

Staff Summary Report



Development Review Commission Date: **06/26/07**

Agenda Item Number: **___5__**

SUBJECT: Hold a public hearing for an Amended Planned Area Development Overlay and Development Plan Review for PHASE 2 OF TEMPE GATEWAY located at 222 South Mill Avenue.

DOCUMENT NAME: DRCr_Phase 2TempeGateway_062607 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **PHASE 2 OF TEMPE GATEWAY (PL060616)** (Paul Lambert, America West Holdings Corporation, property owner; Theresa Schultz, Opus West Construction Corporation, applicant) for an eight (8) story office building and a five (5) level parking garage structure addition, including +/- 268,284 s.f. of building area and +/- 360,126 s.f. of garage structure addition, on +/- 3.54 acres, in the CC, City Center District. The request includes the following:

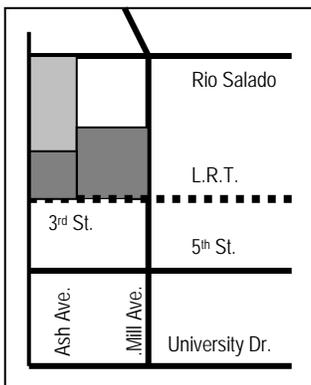
PAD07007 – Amended Planned Area Development Overlay to modify development standards for +/- 268,284 s.f. of building area and +/- 360,126 s.f. of garage addition on +/- 3.54 acres.

DPR07037 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions (1 - 33).**

ADDITIONAL INFO:



Gross/Net site area	3.54 acres, 154,265 s.f.: Phase 2 7.41 acres, 323,049 s.f.: Phase 1 & 2 combined
Building area	268,284 s.f.: Phase 2 office/retail building
Parking Structure Addition	360,126 s.f.: Phase 2 structure addition
Building Footprint	99,480 s.f.: Phase 2 bld'g. & structure addition 171,750 s.f.: Phase 1 & 2 bld'g & structure
Lot Coverage	64.5 % (99,480 s.f. / 154,265 s.f.): Phase 2 53.0 % (171,750s.f. / 323,049 s.f.): Phase 1 & 2 combined
Building Height	132 ft.: Phase 2
Building setbacks	0' front (E), 31' side (N), 10' streetside (S), 6' rear (W): Phase 2
Landscape Coverage	16.0 % (25,000 s.f. / 154,265 s.f.): Phase 2 26.6 % (86,000 s.f. / 323,049 s.f.): Phase 1 & 2 combined
Vehicle Parking	895 spaces required, 1,059 provided: Phase 2 1,645 spaces required, 1,714 provided: Phase 1 & 2 combined
Bicycle Parking	50 spaces required (by variance): Phase 1 & 2 this quantity increased to 84 spaces by condition.

This Phase will complete the development of Tempe Gateway. The project began in the late 1980’s as America West Airlines Corporate Headquarters.

ATTACHMENTS:

1. List of Attachments (adjust to match specific information related to case)
 - 2-5. Comments / Reasons for Approval
 - 6-13. Conditions of Approval
 - 14-15. History & Facts / Zoning & Development Code Reference
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- A. Location Map
 - B. Aerial Photo
 - C. Applicant's Letter of Intent (4 pages)
 - D. Traffic Engineer's Memorandum on Traffic Impact Study, dated June 8, 2007
 - E. Neighborhood Meeting Notes, dated June 7, 2007 (2 pages)
 - F. Cover Sheet (PAD 0.0) & Design Team Enlargement (2 pages)
 - G. Master Site Plan (PAD 1.0) & Site Data Enlargement (2 pages)
 - H. Phase Two Site Plan (PAD 2.0) & Enlargement (2 pages)
 - I. First & Second Floor Plans (PAD 3.0)
 - J. Typical Third thru Seventh & Eighth Floor Plans (PAD 4.0)
 - K. B1 (Basement) Garage Plan (PAD 5.0)
 - L. First Level Garage Plan (PAD 6.0)
 - M. Typical Second thru Fourth Level Garage Plans (PAD 7.0)
 - N. Fifth Level Garage Plan (PAD 8.0)
 - O. West & South Office Building Elevations (PAD 9.0)
 - P. East & North Office Building Elevations (PAD 10.0)
 - Q. South & East Garage Elevations (PAD 11.0)
 - R. North & West Garage Elevations (PAD 12.0)
 - S. East-West Site Section, Looking North (PAD 13.0)
 - T. Concept Utility Plan (CU), Grading & Drainage Plan (CG) & Data Enlargements (3 pages)
 - U. Landscape Plan (L1.0), Plant Legend & Enlargement (2 pages)
 - V. Color Exhibits (PAD 9.0C, 10.0C, 11C, 12C, & 15) – (5 pages)

COMMENTS:

The Planned Area Development Overlay for Tempe Gateway (SBD-97.91) indicates an America West Corporate Headquarters Building (now the U.S. Airways H.Q.) a parking garage, a separate America West Office Building and a Retail/Office block oriented toward Mill Avenue. This request seeks to modify the 1997 agreement by removing the second AWA Office building and increasing the size of the building on Mill Avenue.

The applicant is requesting approval to develop Phase 2 of Tempe Gateway. The request includes an amendment to the Planned Area Development Overlay to allow an eight story, 132'-0" tall retail / office building on Mill Avenue. This building on Mill Avenue is not as tall as the existing, 152'-0" tall, ten story U.S. Airways H.Q. Parking for the additional building would be accommodated in an additional garage placed alongside the existing four level garage structure. The Phase 2 garage is five levels and is slightly taller (56'-0" to the stair tower canopy) than the existing four level structure.

Project Analysis

Phase 1 and the proposed Phase 2 structures comprise 1,070,381 s.f. of area, including 493,400 s.f. of office and retail space and 576,981 s.f. of unconditioned garage structure. The existing U.S. Airways building is west of Monti's and is oriented toward Rio Salado Parkway, Tempe Beach Park and the Town Lake. The Phase 1 garage is south of the U.S. Airways building and has an entrance on Ash Avenue. The Phase 2 site is presently a green space and surface parking lot. At the southern edge of the combined parcel, just north of 3rd Street, the light rail line is under construction. A light rail station platform will be located adjacent to the site at the northwest corner of Mill Avenue and 3rd Street.

This entire property is 7.41 acres. The property will be subdivided along the Phase line, so the separate parcels will be 3.54 acres for Phase 2 and 3.87 acres for Phase 1.

The proposed Phase 2 building is eight stories and includes 237,489 s.f. of general office and 30,795 s.f. of retail business space. The retail is proposed for the first floor. Each tenant retail space is designed to have direct access to the exterior. The Phase 2 lobby entrance principally serves offices on the upper floor, the retail uses have independent direct entrances to Mill Avenue to the east, the Paseo to the west, and the light rail station to the south. A defining urban feature of the Phase 2 development is the Paseo, an open space proposed between the Phase 2 building and the garage addition. This space links the Phase 2 building lobby to the garage on an east-west axis and at the same time links the light rail line with the U.S. Airways Headquarters and Monti's on a north-south axis.

Land Use

The project complies with the land use goals and element objectives of General Plan 2030. The City Center District allows for a mix of uses. While this is primarily an office environment, there is a strong thread of retail in the development that together with the office use will help to bridge the connection between the downtown district and the Town Lake.

Pedestrian Oriented Design

Tempe Gateway is within the Transportation Overlay District Station area. The site is not located within the T.O.D. due to the existence of a Planned Area Development that precedes enactment of the T.O.D. The developer may opt into the T.O.D. but has chosen not to do so as part of this application.

The east façade conforms to the intention of the Downtown Building Heights Concept Study. Although not in the T.O.D., the building is sited in conformance with T.O.D. standards and the sidewalk on Mill has clear path of travel in conformance with Engineering criteria for downtown public pedestrian right of way. Along Mill Avenue, minimum 8'-0" wide clear sidewalks with 14'-0" minimum vertical clearance are provided. The sidewalk is brick. Indian laurel Figs are provided in grates to continue the downtown street theme.

Phase 2 features multiple retail entrances that are located in the vicinity of the Light Rail station. The public has access to retail from the south and west sides of the building as well as the north. The retail entrances are not indirectly connected to the public through the lobby.

The design response to Art in Private Development will include an on-site art promenade along the south side of the garage. The art walk is in part a covered colonnade due to the removal of a proposed parking row from the first garage level. This colonnade is on a pedestrian linkage between Mill and Ash that runs parallel to the rail line and reinforces the pedestrian connection between the train and the site.

Traffic Impact / Vehicular Circulation & Parking

The City Traffic Engineer has reviewed the traffic impact analysis prepared for Tempe Gateway. The project will increase traffic in the downtown area, and, “the intersection of Mill Avenue and Rio Salado Parkway will experience increased congestion...” It is expected that the downtown area generally will continue to grow and additional vehicle traffic lanes will not be provided on Mill or Rio Salado. For the downtown, this is “consistent with policies to maintain a pedestrian and bike friendly environment.”

Planning staff has conditioned an increase in bike parking for the site to reinforce the “bike friendly” concept suggested in the Traffic Engineer’s Memo. The Final P.A.D. from 1997 allowed a variance for bike parking. The condition of approval reflects anticipated greater use of bikes in conjunction with the Light Rail station.

A separate entrance is provided for the garage addition to ease vehicular circulation and not create a single entrance choke point. The Phase 1 existing garage west entrance faces Ash Avenue; the Phase 2 garage addition north entrance touches 2nd Street via an auto courtyard.

The plates of the garage addition are aligned with those of the existing garage to allow vehicle circulation to occur between the garage and the garage addition. Since a property line is proposed between the garage and the addition, a lot tie is required between the two structures to maintain garage openings through the property line.

The parking calculation is based on a project that is not in the Transportation Overlay District. Given a strict office and retail mix, where one vehicle space is equated with 300 s.f. of floor area, there is surplus parking on site. The overage is beneficial because it allows the insertion of restaurant spaces on the retail floor as market demands. The overage is also potentially beneficial in terms of the downtown shared parking model.

The driveway at the south of the America West Phase 1 site plan which connects the site directly with 3rd Street is problematic because it now crosses the light rail tracks. This driveway is being removed in the Phase 2 development as a traffic safety consideration.

Architectural Expression

The architect seeks to use similar massing, materials and architectural expression for the Phase 2 Building and the garage addition with reference to the existing structures. The variation on the curved theme is notable, where the narrow vaulted roof of the U.S. Airways H.Q. is picked up in the curving Mill Avenue façade of the Phase 2 Office building. The curve is expressed again in plan in the landscape treatment of paving and grass area in the Paseo.

The materials for the Phase 2 building include a stone veneer water table, two colors of brick veneer, Clear anodized aluminum storefront and metal accents, highly reflective and insulated (semi-reflective) glass, metal banding, canopies and roof cornice. The materials for the open garage addition include brick veneer on columns and spandrels, some pre-cast concrete spandrels, steel railings and stairs.

Planning staff has reviewed the presentation exhibits with the City Architect. Conditions regarding enrichment of detailing at the base of the Phase 2 Building, including a two color brick pattern on the elevations, related brick accents in the brick sidewalk and the insertion of decorative metal panels in the base of the storefront have been added to help attract pedestrians to the retail businesses inside.

Planned Area Development Overlay

The site is in the City Center District. The standards modified from the Planned Area Development established in 1997 include particularly the height of the building facing Mill Avenue (132'-0") and the consolidation of what formerly were two buildings into one comparatively larger building.

Environment (Air, Noise, Ambient Temperature, Energy)

The creation of a single Phase 2 building where two buildings had previously been planned allows a more meaningful open space between the Phase 2 building on Mill Avenue and the garage addition on Ash. The development of Phase 2 removes valuable green space and mature trees from the downtown. The creation of the Paseo between the Phase 2 building and the garage offsets this loss. Some of the trees including particularly the non-fruiting olives and the Sonoran palo verdes are capable of being salvaged (by condition of approval) prior to site clearing. These salvaged materials can be reused in the site landscape. Also in the Paseo, oxygen producing, sunken lawn areas in the Paseo usefully double as filtration mats for retention basins and provide an attractive focus for this open space.

A concern about excessive security light from the Phase 1 garage can be mitigated in the Phase 2 design with careful concealment of fixtures and use of house side shields. Canopies are added (by condition of approval) to the roof of the Phase 2 garage to assist with light shielding and also deflect some of the solar energy that otherwise would irradiate the concrete mass of the structure.

Given the proximity of air traffic and the general city noise, potential noise mitigations through alternative building materials may be considered for use in the Phase 2 Building.

Public Safety

A fire/emergency lane is proposed in the Paseo which can double as a retail delivery lane. This lane extends (by condition of approval) from 2nd Street along the entire length of the west elevation. The design is required to accommodate a fire command room in the Phase 2 building retail floor for emergency operations. Infrastructure for emergency radio amplification equipment will be incorporated into the Phase 2 building and garage addition, so emergency radios can be used inside without interference from the building mass. The design generally will incorporate features to maximize visual surveillance, including bright white paint in the interior of the garage.

Public Input

The applicant has posted the site, mailed notices to property owners within 300'-0" of the project and held a neighborhood meeting at Hatton Hall (7th & Myrtle) on June 7, 2007. Theresa Schultz (Opus) presented the project. Emphasis was placed on the architectural relation of the proposed Mill Avenue building to the existing red and blond brick and grey-blue glass headquarters. A series of exterior vignette sketches were included in the presentation that very effectively related the Phase 2 buildings to a pedestrian oriented site experience by means of the art walk, the Paseo, the Mill Avenue edge, the light rail train line and station platform. Questions raised by the public included the following:

- measures to retain the existing trees in the Phase 2 area,
- proper shielding of garage security lights,
- type of retail use, which prompted a discussion of restaurant use, and
- how construction staging and delivery would be accomplished.

The emphasis of this last point was a wish that night time staging be avoided. The response did not promise

day time staging only, but indicated Mill Avenue would be avoided for deliveries as much as possible; construction traffic would use Ash and Rio Salado to a much greater extent than Mill. Planning staff has incorporated the first two points into conditions of approval. Overall, the three citizens in attendance favorably received the project. Planning staff has to date not received written or telephone comment from the public concerning the project.

Conclusion

The request complies with the General Plan 2030 projected land use for this downtown site. The amended Planned Area Development Overlay implements the General Plan by augmenting an office employment center in the northern part of the downtown and inserting a retail element within this campus. The development, standing between the downtown and the Town Lake and astride the Light Rail line, will promote urban employment and conjoining retail use within the larger context of a live, work and recreation mixture.

An approval of the Development Plan which includes site plan, building elevations and landscape plan, will clear the way for review of the Amended Planned Area development at City Council. A recommendation of approval of the Amended Planned Area Development Overlay request will help Tempe Gateway to complete its final phase of development in a manner that is reflective of the existing architecture and is complementary to the overall architectural expression and vibrancy of downtown. Staff recommends approval of the request for the Amended Planned Area Development Overlay and Development Plan Review.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project is within the City Center District and is considered part of Downtown Tempe.
3. The "Downtown Building Heights Concept Study" (Mill Avenue Corridor) anticipates and supports a building height of up to 150'-0"
4. The PAD Overlay process provides the flexibility through establishment of project specific standards, including building height, in order to assist in development.
5. The project, aside from site specific development standards established through the Amended P.A.D., will meet the development standards required under the Zoning and Development Code.

PAD07007

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. A building permit shall be obtained and substantial construction commenced on or before **June 26, 2009** or the Amended Planned Area Development approval will expire.
2. The Amended Planned Area Development for Phase 2 of Tempe Gateway shall be put into proper engineered format with appropriate signature blanks prior to issuance of building permits. The Amended Planned Area Development shall be kept on file with the City of Tempe's Development Services/Planning Department. The Amended P.A.D. does not require recordation at Maricopa County.

