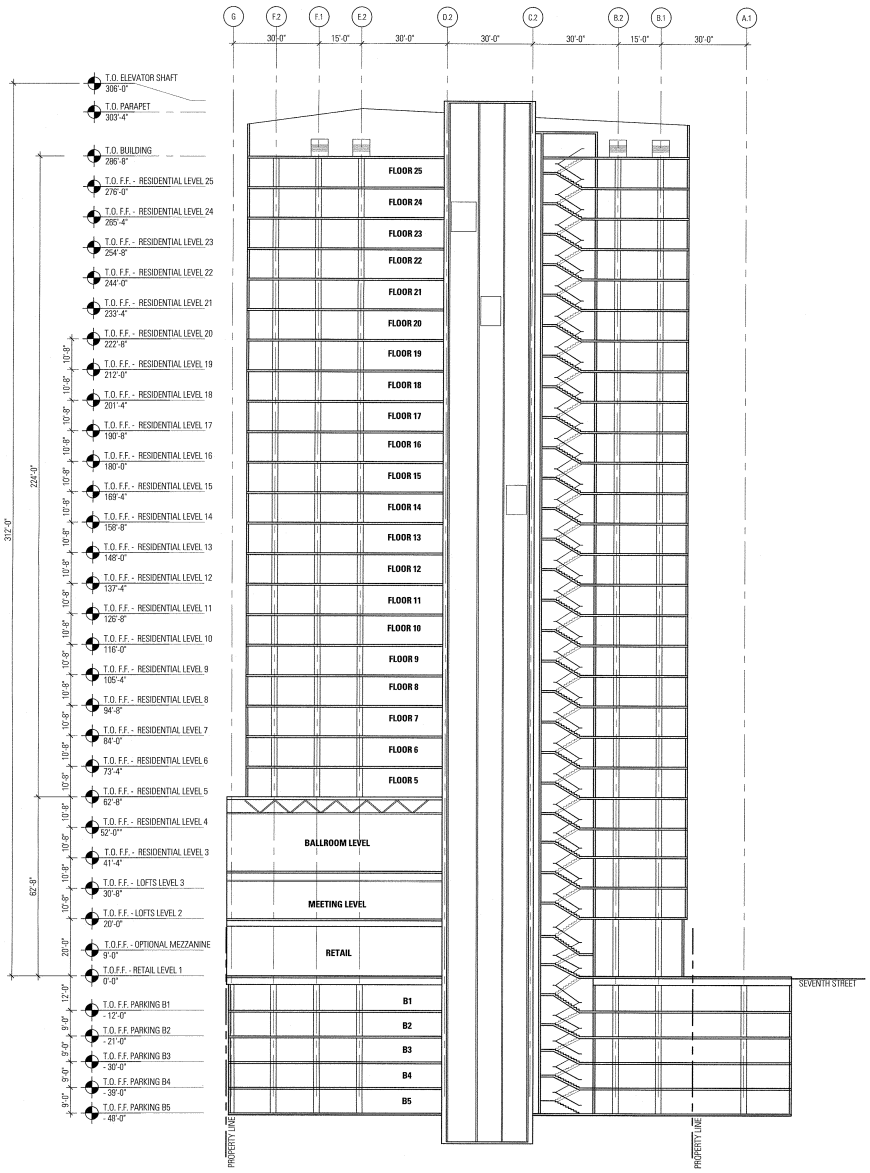
LONGITUDINAL SECTION

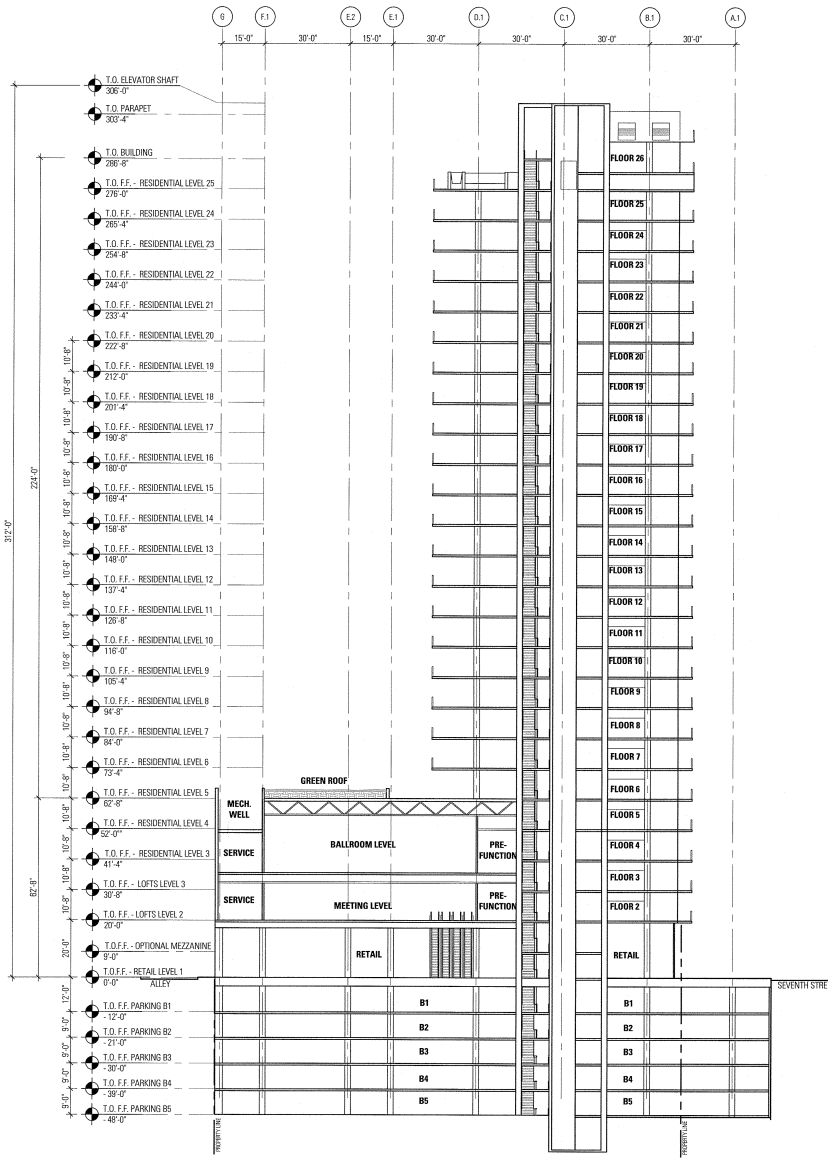
A501

ATTACHMENT 64



1 **EAST TOWER TRANSVERSE SECTION**
1"=20'

0 10' 20' 40'
SCALE: 1" = 20'-0"



2 **WEST TOWER TRANSVERSE SECTION**
