

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



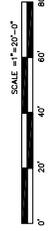
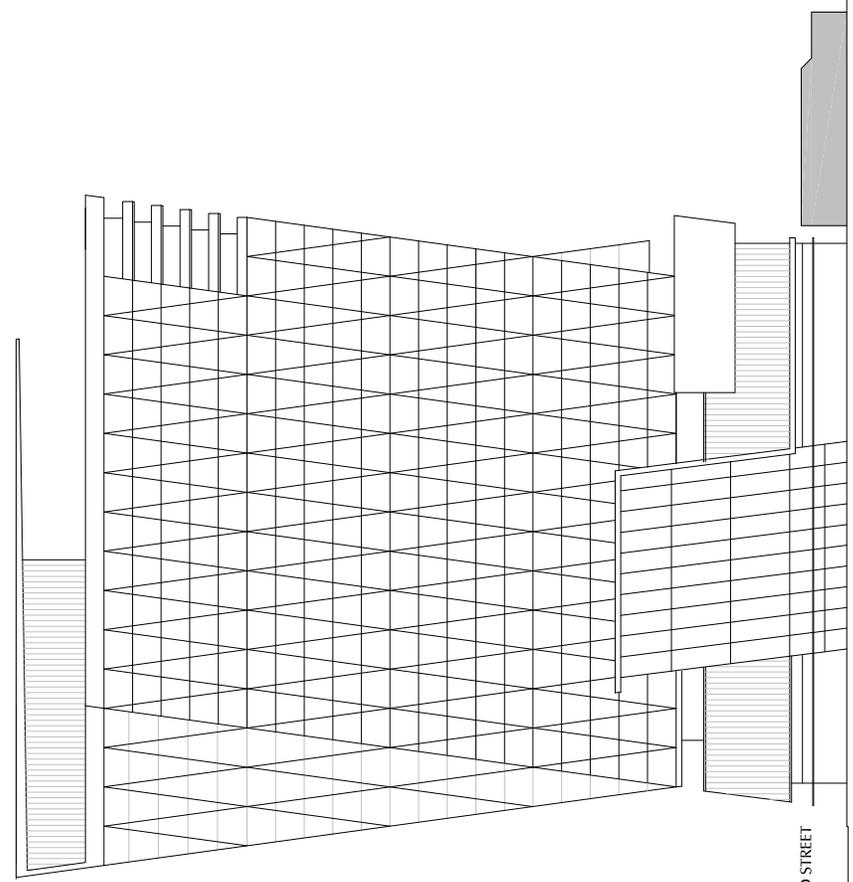
NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

ONE HUNDRED MILL AVENUE  
3 WEST FIRST STREET  
TEMPE, ARIZONA

DS071054    PAD07021    REC07054

**PAD 31.0**  
East Elevation  
SUBMITTAL  
30 OCT 2007  
PROJECT # 06363

- 300'-0" TOP OF MECH. ENCLOSURE
- 275'-0" TOP OF FLOOR
- 254'-0" 25TH FLOOR
- 247'-7 255/105" 24TH FLOOR
- 237'-4" 23RD FLOOR
- 227'-0" 22ND FLOOR
- 211'-0" 21ST FLOOR
- 204'-4" 20TH FLOOR
- 194'-0" 19TH FLOOR
- 185'-0" 18TH FLOOR
- 175'-0" 17TH FLOOR
- 165'-0" 16TH FLOOR
- 154'-4" 15TH FLOOR
- 144'-4" 14TH FLOOR
- 134'-0" 13TH FLOOR
- 127'-0" 12TH FLOOR
- 117'-0" 11TH FLOOR
- 107'-0" 10TH FLOOR
- 97'-0" 9TH FLOOR
- 87'-4" 8TH FLOOR
- 77'-0" 7TH FLOOR
- 67'-0" 6TH FLOOR
- 57'-0" 5TH FLOOR
- 47'-0" 4TH FLOOR
- 37'-0" 3RD FLOOR
- 26'-0" 2ND FLOOR
- 0'-0" 1ST FLOOR



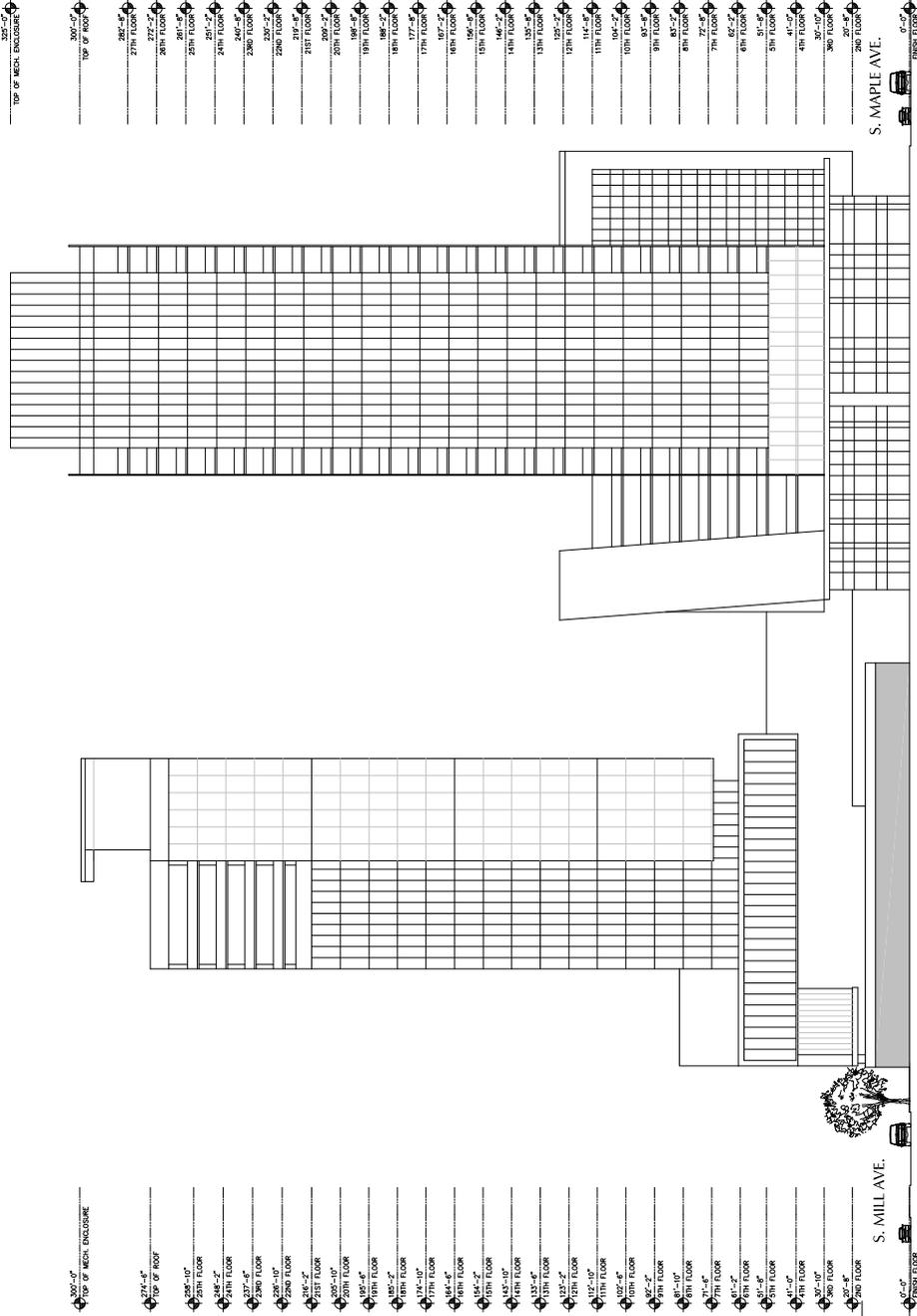
TEMPE GATEWAY  
(PROPOSED OFFICE BUILDING)

DS071054    PAD07021    REC07054

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

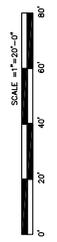
Phase 1

Phase 2



- 3007'-0" TOP OF MECH. ENCLOSURE
- 3007'-0" TOP OF ROOF
- 2714'-4" TOP OF ROOF
- 2595'-10" 25TH FLOOR
- 2448'-2" 24TH FLOOR
- 2377'-8" 23RD FLOOR
- 2290'-0" 22ND FLOOR
- 2207'-0" 21ST FLOOR
- 2099'-7" 20TH FLOOR
- 1995'-0" 19TH FLOOR
- 1895'-0" 18TH FLOOR
- 1777'-8" 17TH FLOOR
- 1697'-2" 16TH FLOOR
- 1595'-0" 15TH FLOOR
- 1482'-7" 14TH FLOOR
- 1375'-0" 13TH FLOOR
- 1282'-2" 12TH FLOOR
- 1114'-8" 11TH FLOOR
- 1044'-2" 10TH FLOOR
- 932'-8" 9TH FLOOR
- 852'-2" 8TH FLOOR
- 802'-2" 7TH FLOOR
- 674'-0" 6TH FLOOR
- 511'-8" 5TH FLOOR
- 411'-0" 4TH FLOOR
- 307'-0" 3RD FLOOR
- 248'-0" 2ND FLOOR
- 0'-0" FINISH FLOOR

- 3007'-0" TOP OF MECH. ENCLOSURE
- 3007'-0" TOP OF ROOF
- 2862'-8" 27TH FLOOR
- 2772'-2" 26TH FLOOR
- 2611'-8" 25TH FLOOR
- 2512'-0" 24TH FLOOR
- 2445'-8" 23RD FLOOR
- 2392'-2" 22ND FLOOR
- 2290'-0" 21ST FLOOR
- 2119'-8" 20TH FLOOR
- 2099'-7" 19TH FLOOR
- 1995'-0" 18TH FLOOR
- 1895'-0" 17TH FLOOR
- 1777'-8" 16TH FLOOR
- 1697'-2" 15TH FLOOR
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- 852'-2" 7TH FLOOR
- 802'-2" 6TH FLOOR
- 674'-0" 5TH FLOOR
- 511'-8" 4TH FLOOR
- 411'-0" 3RD FLOOR
- 307'-0" 2ND FLOOR
- 248'-0" 1ST FLOOR
- 0'-0" FINISH FLOOR



**PAD 32.0**  
North Elevation  
SUBMITTAL  
30 OCT 2007  
PROJECT # 06363

ONE HUNDRED MILL AVENUE  
3 WEST FIRST STREET  
TEMPE, ARIZONA

NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

305 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA, 85016  
602.381.4848  
WWW.DPDCR.COM

DS071054 PAD07021 REC07054

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



305 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA, 85016  
602.331.4848  
WWW.JPLCITY.COM

NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

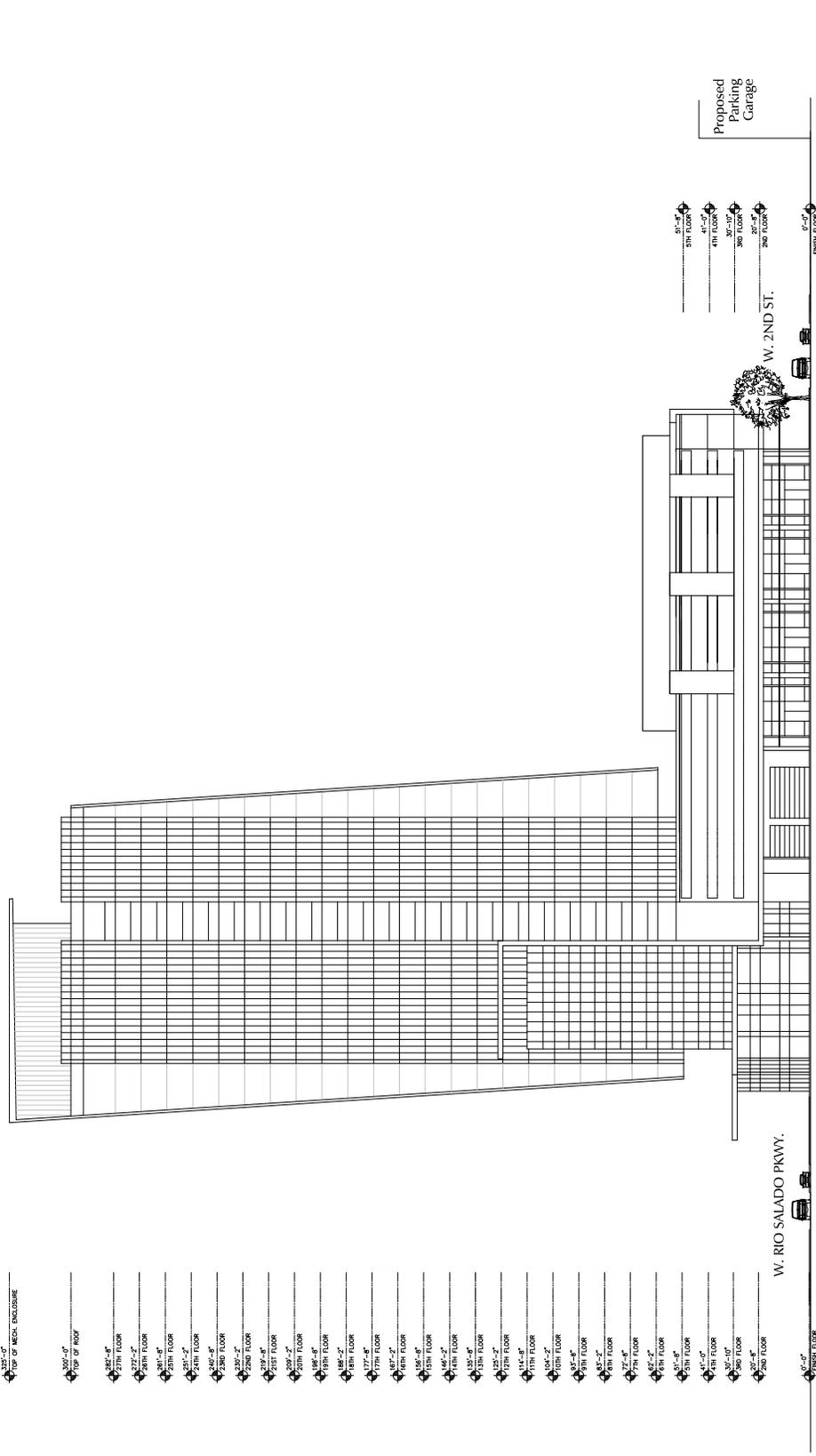
ONE HUNDRED MILL AVENUE  
3 WEST FIRST STREET  
TEMPE, ARIZONA

DS071054 PAD07021 REC07054

PAD 33.0

West Elevation

SUBMITTAL  
30 OCT 2007  
PROJECT # 06363



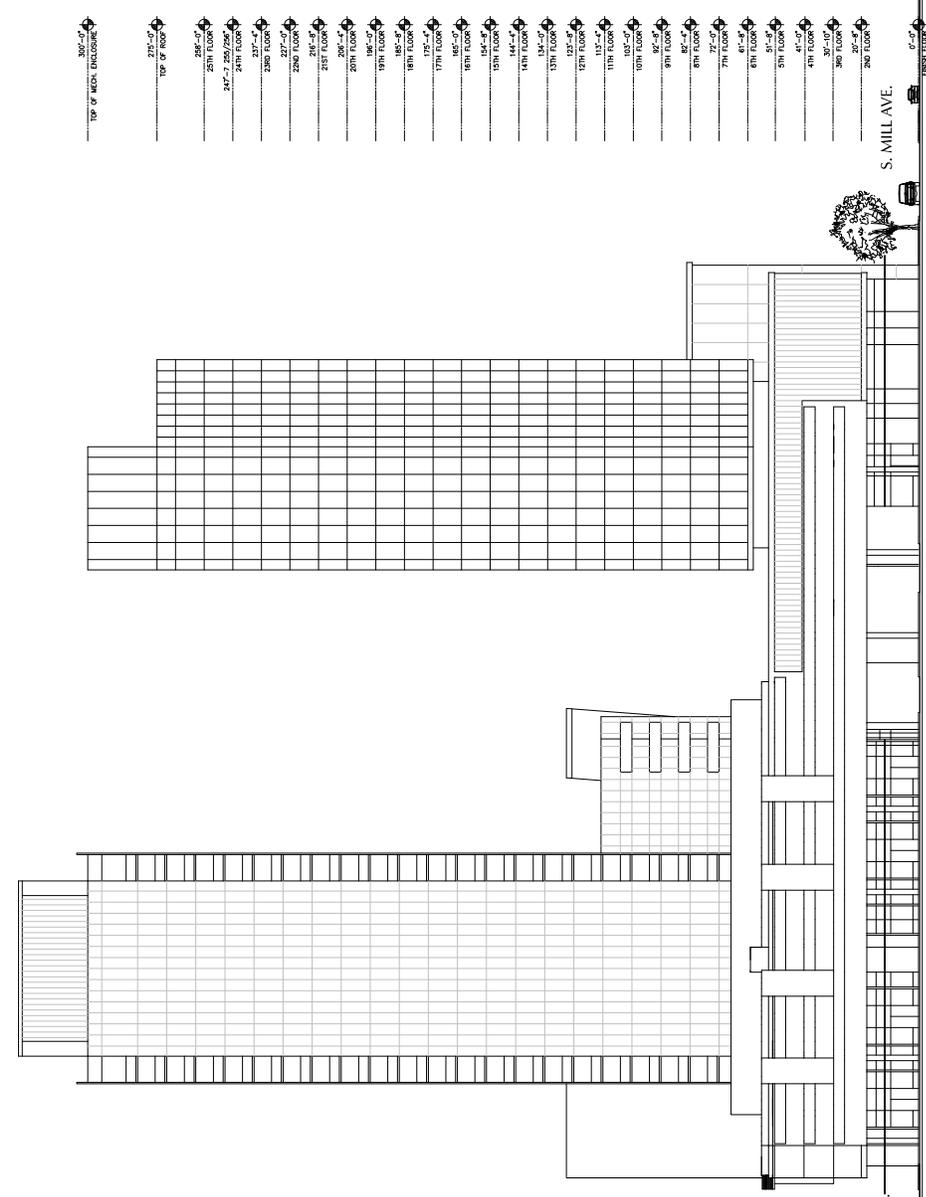
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# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

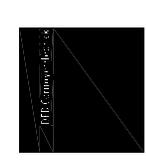
Phase 2

Phase 1

- 3007'-0" TOP OF MECH. ENCLOSURE
- 3007'-0" TOP OF ROOF
- 2952'-8" 25TH FLOOR
- 2772'-2" 26TH FLOOR
- 2611'-8" 27TH FLOOR
- 2450'-2" 28TH FLOOR
- 2450'-8" 29TH FLOOR
- 2307'-2" 30TH FLOOR
- 2178'-8" 31ST FLOOR
- 2079'-2" 32ND FLOOR
- 1957'-8" 33RD FLOOR
- 1847'-2" 34TH FLOOR
- 1772'-8" 35TH FLOOR
- 1677'-2" 36TH FLOOR
- 1566'-8" 37TH FLOOR
- 1445'-2" 38TH FLOOR
- 1352'-2" 39TH FLOOR
- 1144'-8" 40TH FLOOR
- 1044'-2" 41ST FLOOR
- 837'-8" 42ND FLOOR
- 837'-2" 43RD FLOOR
- 776'-8" 44TH FLOOR
- 652'-8" 45TH FLOOR
- 511'-8" 46TH FLOOR
- 411'-2" 47TH FLOOR
- 307'-10" 48TH FLOOR
- 246'-8" 49TH FLOOR
- 0'-0" FINISH FLOOR



- 3007'-0" TOP OF MECH. ENCLOSURE
- 2772'-2" TOP OF ROOF
- 2561'-8" 25TH FLOOR
- 2477'-7 250/256" 24TH FLOOR
- 2377'-4" 23RD FLOOR
- 2277'-0" 22ND FLOOR
- 2157'-0" 21ST FLOOR
- 2061'-4" 20TH FLOOR
- 1967'-0" 19TH FLOOR
- 1852'-8" 18TH FLOOR
- 1752'-4" 17TH FLOOR
- 1642'-0" 16TH FLOOR
- 1544'-8" 15TH FLOOR
- 1444'-4" 14TH FLOOR
- 1344'-0" 13TH FLOOR
- 1244'-0" 12TH FLOOR
- 1144'-0" 11TH FLOOR
- 1037'-0" 10TH FLOOR
- 927'-8" 9TH FLOOR
- 827'-4" 8TH FLOOR
- 727'-0" 7TH FLOOR
- 614'-8" 6TH FLOOR
- 511'-8" 5TH FLOOR
- 411'-0" 4TH FLOOR
- 307'-10" 3RD FLOOR
- 246'-8" 2ND FLOOR
- 0'-0" FINISH FLOOR


  
 JPL Consulting Engineers, Inc.
   
 3425 EAST CAMELBACK ROAD
   
 SUITE 400
   
 PHOENIX, ARIZONA, 85016
   
 602.331.4848
   
 WWW.JPLCEI.COM

NOT FOR CONSTRUCTION
   
 DRAWINGS FOR
   
 DEVELOPMENT APPROVAL
   
 ONLY

ONE HUNDRED MILL AVENUE
   
 3 WEST FIRST STREET
   
 TEMPE, ARIZONA

DS071054    PAD07021    REC07054

**PAD 34.0**
  
 South Elevation
   
 SUBMITTAL
   
 30 OCT 2007
   
 PROJECT # 06363

DS071054    PAD07021    REC07054

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



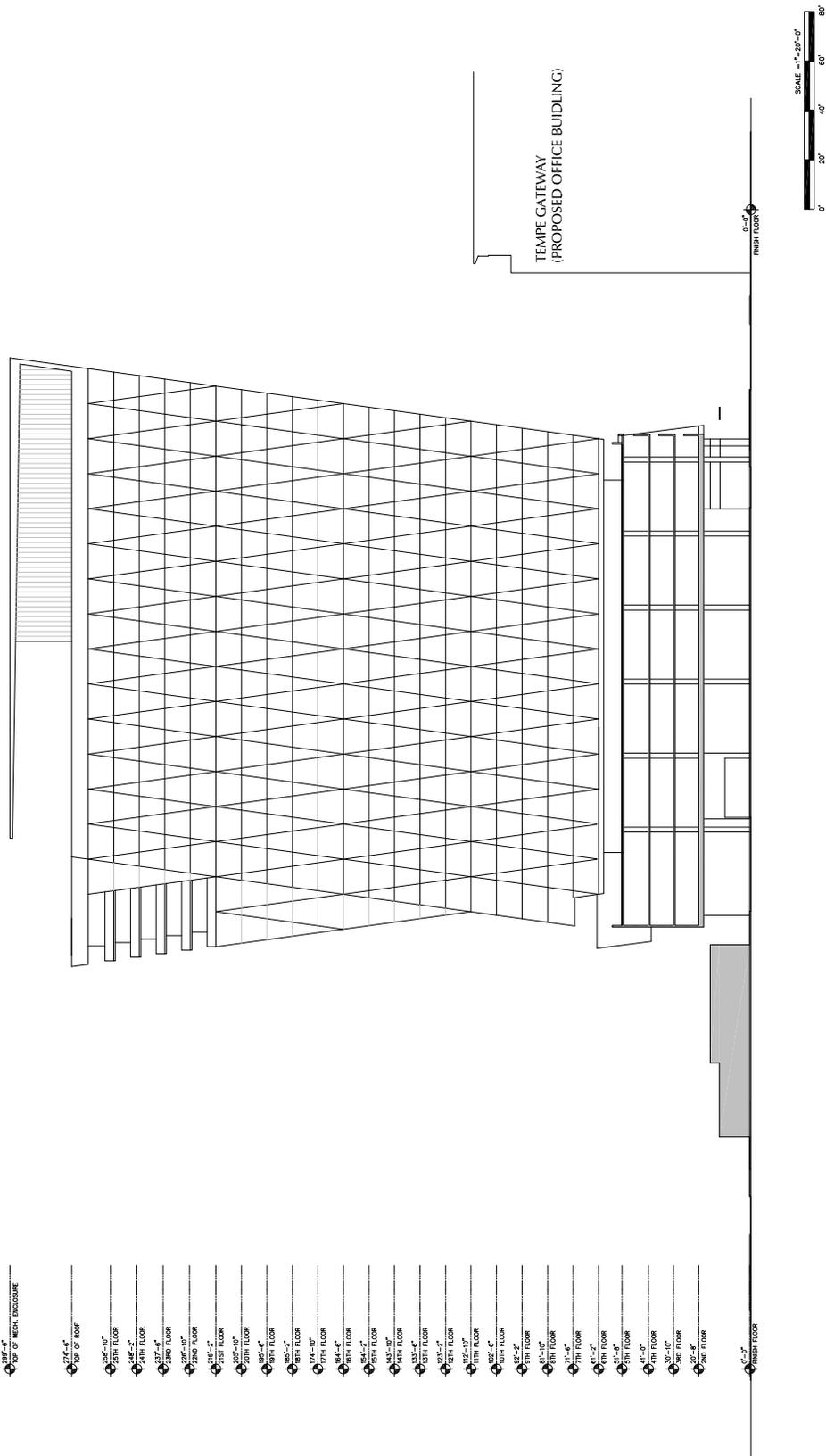
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ONLY