DPR 07037

CONDITIONS OF APPROVAL

General

3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **October 13, 2006** and **March 14, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Development Plan approval prior to issuance of building permits.
 - Obtain an Encroachment Permit from the Public Works Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a maximum projection of 8'-0" for any canopies or decorative architectural features of the building,
 - a minimum clear distance of 14'-0" between the sidewalk level and any overhead structure, and
 - any other requirements described by the encroachment permit or the building code.
 - Process a Final Subdivision Plat for Tempe Gateway through City Council. Prepare a Subdivision Plat that unifies the small, wedge shape property (parcel 132-29-107A) with the rest of the Phase 2 Tempe Gateway property and separates the Phase 1 and Phase 2 properties. Provide a lot tie between the Phase 1 and Phase 2 properties to allow openings between the garage and the garage addition along the common property line between the Phases. Indicate a cross access easement between the two properties. Place the Subdivision Plat into proper engineered format with appropriate signature blanks. Record the Subdivision Plat with the Maricopa County Recorder's Office through the Tempe Development Services Department on or before one year from date of City Council approval. Failure to record the plan within one year of City Council approval shall make the Council approval of the Subdivision Plat null and void. If work is commenced prior to this time, a building permit will not be issued until this condition is fulfilled, since the curving west property line of parcel 132-29-107A will otherwise bisect the Phase 2 building.
 - Provide emergency radio amplification for the Phase 2 building and the garage, as required. Amplification will allow Police and Fire personnel to communicate in these structures during a catastrophe. Contact Telecommunications (stuart_snow@tempe.gov) to discuss the size and materials of the structures, verify radio amplification requirement, and determine the extent of construction to fulfill this condition.

- Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. As applicable, have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Resources (pete_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
- Provide public art as part of this development, following the Zoning and Development Code Sec. 4-407 and Appendix D. Planning staff supports the art promenade concept along south side of garage addition. Contact the Cultural Services Administration (elizabeth_lagman@tempe.gov) if any questions regarding implementation of this requirement.
- The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.
- Security Requirements:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials to discourage ambush opportunity. Distances of at least 20'-0" between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principals listed under A-II Building Design Guidelines (C) as they relate to the location of pedestrian environments and places of concealment. To the greatest extent possible, follow the recommendations listed in Tempe Police Officer Pittam's report, published March 14, 2007 and included in the Site Plan Review mark-up packet. Contact the Crime Prevention Unit of the Police Department (derek_pittam@tempe.gov) if questions.
 - The Owner is not required to prepare a security plan with the Police Department.
- 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.
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures, including for compactor enclosure, may be accessed through www.tempe.gov/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

4. As indicated on the site plan, delete the driveway to 3rd Street on the Maple alignment. Do not consider this as an exit only drive, coordinated with trains, as is indicated in the applicant's Letter of Intent.
5. As a reflection of the presence of the Light Rail station and the vehicle drive lane reduction on Mill Avenue completed earlier this decade, provide 34 bike parking spaces (representing the amount of bike parking for retail and office use for Phase 2) in addition to the 50 bike parking spaces allowed for the entire site by variance SBD 97-91.

6. Clearly define fire lane and turnaround to the extent indicated on the March 14, 2007 Site Plan Review mark-up. Provide pavement design that is suitable for high load traffic for full length of lane. This lane may be used for routine retail deliveries in addition to emergency access; the 150'-0" long lane indicated on the site plan is inadequate for this purpose. Ensure that there is at least a 20'-0" horizontal width and a 14'-0" vertical clearance above the fire lane surface for tree canopies or overhangs. Fire lane design subject to approval of the Fire Department (jim_walker@tempe.gov).
7. Sanitation:
 - a. Review the site plan with Public Works/Solid Waste (maryhelen_giustizia@tempe.gov or ron_lopinski@tempe.gov) and verify refuse pick up truck access and maneuvering to compactor north of Phase 2 building. Modify compactor enclosure position and alignment in overall site layout if necessary.
 - b. Construct walls, pad and bollards for enclosure in conformance with Standard Detail DS-118.
 - c. Provide refuse compactor enclosure gates of steel mesh construction as indicated that allows visual surveillance through the fence and gate. Minimize or eliminate horizontal elements to impede climb over.
 - d. The property manager shall have gates open on collection days as stipulated by the Solid Waste manager.
 - e. Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site layout.
8. At northwest corner of Phase 2 office building, provide service yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of equipment or storage items being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the adjacent electrical room, as indicated. Do not position electrical equipment other than the transformers outside. Construct gates of steel mesh to allow visual surveillance when up close. Coordinate gate hardware with emergency ingress and emergency egress requirements of Fire and Building Safety.
9. On-Site Paving:
 - a. Provide upgraded paving at each 2nd Street driveway apron consisting of clay unit paving. Match paving used in the downtown district. Extend unit paving in the driveways from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 - b. Provide walkways on site of integral color, design scored concrete. Position score pattern to relate to adjacent architectural features and joinery in the elevations.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall that matches the building materials and follows the requirements of Standard Detail T-214.
11. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the building finishes.
 - The site is within an Alternative Retention Criteria Area. The 2-year storm water retention concept presented with the Development Review Commission submittal is acceptable in concept. Verify specific design considerations with Public Works/Engineering (chris_kabala@tempe.gov or ken_halloran@tempe.gov) for storm water retention for Phase 2 site and (if modified) Phase 1 site. Provide cross drainage easement between Phase 1 and Phase 2 if this is required by the retention concept.

- Relocate existing buried site utilities in way of office building and garage addition, including, but not limited to, the water main in the Maple Avenue alignment. Indicate locations of existing buried utilities on Phase 1 and Phase 2 parcels and at contiguous lots on the north of 2nd Street and in the Mill and 3rd Street rights of way. Indicate which existing utilities will remain in place and which will be relocated. Underground utility connections to the Phase 2 building and garage addition.
- Verify requirement from Public Works/Water Utilities for a sewer study and possible sewer line upsize as indicated in the March 14, 2007 Site Plan Review mark-up. Contact Water Utilities (tom_anken@tempe.gov) if questions.
- Clearly indicate property lines and easements and dimensionally fix the building to the property lines and easements. Verify location of any easements or other property restrictions to ensure no conflict exists with the site layout or foundation design.
- Replace sidewalks at frontages of this development. Incorporate brick sidewalks for pedestrian paving in public right of way. Follow City of Tempe Public Works Department Detail T-353 for sidewalk and tree grate, when designing all sidewalk areas in the right of way, except use long (12'-0" by 4'-0") grate detail following installation example on Mill Avenue. Position tree grates, bike racks for 2'-0" by 6'-0" bike parking, and any site furnishings so there is a minimum 8'-0" clear, continuous path alongside the street building elevations. Alternative unit paving may be considered, and is encouraged, subject to review and approval by Engineering and Planning. Use any alternative patterns in small amounts to create accent areas at entrances or demarcate architectural features in the lower portions of the elevations. Do not propose a wholesale change of paving material. Provide paving materials that are compatible with accessibility provisions of the Americans with Disabilities Act and the Building Code.
- Construct driveways in public right of way and on 2nd Street in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (shelly_seyler@tempe.gov).
- Indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limit for 2nd Street or use 25 m.p.h. if a speed is not posted. Begin sight triangle in driveway at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from Public Works/Transportation (john_brusky@tempe.gov) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At accessible parking spaces, provide demarcated accessible aisles.
 - At all parking spaces, provide demarcated area beyond the front or side of the space that contains the structural members of the garage, including columns. Do not allow columns or other structure to intrude into the required minimum area of the parking space.
 - At drop off zone adjacent to 2nd Street, demarcate the zone but do not stripe for parallel parking unless parking is accompanied with landscape per ZDC Sec. 4-704 (A).

- Locate bike hoops in the Paseo and along Mill Avenue as indicated. Provide bike hoops in accordance with standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby. Locate bike hoops in areas that are subject to natural visual surveillance, not in sequestered areas.

Floor Plans

12. Provide a "landscaped" finish at 2nd floor east roofs behind parapet that are visible from 3rd floor and above office windows. This treatment may consist of sized, monochromatic cobblestones or river run rock over a built up roof. An alternate treatment may be acceptable if it is attractive from above and does not reflect excessive light.
13. Provide parking space shade canopies on top of the Phase 2 garage. The purpose of this condition is two-fold: 1) reduce solar irradiation on the mass of the structure, 2) Conceal security lights in the canopies rather than expose lights on poles on top of the garage. Provide the following characteristics in the canopy design:
 - a. Provide fascia that is at least as deep as the canopy structure.
 - b. Provide 75% light reflectance value to surfaces of canopy, including the top.
 - c. Relate canopy in color and architectural detailing to the metal shade canopy proposed atop the stair tower.
 - d. Detail canopy lighting as an integral part of the canopy.
 - e. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
 - f. Position light in canopy to direct light to interior of garage deck and away from perimeter.
14. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque (steel mesh) screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
15. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 20'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
16. Provide security visual surveillance capability at service and exit doors. Do one of the following to exterior doors (except to rarely accessed equipment rooms) that are otherwise unglazed:
 - a. At exterior stair tower exit doors and at service doors, provide vision panel of high strength plastic or laminated glass, 3" wide, to 5'-6" at head and to 3'-7" at sill of vision panel.
 - b. Where two-way viewing is not desired at service doors, provide two 360 degree viewers per door. Position the viewers so they can be used from the interior in a standing or seated position. Position the viewers vertically in the door and conform view angle to the Americans with Disabilities Act.
17. Public Restroom Security:
 - a. Lights in restrooms:

- 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
- b. Single user restroom door hardware:
- 3) Provide a key bypass on the exterior side
- A fire command room may be required on the ground floor of the Phase 2 building. Verify size and location with Fire Department (jim_walker@tempe.gov).

Building Elevations

18. Provide increased detailing such as two color brick pattern accenting in conjunction with the stone water table at the base of the Phase 2 Office Building elevations. Extend the two color brick pattern up to the level of the third floor on all sides to strengthen the pedestrian character for the retail entrances, the loft offices and the storefronts. Use of brick detailing on the wall surfaces in conjunction with the adjacent paving surfaces that may entice pedestrians to pause and look rather than hurry by is encouraged.
 19. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where the smaller, lower glass panes of a divided pane glass storefront system can be reached and easily broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. Where a divided storefront window with a small lower panel is used, as is indicated in the presentation exhibits, infill these smaller panels below the main window with an opaque, decorative metal screen. Design the screen to relate visually to the brick detailing in the pavement and elevations.
 20. Provide main exterior colors and materials with a light reflectance value of 75 percent or less. The Dunn Edwards "Antique Linen" paint is not considered a major exterior color and is acceptable despite the LRV of 81. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff shall field verify colors and materials during the construction phase.
 21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
 22. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 23. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 24. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of building and garage from top of curb along front of property as indicated.

Lighting

25. Illuminate building entrances, stairwells, landings and under lower landings continuously from dusk to dawn. Illuminate pedestrian gates same as a building entrance.
 26. Provide house side shields as necessary to completely deflect security light from neighboring residential development to the southwest of the garage addition.
- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan." Accent lighting that is not full cut-off must conform to the maximum lumen allowance.

Landscape

27. Salvage the Palo Verde and Olive species on site. Retain these trees in place where possible, otherwise box these trees, remove from site and store in a nursery (either on site or in a remote location). Protect and maintain the boxed trees during construction. Incorporate the trees into the landscape site design. Placement of transplant trees in either Phase 2 or Phase 1 site or frontage planting areas is acceptable.
 28. Keep tree canopies clear of fire lane except where tree branches arch minimum 14'-0" above the edge of the lane.
 29. Irrigation notes:
 - a. A separate dedicated landscape water meter is recommended (not required) to measure landscape water and avoid a sewer charge on water used for landscape.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller inside the Phase 2 service yard. Alternately, if the controller is in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing and fully conceal the valve wire and power conduits.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 30. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
 31. Top dress planting areas with a ¾" minus decomposed granite application as indicated. Provide decomposed granite application of 2" uniform thickness. Provide pre-emergence weed control application. Do not underlay rock or decomposed granite application with plastic.
- Prepare an existing plant inventory for the site and adjacent street frontages, including the two tree species indicated for salvage. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site, including the olives. Move, preserve in place, or demolish the olives along with the native or "protected" trees and plants per State of Arizona Agricultural Department standards. In the instance of demolition, give reason in inventory why demolition of a particular plant is warranted. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us. Follow the link to "form", to "native plants", and to "notice intent to clear land". Include plant inventory with landscape construction documents submitted for building and planning plan check process.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

32. Provide details of major building address signs for review during building and planning plan check process. Address signs do not need a sign permit unless they are halo illuminated. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Refer to the Site Plan Review mark-up, dated March 14, 2007, for a preliminary graphic presentation of the major building address locations. Do not locate address signs on the south elevation, facing 3rd Street. Coordinate height of address signs to avoid visual conflicts from

tree foliage. In addition to the major building address signs, provide the following:

- a. 6" high vinyl (or similar) address number set on the glass directly above each entrance on east and west.
 - b. 1" address number set at each meter in accordance with electrical code and utility company standards.
33. Provide one horizontal address sign on the upper roof as indicated on the Site Plan Review mark-up, dated March 14, 2007. Orient sign to be read from the south.
- 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black surface.
 - 3) Do not illuminate roof address.
- 222 South Mill Avenue is a processing address. Obtain actual building addresses for the Phase 2 office building from Public Works/Engineering (stuart_lane@tempe.gov).
 - Obtain sign permit (including for sign package criteria, identification signs, monument sign update, halo illuminated address signs, and as required) as a separate process. Planning staff recommends this be done during building plan check review. Conform to the sign requirements of ZDC Sec. 4-901 through 4-904. Directional signs (if proposed) may not require a sign permit, depending on size. In any case, directional signs are subject to review by Planning during plan check process.

HISTORY & FACTS:

Mercado Del Rio

- August 11, 1977 The City Council selected C.W. Jackson to be the developer of the site. This land was initially assembled through Community Development block grant money.
- October 24, 1978 The Planning Commission approved the site plan and use permits for this site.
- November 1, 1978 The Design Review Board approved the building elevations, site plan and landscape plan for the Mercado Del Rio shopping complex.
- May 7, 1980 The Design Review Board approved signage for Donny O'Brien's.
- July 1, 1981 The Design Review Board approved the modification of building elevations for Donny O'Brien's.
- May 5, 1982 The Design Review Board approved a building modification, site and landscape modification for Cholla Corporate Center.
- October 20, 1982 The Design Review Board approved signage for Cholla Business Interiors.
- June 1, 1983 The Design Review Board approved signage for America West Airlines
- December 14, 1989 The City Council approved an amendment to Section 7 of the Zoning Ordinance that would remove the current prohibition on signs above the 35' height limit and adopt it in an emergency.
- December 20, 1989 The Design Review Board approved signage for America West Airlines Corporate Center providing for four 7' x 7' (196 s.f.) building mounted (clock tower) non-illuminated logos.
- December 28, 1989 The City Council approved a variance to allow four non-illuminated logo signs to be mounted at a height of 48'-2".
- September 19, 1990 The Design Review Board approved sign lighting for the clock tower mounted logos.