1"=20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

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2/28/08
ARIZONA U.S.A.

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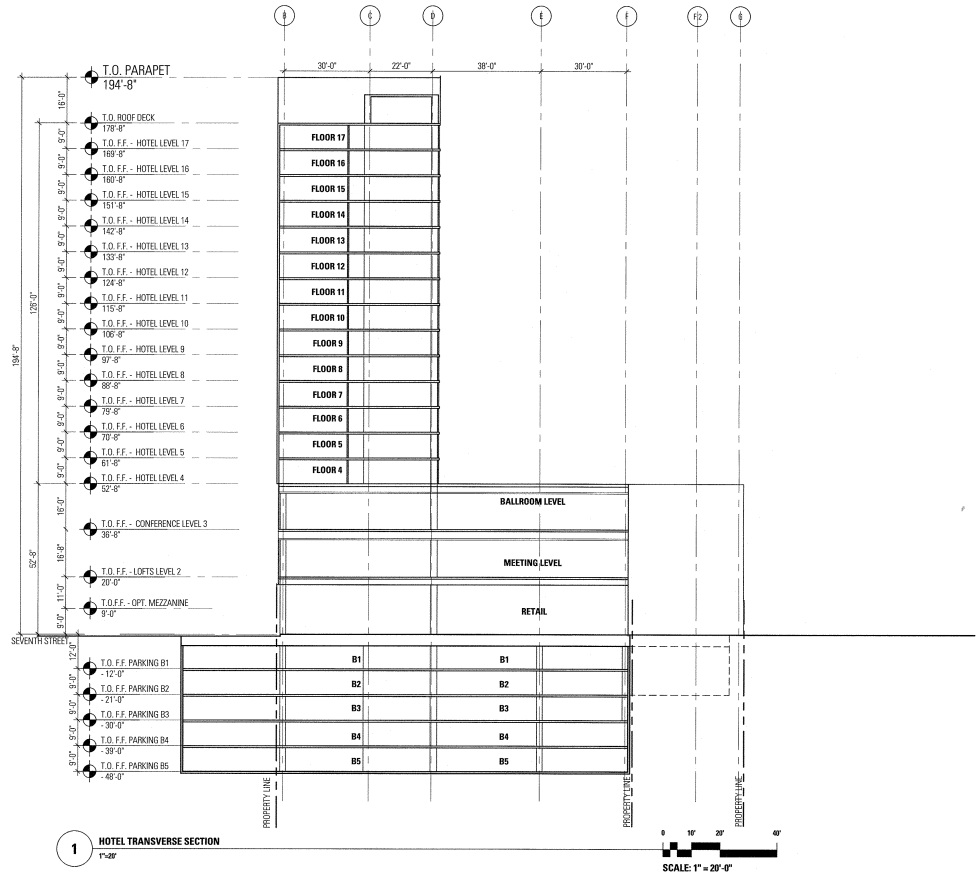
Mark	Date	Description