ONE HUNDRED MILL AVENUE  
3 WEST FIRST STREET  
TEMPE, ARIZONA

DS071054 PAD07021 REC07054

PAD 35.0  
West Elevation  
Phase 1

SUBMITTAL  
30 OCT 2007  
PROJECT # 06363



DS071054 PAD07021 REC07054

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



305 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA, 85016  
602.381.4848  
WWW.DPDCI.COM

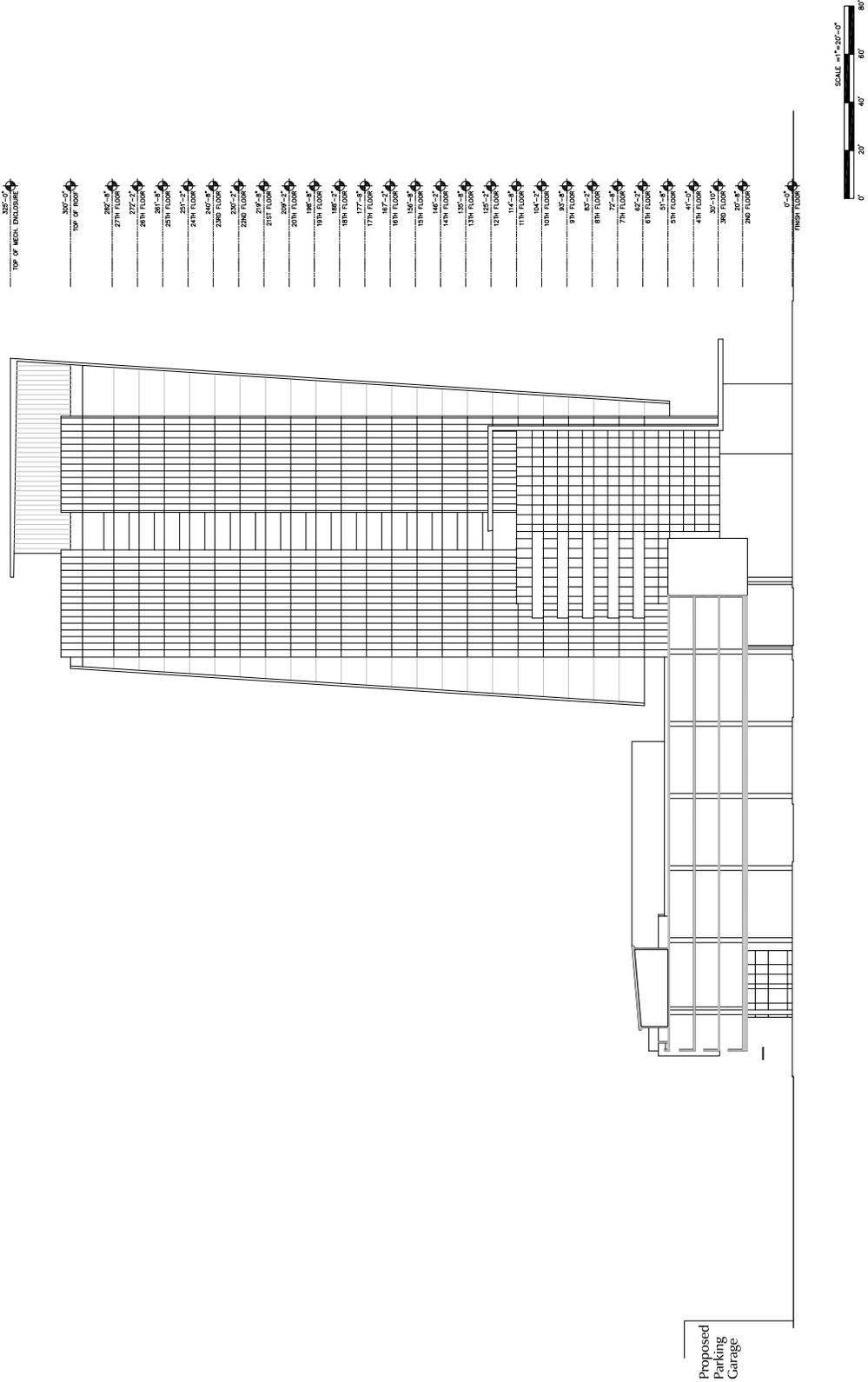
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ONE HUNDRED MILL AVENUE  
3 WEST FIRST STREET  
TEMPE, ARIZONA

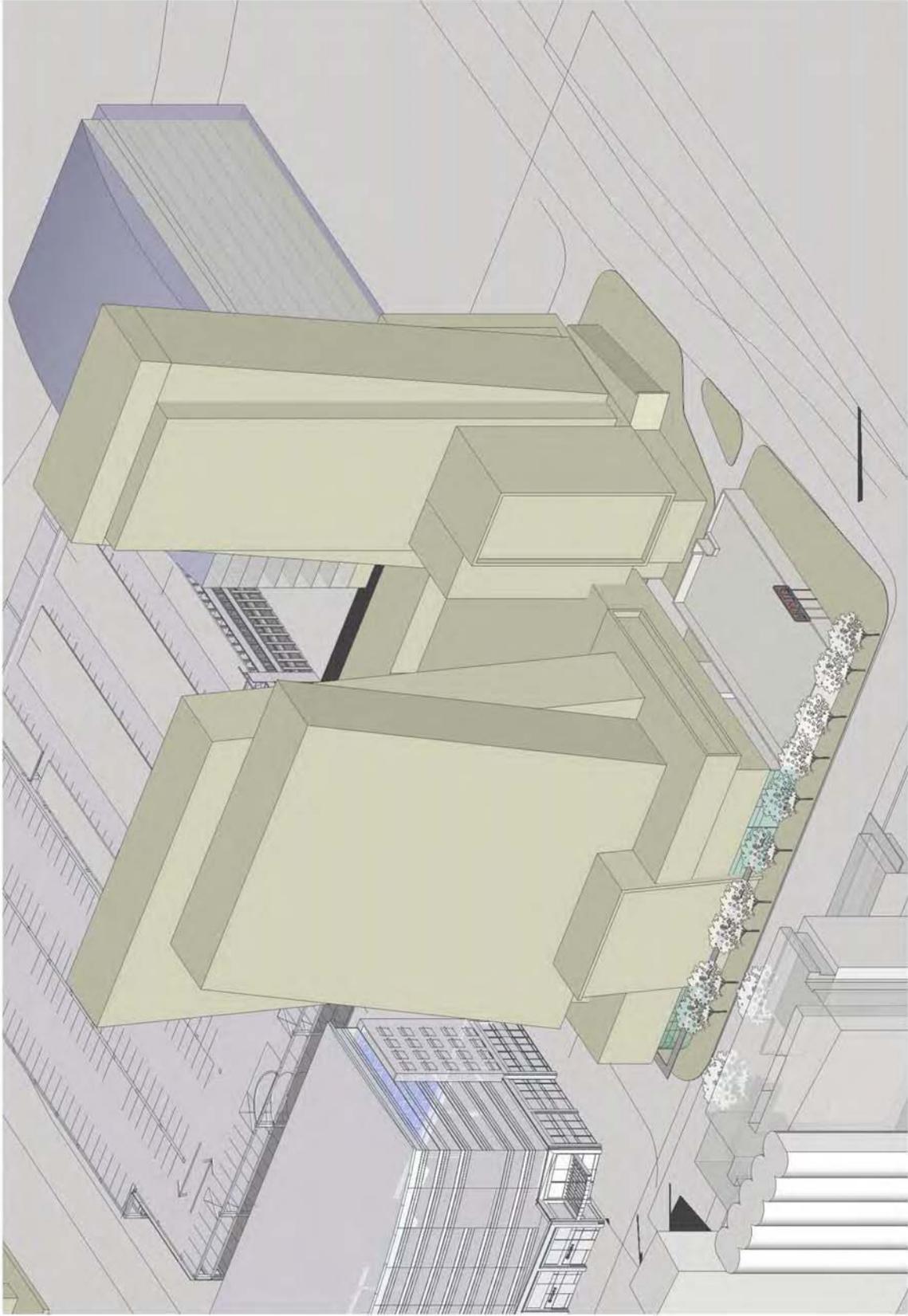
DS071054 PAD07021 REC07054

**PAD 36.0**  
East Elevation  
Phase 2

SUBMITTAL  
30 OCT 2007  
PROJECT # 06363



DS071054 PAD07021 REC07054

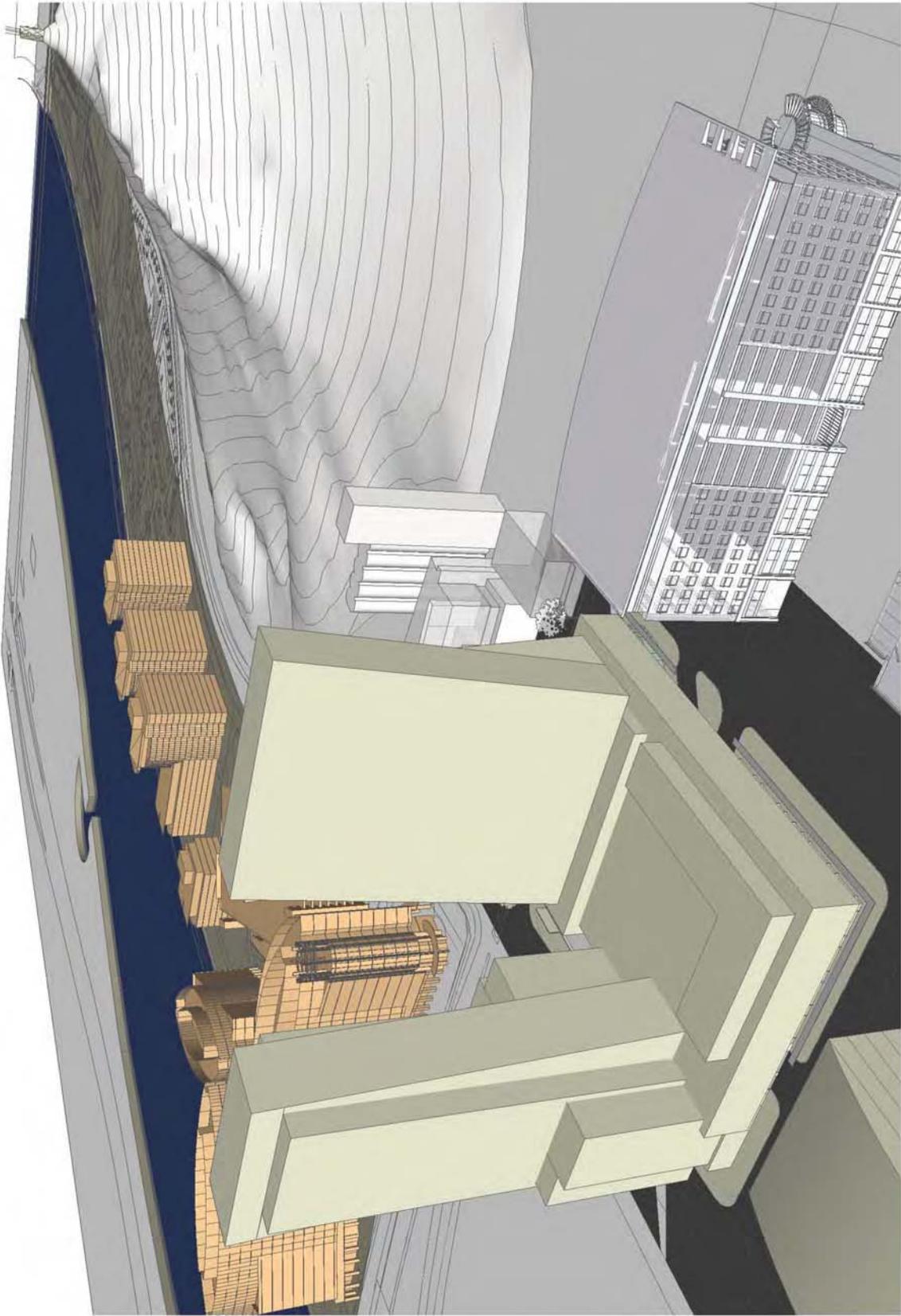


**AXONOMETRIC - OVERALL PROJECT LOOKING SOUTHWEST**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SCENE RENDERING  
 LANDSCAPE ARCHITECTURE  
 AND PLANNING  
 INTERIOR ARCHITECTURE  
 STUDIO GROUP