America West Airlines

- December 17, 1997 The Design Review Board approved the building elevations, site plan and landscape plan for AMERICA WEST AIRLINES CORPORATE HEADQUARTERS located at 222 South Mill Avenue in the CCD, Central Commercial District and the Rio Salado Overlay District.
- December 18, 1997 The City Council approved a Preliminary Planned Area Development Overlay and a Final Planned Area Development Overlay for Phase I for AMERICA WEST AIRLINES. The project is located at 222 South Mill Avenue in the CCD, Central Commercial District and the Rio Salado Overlay District. The approval included the following:
Use Permits (SPD 97:91)
1. Allow office uses, retail uses and restaurants without entertainment in the CCD.
2. Allow parking by shared parking demand.
Variances (SPD 97:91)

- A. increase allowed building height in the CCD from 35' to:
 - 1) 152' for Phase 1
 - 2) 90' for Phase 2 Office
 - 3) 53' for Phase 2 Retail
 - 4) 50' for Phase 1 & 2 Garage
- B. reduce required building setback along Mill Avenue from 10' to 0'
- C. reduce required number of bicycle parking spaces from 356 to 50 spaces

Tempe Gateway

June 7 2007

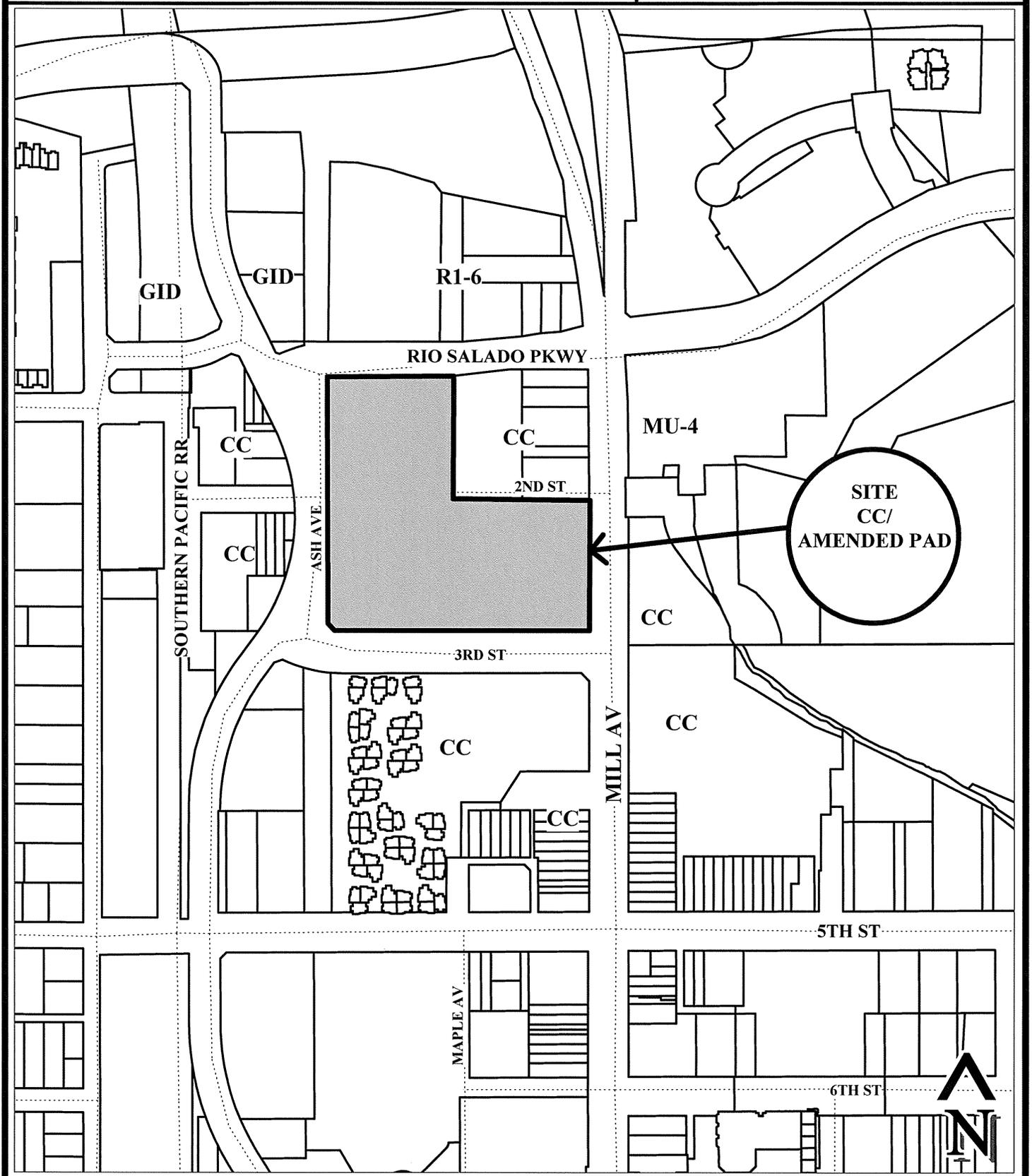
A Neighborhood Meeting was held to present Phase 2 of Tempe Gateway to residents and property owners in the vicinity. The proposal was favorably received by the attendees.

ZONING AND DEVELOPMENT CODE REFERENCE:

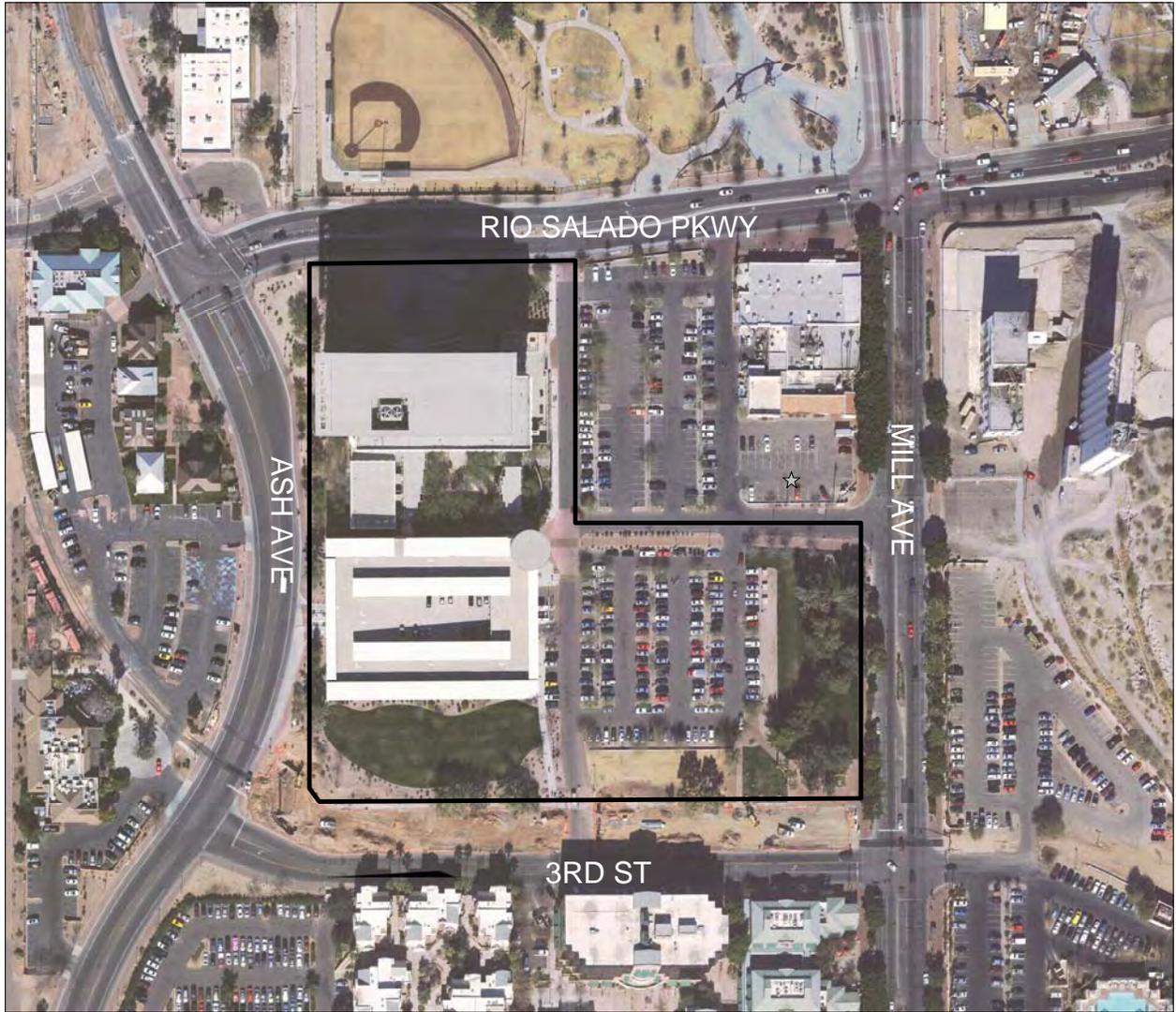
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review

PHASE 2 OF TEMPE GATEWAY

PL060616



Location Map



TEMPE GATEWAY (PL060616)

Tempe Gateway Mixed Use Office Building
3rd Street and Mill Avenue
Letter of Intent

Request:

Opus West Construction and US Airways (the Applicants) respectfully submit this letter of intent to redevelop the northwest corner of 3rd Street and Mill Avenue in Tempe Arizona. Specifically, the site is the approximate 3.68 gross acres located between 2nd Street and 3rd Street on the west side of Mill Avenue (the Site). The Site is a part of the original Preliminary PAD approved for America West Airlines site. The Site is shown as Phase II on the America West Airlines PAD. The Site is currently open space and a parking lot.

The Applicants respectfully submit this Application to amend America West Airlines Preliminary PAD and allow an eight (8) story Class A office building with associated first floor retail and approve the design of the Site (the "Application").

Planning Context

The Site is located at the northwest corner of 3rd Street and Mill Avenue in downtown Tempe. The formal site address is 222 South Mill Avenue. General Plan 2030 classifies the Site as Mixed Use. According to General Plan 2030, the Mixed Use Designation is designed to accommodate land use mixes with 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 Applicants envision this Site as a mixed-use urban development with vertical integration of retail, office, open space, and parking. The campus design of the Site is compatible with the existing US Airways building ("Phase I"), Mill Avenue and the environment in downtown Tempe. As an integrated use, the Site is designed to allow visitors and residents the opportunity to work, to shop and to play in one location. This Site also serves as a connection between Tempe Beach Park and the Mill Avenue retail district.

The proposed development includes retail space along Mill Avenue which is designed to activate the street frontage and provide vibrancy and energy at the street level. The Applicants envision that the shops along the street will be a mixture of retail, food and beverage uses which will provide convenience and choice for office tenants and the visitors to Mill Avenue.

The Site is currently zoned City Center (CC) with an existing PAD overlay. The Applicants are not rezoning the Site. The CC Zoning District permits a wide variety of uses. The proposed uses for the Site are all permitted by right in the CC District.

MAR 29 2007

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. The 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.” The approved Preliminary PAD for the America West Airlines site shows a mixture of retail and office buildings and a parking garage for Phase II of the PAD. This Application complies with both the CC Zoning District and the Preliminary PAD approved on the Site.

Site Area:

The Site consists of approximately 170,096 gross square feet (3.68 gross acres). A full metes and bounds legal description is included as part of this Application.

Area Context

The Site is located between 2nd Street and 3rd Street west of Mill Avenue in downtown Tempe. The existing 16 story US Airways building is northwest of the Site. Monti’s La Casa Vieja restaurant is directly North of the Site. Monti’s is a one story historic adobe structure. The Hayden Square commercial office and retail development is south of the site. The Hayden Flour Mill is east of the Site. The proposed redevelopment plan for the Hayden Flour Mill includes a mixture of commercial, office and retail space. The Applicants envision this Site will contribute to the mixture of uses proposed for the north end of Mill Avenue as well as expand the employment opportunities and diversity of retail in downtown Tempe.

Site Plan and Design

The Applicants propose to develop an eight (8) story Class A office building with approximately 30,457 square feet of retail at grade level, 37,500 of loft office space and 237,012 square feet of office space. In addition, the development will include a five level above grade parking structure. The parking garage is approximately 358,145 square feet.

The main office building is on a north-south axis parallel to Mill Avenue. The retail shops are integrated into the office building to create a vibrant and pedestrian realm. The over height retail shop space engage Mill Avenue and is designed to accommodate smaller boutique as well as larger restaurant uses on the corners. The loft offices on the second floor create a strong pedestrian urban edge. The remainder of the office space above the second level will be Class A office space. The 3rd - 8th floors of the building step back from the street edge to create a transition to the taller portion of the building.

The north-south orientation of the building allows us to define the street edge and provide easy pedestrian access paths from the light rail station at the NWC of 3rd Street and Mill to the rest of the campus.

MAR - 2 2007

The proposed parking structure will be an above grade structure that integrates directly with the existing parking structure. The plates are designed to circulate directly with the existing garage but the new parking garage will have its own entry points and ramp system to allow it to operate more efficiently and independently. The garage is held back from the proposed office to create a paseo that not only transitions employees and visitors to the office but also provides a landscaped plaza for pedestrians to access the rest of the campus directly from Mill and the light rail station.

Integrated Campus Development

This proposal is intended to respect and respond to the existing campus and downtown Tempe in the following ways:

- Use of similar massing, materials and architectural expression
- Thoughtful linkage of pedestrian spaces

The layout of the Site and its included buildings and spaces responds to the existing campus. The placement of the office tower locates and defines not only the street edge but the edge of the existing block campus. The height of the building and its massing respects the existing building. The interior (West) façade of the building will respond in material and form to the brick façade of the existing building while the curved (East) dynamic façade responds to the Mill Avenue, Hayden Ferry and Lake façade of the existing building.

Located directly across from the historic Hayden Flour Mill, the site and height of the Site does not compete with this City landmark. Rather it reflects the Mill on a multitude of dynamic angles via the building's eastern mirror glass radius façade. The Phase I and Phase II buildings define the urban edges of Rio Salado Parkway to the north and Mill Avenue to the east, which concealing the service function of the parking garage. Like bookends, the two sleek urban fixtures frame the historic Monti's La Casa Vieja restaurant.

Integrated Circulation Patterns

An important aspect of the Site and downtown Tempe culture is the pedestrian circulation in, around and through the Site. The orientation of the garage and office creates a north-south paseo to link downtown Tempe with the Site. The relocation of the garage vehicular entry allows us to create an additional pedestrian paseo that links that existing building to the proposed building and future light rail station in an uninterrupted landscape space with no vehicular crossings. Small gathering spaces will be created along this paseo for public and employee use.

In addition to the developed pedestrian patterns listed above, we have given thoughtful consideration to the vehicular patterns on the Site. The majority of the vehicular access is circulated around the perimeter of the Site. Currently, we have two main access points on Ash Drive and 1st Street. Each access point allows for varying ingress and egress

MAR - 8 2007

patterns. A main ceremonial drive will be located at the north end of the site and used primarily for drop-off, visitor orientation and service. This main drive may also be an important link road for the future Monti's site if developed. We would also like to continue to use the Maple Avenue/1st Street exit to 3rd Street as an exit only, coordinating with the light rail station on gates and train arrivals/departures.

Conclusion

The Applicants have been through a detailed site analysis to ensure that this Site is compatible with the existing Phase I buildings as well as creating presence along Mill Avenue. We believe that this development will enhance the employment and retail opportunities in Tempe. We look forward to discussing this Application with you and community. We respectfully ask for your support.

MAR - 8 2007

Memorandum

Public Works Department



Date: June 8, 2007
To: Kevin O'Melia, Sr Planner, Development Services
From: Shelly Seyler, Traffic Engineer, Transportation Division
Subject: Tempe Gateway Project

I have reviewed the traffic impact analysis prepared for the Tempe Gateway Project located at the southwest corner of Mill Avenue and 2nd Street. The analysis included trip generation for the proposed project which will include 30,530 square feet of retail space and 235,835 square feet of office space, as well as level-of-service analysis for the years 2008, 2013, and 2028. The project is expected to generate 3,952 external trips on a daily basis at full build-out with 429 AM peak hour trips and 535 PM peak trips. Based on the findings of the study, intersections surrounding the development will operate at acceptable levels of service using the existing lane configurations and stop control in 2008 (expected opening year). Analysis did show that beyond the initial analysis year, the intersection of Mill Avenue and Rio Salado Parkway will experience increased congestion and the level-of-service will decrease. This is based on growth of the downtown area and does not anticipate improvements in terms of additional lanes that would mitigate this result. It is also consistent with policies to maintain a pedestrian and bike friendly environment. Transportation concurs with the analysis provided.

Please contact me at (480) 350-8854 if you have any questions.

JUN - 8 2007

**Summary of Neighborhood Meeting for US Air – Opus West
June 7, 2007 6:00 PM**

Neighborhood Meeting

We held a neighborhood meeting to discuss the application for Phase II of the Tempe Gateway project for US Airways and Opus West. The application submitted to the City is for an 8 story Class A office building and a 5 story parking garage. It also includes street level retail and restaurant opportunities. The site is located at 222 S. Mill Avenue.

Attending the meeting for the applicants were Manjula Vaz of Gammage & Burnham; Theresa Schultz, Tammy Henschel and Philip Hamilton of Opus West; and John Miller of US Airways. The meeting was held at Hatton Hall located 34 E. 7th Street on June 7, 2007. The meeting began at 6:00 p.m.