TRANSVERSE SECTIONS

A502

ATTACHMENT 65



1 **HOTEL TRANSVERSE SECTION**
1"=20'

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REGISTERED ARCHITECT
CERTIFICATE NO.
19470
JOSEPH A.
CYNDAJ
Expires 12/31/08
ARIZONA U.S.A.

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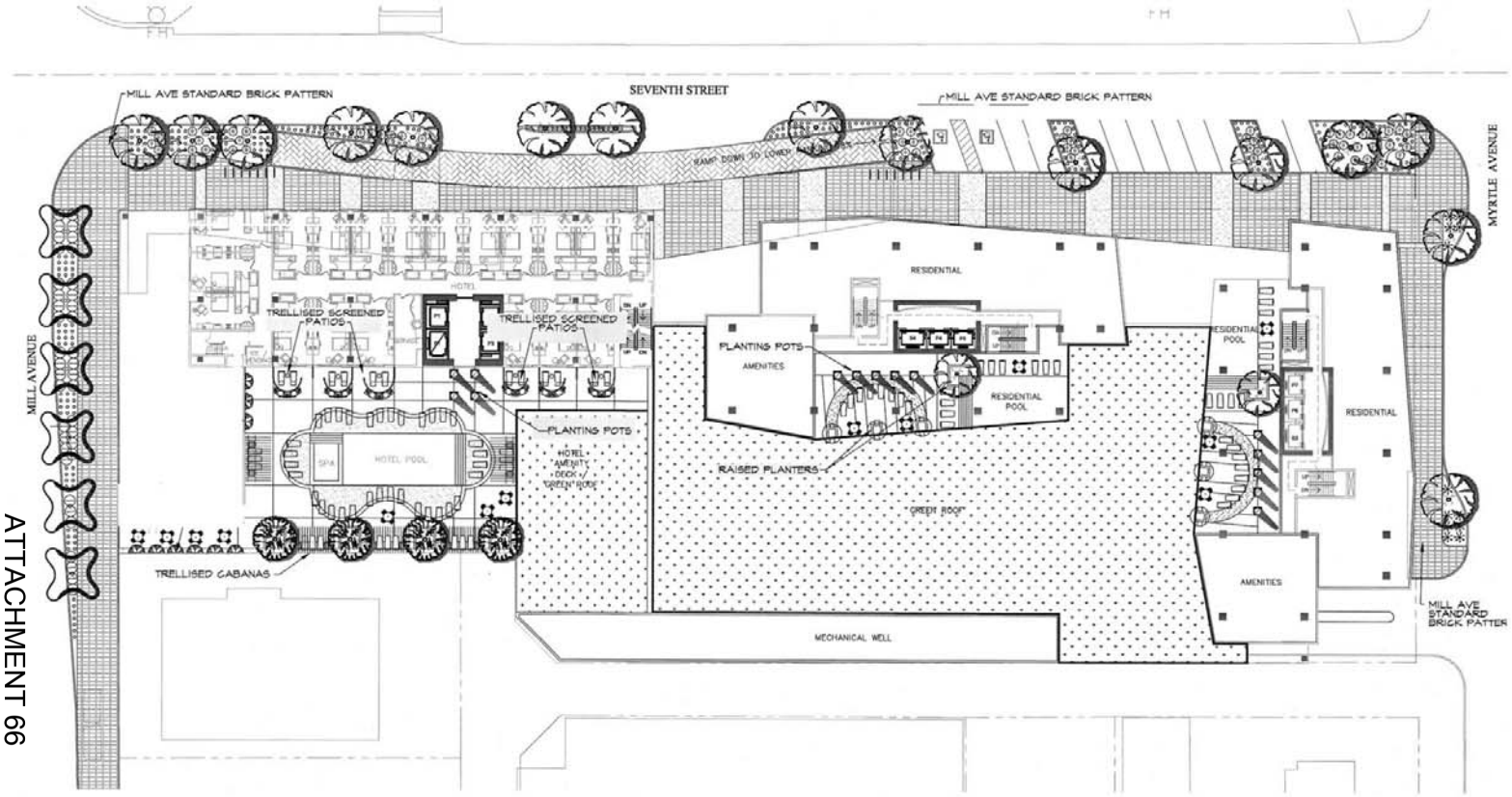
Mark	Date	Description