**One Hundred Mill Avenue  
 Tempe, AZ**

06363  
 30.OCT.07

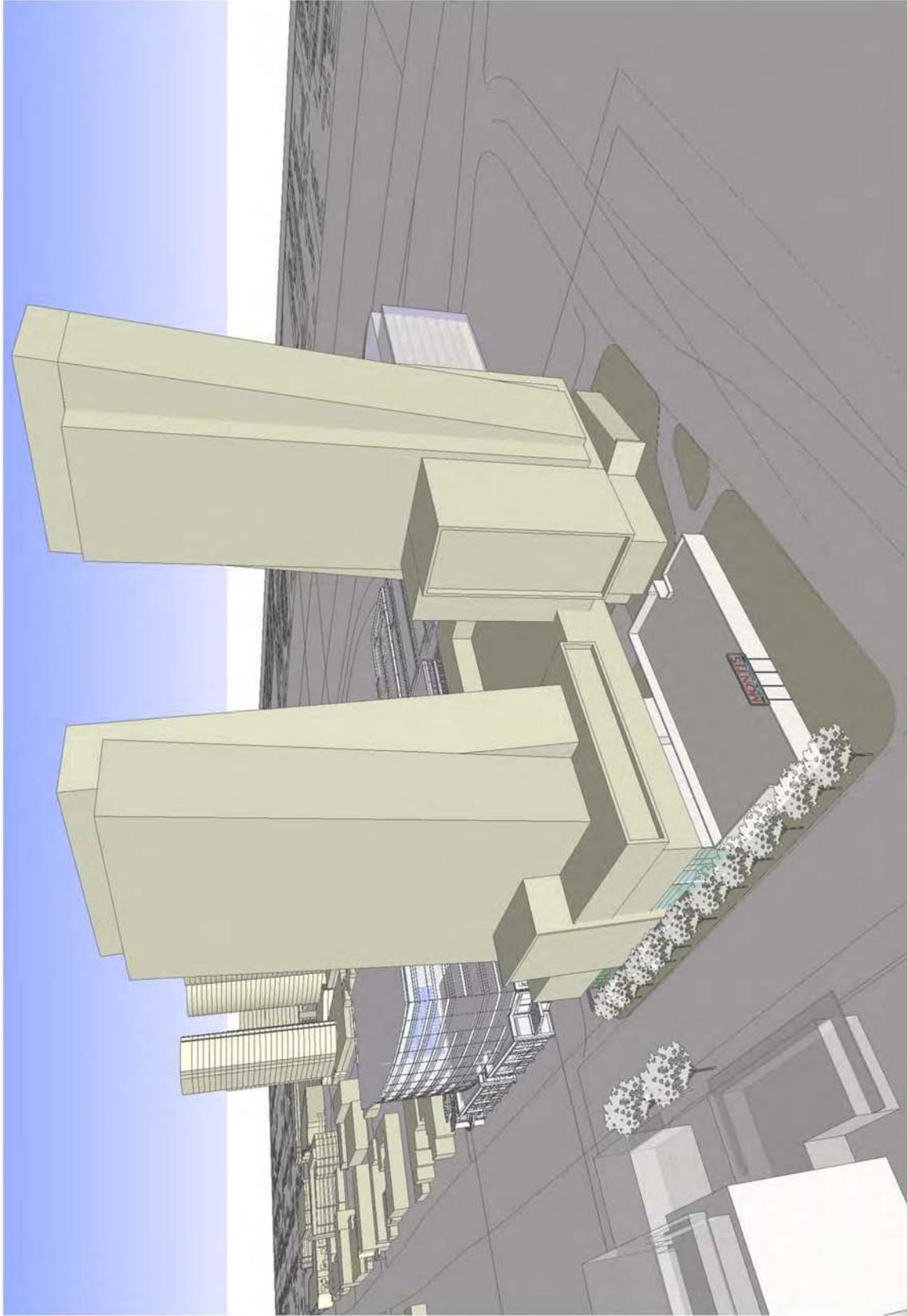


**PERSPECTIVE - OVERALL PROJECT LOOKING NORTHEAST**

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SCAPE PLANNING  
LANDSCAPE ARCHITECTURE  
AND PLANNING  
HISTORIC ARCHITECTURE  
PUBLIC SPACE

**One Hundred Mill Avenue  
Tempe, AZ**

06363  
30.OCT.07



**PERSPECTIVE - OVERALL PROJECT LOOKING SOUTHWEST**

ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 SCENE RENDERING  
 LANDSCAPE ARCHITECTURE  
 HISTORIC ARCHITECTURE  
 PUBLIC SPACE

**One Hundred Mill Avenue  
 Tempe, AZ**  
 06363  
 30.OCT.07



**PERSPECTIVE - RIO SALADO AND MILL INTERSECTION**

ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 INTERIOR ARCHITECTURE  
 PLANNING  
 AND DESIGN  
 PUBLIC GROUP

**One Hundred Mill Avenue  
 Tempe, AZ**

06363  
 30.OCT.07

DPD Conroy&Lidrick  
 2425 EAST CAMELBACK ROAD  
 SUITE 400 ARIZONA 85016  
 602.281.4848  
 WWW.DPDCH.COM

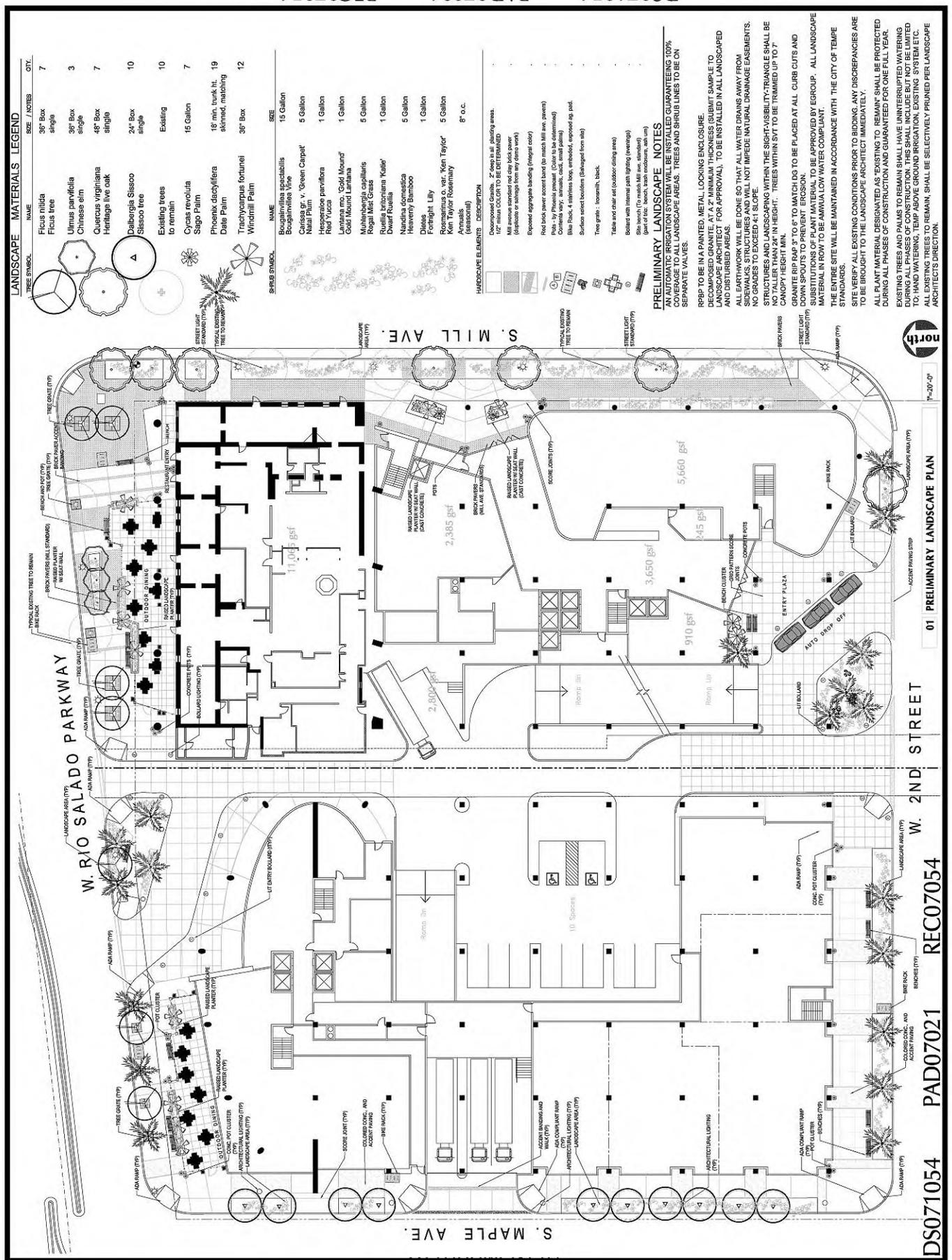


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RECO7054 PADO7021 DS071054  
 ONE HUNDRED MILL AVENUE  
 3 WEST FIRST STREET  
 TEMPE, ARIZONA



PRELIMINARY  
 LANDSCAPE AND  
 LANDSCAPE PLAN  
 P-101  
 SUBMITTAL  
 10 SEPT 2007  
 PROJECT # 06363



### LANDSCAPE MATERIALS LEGEND

TREE SYMBOL	NAME	SIZE / INCHES	QTY.
	FICUS indica	36" Box single	7
	FICUS tree		
	Ulmus parviflora	36" Box single	3
	Quercus elm	48" Box single	7
	Heritage live oak		
	Dalea	24" Box single	10
	Sissoo tree		
	Existing trees to remain		10
	Cycas revoluta	15 Gallon	7
	Sago Palm		
	Phoenix dactylifera	18" min. trunk ht. skinned, matching	19
	Date Palm		
	Trachycarpus fortunei	36" Box	12
	Windmill Palm		

### SHRUB SYMBOL

NAME	SIZE
Bougainvillea spectabilis	15 Gallon
Bougainvillea Vine	
Carissa sp. v. 'Green Carpet'	5 Gallon
Red Palm	
Red Yucca	1 Gallon
Lantana sp. 'Gold Mount'	1 Gallon
Cold Mount Lantana	
Muhlenbergia capillaris	5 Gallon
Regal Milk Grass	
Ruellia brittoniana 'Kaiser'	1 Gallon
Dwarf Ruellia	
Nandina domestica	5 Gallon
Heavenly Bamboo	
Plantain Lily	1 Gallon
Reynoldsia sp. 'Red Star'	5 Gallon
Ken Taylor Rosemary	
Annuals (seasonal)	8" o.c.

### PRELIMINARY LANDSCAPE NOTES

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% WATER EFFICIENCY. IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. TRENDS AND SHRUB LINES TO BE ON SEPARATE VALVES.

RIPRAP TO BE IN A PAINTED METAL LOOKING ENCLOSURE. ALL PLANT MATERIAL TO BE INSTALLED WITHIN 10 DAYS OF THE DATE OF THE LANDSCAPE ARCHITECT'S APPROVAL. TO BE INSTALLED IN ALL LANDSCAPED AND DISTURBED AREAS.

ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPERE NATURAL DRAINAGE EASEMENTS. NO GRADIENTS TO EXCEED 4% SLOPE.

NO EXISTING UTILITIES TO BE REMOVED OR DISRUPTED. ALL UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE VERIFIED BY THE CITY OF TEMPE. ALL UTILITIES SHALL BE PROTECTED AND GUARANTEED FOR ONE FULL YEAR.

EXISTING TREES AND PALMS TO REMAIN SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMP ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC. ALL EXISTING TREES TO REMAIN, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTION.

**CITY OF TEMPE GENERAL NOTES**

- ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (M.A.G. SPECIFICATIONS AND DETAILS), LATEST EDITION, AND THE CITY OF TEMPE MANUAL, M.A.G. SPECIFICATIONS AND DETAILS, AND TEMPE TRAFFIC BARRIADGE MANUAL.
- A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS OF WAY.
- THE ENGINEERING DIVISION SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- RIGHT OF WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL NYLAR REPRODUCIBLE AS-BUILT PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND MANHOLES HAVE BEEN CLEANED, CURBS AND DEBRIS AND ALL SURVEY MONUMENTS HAVE BEEN RE-SET TO THE PLANS AND THE CITY OF TEMPE RECORDS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILTS.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- ALL EXISTING STREET MONUMENTATION MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND FIELD VERTICALLY TO THE PLANS AND THE CITY OF TEMPE RECORDS. ALL FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.