Residents attending this meeting were Jonathan Thums of New Horizons Brokerage and Development, representing the Sunset Riverside Neighborhood; Greg Swick of Moore Swick, a resident of Hayden Square; and D.L. Hoskinson, a representative of Holualoa Hayden Square.

The information was presented in an open house format. Theresa Schultz of Opus presented the information regarding the site plan and elevations. Theresa discussed the retail presence along Mill Avenue as well as the interaction between the pedestrian walkway and light rail. Residents asked questions related to parking, retail, the site lighting and hours of operation.

There were no questions from the residents that the applicants were not able to address.

The meeting adjourned at approximately 6:45 p.m.

A sign-in sheet from the meeting is attached.

Other Neighborhood Outreach

We mailed notices by first class mail to all the property owners within 300 feet of the site and to neighborhood associations within one mile of the site.

JUN 12 2007

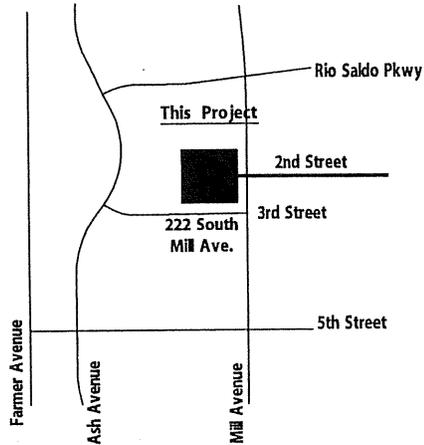
**US AIR NEIGHBORHOOD MEETING
HATTON HALL
JUNE 7, 2007 6:00 PM**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Jonathan Thums	P.O. Box 3126	480 966-8346	_____
Theresa Schultz	Opus	602 468-7006	_____
Jammy Henscher	Opus	602 - 468-7013	_____
Philip Hamilton	Opus	602-468- 7088	PHILIP.HAMILTON@ OPUSWEST.COM
John Miller	US Airways	480 693-5815	JOHN.MILLER@USAIRWAYS.COM
Greg Swick	154 W. 5th St #101 Tempe, AZ	480.894.6001	greg@swick.com
D.L. Hoskinson	HOLUALOA HAYDEN SR. 51 E. 3rd St + Mill Ave	602- 381-1611	deborah@holualoa.com

JUN 12 2007

LOCATION MAP



DESIGN TEAM

OWNER:
OPUS WEST CORPORATION
 2555 EAST CAMELBACK ROAD - SUITE 800
 PHOENIX, ARIZONA 85016
 PHONE: 602.468.7000
 FAX: 602.468.7010

ARCHITECT:
DFD CORNOYERHEDRICK
 2524 EAST CAMELBACK ROAD, SUITE 400
 PHOENIX, ARIZONA 85016
 PHONE: 602.381.4848
 FAX: 602.381.4844

ENGINEER/SURVEYOR:
DEI PROFESSIONAL SERVICES
 6225 NORTH 24TH STREET - SUITE 200
 PHOENIX, ARIZONA 85016
 PHONE: 602.954.0038
 FAX: 602.944.8605

PROJECT DATA

SEE ATTACHED SHEETS FOR INFORMATION

PREVIOUSLY APPROVED VARIANCES

SPD-97.91

- a. INCREASE ALLOWED BUILDING HEIGHT IN THE CCD FROM 35' TO:
 1. 157' FOR PHASE I
 2. 90' FOR PHASE II OFFICE
 3. 51' FOR PHASE II RETAIL
 4. 50' FOR PHASE I AND II PARKING GARAGE
- b. REDUCE REQUIRED BUILDING SETBACK ALONG MILL AVENUE FROM 10' TO 0'
- c. REDUCE REQUIRED NUMBER OF BICYCLE PARKING SPACES FROM 356 TO 50.

PREVIOUSLY APPROVED USE PERMITS

SPD-97.91

1. ALLOW OFFICE USES, RETAIL USES AND RESTAURANTS WITHOUT ENTERTAINMENT IN THE CCD.
2. ALLOW PARKING BY SHARED PARKING DEMAND.

DFD CornoyerHedrick

2425 EAST CAMELBACK ROAD
 SUITE 400
 PHOENIX, ARIZONA 85016
 602.381.4848
 WWW.DFDCH.COM



NOT FOR CONSTRUCTION
 DRAWINGS FOR
 DEVELOPMENT APPROVAL
 ONLY



PL

SPR06154

DS161340

TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

2425 EAST CAMELBACK ROAD
SUITE 400
TEMPE, ARIZONA 85016
PH: 480.348.4848
WWW.DFDCL.COM



NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY



PL

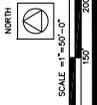
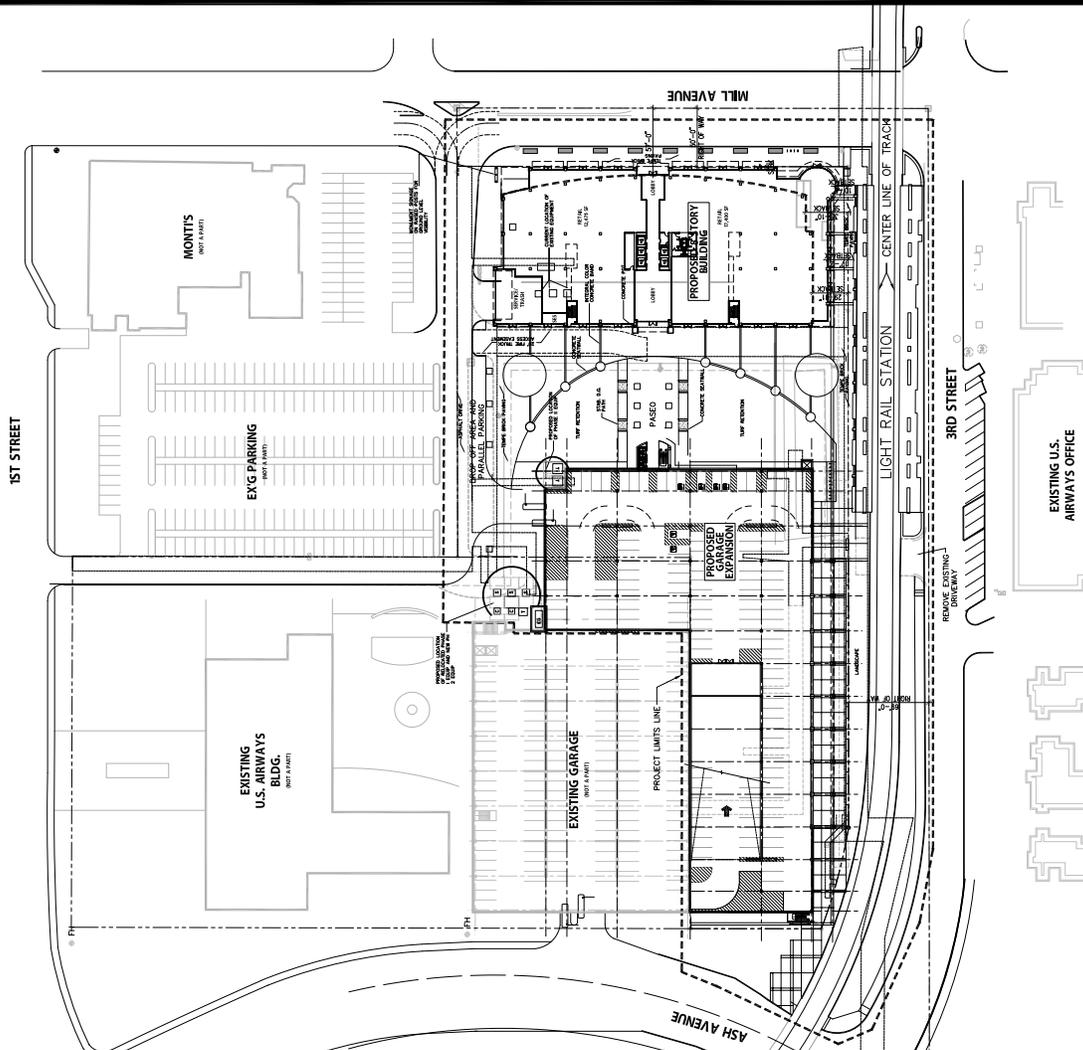
TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

SPR06154

DS161340

PAD 1.0
MASTER SITE PLAN
AND DATA

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189



CONSTRUCTION CODES

<input type="checkbox"/>	INTERNATIONAL BUILDING CODE	2003
<input type="checkbox"/>	UNIFORM CODE	2003
<input type="checkbox"/>	UNIFORM CODE	2000
<input type="checkbox"/>	UNIFORM CODE	2000
<input type="checkbox"/>	UNIFORM CODE	2003
<input type="checkbox"/>	UNIFORM CODE	2003

CONSTRUCTION TYPE - BC

<input type="checkbox"/>	TYPE IIB - MINIMUM
<input type="checkbox"/>	SPRINKLERED w/ CITY of TEMPE AMENDMENTS

GROUND FLOOR BUILDING AREAS

Title	Phase 1	Phase 2	Total
Existing AWA Office	28,520 sf	36,694 sf	65,214 sf
Existing Office	43,750 sf	61,706 sf	105,456 sf
Existing Garage	72,270 sf	99,480 sf	171,750 sf
Total	144,540 sf	197,880 sf	342,420 sf

LOT COVERAGE

Existing	22.3%
After Project	53%

PARKING ALLOCATION - REQUIRED

Title	Phase 1	Phase 2	Total
Existing AWA Office	750	792	1,542
Existing Office	1,300	1,033	2,333
Existing Garage	790	895	1,685
Total Required	2,840	2,720	5,560

PARKING ALLOCATION - PROVIDED

Title	Phase 1	Phase 2	Total
Existing Parking	655	24	679
B1	118	118	236
P2	200	200	400
P4	200	200	400
Total Provided	1,173	1,774	2,947

BICYCLE PARKING REQUIRED PER APPROVED VARIANCE SPD-97.91

Required Total For Site	50
-------------------------	----

BICYCLE PARKING PROVIDED

Existing Bicycle Parking	24
New Bicycle Parking	26
Total Provided	50

LANDSCAPE AREAS

Required Area (20% min)	323,049 sq ft
Phase 1 Landscape Area	61,000 sq ft
Phase 2 Landscape Area	26,000 sq ft
Total Provided	87,000 sq ft

BUILDING HEIGHT

Existing AWA Office	15 1/2' Storage
Existing Office	45' Storage
Existing Garage	50' Storage
Garage - 5 Levels	50' Storage

DS061340 SPR06154 PL

SITE DATA:

Project Address : 222 South MHI Avenue
 Existing Zoning : CC / PAD
 Proposed Zoning : No Change
 Site Area : Phase 1 188,784 SF (3.87 acres)
 Phase 2 154,285 SF (3.54 acres)
 Total Site 323,049 SF (7.41 acres)
 Gross Building Area: 656,145 Gross SF (includes garage)
 Lot Coverage: No standard
 53 % proposed
 Landscape Area: 20 % required
 26 % provided
 General Plan 2030: Mixed Use; 28+ DU/acre - required
 Mixed Use; Retail & Office
 Building Height : 50'-0" - allowable
 132'-0" - 8 stories - proposed
 Building Use: Office and Retail

GROSS BUILDING AREAS

Title	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office	225,116 sf <input type="checkbox"/>		225,116 sf <input type="checkbox"/>
<input type="checkbox"/> General Office		237,489 sf <input type="checkbox"/>	237,489 sf <input type="checkbox"/>
<input type="checkbox"/> Retail		30,795 sf <input type="checkbox"/>	30,795 sf <input type="checkbox"/>
<input type="checkbox"/> Existing Garage	218,855 sf <input type="checkbox"/>		218,855 sf <input type="checkbox"/>
<input type="checkbox"/> Garage - 5 Levels		380,126 sf <input type="checkbox"/>	380,126 sf <input type="checkbox"/>
Totals:	441,971 sf	628,410 sf	1,070,381 sf

GROUND FLOOR BUILDING AREAS

Title	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office	28,520 sf <input type="checkbox"/>		28,520 sf <input type="checkbox"/>
<input type="checkbox"/> New General Office		36,684 sf <input type="checkbox"/>	36,684 sf <input type="checkbox"/>
<input type="checkbox"/> Existing Garage	43,750 sf <input type="checkbox"/>		43,750 sf <input type="checkbox"/>
<input type="checkbox"/> Garage - 5 Levels		62,798 sf <input type="checkbox"/>	62,798 sf <input type="checkbox"/>
Totals:	72,270 sf	99,480 sf	171,750 sf

LOT COVERAGE

<input type="checkbox"/> Existing	22.3% <input type="checkbox"/>
<input type="checkbox"/> After Project	53% <input type="checkbox"/>

PARKING ALLOCATION - REQUIRED

Title	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office(1:300)	750 Total <input type="checkbox"/>		750 Total <input type="checkbox"/>
<input type="checkbox"/> General office(1:300)		792 Total <input type="checkbox"/>	792 Total <input type="checkbox"/>
<input type="checkbox"/> Retail(1:300)		103 Total <input type="checkbox"/>	103 Total <input type="checkbox"/>
Total Required	750 Spaces	895 Spaces	1,645 Spaces

PARKING ALLOCATION - PROVIDED

Title	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing Parking	655 Total <input type="checkbox"/>	24 Total <input type="checkbox"/>	679 Total <input type="checkbox"/>
<input type="checkbox"/> B1		118 Total <input type="checkbox"/>	118 Total <input type="checkbox"/>
<input type="checkbox"/> P1		130 Total <input type="checkbox"/>	130 Total <input type="checkbox"/>
<input type="checkbox"/> P2		200 Total <input type="checkbox"/>	200 Total <input type="checkbox"/>
<input type="checkbox"/> P3		200 Total <input type="checkbox"/>	200 Total <input type="checkbox"/>
<input type="checkbox"/> P4		200 Total <input type="checkbox"/>	200 Total <input type="checkbox"/>
<input type="checkbox"/> P5		187 Total <input type="checkbox"/>	187 Total <input type="checkbox"/>
Total Provided	655 Spaces	1,059 Spaces	1,714 Spaces

BICYCLE PARKING REQUIRED PER APPROVED VARIANCE SPD-97.91

<input type="checkbox"/> Required Total For Site	50 Total <input type="checkbox"/>
--	-----------------------------------

BICYCLE PARKING PROVIDED

<input type="checkbox"/> Existing Bicycle Parking	24 Total <input type="checkbox"/>
<input type="checkbox"/> New Bicycle Parking	26 Total <input type="checkbox"/>
Total Provided	50 Spaces