TRANSVERSE SECTIONS

A503



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	EXISTING TREES TO REMAIN			
	FICUS NITIDA	INDIAN LAUREL FIG	15 GAL. / 24" BOX	6
	TREES			
	CAESALPINIA CACALACO "SMOOTHIE"	THORNLESS CASCALOTE	15 GAL. / 24" BOX	5
	QUERCUS VIRGINIANA	HERITAGE LIVE OAK	15 GAL. / 24" BOX	18
	SHRUBS			
	CUPRESSUS SEMPERVIRENS	TINY TOWER ITALIAN CYPRESS	5 GAL.	18
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	6
	RUELLIA BRITTONIANA	BARIO RUELLIA	5 GAL.	18
	ECHINOCACTUS GRUSONI	GOLDEN BARREL	5 GAL.	2"19
	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL.	12
	VINES			
	ANTIGONON LEPTOPUS	QUEEN'S WREATH	5 GAL.	4
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL.	14
	GROUNDCOVER			
	ASPARAGUS DENSIFLORUS "SPRENGERI"	ASPARAGUS FERN	1 GAL.	54
	SETCREASEA PALLIDA	PURPLE HEART PLANT	1 GAL.	54
	GREEN ROOF			
	INERT GROUNDCOVER			
	DECOMPOSED GRANITE	TO BE SELECTED	3/4" SCREENED	S.F. (TONS)

NOTES:
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 8' TO 8' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
FINALS.
4. MAINTAIN 1' TO 3' TREE AND SHRUB CLEARANCE FROM

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

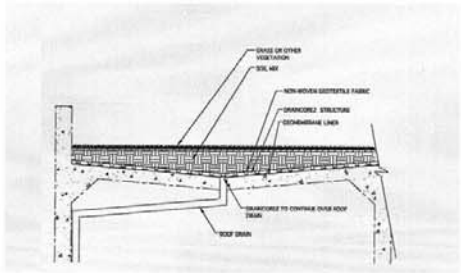
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

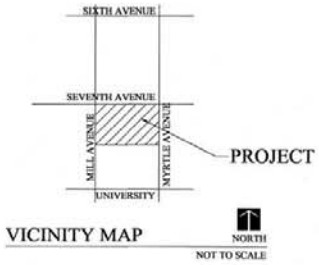
GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

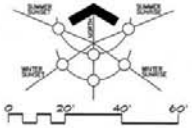


Ⓐ GREEN ROOF DETAIL EXAMPLE

nts



VICINITY MAP



SCALE: 1" = 20'-0"

PINNACLE DESIGN, INC

PAD Landscape Exhibit

7th & Mill Mixed-Use Development Tempe, AZ

1046 N. 44th Street
Suite 200 • Phoenix, AZ 85008
Ph:(602)952-8585 • Fax:952-8588
Job # 07151
FEBRUARY 21, 2008

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

ALTA/ACSM
LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

0 20 40 80
SCALE: 1"=40'