**CITY OF TEMPE DRAINAGE NOTES**

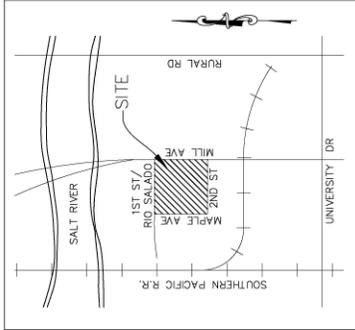
- A PUBLIC WORKS PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR THE ON-SITE DRAINAGE OF THE PROJECT.
- PRIOR TO ACCEPTANCE, THE OWNER/ DEVELOPER SHALL FURNISH THE FOLLOWING:
  - DRAINAGE LOG AND CERTIFICATION OF COMPLIANCE FOR ALL DRY WELLS.
  - A 3 M.L. REPRODUCIBLE NYLAR COPY OF THE APPROVED PLANS WITH THIS CERTIFICATION SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE UNDER MY SUPERVISION OF THE SUBMITTED SITE AND THAT FINISH FLOOR AND RETENTION ELEVATIONS WERE OBTAINED AND CORRECTED TO THE PLANS AND THE CITY OF TEMPE RECORDS. THE ORIGINAL RETENTION REQUIREMENTS AS SHOWN ON THIS APPROVED PLAN.
- UNDERGROUND STORM WATER STORAGE SYSTEMS, WHEN USED AND SPECIFICALLY APPROVED IN WRITING BY THE CITY ENGINEER, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING AND MAINTENANCE THEREOF. THE OWNER SHALL BE RESPONSIBLE FOR THIS SYSTEM ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING, AND/ OR MAINTENANCE OF THE SYSTEM. A DEED RESTRICTION DESCRIBING THIS SYSTEM SHALL BE RECORDED. THIS SYSTEM SHALL BE ABANDONED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF TEMPE.

**CITY OF TEMPE NOTES FOR UTILITY CONSTRUCTION**

- THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS AND APPROVED TRAFFIC CONTROL PLAN AT THE PROJECT SITE AT ALL TIMES.
- ALL UTILITIES CROSSING OPEN CUT HAS BEEN GIVEN IN WRITING BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. BEFORE STARTING ANY STREET SEPARATE TELEPHONE TAPPING WITH THE PROJECT ENGINEER TO VERIFY THAT ALL BLUESTAKE AND DESIGN REQUIREMENTS ARE MET.
- UTILITY COMPANIES ARE REQUIRED TO COORDINATE ALLEY WORK WITH THE REFUSE COLLECTION DEPARTMENT.
- THE UTILITY COMPANY SHALL CALL THE ENGINEERING DIVISION WITH THE REFUSE COLLECTION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF STARTING WORK GIVING LOCATION AND PERMIT NUMBER IN ORDER TO SCHEDULE INSPECTIONS. STATUS UPDATES SHALL BE MADE WEEKLY.
- ALIGNMENT ON PLANS MAY NOT DEVIATE MORE THAN 1' WITHOUT GETTING THE APPROVAL OF THE CITY OF TEMPE.
- ALL WORK REQUIRING ASPHALT REPLACEMENT, CONCRETE REPLACEMENT, OR RESURFACING ALLEYS OR CITY RIGHTS OF WAY WILL REQUIRE A TYPICAL SECTION WITH THE CITY ENGINEER'S APPROVAL. ALL WORK SHALL BE GOVERNED BY THE LATEST CITY OF TEMPE TRAFFIC CONTROL AND BARRIADGE MANUAL.
- ALL ALLEY AND STREET EXCAVATIONS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY, OR ONE-SACK SLURRY BACKFILLED; ALL ALLEYS ARE TO BE SURFACED WITH A MINIMUM OF 6" OF ABC AND REPAVED TO ORIGINAL FINISH ELEVATION. ALL EXCAVATIONS SHALL BE REPAVED TO ORIGINAL SPECIFICATION OF DETAIL 1-450. THE APPROVED PLAN ALLEY GRADE SHALL NOT BE CHANGED BY MORE THAN ONE TENTH OF A FOOT IN A CROWNED ALLEY. ALL EXCAVATIONS SHALL BE REPAVED TO ORIGINAL FINISH ELEVATION. ALL EXCAVATIONS SHALL BE REPAVED IN A MANNER THAT MATCHES THE GRADE OF UNDISTURBED PAVEMENT BEFORE CONSTRUCTION.
- ABANDONED FACILITIES SHALL BE REMOVED.
- PROTECTIVE DEVICES ARE REQUIRED. SECTION 29-4 OF THE "CODE OF THE CITY OF TEMPE, ARIZONA" REQUIRES THAT ANYONE WORKING WITHIN THE RIGHT OF WAY BE EQUIPPED WITH PROTECTIVE DEVICES. THESE PROTECTIVE DEVICES INCLUDE, ORANGE VEST (DAY/TIME), FLASHING LIGHTS, FLARES, AND ANY OTHER TRAFFIC CONTROL DEVICES REQUIRED BY THE CITY. ANY PERSON VIOLATING ANY OF THE PROVISIONS OF THIS SECTION SHALL BE GUILTY OF A MISDEAMOR AND PUNISHABLE AS SET FORTH IN SECTION 29-4 OF THE "CODE OF THE CITY OF TEMPE, ARIZONA". MISDEAMOR PUNISHABLE BY A FINE NOT EXCEEDING TWO THOUSAND DOLLARS AND/OR IMPRISONMENT FOR A TERM NOT EXCEEDING SIX (6) MONTHS, OR BY BOTH SUCH FINE AND IMPRISONMENT.

**PRELIMINARY GRADING PLAN WITH UTILITIES**  
100 MILL AVENUE

A PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 1 N., RANGE 4 E. OF THE GILA AND SALT RIVER MERIDIAN, CITY OF TEMPE, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**

NTS

**SHEET INDEX**

- C1.00 COVER SHEET
- C1.01 PRELIMINARY GRADING PLAN

**ENGINEER**

KPFF CONSULTING ENGINEERS  
2800 NORTH CENTRAL AVE SUITE 1010  
PHOENIX, ARIZONA 85016  
PHONE: (602) 264-1010  
FAX: (602) 285-1010

**OWNER/DEVELOPER**

15029 N. THOMPSON PEAK PARKWAY  
SUITE B-111  
PHOENIX, ARIZONA 85016  
PHONE: (602) 468-7000  
FAX: (602) 468-7010

**BASIS OF BEARINGS**

MONUMENT LINE OF MILL AVE FROM 2ND STREET TO 1ST STREET N00°00'40"W TEMPE, ARIZONA

**BENCHMARK**

BENCHMARK NO. 110  
ELEVATION = 1182.30  
CITY OF TEMPE DATUM

**FLOOD ZONE**

FIRM 0401302165 G  
JULY 19, 2001  
ZONE "X"

**UTILITY COMPANIES**

- WATER CITY OF TEMPE
- GAS CITY OF TEMPE
- FIRE OREST
- TELEPHONE OREST
- ELECTRIC SOUTHWEST GAS

**APPROVED BY:**

CITY OF TEMPE DATE

**3W COMPANIES**  
100 MILL AVENUE  
PHOENIX, ARIZONA 85016

**C1.00**  
SHEET NO. 1 OF 2

DATE: 9/10/07  
CHECKED: JLD  
DESIGNED: JLD  
REVISIONS: RLS  
DATE: 9/10/07  
DATE: 9/10/07  
DATE: 9/10/07

**AS-BUILT CERTIFICATION**

I HEREBY CERTIFY THAT THE "RECORD DRAWING" UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR

REGISTRATION NUMBER

**KPFF GENERAL NOTES**

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AND THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THOSE LIMITED FROM SAME.
- UTILITIES ONLY UTILITIES WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL PROVIDE OTHER MEANS OF DR-SITE UTILITY LOCATION. CONTRACTOR SHALL BE RESPONSIBLE OF THE BIDDER TO VERIFY ALL QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAIL, AND ANY OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTIMATES FURNISHED UPON HIS OWN VERIFIED QUANTITIES RESPECTIVE OF THE ESTIMATES FURNISHED. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION, OF ANY MAJOR DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ESTIMATES, BIDS, CONSTRUCTION, OR OTHER ACTIONS OR DECISIONS MADE WHICH HAVE BEEN BASED ON PRELIMINARY OR UNAPPROVED PLANS.
- CONSTRUCTION STAKES PRIOR TO STARTING ANY CONSTRUCTION, AND ACCEPT ALL ITEMS(S) MUST BE PROTECTED BY CONTRACTOR AND IF ANY ITEM(S) MUST BE REMOVED IN ORDER TO FACILITATE CONSTRUCTION, CONTRACTOR SHALL REPLACE THE ITEM(S) TO THE SAME OR BETTER CONDITION THAN IT WAS BEFORE REMOVAL.
- ALL ON-SITE CONSTRUCTION SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENT (MAG) UNIFORM STANDARD SPECIFICATIONS & DETAILS AND THE LATEST CITY SUPPLEMENT, TO THE M.A.G. SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COMPLY WITH A.D.A. REQUIREMENTS RELATING TO CONSTRUCTION AT ALL TIMES.
- ANY ALTERATIONS OR ADDITIONS TO THESE PLANS MUST BE APPROVED BY THE CITY OF TEMPE REGISTERED PROFESSIONAL ENGINEER AND THE CITY OF SCOTTSDALE DEVELOPER SERVICES DEPT.
- CONTRACTOR SHALL OBTAIN A DUST CONTROL PERMIT AND PROVIDE DUST CONTROL FOR ALL UNPAVED AREAS DURING CONSTRUCTION. OWNER IS RESPONSIBLE FOR OBTAINING A DUST CONTROL PERMIT. CONTRACTOR SHALL MAINTAIN DUST CONTROL MAINTENANCE AS NECESSARY AFTER CONSTRUCTION IS COMPLETED.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS FOR THIS PROJECT.

**LEGEND & ABBREVIATIONS**

PROPERTY LINE	P/L	PROPERTY LINE
RIGHT OF WAY	TC	TOP OF CURB
CENTER LINE	G	GUTTER
SECTION LINE	P	PAVEMENT
EASEMENTS AS NOTED	SW	SIDEWALK
SETBACK LINES	AC	ASPHALT CONCRETE
FLOW LINE	SVT	SIGHT VISIBILITY TRIANGLE
GRADE BREAK	ESMT	EASEMENT
GRADE CHANGE	FL	FLOW LINE
DIRECTION & GRADE OF SLOPE	HW	HIGH WATER ELEVATION
PROPOSED TOP OF CURB & GUTTER ELEVATION	BTM	BOTTOM ELEVATION
PROPOSED PAVEMENT ELEVATION	TOPB	TOP OF BANK
EXISTING TOP OF CURB & GUTTER ELEVATION	TOEB	TOE OF BANK
EXISTING PAVEMENT ELEVATION		



Call for more information on any of the BLUE STAKES  
**(602) 263-1100**  
 MARICOPA COUNTY  
**1-800-STAKE-IT**

FILE: \\17007\1702\A\03\COMMERCIAL\001750330-1010.dwg  
 PLOT: 9/10/07 9:16:59 AM  
 PLOT: C:\PLOT\2426-PLA2.dwg



PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

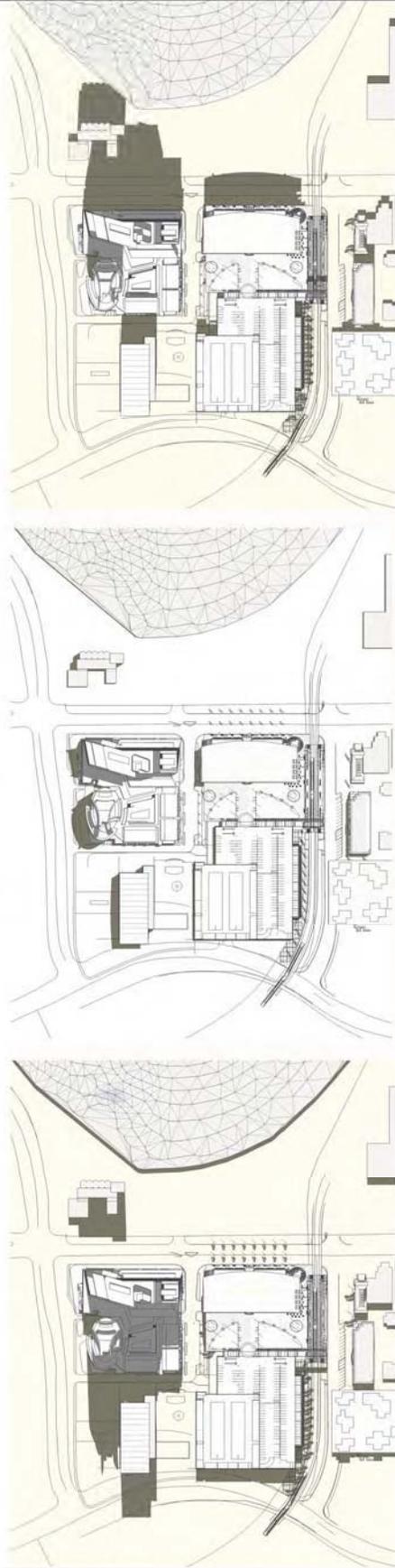
DFP temayr@dfp.com  
 2425 EAST CAMERON ROAD  
 SUITE 100  
 PHOENIX, ARIZONA 85016  
 602.381.4448  
 WWW.DFP.COM

NOT FOR CONSTRUCTION  
 DRAWINGS OF A  
 DEVELOPMENT APPROVAL  
 ONLY

ONE HUNDRED MILL AVENUE  
 3 WEST FIRST STREET  
 TEMPE, ARIZONA  
 DS071054 PAD07021 REC07054

PAD 42.0  
 Shading Study  
 Summer Solstice

SUBMITTAL  
 03 OCT 2007  
 PROJECT # 06363



JUNE 21st 4:00 P.M.