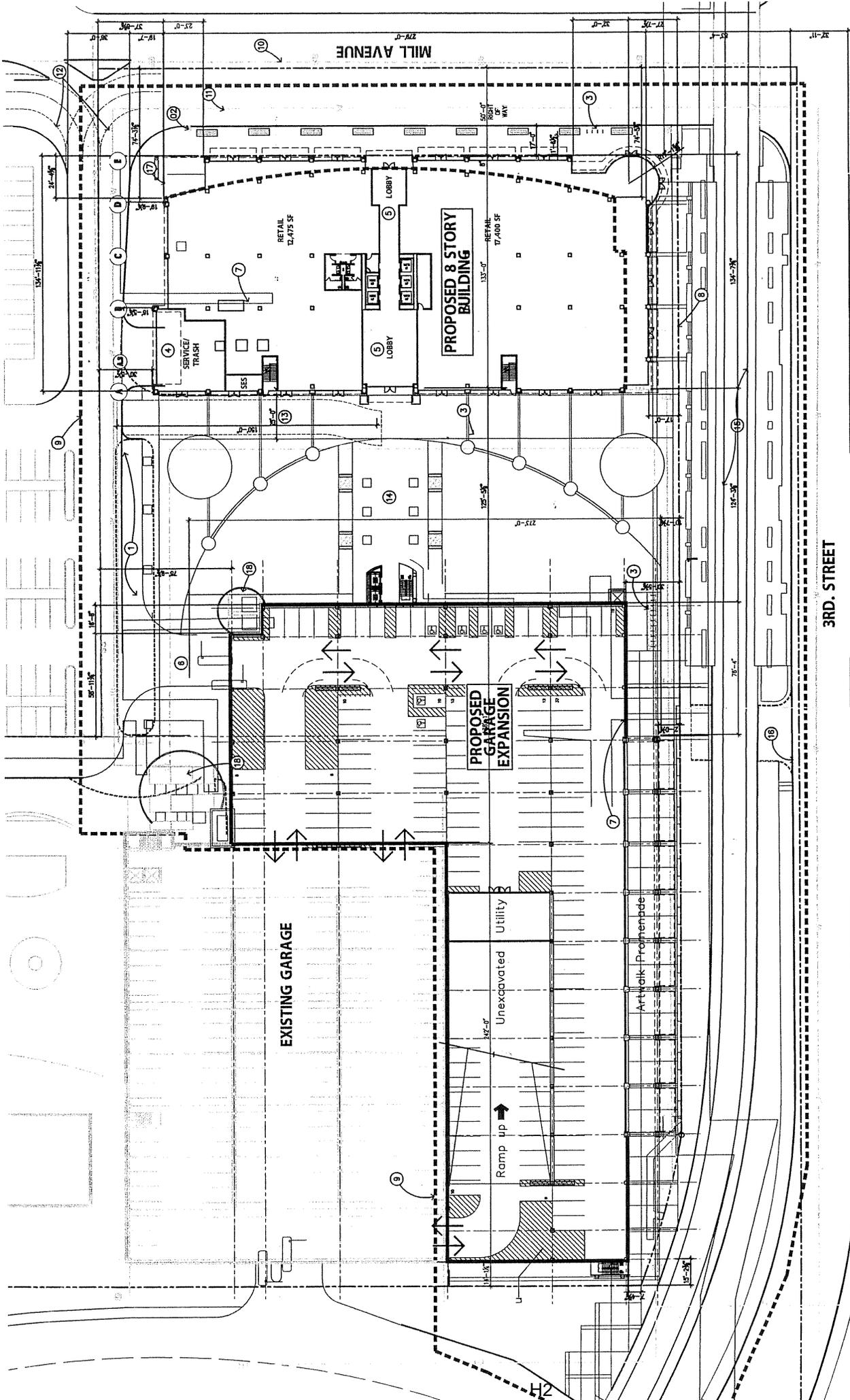
LANDSCAPE AREAS

Required Area (20% net) 323,049x .20= 64,770

Title	Square Footage	% Of Site
<input type="checkbox"/> Phase 1 Landscape Area	61,000 sf <input type="checkbox"/>	19% <input type="checkbox"/>
<input type="checkbox"/> Phase 2 Landscape Area	25,000 sf <input type="checkbox"/>	7% <input type="checkbox"/>
<input type="checkbox"/> Total Landscape Area	86,000 sf <input type="checkbox"/>	26% <input type="checkbox"/>

BUILDING HEIGHT

<input type="checkbox"/> Existing AWA Office	152'/10 Stories <input type="checkbox"/>
<input type="checkbox"/> General Office	132'/8 Stories <input type="checkbox"/>
<input type="checkbox"/> Existing Garage	43'/4 Stories <input type="checkbox"/>
<input type="checkbox"/> Garage - 5 Levels	50'/5 Stories <input type="checkbox"/>



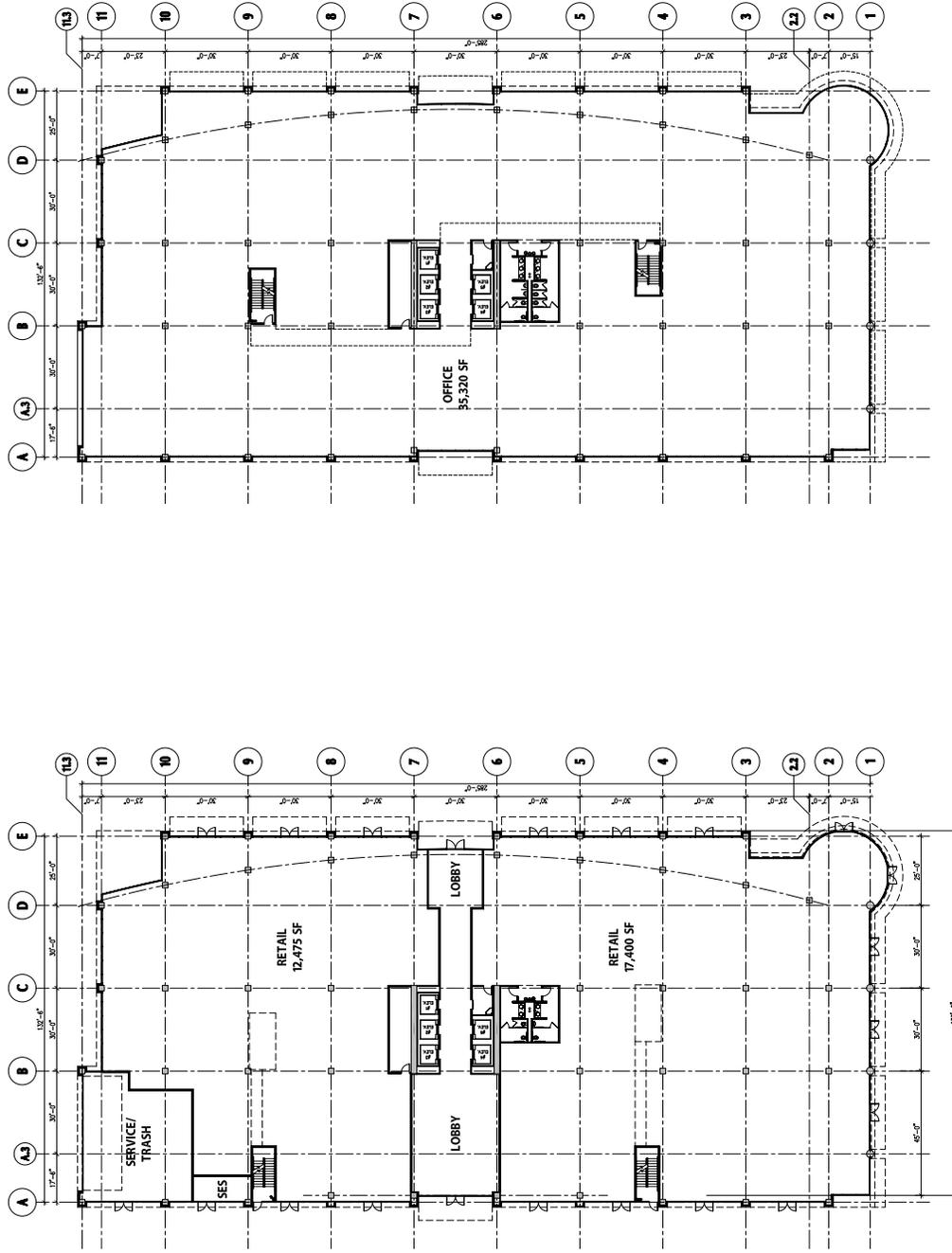
- KEYNOTES:**
1. DROP OFF AREA WITH PARALLEL PARKING
 2. EXISTING FIRE HYDRANT TO REMAIN.
 3. PUBLIC BIKE RACK PER CITY OF TEMPE ORDINANCE.
 4. NEW SERVICE/LOADING AREA.
 5. ENTRY LOBBY.
 6. NEW ENTRY TO PARKING GARAGE w/ SECURITY ACCESS GATE.
 7. EASEMENT TO BE RELOCATED OR ABANDONED.
 8. PROPERTY LINE.
- GENERAL NOTES:**
1. NO REQUIRED SETBACKS ON SITE
- KEYNOTES:**
9. LIMITS OF SUBMITTAL
 10. EXISTING SEWER LINE
 11. EXISTING WATER LINE
 12. FIRE TRUCK TURNING RADIi PER CITY OF TEMPE CODE.
 13. 25'-0" P.U.E. TO REMAIN.
 14. SHADED PAVED FROM BUILDING TO THE GARAGE
 15. CHARACTER OF TRACKS AT LIGHT RAIL
 16. REMOVE EXISTING CURB CUT. PROVIDE CURB TO MATCH EXISTING.
 17. PROPOSED MONUMENT SIGN ON RAISED POST
 18. PROPOSED EQUIPMENT YARD W/ 6' SCR.N. WALL

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

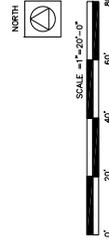
TOTAL BUILDING DATA

268,284 GSF
 237,489 OFFICE GSF
 30,795 RETAIL GSF



36,684 GSF FIRST FLOOR
 4,809 OCSF OFFICE
 30,795 RSF RETAIL / OFFICE

36,400 GSF SECOND FLOOR



DS061340 SPR06154 PL

RESUBMITTAL
 MAY 9, 2007
 MARCH 1, 2007
 PROJECT # 06189

2425 EAST CAMELBACK ROAD
 SUITE 400
 TEMPE, ARIZONA 85016
 602.381.8848
 WWW.DFDCL.COM



NOT FOR CONSTRUCTION
 DRAWINGS FOR
 DEVELOPMENT APPROVAL
 ONLY



PL

TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

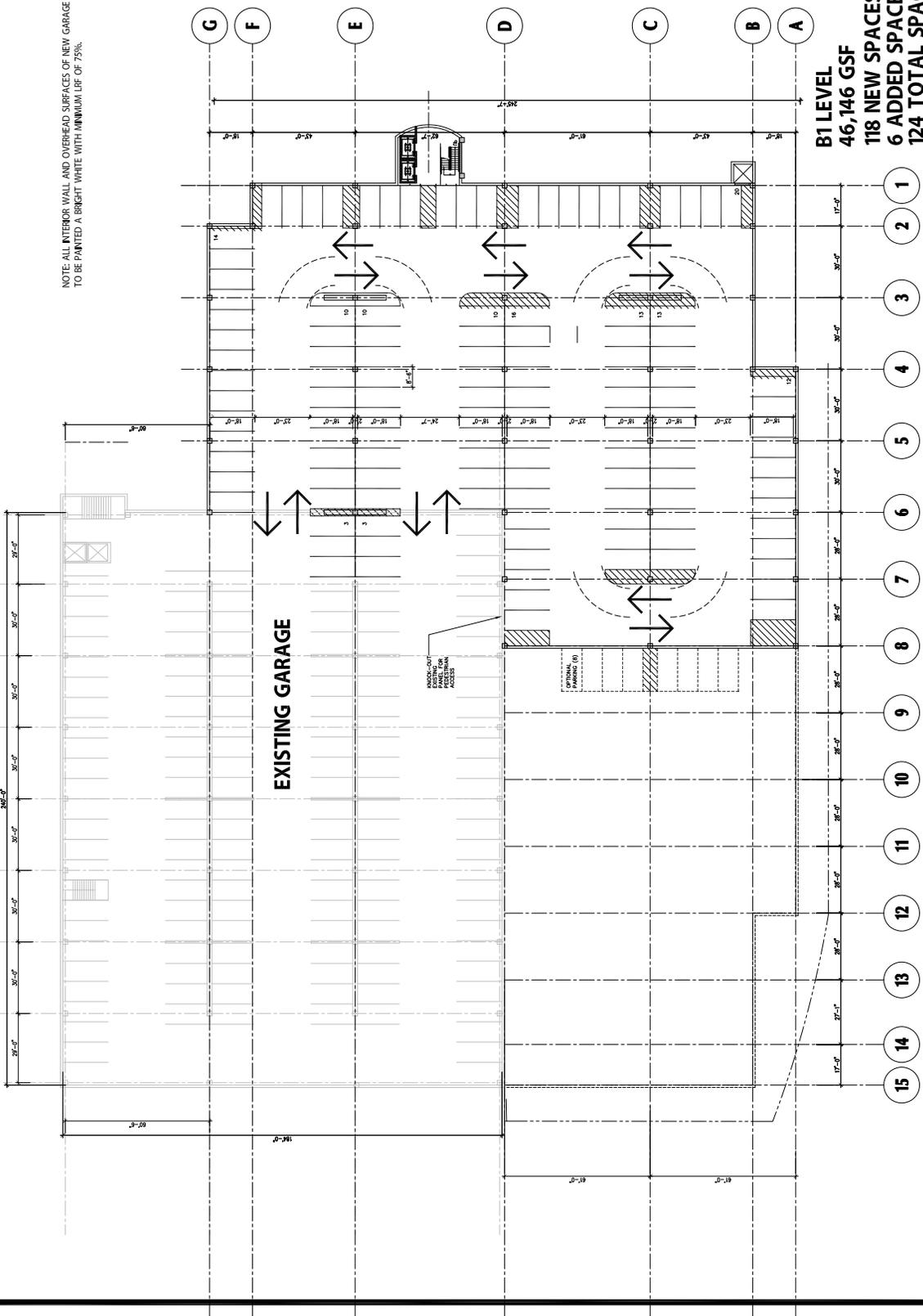
SPR06154

DS161340

PAD 3.0
 FLOOR PLANS

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



2425 EAST CAMELBACK ROAD
SUITE 400
TEMPE, ARIZONA 85016
602.981.8488
WWW.BDCCL.COM



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TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

SPR06154

DS161340

PAD 5.0
GARAGE PLANS

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189

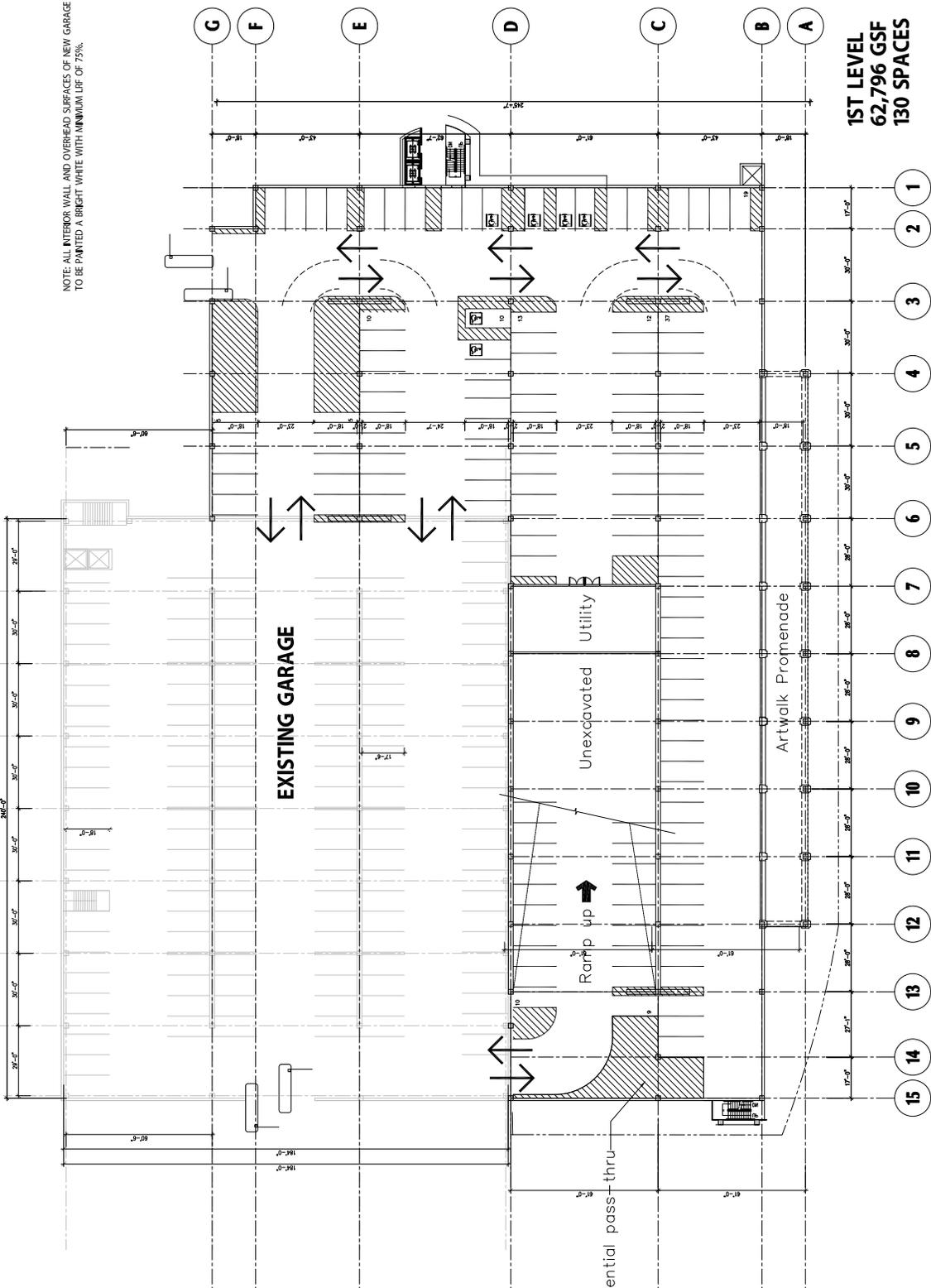
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SPR06154