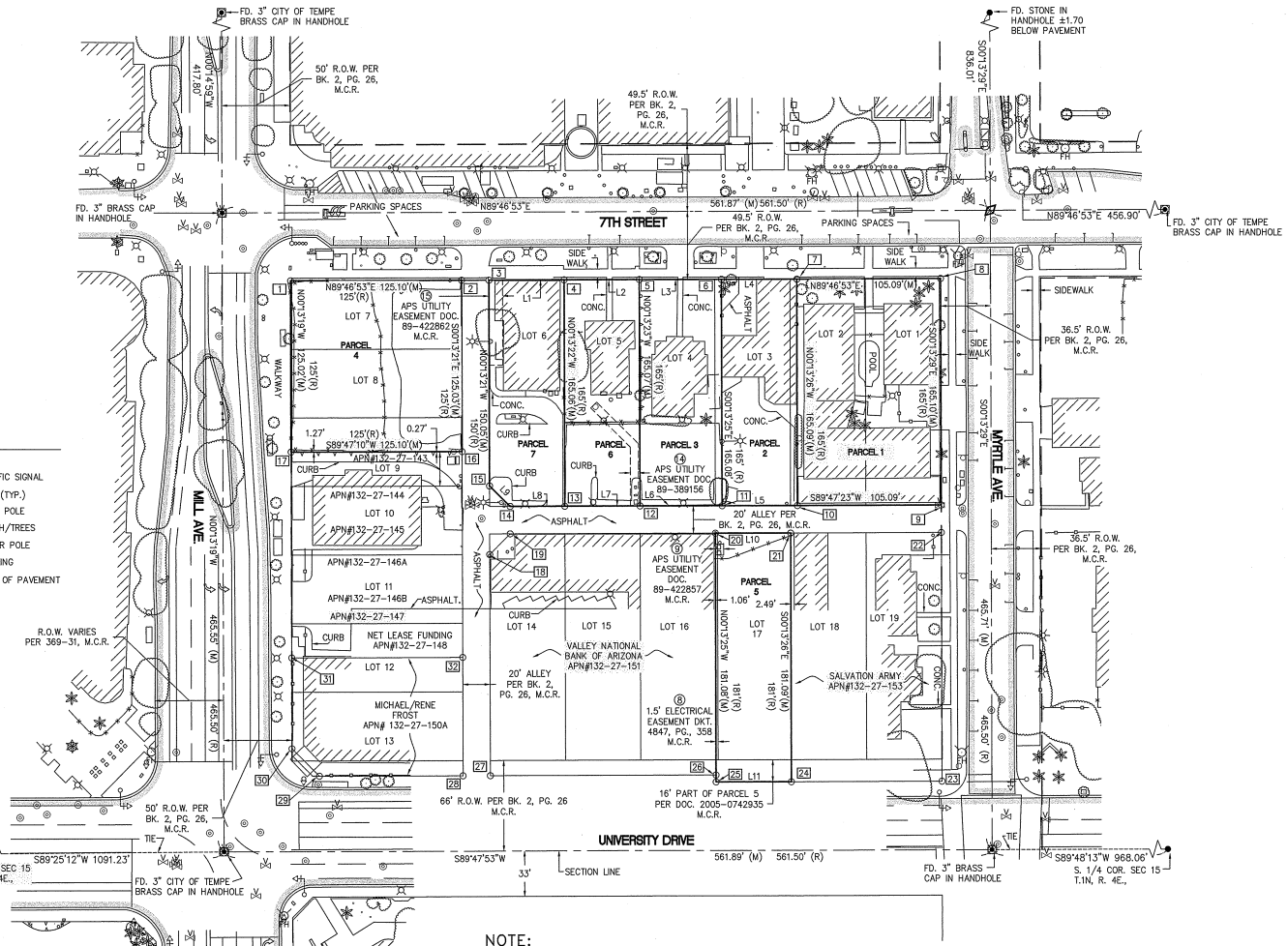
LINE TABLE		(M)	(R)
LINE	BEARING	LENGTH	LENGTH
L1	N89°46'53"E	55.04'	55.00'
L2	N89°46'53"E	55.04'	55.00'
L3	N89°46'53"E	60.07'	60.00'
L4	N89°46'53"E	55.02'	55.00'
L5	S89°47'23"W	55.02'	55.00'
L6	S89°47'23"W	60.07'	60.00'
L7	S89°47'23"W	55.05'	55.00'
L8	S89°47'23"W	40.05'	40.00'
L9	N45°12'59"W	21.22'	21.21'
L10	N89°47'23"E	55.05'	55.00'
L11	S89°47'53"W	55.05'	55.00'