JUNE 21st 12:00 P.M.

JUNE 21st 9:00 A.M.

DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

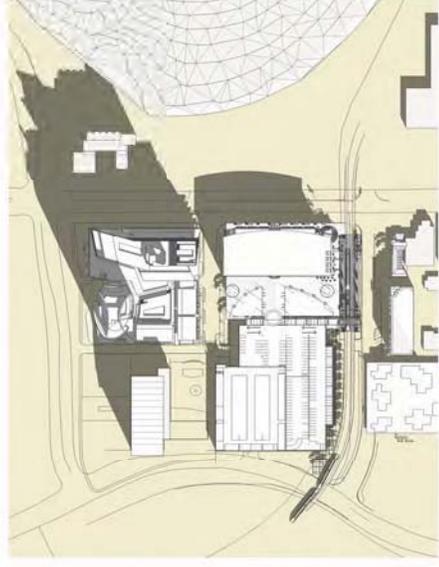
1770 Lemay@dfp.com  
 2425 EAST CAMERON ROAD  
 SUITE 100  
 PHOENIX, ARIZONA 85016  
 480.381.4448  
 WWW.DFP.COM

NOT FOR CONSTRUCTION  
 DRAWINGS OR FOR  
 DEVELOPMENT APPROVAL  
 ONLY

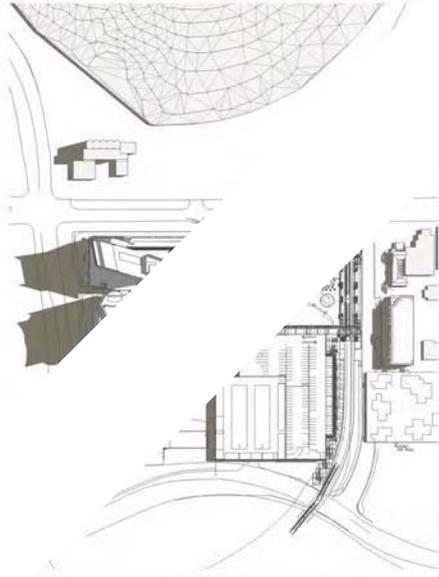
ONE HUNDRED MILL AVENUE  
 3 WEST FIRST STREET  
 TEMPE, ARIZONA  
 DS071054 PAD07021 REC07054

PAD 43.0  
 Shading Study  
 Spring/Autumn Solstice

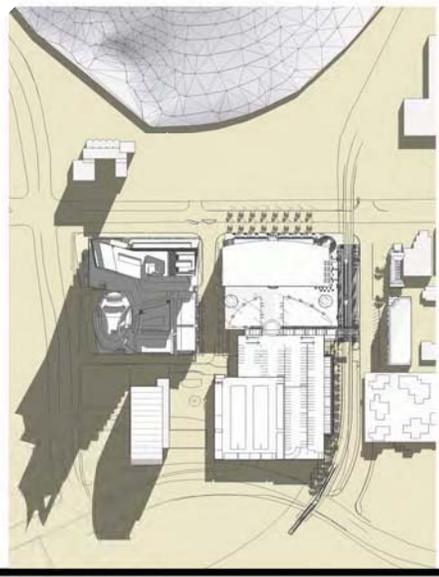
SUBMITTAL  
 03 OCT 2007  
 PROJECT # 06363



MARCH/SEPT 21st 4:00 P.M.



MARCH/SEPT 21st 12:00 P.M.



MARCH/SEPT 21st 9:00 A.M.

DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DFP tempe@dfp.com  
 2425 EAST CAMELBACK ROAD  
 SUITE 100  
 PHOENIX, ARIZONA 85016  
 480.381.4448  
 WWW.DFP.COM

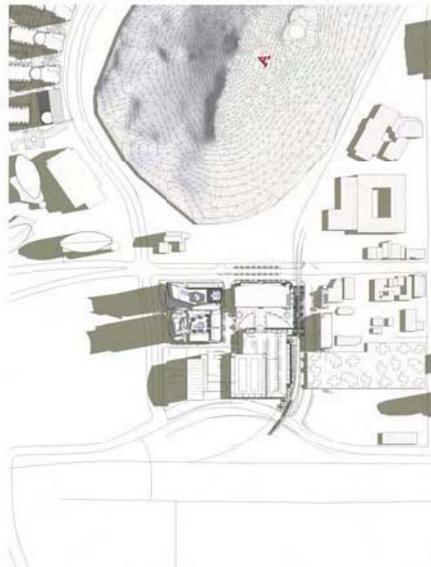
NOT FOR CONSTRUCTION  
 DRAWINGS OR FOR  
 DEVELOPMENT APPROVAL  
 ONLY

ONE HUNDRED MILL AVENUE  
 3 WEST FIRST STREET  
 TEMPE, ARIZONA  
 DS071054 PAD07021 REC07054

PAD 44.0  
 Shading Study  
 Winter Solstice  
 SUBMITTAL  
 03 OCT 2007  
 PROJECT # 06363



JANUARY 21st 4:00 P.M.



JANUARY 21st 12:00 P.M.



JANUARY 21st 9:00 A.M.

DS071054 PAD07021 REC07054

September 25, 2007

TO: Lisa Collins, Deputy Director Development Services

FROM: Chris Wilson, Vice President Operations Downtown Tempe Community

RE:

A Downtown Tempe Community Review Team recently had the opportunity to review plans for the proposed project known as 100 Mill Avenue as presented by 3W Companies. After review, the team is overall supportive of the project as it creates a vital link between South Mill Avenue, North Mill Avenue, and Town Lake. However, there were several suggestions and recommendations put forth by the team which we wish to have considered:

1. Along the Maple Avenue and 2<sup>nd</sup> Street alignments, we recommend the elimination of any raised curbs in favor of an at grade parking and pedestrian plaza.
2. In order to improve pedestrian connections to Tempe Beach Park, we recommend the installation of a signalized pedestrian crossing across Rio Salado Parkway at the Maple Avenue alignment.
3. Serious consideration be given to vaulting all APS power equipment at the site to improve the pedestrian feel and overall appearance of the project.
4. In order to ensure that La Casa Vieja is adequately enhanced, we recommend that additional thought be put into the clearances above and around the historic structure to include additional step backs from the corner of Mill Avenue & Rio Salado Parkway.
5. This project will stand at the entrance to the Mill Avenue District. As such, we recommend that the developer partner with the City of Tempe, Suncor and Avenue Communities to create an entry feature at the intersection of Rio Salado Parkway and Mill Avenue. This feature could include gateway features, a roundabout and/or a statue of Carl Hayden to emphasize the importance and historical significance of the area.

Additionally, the committee expressed concern over the ability of La Casa Vieja to remain on the historic register following this development and would request that determination be made prior to moving forward.

Should you, your staff, the DRC or City Council have any questions about these recommendations, feel free to contact us. We would further like to request the opportunity to review any subsequent design changes to the project prior to final submittal to the DRC.



**City of Phoenix**  
AVIATION DEPARTMENT

October 9, 2007

Ms. Lisa Collins  
Deputy Development Services Manager  
Planning Division  
City of Tempe  
P.O. Box 5002  
Tempe, AZ 85280

Re: Height of Development for the "One Hundred Mill Avenue" Project

Dear Ms. Collins:

I am writing this letter to formally express our concerns regarding the maximum height of development for the One Hundred Mill Avenue (Monti's) project in Tempe. The proposed height of this building will adversely impact Sky Harbor Airport, one of Arizona's most important economic assets. It is our understanding that this case will go before the City of Tempe, Development Review Commission on October 23, 2007 and request that each member of the commission receive a copy of this letter.

Both, City of Phoenix and U.S. Airways personnel met with the developer on September 13, 2007, to discuss the planned development heights and the associated impacts to aircraft safety, efficiency, and capacity of the airport to serve air carrier operations. The developer indicated that they will not lower the building heights unless required to by the City of Tempe.

Currently the proposed 300 foot building height exceeds the One-Engine Inoperative (OEI) departure slope by approximately 80 feet. Federal Aviation Regulations require that airlines base all takeoff performance on the failure of one engine. **We believe the "safe height" of development is 1,375 feet above mean sea level or approximately 220 feet tall.** Attached is a map that references the development site in relationship to Sky Harbor's runways.

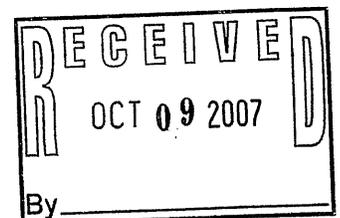
We encourage the City of Tempe to limit the allowable maximum height of development to fall below the OEI obstruction height for this project. This procedure is consistent for departing aircraft to the west over the City of Phoenix.



AIRPORTS COUNCIL  
INTERNATIONAL  
Recycled Paper

3400 Sky Harbor Boulevard • Phoenix, Arizona 85034-4420 • Phone (602) 273-3321 • FAX (602) 273-2100

ATTACHMENT 49



Airspace protection is a priority to the City of Phoenix and our stakeholder airlines. We believe that all reasonable measures should be taken to protect the airspace so that future aircraft operations can enjoy the efficiency, safety and payload capability that Sky Harbor currently possesses.

Thank you for the opportunity to comment on this important matter. We look forward to your response.

Sincerely,



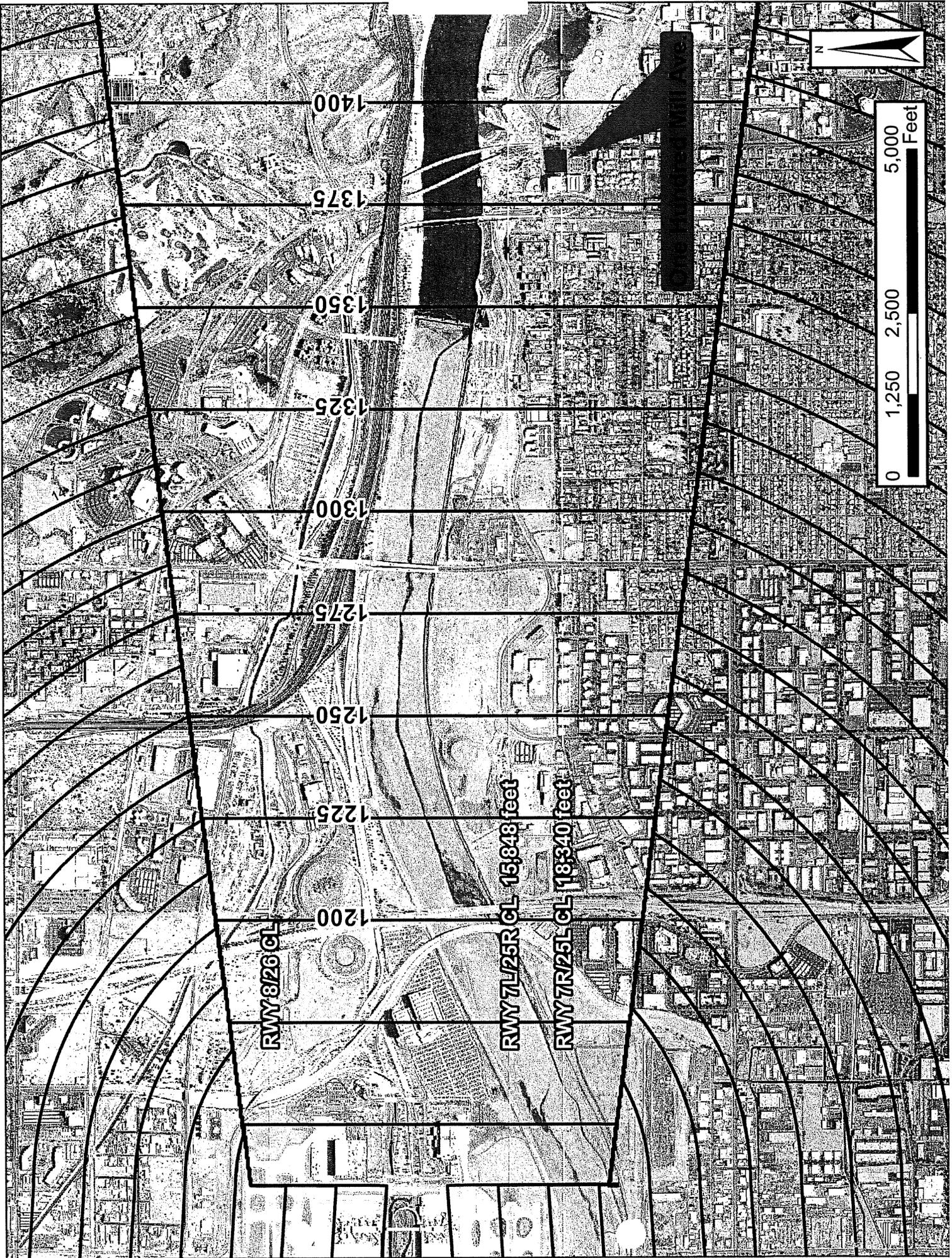
Danny W. Murphy  
Aviation Director

Attachment

cc: Mark McClardy, Manager, Airports Division FAA, Western-Pacific Region  
Jeff Kulaga, Interim City Manager, City of Tempe  
David Krietor, Deputy City Manager, City of Phoenix  
Christopher Anaradian, Development Services Manager  
Michael Monti, property owner  
Tony Wall, 3W Companies

G:\PLN\Height Zoning & Land Use\Tempe Planned Projects\One Hundred Mill Ave - Monti's\Draft Letter 9 Oct 2007.doc

One Hundred Mill Ave.