DS061340

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



1ST LEVEL
62,796 GSF
130 SPACES



2425 EAST CAMELBACK ROAD
SUITE 400
TEMPE, ARIZONA 85016
602.381.8488
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TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

SPR06154

DS161340

PAD 6.0
GARAGE PLANS

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189

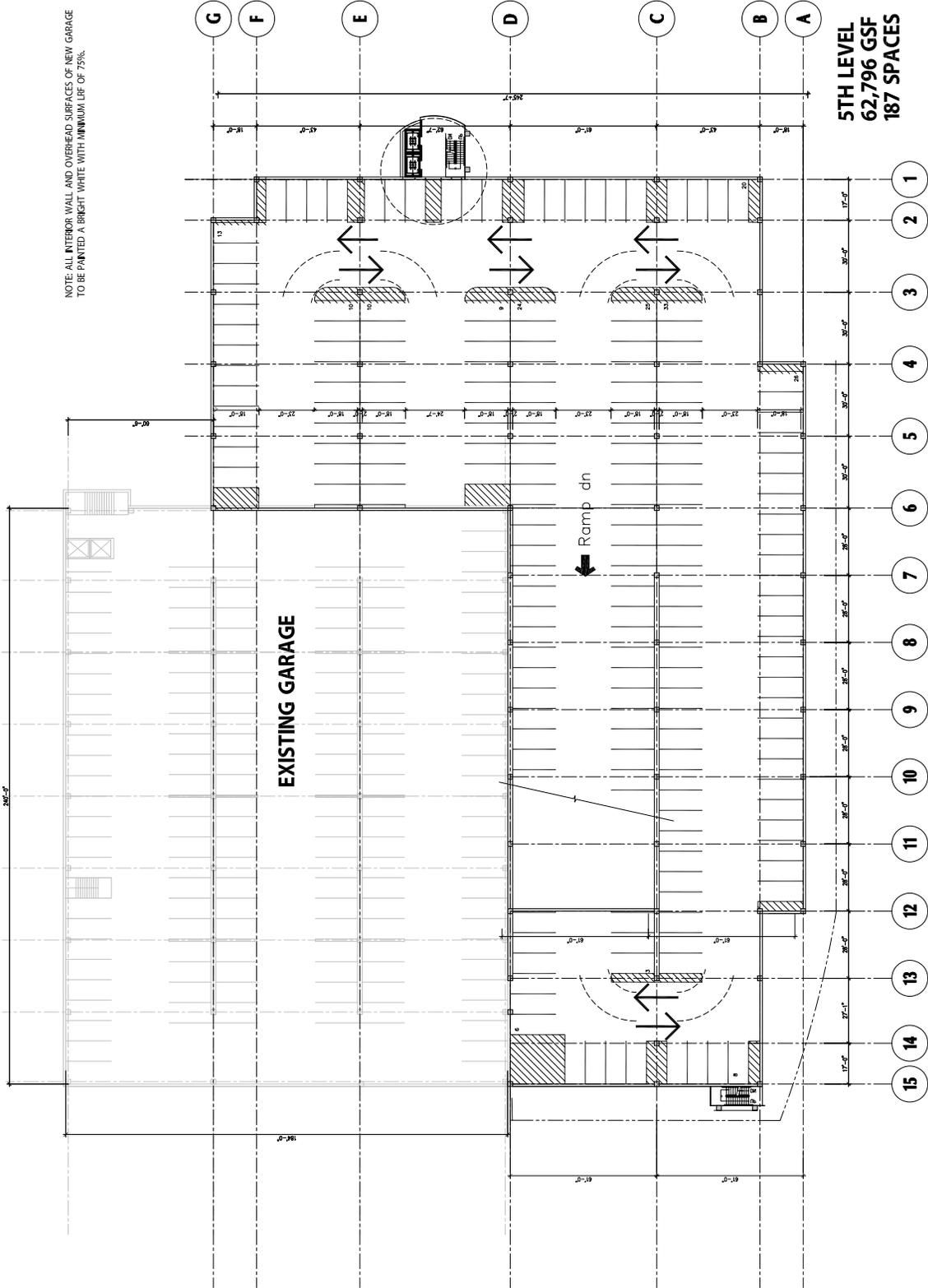
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SPR06154

DS061340

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



2425 EAST CAMELBACK ROAD
 SUITE 400
 TEMPE, ARIZONA 85016
 602.381.8488
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PL

TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

SPR06154

DS161340

PAD 8.0
 GARAGE PLANS

RESUBMITTAL
 MAY 9, 2007
 MARCH 1, 2007
 PROJECT # 06189



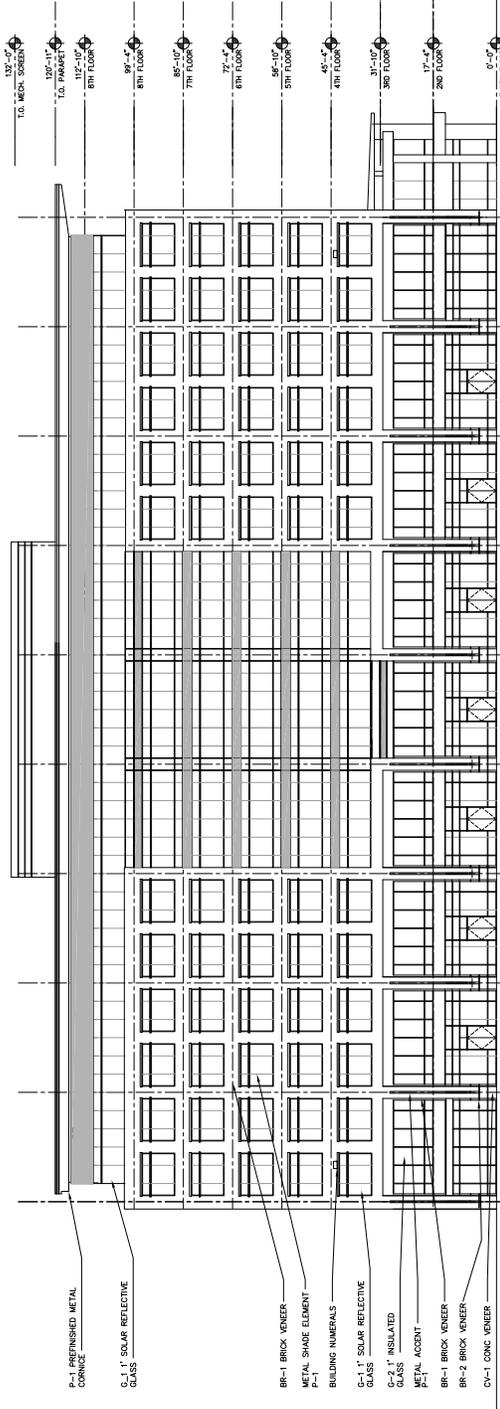
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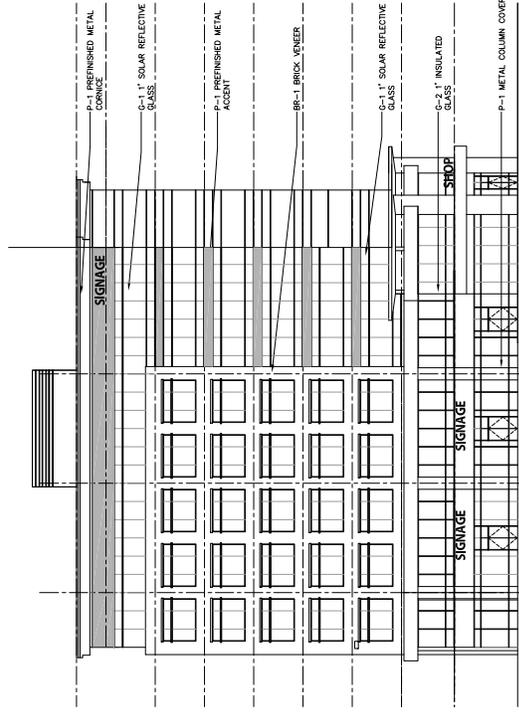
DS061340

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



WEST ELEVATION



SOUTH ELEVATION

DS061340

SPR06154

PL

PAD 9.0
OFFICE
ELEVATIONS

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189

TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

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2423 EAST CAMELBACK ROAD
SUITE 400
TEMPE, ARIZONA 85016
602.981.8488
WWW.DFDCL.COM

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BLI & ASSOCIATES
 2425 EAST CAMELBACK ROAD
 SUITE 400
 TEMPE, ARIZONA 85016
 PH: 480.831.4888
 FAX: 480.831.4888
 WWW.BLIARCH.COM



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 DEVELOPMENT APPROVAL
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PL

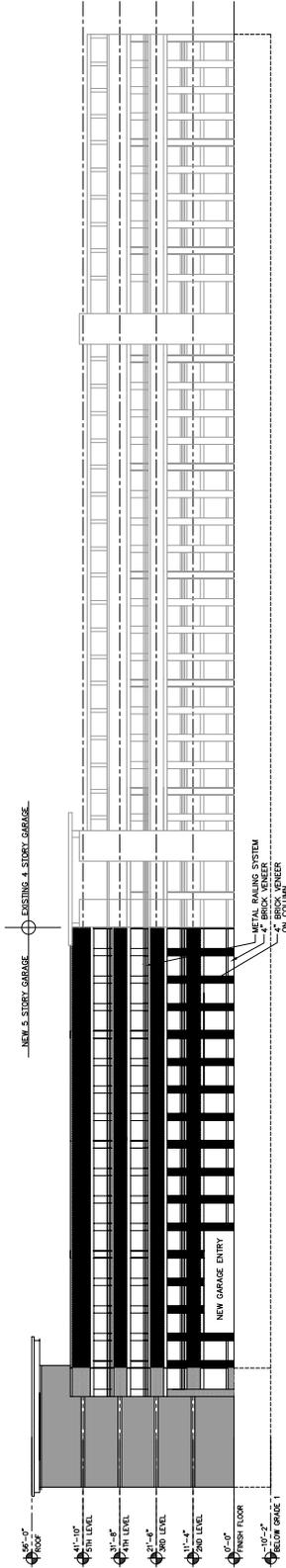
TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

SPR06154

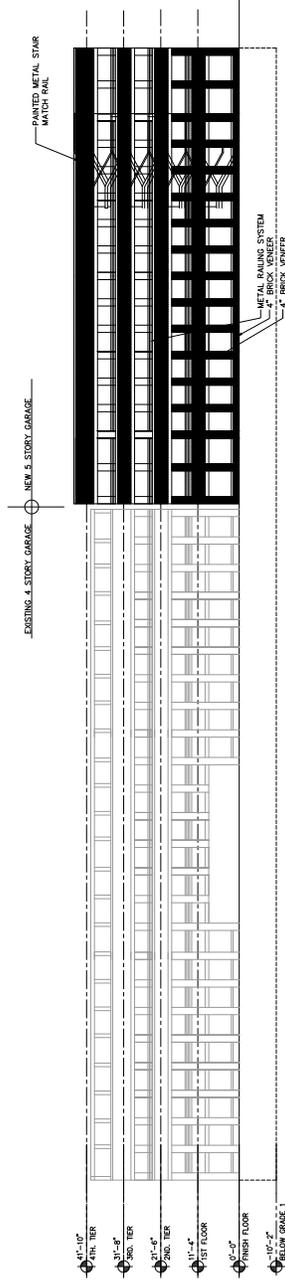
DS161340

PAD 12.0
 GARAGE
 ELEVATIONS

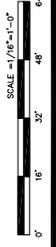
RESUBMITTAL
 MAY 9, 2007
 MARCH 1, 2007
 PROJECT # 06189



NORTH ELEVATION



WEST ELEVATION



DS061340 SPR06154 PL

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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SUITE 400
PHOENIX, ARIZONA 85016
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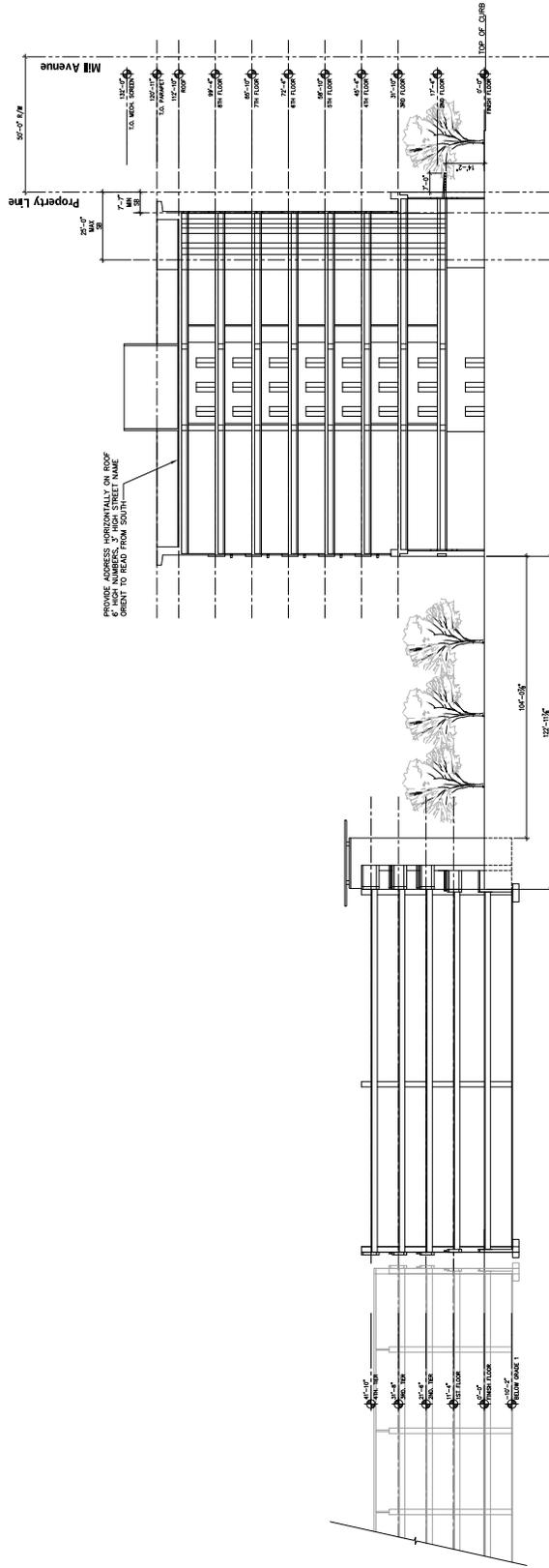
TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

SPR06154

DS161340

PAD 13.0
SITE SECTION

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189



PL

SPR06154

DS061340

RETENTION CALCULATIONS

<u>RETENTION VOLUME REQUIRED</u>		WHERE: Vr = VOLUME REQUIRED
Vr = D/12 * C * A		C = RUNOFF COEFFICIENT
SITE AREA = 4.95 ACRES		I = 2 YR-1HR INTENSITY
Vr = (.90/12)(0.95)(215,742)		A = AREA IN ACRES
<u>TOTAL RETENTION VOLUME REQUIRED</u>	<u>TOTAL RETENTION VOLUME PROVIDED</u>	
Vr = 15,372 cfs	Vp = 16,386 cfs	

RETENTION NOTE:

THE MASTER DRAINAGE FOR THE USAIRWAY DEVELOPMENT WAS DESIGNED, APPROVED AND CONSTRUCTED TO RETAIN THE 2 YEAR 2 HOUR STORM WATER AND DISCHARGE TO THE ADJACENT CITY OF TEMPE STORM DRAIN SYSTEM.