MONUMENT TABLE

POINT	DESCRIPTION	ACCEPTED/NOT ACCEPTED
1	PK IN SIDEWALK LS 39593	SET
2	FND BENT 1/2" REBAR NO TAG	ACCEPTED
3	PK IN SIDEWALK LS 39593	SET
4	FND 1/2" REBAR W/ TAG 33315	NOT ACCEPTED
5	FND 1/2" REBAR W/ TAG 33315	NOT ACCEPTED
6	FND 1/2" REBAR NO TAG	ACCEPTED
7	NOTHING FND	CALC – NOT SET
8	FND 1/2" REBAR W/ TAG 33315	NOT ACCEPTED
	SET 1/2" REBAR W/ TAG 39593	SET
9	FND PK W/ TAG 33315	NOT ACCEPTED
	SET PK W/ TAG 39593	SET
10	SET PK W/ TAG 39593	SET
11	SET PK W/ TAG 39593	SET
12	SET PK W/ TAG 39593	SET
13	FND COTTON SPINDLE NO TAG	ACCEPTED
	FND PK NO TAG	NOT ACCEPTED
14	FND PK W/ TAG 33315	NOT ACCEPTED
	SET PK W/ TAG 39593	SET
15	SET PK W/ TAG 39593	SET
16	FND BENT 1/2" REBAR NO TAG	ACCEPTED FOR LINE
	SET 1/2" REBAR W/ TAG 39593	SET
17	FND DRILL HOLE	ACCEPTED
	SET PK W/ TAG 39593	SET
18	FND 1/2" REBAR NO TAG	ACCEPTED
19	NOT FND	CALC – NOT SET
20	FND PK IN TOP OF BOLLARD	ACCEPTED
21	SET PK W/ TAG 39593	SET
22	NOT FND	CALC – NOT SET
23	NOT FND	CALC – NOT SET
24	FND "X" IN BRICK WALK	ACCEPTED
	SET PK W/ TAG 39593	SET
25	SET PK W/ TAG 39593	SET
26	NOT FND	CALC – NOT SET
27	FND PK NO TAG	ACCEPTED
28	NOT FND	CALC – NOT SET
29	NOT FND	CALC – NOT SET
30	NOT FND	CALC – NOT SET
31	FND PK W/ TAG	ACCEPTED
32	FND PK W/ TAG	ACCEPTED

LEGEND

- INDICATES SET DEA CAP AND REBAR LS 39593
- INDICATES FOUND BRASS CAP AS NOTED
- INDICATES MONUMENT AS NOTED
- INDICATES MONUMENT, SEE MONUMENT TABLE
- TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- FENCE LINE
- WALL
- LANE DIVIDER
- RETAINING WALL
- (M) MEASURED
- (R) BK. 2, PG. 26, M.C.R.
- M.C.R. MARICOPA COUNTY RECORDERS
- GLO GENERAL LAND OFFICE (R)
- FD. FOUND
- ROW RIGHT OF WAY
- CONC. CONCRETE
- BK. BOOK
- DKT. DOCKET
- PG. PAGE
- PALM TREE
- TREE
- FIRE HYDRANT
- POST
- VALVE
- SIGN (MULTIPLE POST)
- MANHOLE
- TRAFFIC SIGNAL
- SIGN (TYP.)
- LIGHT POLE
- BRUSH/TREES
- POWER POLE
- BUILDING
- EDGE OF PAVEMENT



NOTE:

1. TOPO SHOWN HEREON IS FROM AERIAL PHOTO.

2. MONUMENTS SET BY LS 33315 AND SHOWN ON 757-27 M.C.R. ARE NOT BEING ACCEPTED. J. KACK WAS ON VACATION SO WAS UNAVAILABLE FOR COMMENT BASED ON PHONE CALL (11-14-06) WITH DEI PROFESSIONAL SERVICES, D. MATTINGLY, LS 36888, THE MONUMENTS WERE SET IN ERROR.

REVISION	DATE	BY

DRAWN BY: JLA
CHECKED BY:
DATE: 11/06

DAVID EVANS AND ASSOCIATES INC.
2141 E. Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.6151

REGISTERED LAND SURVEYOR CERTIFICATE NO. 39593 BRIAN S. FISHER Date Signed 11-13-06

ALTA/ACSM
MARRIOTT RENAISSANCE SPORT HOTEL AND CONDOS
MARICOPA COUNTY

SCALE: 1"=40'
SECTION: 15
TWNSHP: 1N
RANGE: 4E
SHEET 2 OF 2
JOB NO.: RSPA00000001

P:\R\RSPA00000001\0400CAD\SV\SVALD2RSPA00000001.dwg Afmc Nov 15, 2006 10:34:08am

ATTACHMENT 67