Development Review Commission  
31 East 5<sup>th</sup> Street  
Tempe, AZ. 85281

October 18, 2007

RE: PAD07021  
ZUP07137

Dear Commissioners,

I would like to voice my opposition to the proposed re-development of Monti's, One Hundred Mill Avenue. I have seen two presentations to date on this project and I cannot support this proposal as it stands now.

There were audible gasps from the audience when the artist rendering appeared on the screens at the THPC presentation on Sept. 18, 2007. The only thing recognizable was the style of font used in the Monti's sign. The 9 condominiums directly above the historic building are too much and hide the historic property. I would much rather see the parking garage and the historic La Casa Vieja than these modern steel and glass condos sitting on top of an 1890's adobe structure. It does not create a gateway to Tempe, it creates confusion.

It was mentioned that a geotechnical study had not been completed. I have great concern to what extent the original adobe structure will be damaged in the building of condo units directly above. This is simply over build and will take away from the little adobe house, if it survives the building process. What an unthinkable loss of such a wonderful piece of Tempe history in the name of progress.

This building is historically significant to not only Tempe, but to the State of Arizona as well. I appreciate the developer erecting a statue of Carl Hayden to honor his service to our state and community, but perhaps a better way to honor the Hayden family and Carl Hayden would be to not build these 9 condos over his birthplace.

Many words have been used about this project, High density, urban, preservation, progress, façade similar, great intersection, gateway, respect, change, money. You agonize about details on shrubs and trees, signs and parking. Perhaps you need to agonize about preserving the visual quality and integrity of this irreplaceable piece of our community history.

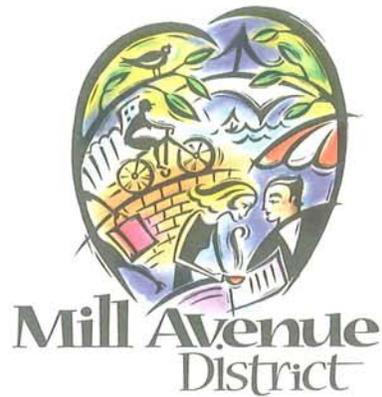
Instead of thinking 20 or 30 years down the road, why don't we think of Tempe like Rome or Athens and think of future Tempeans in 1000 years? We plan for future generations when we look to preserve green space, why not our historically significant landmarks?

Progress and preservation can be accomplished, but not with this plan.

Please consider denial of this plan as proposed.

Thank you for your service to our community,

Lisa Roach  
534 W 15<sup>th</sup> St  
Tempe, AZ. 85281



## Memo: DTC Design and Planning Objectives Report

Downtown Tempe Community Design Hot Team

October 17, 2007

Subject: One Hundred Mill Avenue

Recommendations:

- Allow more space directly over La Casa Vieja and extend the north columns upwards to the third floor. This would allow additional sunlight onto the north patio area, as well as onto the original adobe walls.
- Allow the N.E. corner of La Casa Vieja to be exposed. By reducing the length of the floors above the original building, this would allow additional light onto the historical structure and allow more visibility to the restaurant.
- By creating the space above, signage could still be prominent at the N.E. corner exposing the adobe walls and not hiding them from visibility.
- Push for plaza street treatment on Rio Salado and Maple and 2<sup>nd</sup> street to facilitate pedestrian traffic.
- Exclude the use of oak trees when choosing a tree palette for the site.
- Correct the misalignment of 2<sup>nd</sup> street on the east side of Mill Avenue, as it opposes the west entry point of 2<sup>nd</sup> street of Mill Avenue. Consider options to persuade the property owner to accommodate this public infrastructure need and maintain a true historic grid form.
- Work with city transit to design a bus stop that is worthy of this prominent and historic location.

**Downtown Tempe Community, Inc.**

310 South Mill Avenue Suite A-201 Tempe, Arizona 85281

phone: (480) 921-2300 fax: (480) 968-7882

ATTACHMENT 53<sup>n</sup>

Comments:

Convene a design charrette to develop concepts for a traffic roundabout and/or other traffic calming at the Mill Avenue/Rio Salado Parkway in the Mill Avenue District. Address the need to keep traffic slowly moving at this critical entry point into our community and honor the need and desire to accommodate pedestrians. By accomplishing this, the intersection should also consider pedestrian access to the park from the bridges, Hayden Ferry Lakeside, Tempe Beach Park and the Hayden Flour Mill. By incorporating all the features from above, this should be the most spectacular intersection in the state. While honoring Tempe's history and the statue of Charles Trumbull Hayden this intersection will serve as both a current and future pathway into future of Tempe. Participants in the charrette should include, but not be limited to:

- Streets and Traffic Engineering
- Transit
- Parks and Recreation
- Community Development
- Suncor
- 3W
- Avenue Communities
- Downtown Tempe Community
- Project for public Spaces

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

Downtown Tempe Community Design Hot Team.



• T • E • M • P • E •  
**PRESERVATION**

**HISTORIC PRESERVATION  
COMMISSION**

Mike Deskin  
Elias Y. Esquer  
Bob Gasser, Chair  
Dan Killoren  
Ann Patterson  
Stu Siefer, RA  
Liz Wilson, Vice-Chair

Alternate Members:  
Steve Idle  
Donna Marshak



**HISTORIC PRESERVATION  
OFFICER**

Joe Nucci, RA



The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior / National Park Service



Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280



**480.350.8028**  
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

Meeting Date: Tuesday, October 18, 2007

Location: Hatton Hall  
34 East Seventh Street

Commissioners Present: Mike Deskin  
Bob Gasser  
Dan Killoren [6:03]  
Ann Patterson  
Liz Wilson  
Donna Marshak

Staff Present: Mark Vinson Chris Messer  
Hansen Bill Kersbergen  
Lisa Collins

Public Present: Kuryanis Phung, William Hergrann, Paul Gittul,  
Tony Wall, Scott Ellison, Dennis Newcombe, F. R.  
Fredrucci, Rudy Campbell, Daniel Gottuleb, Michael  
Monti, Shefali Yaz, Lisa Roach, James Garrison, Kate  
Atwood, Timothy Lies, Karina Fox, Kerry Kenny, Garin  
Groff, Adam Milner, Pam Rector, Carl Hayden, Bidy  
Hayden, Jon Joyce, Loren Dame, Jason Roer, Steve  
Bassett, Travis Barger, Eddie Goitia, Adam Moore

**Call to Order:** 6:00 pm, Bob Gasser, Chair

**1. Call to Audience**  
*INFORMATION ONLY- NO COMMENT*

**2. Approval of HPC Meeting Minutes**

*MOTION MADE TO APPROVE THE SEPTEMBER 18, 2007 MEETING  
MINUTES AS WRITTEN [DM]; MOTION SECOND [LW]; PASSED 5:0*

### **3. Proposed Alterations to THPR #10 - St. Mary's Church / Our Lady of Mt. Carmel Catholic Church**

[SPR 07115] ASU Newman Center, 230 E. University Dr.

Timothy Lies, President, Domus Communities

- Since last presentation: reoriented sanctuary to north-south
- Set back Adoration Chapel 5' from previous version; rusticated stone finishing treatment
- Important open space / pocket park feature
- Preserves view lines from University Drive
- Shadow study = shade rarely ever hits the Old Church [also important to congregation]
- May eliminate proposed basement based on cost
- Rhythm of panels compliment Old Church
- Curtain wall cost may force reevaluation on north façade of tower
- Highest point of ceiling is where priest serves mass
- Won't change any of the intent, in terms of design or materials
- Q: How did you arrive at number of stories / units? A: Market research supported up to 600 students; semi-scientific; 14,000 – 15,000 Catholic students at ASU
- Recommendation to leave roof line of proposed Chapel as it is; not level it off; the slope draws attention to the Old Church
- Q: Is there ADA access into the church? A: It is not a gracious entry. C: It does not integrate rest of site with historic church. A: Correct, there are problems existing with this new project. Travis Barger, parishner: It would screw up the site plan to have a ramp on the side of the church; the scale would be wrong [west façade]
- Father Fred: New plan makes the Old Church the center of the design vs. the old design

*MOTION MADE TO APPROVE PROPOSED CHANGES TO PROPERTY SUBJECT TO STAFF  
RECOMMENDATIONS OUTLINES IN STAFF REPORT [DK]; MOTION SECOND [AP];  
PASSED 6:0*

*[correction: ADA ramp at west façade of church instead of east façade]*

### **4. Proposed Alterations to THPR #11 - C.T. Hayden House [Monti's La Casa Vieja]**

[SPR 07096] One Hundred Mill Avenue, 100 S. Mill Ave.

Tony Wall, 3W Companies, One Hundred Mill Avenue LLC  
Michael Monti, Monti's La Casa Vieja

- Rudy Campbell, former Mayor of Tempe, "Godfather of Historical Society": need to preserve buildings in Tempe; inside the building is the most important part
- Tony Wall: *History, People, Gateway, Evolution* of Tempe recap from prior meeting
- People is the most important part of theme of what we are doing
- It has been suggested by staff to drop columns into building, and we don't agree with that
- New proposal focused on separation piece – mass above it stays in same location; non-reflective glass attached to / hanging from building above; encases 2<sup>nd</sup> floor patio space above Monti's adding stairway and canopy in front of building
- Aluminum membrane on plywood placed on roof in 1994
- Proposed deck would have of Tempe Beach Park
- Wall: The Goals of the HPC are being met: 1. To preserve / protect significant historic structures in Tempe, 2. Economic vitality through preservation, 3. Integrate historic preservation into redevelopment plans of Tempe
- We need a new building for the 21<sup>st</sup> Century; handsome structure is part of the draw

- Commissioner Ann Patterson reads prepared 2-page statement [letter] into the record insisting that the 'Old House' be maintained as a separate and independent structure; honest preservation of significant resources
- Discussion on Staff Report items 1, 2 + 4; need to return to the original integrity of the Sonoran "L" adobe row house
- Need for geotechnical testing should be a requirement
- Q: Has there ever been a proposal to set back off the building? A: We never considered it for sake of experience from the intersection.
- Q: What is the pushed the whole building back and the rest didn't work? A: HPC's responsibility is to the historic resource, not a potential new business where the context would be destroyed.
- Regarding enclosed patio area - Michael Monti: fountain has been there since 1924; removing the patio area would be eating away at the fabric of the experience.
- Q: What is 'historic'? A: The Period of Significance need to be conveyed.
- Discussion on the *Seven Elements of Eligibility / Integrity*; largest change is *Setting* which moves from independent structure to a small part of a large project
- Monti: Changes made here are based on previous feedback
- Q: Will Federal funds be used? A: No, we haven't gotten to that point.
- Importance of Secretary of Interior's Standards reiterated
- Wall: We've worked everyday to meet the goals of the HP Plan; National Register listing is our 2<sup>nd</sup> priority
- The historic building looks as though it is in the way of the proposed project; as though it has been swallowed
- The *Feeling* and *Association* are hard to make a case for with current proposal / period of significance.
- SHPO: HPC has no jurisdiction over building interiors; take that discussion off the table
- Q: Can program for project be met without going over the historic building? A: Sure, there are other ways to approach the design.
- Since the design is the solution, then the design can be solved; program can be solved with design
- Requirement to follow the AIA [American Institute of Architects] Code of Ethic related to public / historic buildings; responsibility to the public
- Steve Bassett, DFD CoynoyerHedrick: This proposal is the "Optimum Solution"
- Project, Program and Historic Preservation can be met
- Test for success requires building's meaning is accurately understood, respected and celebrated [Paul Visser quote]
- Water rising up into building is #1 concern / problem for buildings
- Current proposal would be de-listed from Arizona Historic Property Register; the Keeper in D.C. would make determination of eligibility for NR status
- Just as the case with the Old Church, Monti's shared the sale relationship to new project; next to it but not over it
- Wall: To have a gateway – the architecture need to make a statement
- Go back to drawing boards and leave historic structure alone
- Concept of 'gateway' is open to interpretation
- Adam Moore: making Monti's subservient to a much larger structure would constitute of mockery of the historic building; the most important building in the entire Valley; market is not always the most important thing
- Bidy Hayden: You can still see the exterior; would hate to see anything done to the interior
- Carl Hayden: My Grandfather would be proud of building within a building; don't like the idea of big pillars into it; great plan for Tempe
- Kate Atwood: proposal is not very inviting, not welcoming to community which is why we preserve things