THE EXISTING BASINS WILL BE RELOCATED AND RECONFIGURED BUT THE SAME DESIGN INTENT WILL BE FOLLOWED. THE USE OF THE EXISTING SEPARATION CHAMBER AND STORM DRAIN WILL BE UTILIZED TO TREAT AND DISCHARGE THE 2 YEAR 2 HOUR STORM INTO THE EXISTING CITY STORM DRAIN.

LEGEND OF PROPOSED FEATURES:

-  PROPOSED SEWER MANHOLE
-  PROPOSED SEWER CLEANOUT
-  PROPOSED FIRE HYDRANT
-  PROPOSED WATER VALVE
-  PROPOSED WATER METER
-  PROPOSED BACKFLOW DEVICE

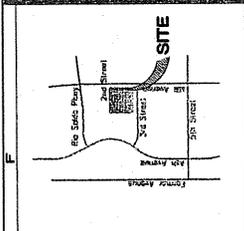


25
YEARS OF
PROFESSIONAL
SERVICE, L.L.C.
1987-2012



TEMPERATE GATEWAY MILL AVENUE, TEMPE, AZ CONCEPT GRADING & DRAINAGE PLAN

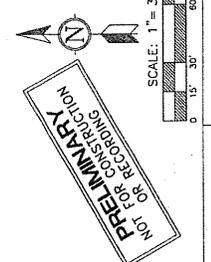
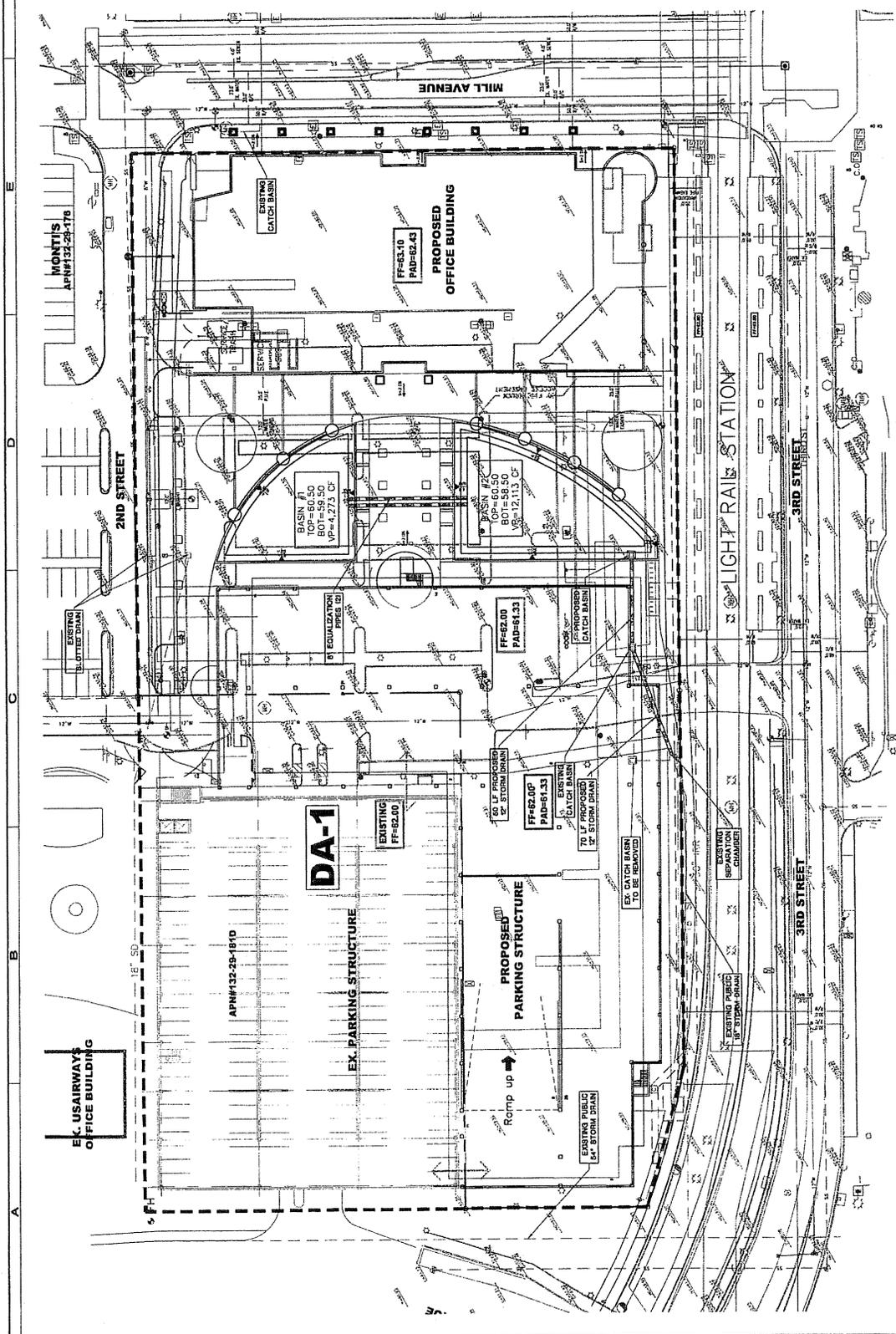
DATE: 03/27/2007	REVISIONS
DRAWING NO: 081516	REVISIONS
DESIGNER: CS	
CHECKER: PY	
SCALE: 1"=30'	
CAD FILE: con-cgd	
PROJECT: TEMPERATE GATEWAY	



OWNER/DEVELOPER:
2435 E CAMERON ROAD #200
PHOENIX, AZ 85016
TEL: (602) 488-7010
FAX: (602) 488-7010
CONTACT: NERESH SCHWIZ

ENGINEER:
DD PROFESSIONAL SERVICES
10000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, AZ 85016
TEL: (602) 844-8000
FAX: (602) 844-8000
CONTACT: DRAG BAKER

ARCHITECT:
DFD CONSULTING/ARCHITECTS
10000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, AZ 85016
TEL: (602) 351-4646
FAX: (602) 351-4646
CONTACT: ERIC ZOSBRODT



RETENTION CALCULATIONS

RETENTION VOLUME REQUIRED
 $V = 0.77 PC^2$
 $SITE AREA = 18,700$
 $V = 10,491 (10,495) (0.77) = 8,174$

WHERE:
 V = VOLUME REQUIRED
 C = RUNOFF COEFFICIENT
 P = 2.0 IN. 24-HR. RAINFALL
 S = 0.05

TOTAL RETENTION VOLUME REQUIRED
 $V = 15,372$ cu ft

TOTAL RETENTION VOLUME PROVIDED
 $V = 15,386$ cu ft

RETENTION NOTE:
 THE MASTER DRAINAGE FOR THE US AIRWAY DEVELOPMENT WAS DESIGNED, APPROVED AND CONSTRUCTION OF THE EXISTING 24-HOUR STORM WATER AND DISCHARGE TO THE ADJACENT CITY OF TEMPE STORM DRAIN SYSTEM.
 THE EXISTING BASINS WILL BE RELOCATED AND FOLLOWED THE USE OF THE EXISTING SEPARATION CHAMBER AND DISCHARGE TO THE 24-HOUR STORM DRAIN AND DISCHARGE THE 2 YEAR 2-HOUR STORM INTO THE EXISTING CITY STORM DRAIN.

MAR 13 2007

810 Camoye Blvd
 2425 EAST CAMELBACK ROAD
 SUITE 400
 PHOENIX, AZ 85016
 602.814.1444
 WWW.PFDCL.COM

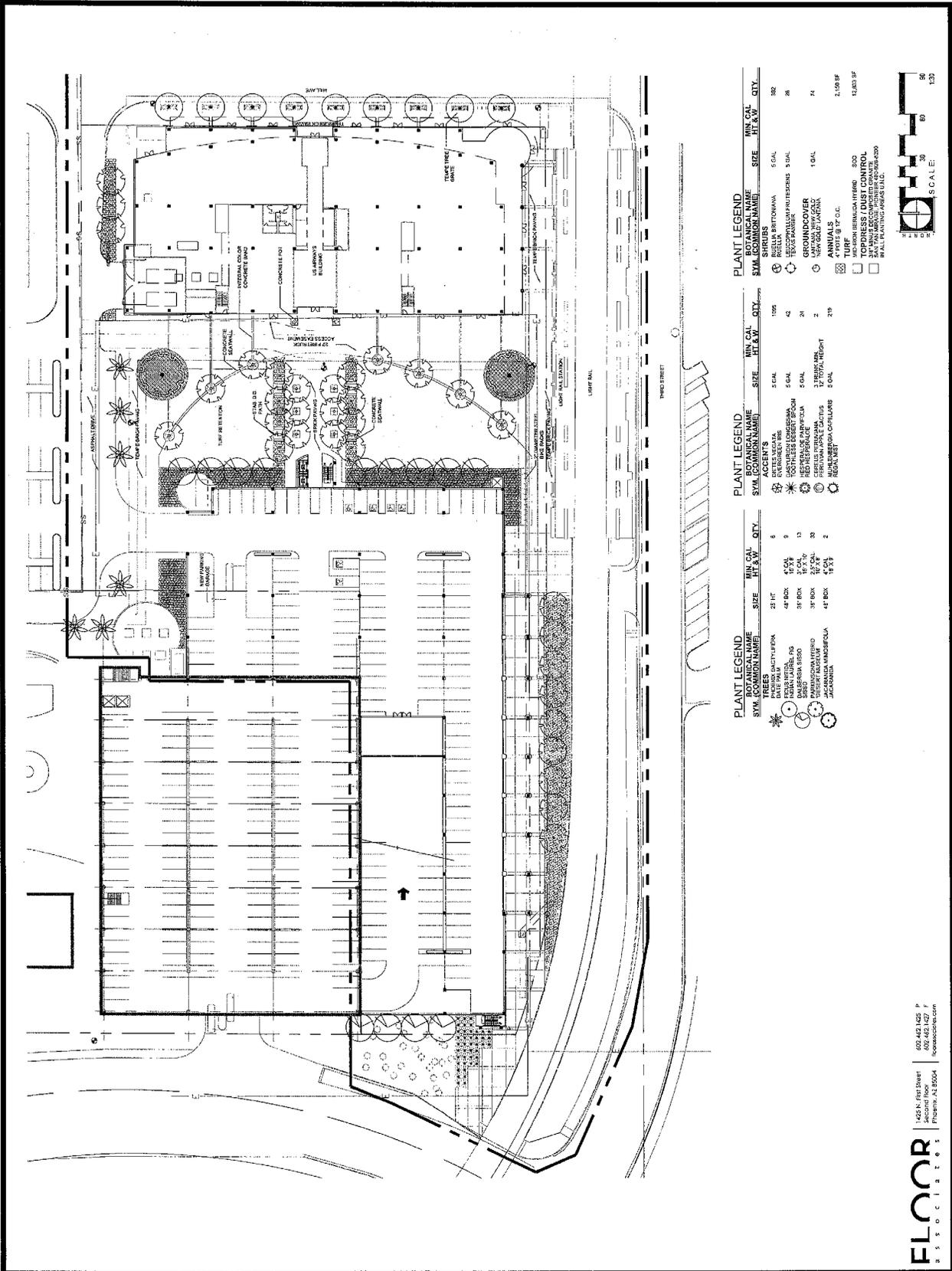
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TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

L 1.0
 LANDSCAPE
 PLAN

MAY 8, 2007
 PROJECT # 06049



PLANT LEGEND

SYM.	COMMON NAME	SIZE	MIN. CAL. HT. & W.	QTY.
(Symbol)	SHRUBS			
(Symbol)	RELLIA BRITANNICA	5 GAL		302
(Symbol)	LEUCOPHYLLON	5 GAL		28
(Symbol)	LEUCOPHYLLON	5 GAL		74
(Symbol)	GROUND COVER	1 GAL		2,109 SF
(Symbol)	ANNALS			12,832 SF
(Symbol)	4' POT @ TP C.C.			
(Symbol)	TOPDRESS / DUST CONTROL			
(Symbol)	TOPDRESS / DUST CONTROL			
(Symbol)	TOPDRESS / DUST CONTROL			
(Symbol)	TOPDRESS / DUST CONTROL			
(Symbol)	TOPDRESS / DUST CONTROL			

PLANT LEGEND

SYM.	COMMON NAME	SIZE	MIN. CAL. HT. & W.	QTY.
(Symbol)	ACCENTS			
(Symbol)	ACCENTS	5 GAL		106
(Symbol)	ACCENTS	5 GAL		43
(Symbol)	ACCENTS	5 GAL		26
(Symbol)	ACCENTS	3 TREES MIN. HEIGHT		2
(Symbol)	ACCENTS	5 GAL		279

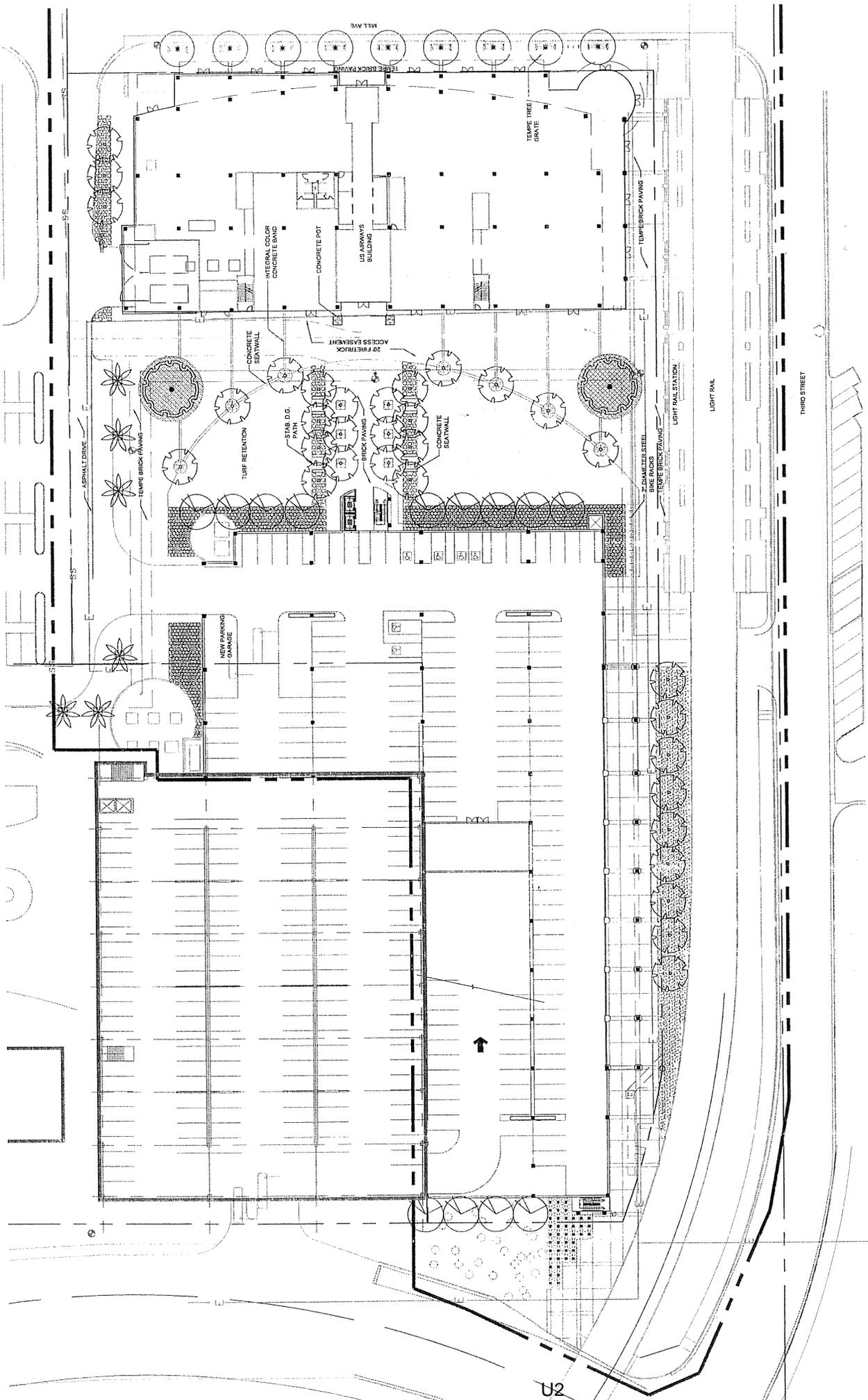
PLANT LEGEND

SYM.	COMMON NAME	SIZE	MIN. CAL. HT. & W.	QTY.
(Symbol)	TREES			
(Symbol)	DATE PALM	24" HT	6" X 6"	6
(Symbol)	DATE PALM	48" BOX	12" X 12"	9
(Symbol)	DATE PALM	36" BOX	12" X 12"	13
(Symbol)	DATE PALM	36" BOX	12" X 12"	33
(Symbol)	DATE PALM	48" BOX	12" X 12"	2



1425 N. 68th Street
 Phoenix, AZ 85004
 602.442.1425 P
 602.442.1427 F
 www.opus.com

FLOOR
 1 2 3 4 5 6 7 8 9 10 11 12



PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	MIN. CAL HT. & W.	SIZE	MIN. CAL HT. & W.	QTY.
TREES				
DACTYLISPERA	25' HT			6
DATE PALM	4" CAL			9
FICUS NITIDA	48" BOX			13
ADONIS LAUREL FIG	36" BOX			13
SERISSO	36" BOX			33
PARKINSONIA HYBRID	36" BOX			2
DESERT MUSEUM	48" BOX			2
MIMOSOSA	48" BOX			2
JACARANDA	48" BOX			2
ACCENTS				
DIERS MEGATA	5 GAL			1095
EVERGREEN IRIS	5 GAL			42
DASYLIRION LONGISSIMA	5 GAL			24
TOOTHLESS DESERT SPOON	5 GAL			2
RED HESPERALOE	12" TRUNK MIN.			219
CEREUS PERUVIANUS	12" TRUNK MIN.			219
PERUVIAN APPLE CACTUS	5 GAL			219
MULLENBERGIA CAPILLARIS	5 GAL			219
REGAL MIST	5 GAL			219
SHRUBS				
SHRUBS BRITTONIANA	5 GAL			382
RUELLIA	5 GAL			28
LEUCOPHYLLUM FRUTESCENS	5 GAL			74
TEAS-PANAGER	1 GAL			2,150 SF
GROUNDCOVER				
LANYRUS STEW GAZON	1 GAL			2,150 SF
RENTALUS GAZON	1 GAL			12,833 SF
ANNUALS				
4 POTS @ 12" O.C.				12,833 SF
TURF				
TURF ON BERBERIA HYBRID				12,833 SF
TOPDRESS / DUST CONTROL				
3/4" MULCH DECOMPOSED GRANITE				
3/4" TAN MIRAGE PIONEER 480-928-9600				
IN ALL PLANTING AREAS UNLESS NOTED				

PLANT LEGEND

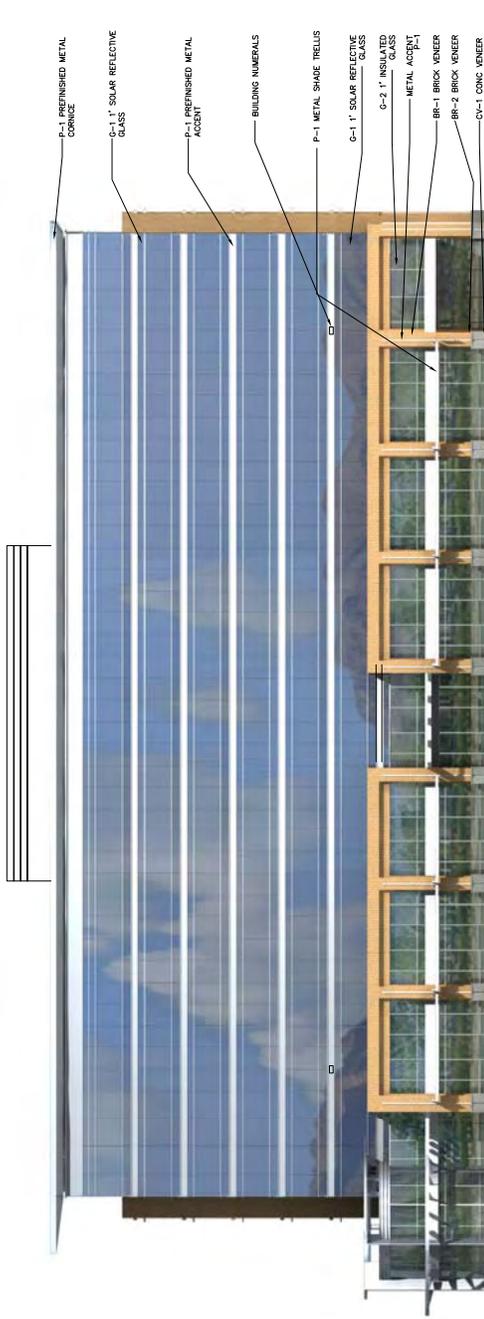
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DESERT MUSEUM	48" BOX			2
MIMOSOSA	48" BOX			2
JACARANDA	48" BOX			2
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EVERGREEN IRIS	5 GAL			42
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CEREUS PERUVIANUS	12" TRUNK MIN.			219
PERUVIAN APPLE CACTUS	5 GAL			219
MULLENBERGIA CAPILLARIS	5 GAL			219
REGAL MIST	5 GAL			219
SHRUBS				
SHRUBS BRITTONIANA	5 GAL			382
RUELLIA	5 GAL			28
LEUCOPHYLLUM FRUTESCENS	5 GAL			74
TEAS-PANAGER	1 GAL			2,150 SF
GROUNDCOVER				
LANYRUS STEW GAZON	1 GAL			2,150 SF
RENTALUS GAZON	1 GAL			12,833 SF
ANNUALS				
4 POTS @ 12" O.C.				12,833 SF
TURF				
TURF ON BERBERIA HYBRID				12,833 SF
TOPDRESS / DUST CONTROL				
3/4" MULCH DECOMPOSED GRANITE				
3/4" TAN MIRAGE PIONEER 480-928-9600				
IN ALL PLANTING AREAS UNLESS NOTED				

PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	MIN. CAL HT. & W.	SIZE	MIN. CAL HT. & W.	QTY.
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JACARANDA	48" BOX			2
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RENTALUS GAZON	1 GAL			12,833 SF
ANNUALS				
4 POTS @ 12" O.C.				12,833 SF
TURF				
TURF ON BERBERIA HYBRID				12,833 SF
TOPDRESS / DUST CONTROL				
3/4" MULCH DECOMPOSED GRANITE				
3/4" TAN MIRAGE PIONEER 480-928-9600				
IN ALL PLANTING AREAS UNLESS NOTED				

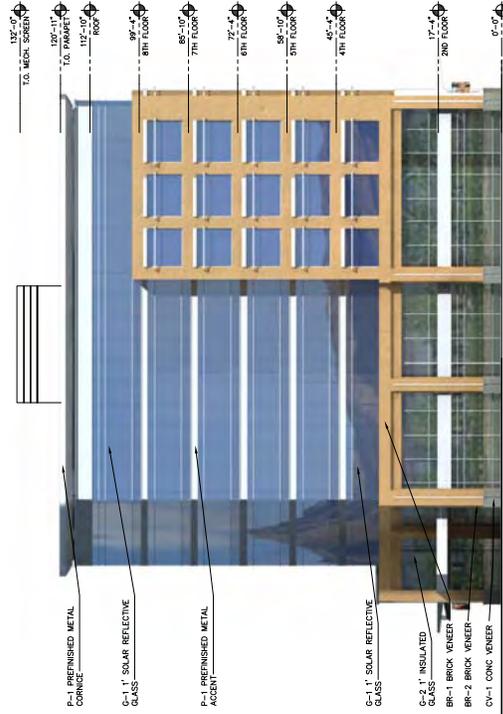
FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



EAST ELEVATION

- P-1 PREFINISHED METAL CORNICE
- G-1 1' SOLAR REFLECTIVE GLASS
- P-1 PREFINISHED METAL ACCENT
- BUILDING NUMERALS
- P-1 METAL SHADE TRELLIS
- G-1 1' SOLAR REFLECTIVE GLASS
- G-2 1' INSULATED GLASS
- METAL ACCENT
- P-1
- BR-1 BRICK VENEER
- BR-2 BRICK VENEER
- CV-1 CONC VENEER



NORTH ELEVATION

- P-1 PREFINISHED METAL CORNICE
 - G-1 1' SOLAR REFLECTIVE GLASS
 - P-1 PREFINISHED METAL ACCENT
 - G-1 1' SOLAR REFLECTIVE GLASS
 - G-2 1' INSULATED GLASS
 - BR-1 BRICK VENEER
 - BR-2 BRICK VENEER
 - CV-1 CONC VENEER
- 115'-0" TO MECH. SCREEN
 130'-0" TO PARAPET
 112'-10" ROOF
 89'-4" 8TH FLOOR
 85'-10" 7TH FLOOR
 72'-4" 6TH FLOOR
 58'-10" 5TH FLOOR
 45'-4" 4TH FLOOR
 17'-4" 2ND FLOOR
 0'-0" FRESH FLOOR

DS061340 SPR06154 PL



BLUESCOPE ARCHITECTS
 2425 EAST CAMELBACK ROAD
 SUITE 400
 TEMPE, ARIZONA 85016
 602.981.6484
 WWW.DFDCH.COM

OPUS
 NOT FOR CONSTRUCTION
 DRAWINGS FOR
 DEVELOPMENT APPROVAL
 ONLY



PL

TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

SPR06154

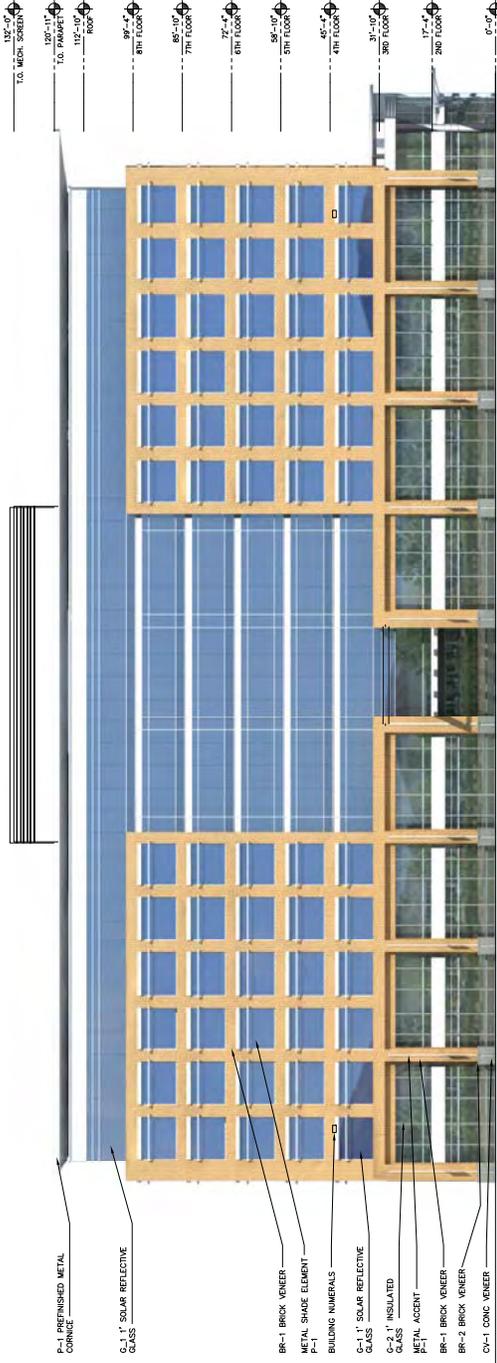
DS161340

PAD 10.0C

OFFICE ELEVATIONS
 COLOR
 RESUBMITTAL
 MAY 9, 2007
 MARCH 1, 2007
 PROJECT # 06189

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



WEST ELEVATION



SOUTH ELEVATION

DS061340 SPR06154 PL

0 16' 32' 48' 64'
SCALE = 1/8"=1'-0"

BLI & ASSOCIATES
2425 EAST CAMELBACK ROAD
SUITE 400
TEMPE, ARIZONA 85016
602.981.8488
WWW.BLIARCH.COM



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PL

TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

SPR06154

DS161340

PAD 9.0C

OFFICE
ELEVATIONS
COLOR

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

2425 EAST CAMELBACK ROAD
SUITE 400
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PL

TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

SPR06154

DS161340

PAD 11.0C

GARAGE
ELEVATIONS
COLOR

RESUBMITTAL
MAY 9, 2007
MARCH 1, 2007
PROJECT # 06189



SOUTH ELEVATION

V3



EAST ELEVATION



PL

SPR06154

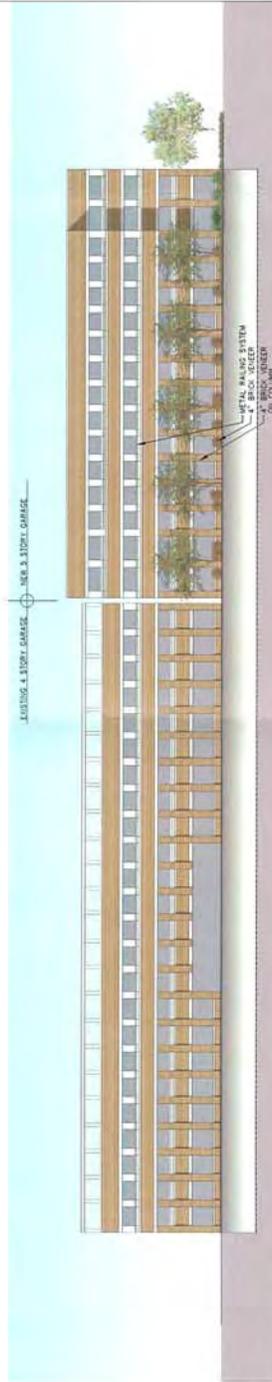
DS061340

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



NORTH ELEVATION



WEST ELEVATION



DS061340 SPR06154 PL

OPUS
 2425 EAST CAMELBACK ROAD
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 602.381.4848
 WWW.OPUSCH.COM

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 ONLY



PL

TEMPE GATEWAY
 222 SOUTH MILL AVENUE
 TEMPE, ARIZONA

SPR06154

DS161340

PAD 12.0C

GARAGE
 ELEVATIONS
 COLOR

RESUBMITTAL
 MAY 9, 2007
 MARCH 1, 2007
 PROJECT # 06189

FINAL PLANNED AREA DEVELOPMENT FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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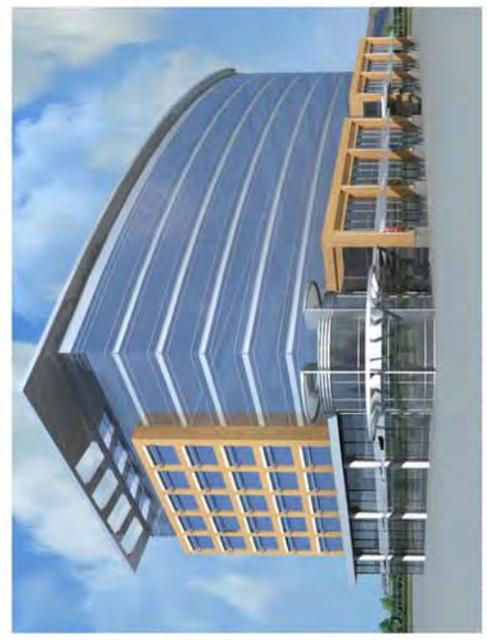
TEMPE GATEWAY
222 SOUTH MILL AVENUE
TEMPE, ARIZONA

PAD 15.0

MAY 9, 2007
RESUBMITTAL
MARCH 1, 2007
PROJECT # 06189



VIEW FROM SOUTHEAST - ELEVATED



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM EAST



TRELLIS DETAIL



ENTRY DETAIL