- Wall: If you're willing to take Staff Recommendations, we would reluctantly go along with that, or ask for a continuance
- Q: Would having to columns even adjacent to adobe wall threaten the building? A: Yes, we'll need to address that.
- Q: How big would the columns be? A: 10' x 10' if set back; 36" columns if interior
- Request to return to Commission with a design that leaves Monti's alone; set back off historic Sonoran, 'L'-shape row house
- The SHPO feels that issue of the courtyard is significant, related to period of significance

*MOTION MADE TO CONTINUE DISCUSSION TO NEXT HPC MEETING TO ALLOW APPLICANT ENOUGH TIME TO RESPOND TO STAFF AND COMMISSION RECOMMENDATIONS [LW]; MOTION SECOND [AP]; PASSED 6:0*

**5. Discuss & Consider Chair / Staff Updates:**

- **Update on Parks + Rec. Board Meeting [Hayden Butte Designation / Prop 202 Funding]** – Summary of meeting with Parks + Rec Board on Wednesday, 17 October; general support for THPR application; request by board for staff report outlining consequences of formal designation for November meeting
- **Borden Homes HD, Tomlinson Estates HD, Roosevelt Addition HD** – Direction from Community Development Director to utilize CDBG funding for design guidelines for each of the three HD's, and continue with SHPO Federal pass-thru grant for Roosevelt Addition National Register nomination; SHPO confirms CDBG funds can be used for a city match portion
- **Preservation Incentives** – Due to schedule conflict, Neil Calfee will attend the November meeting instead
- **Tempe Beautification Awards** – Several Commissioner attended the event at the Tempe Center for the Arts this year; consensus on importance of Commission to be involved in this event next cycle

**6. Discuss + Establish Assignments for Commission Council Liaisons**

*POSTPONED UNTIL NOVEMBER MEETING.*

**7. Discuss Future Agenda Items**

*POSTPONED UNTIL NOVEMBER MEETING.*

**Meeting adjourned at 8:34 PM.**

*Minutes scheduled for Tempe HPC approval on 11/08/2007.*

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**Bob Gasser, Chair**

Rdevpub/HistoricPreservation/HPCmins101807.doc

HPCmins101807.doc filed City Clerk 11/09/07 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:

Review comments received from:

## Frequently Used Abbreviations or Acronyms:

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects. The Tempe Historic Preservation Office is an agency of the Development Services Department.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

DDA – Development & Disposition Agreement a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

DSD – City of Development Services Department dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission volunteer board advising mayor and council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IEBC – International Existing Building Code adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” at the beginning of the IRS.

PAD – Planned Area Development site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments.

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Tempe HPF advocates preserving Tempe’s at risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.



• T • E • M • P • E •  
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Mark Vinson, City Architect



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# Tempe Historic Preservation Office **STAFF REPORT**

MEETING DATE: 08 November 2007

**Proposed Alterations to THPR #11 - C.T. Hayden House [Monti's La Casa Vieja]**  
One Hundred Mill Avenue, 100 S. Mill Ave. [SPR 07096]

## **OVERVIEW**

A complete application for alteration of the *C.T. Hayden House – Monti's La Casa Vieja* has been received by the Tempe Historic Preservation Office. The property, located at the southwest corner of Mill Avenue and Rio Salado Parkway and listed on the Tempe Historic Property Register [20 January 2000] and the National Register of Historic Places [10 October 1984], has been proposed for redevelopment. A concurrent application for Planned Area Development has been submitted to the Development Services staff for Development Review Commission [DRC] consideration. Tempe Historic Preservation Commission [THPC] approval is required prior to granting of any final permit or approval of the project by the City [denial by THPC subject to appeal to City Council].

## **HISTORY + FACTS**

The C. T. Hayden House / La Casa Vieja is arguably the most significant historic resource in Tempe. The house is important for its rare architectural qualities with embody the building's evolution from a traditional Mexican style row house [1873-1889], to its subsequent use as a boarding house [1890-1924], through its stylistic restoration and conversion to a restaurant [1924-present]. The Hayden Family made significant contributions to the settlement and development of the Territory as well as to the educational and political history of the state. Built in 1873, the house is significant for its continued association over the past 110 years with the growth of Tempe and is now the oldest remaining building in the Salt River Valley.

The early Anglo-American settlers in the Valley utilized indigenous materials and architectural designs to construct houses and commercial buildings. Adobe structures constructed in the native Sonoran style were economical and suitable for the climate. Later, as railroads allowed the acquisition of industrial materials, new homes included bricks, glass windows, and milled lumber but kept a Sonoran form. Other imported changes soon followed and architecture began to increasingly reflect a combination of Spanish-Mexican and American traits, as did much of the population. By the turn of the twentieth century, however, adobe houses were increasingly seen only in low-income, largely Mexican-origin enclaves, as the Anglo population turned to brick for their homes. Several of the early homes exist today, included in the many National Register Historic Districts in Tucson and Nogales. In Tempe, the C. T. Hayden House / La Casa Vieja stands as a unique reminder of a persistent, vibrant settlement culture that adapted native materials and methods which had evolved over centuries in response to regional conditions and a deeply rooted long-term connection to the land.

Charles Trumbull Hayden founded the townsite in 1871 and by 1876 had moved permanently to Tempe from Tucson. Between 1858 and 1888, Hayden became one of the largest freighters in the southwest. He played a significant role in the expansion of the western United States by providing supplies to many of the first settlements in the Territories of New Mexico and Arizona. Hayden was an influential figure in the early political and educational development of Arizona, and was the force behind the location of the State's first Normal School [now Arizona State University] at Tempe.

His son, Senator Carl T. Hayden's unsurpassed 57-year tenure in the U. S. Congress began in 1912 and ended in 1968. A powerful political figure, Senator Hayden's most significant accomplishments were in the areas of reclamation, irrigation, Federal highway legislation, and woman's suffrage. Charles Hayden's daughter, Sallie Hayden, enjoyed a 33-year career as a teacher at the Normal School and was also instrumental in the revival of the C. T. Hayden House / La Casa Vieja as a restaurant in 1924. The restoration, was directed by Sallie and her sister Mapes, and supervised by Robert T. Evans, who was to become Arizona's premier resort architect, is possible the earliest restoration project undertaken in the state.

In 1954, the building was purchased by Leonard F. Monti, Sr. Monti had been operating a 13-stool diner in Chandler since 1946, having come to Arizona following World War II. After waiting for the tenant's lease to expire, Monti opened his new restaurant for business in April 1956. He was keenly aware of the property's illustrious heritage, and rather than entirely renaming the establishment he merely added his last name, dubbing it "Monti's La Casa Vieja." Monti diligently cultivated the historical aspects of La Casa Vieja, putting hundreds of pieces of memorabilia, photographs and unique objects on display throughout the restaurant. Senator Carl Hayden, late in his life, paid a number of visits to his childhood home, affording Monti an opportunity to question him about the building's intriguing history.

In 1984, the Hayden House was listed on the *National Register of Historic Places*. The certificate for this prestigious honor can be found on the wall near the restaurant's main customer entrance. Additionally, Monti's La Casa Vieja is listed on the *Arizona Historic Property Register* [1984] and the *Tempe Historic Property Register* [1999]. Although many alterations and additions have been made to the structure over the decades, these changes have always been made to further the original function of the Hayden House as a place of comfort and hospitality. Monti's is as authentically historic as any institution to be found in the Valley of the Sun.

## **ANALYSIS**

[See attached materials provided by applicant.]

The subject property, in addition to its listing on the THPR and NRHP, is identified in *General Plan 2030* as Mixed-Use and in the Zoning and Development Code as City Center [CC], the Rio Salado Overlay District and the Transportation Overlay District. It is also included in the area of interest of the *Downtown / Mill Avenue District Community Design Principles* [copies previously distributed], identified as Heritage Core. Adjacent properties and uses include Tempe Beach Park [including Tempe Beach Stadium, THPR #12] and Mill Avenue Bridge [THPR #8] to the north, Hayden Flour Mill [THPR-pending] and Tempe-Hayden Butte [City Preserve / THPR-pending] to the east, parking and a planned multi-story commercial development to the south and the 9-story US Airways Corporate Headquarters to the west.

In general, redevelopment in the area has long been sought and encouraged, with pressure on the subject property, considering its pre-eminent gateway position to the Downtown / Mill Avenue District and proximity to Tempe Town Lake, particularly high. Therefore, it is no surprise that a proposal such as this should be brought forth at this time. At issue before the THPC is the impact of the proposed development on the historic resource and appropriate mitigation. Proposed demolition of late additions on the south side of Hayden House would not affect the integrity of the resource. Likewise, the addition of new structures at densities comparable with current trends in the area, in a "compatible yet distinct" architectural expression is reasonable and, if sensitively positioned, articulated and massed, would not overly impact the most significant portions of the resource and could provide the economic and functional means for preservation.

Initially as submitted, the development would retain the oldest portions of the structure, along with the courtyard (later enclosed). Together, these elements form a rectangular, one-story mass that would be preserved in its entirety, albeit with some interior modifications. A 315' high contemporary building tower would have become superimposed directly over the historic building form. However, no support columns penetrated the historic portions of the building, those being located on the perimeter, to the north / Rio Salado Parkway frontage. The high-rise tower extended to the south property line, with a second tower of similar height, but different massing, proposed as a future phase directly to the east. In general, the height, character and articulation of the proposed structures was compatible with the City Council-accepted and Downtown Tempe Community-supported *Downtown / Mill Avenue District Community Design Principles*,

however further “step-downs” in the building height / mass Along the Mill Avenue frontage and toward the northeast are suggested by the Design Principles.

As revised, none of the development is superimposed directly over the primary historic building or enclosed courtyard, although some upper portions of the southwest tower [Phase I] may overhang somewhat. Otherwise, overall building heights and massing are similar to that of the original proposal. The applicant is currently pursuing PAD approval from the DRC and City Council. If approved, a subsequent submittal for approval of building design to the DRC, including elevations, building materials, colors and details will be required.

## **RECOMMENDATION**

Recognizing that the C.T. Hayden House, together with the nearby Hayden Flour Mill, constitute the most significant historic resource in Tempe, if not the entire metropolitan area, meaningful preservation and interpretation of the most significant portions of that resource is paramount to the community. The significance of the Hayden House derives from its historical association with the Hayden family and the early development of Hayden's Ferry, later Tempe, together with its architectural status as the oldest remaining “Sonoran row-house” adobe structure in Tempe and possibly the entire metropolitan area. Conversations with the State Historic Preservation Officer and research into the building type and form (Florence Townsite, A.T. by Sobin, et al) indicate that successful visual interpretation of the structure would depend primarily on the perception of its historic ‘L’-shaped configuration, depth and single-story mass.

Therefore, with respect to proposed alterations to *Tempe Historic Property Register #11 - C.T. Hayden House [Monti's La Casa Vieja]*, the THPO staff recommends approval of the conceptual / PAD stage of the proposed project as presented, subject to the following conditions:

1. Historic signage / interpretive element be added to project at Rio Salado Parkway façade to inform public of historic ‘L’-shaped Sonoran row-house [period of significance] as well as the Hayden and Monti family association / significance.
2. Any structured parking immediately to the south or west of and above the historic building to be screened with permanent, designed glazing, scrim or screen [could be a public art component] instead of massive solid wall / undetermined mural.
3. Conduct geotechnical testing prior to structural design to determine subsurface conditions. Based on testing submit an Historic Preservation Plan, structural report, structural details, and indication of methods for protecting existing site features during construction. Tempe Historic Preservation Office approval of the Preservation Plan is a condition precedent to permit issue.
4. Prepare a Phased Archaeological Treatment Plan for areas scheduled for ground disturbing activities. The Treatment Plan will be consistent with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation [48 FR 44734-37]. Tempe Historic Preservation Office approval of the Treatment Plan is a condition precedent to permit issue.
5. Cantilevered overhangs above not to extend over the historic ‘L’-shaped Sonoran row house portion of the structure below.
6. Building elevations, materials and design details, with respect to their compatibility with and sensitivity to the historic resource are subject to HPC approval prior to final design review approval by Development Review Commission.

Submitted by:

*Joe Nucci*, Tempe Historic Preservation Officer  
*Hansen*, Planner  
*Mark Vinson*, City Architect