ACTION: Request for a Development Plan Review consisting of a new warehouse building for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is Deutsch Architecture Group.

FISCAL IMPACT: While this development does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: LIBERTY CENTER AT RIO SALADO (PL130192) consists of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following:

DPR13328 Development Plan Review including site plan, building elevations, and landscape.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>City of Tempe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Michael Hudson, Deutsch Architecture Group</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>GID, General Industrial District and within a Planned Area Development Overlay and Rio Salado Overlay District</td>
</tr>
<tr>
<td>Net site area</td>
<td>76.30 acres</td>
</tr>
<tr>
<td>Total Building area</td>
<td>215,000 sf.</td>
</tr>
<tr>
<td>Office</td>
<td>43,000 sf. (20% spec.)</td>
</tr>
<tr>
<td>Warehouse</td>
<td>162,000 sf. (80% spec.)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>36% (NS)</td>
</tr>
<tr>
<td>Building Height</td>
<td>45 ft. (45 ft. – 80 ft. max. allowed per PAD)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>135’+ south side, 60’+ west side (0’ min. all sides)</td>
</tr>
<tr>
<td>Landscape area</td>
<td>46% (10% min. required)</td>
</tr>
<tr>
<td>Parking Lot landscape</td>
<td>23% of landscape and shading.</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>199 spaces (196 min. required)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>5 spaces (5 min. required)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner
COMMENTS:

The site is located north of Rio Salado Parkway and west of Priest Drive. The site is currently under construction for the development of the Liberty Center at Rio Salado, with building permits approved for the main entrance, landscape frontage and an office building. The specific site for the warehouse building is located west of the DVORTAC, known as the Doppler VHF Omni-directional Range Tactical Air Controller. This equipment is used to offer bearing information to pilots. Directly north of the site is the flood control levee for the dry riverbed portion of the Salt River. Directly south of the site is the East Valley Bus Operations Maintenance Facility. Along the other side of Rio Salado Parkway is an existing office complex (Rio West Business Park).

The overall site is conveniently accessible to the 202 freeway and less than five minutes from Downtown Tempe and Sky Harbor Airport. The Development Review Commission, on July 23, 2013, approved the development plan review for a corporate office complex consisting of six (6) new office buildings.

This request consists of Building VII, a proposed warehouse building, consisting of 215,000 sf. building area. No specific tenants are identified for the building at this time; therefore the building will assume 20% of area designated for office use and 80% area designated for warehouse. This calculation determines minimum parking requirements for a speculative warehouse building.

Public Input
A neighborhood meeting is not required for this request. There is no residential within 600 feet of the subject property. At the time this report was generated staff has not received any public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan
The site for the proposed new warehouse building will have access from Rio Salado Parkway utilizing an existing driveway used by the East Valley Bus Operations, and exiting on to Rio Salado Parkway at a signalized intersection. Another access connection is proposed adjacent to the approved parking lot east of the site. From there multiple other connection points on to Rio Salado Parkway are available. The 215,000 sf. building is surrounded by a service access drive around the site with delivery truck access on the north side. The front of the building provides accommodation for two rows of parking and a pathway entrance into the main entrance of the building. The remaining area for the site is designated for landscape and retention area.

Building Elevations
The City Council approved a PAD for the site. The maximum allowed building height must stay beneath the 1182 elevation, within 750’ of the center of the DVORTAC, and the height may increase at a 1.2 degree slope from the top of the plateau at the center of the DVORTAC. This ranges from a maximum 1182 to 1217 feet above sea level or approximately 45’-80’. The western portion of this building site has a maximum building height of 45 feet, while the remaining portion has a height up to 80 feet. The parapet building height for the building is 40’-0” with horizontal roof trellis projections up to 45’ in height at the central entrance, as well as the eastern and western corners of the building.

The building’s elevation provides a simplistic rhythm with horizontal color banding broken up by vertical score lines within the tilt-up concrete panels. The main entrance of the building is located at the center with optional entrances based on tenant needs at the corners, providing floor to ceiling glazing. The northern elevation of the building (back of house) is designed to accommodate multiple bay doors for delivery and shipping service.
Landscape Plan
The landscape plan for this site takes into account a native plant palette along with the use of rusted metal gabion rock walls, with materials used from the site. The Zoning and Development Code requires a shaded pathway for building entrances more than 150 feet from the public street. Staff is recommending locating the sidewalk pathway connection along the north side of the drive entrance to the site. The overall plan for Liberty Center will include several landscaped amenities for the users, including a pedestrian path that connects to the existing City of Tempe’s bike and walking trail along the Rio Salado connecting back to the Tempe Town lake and Beach park, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The entry drive and street frontage along Rio Salado Parkway is part of the previous approved landscape plan for the center.

Section 6-306 D. Approval Criteria for Development Plan Review (in italics):

1. **Placement, form, and articulation of buildings and structures provide variety in the streetscape;** The site is setback far from the public street. At the angle positioned from the street, the building provides architectural relief at the corner and midpoint of the building, giving the appearance of a narrower building.

2. **Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;** The building utilizes tilt-up concrete with minimal fenestration, based on potential tenants. The project site uses a native plant palette combined with increasing the amount of shade around the surface parking lot areas (up to 23% shade coverage). An additional pathway with shade trees, required by ordinance, will provide increased shading for pedestrians.

3. **Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;** Materials found in the project are typical of this construction type. The project intends to adaptively re-use existing rock from the site and incorporated into the gabion rock wall design.

4. **Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;** The site is appropriate in scale and is in compliance with the maximum allowed height for this location.

5. **Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;** The building has a defined base with horizontal score patterns at the base mimicking a stone look. The horizontal color bands provide a break in the overall building height. The architectural metal canopies at the center and corner of the site provide breaks in the building relief.

6. **Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;** The building provides a consistent detail throughout the project site conducive to the arid climate.

7. **Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;** The site is located in an area designated for industrial use, which relies on truck deliveries. Although the site is less than a half mile from the town lake recreational area. Multi-modal access to the levee trail system will be available from this site.

8. **Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;** Proposed condition has been added to this request that will minimize any potential conflicts with the East Valley Bus Maintenance Operations. This site plans to share the existing driveway for the bus use.
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; This site will be in compliance with crime prevention standards currently adopted. No additional measures are required for this site.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape plan provides accents throughout the project site that is consistent with a desert landscape palette.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; Signage for the building is not part of this review.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; Although lighting is not included in this review, the project’s lighting will be in compliance the night time dark sky regulations.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will be in conformance with the proposed conditions.

REASONS FOR APPROVAL:
1. The project is located within the Rio Salado Overlay District, which this development furthers the goals and objectives for the district and is an appropriate use.
2. The project will meet the development standards required under the Zoning and Development Code and as adopted within the PAD overlay for this site.
3. The project is consistent with the approved PAD site plan for this area, as well as the proposed project design.
4. The development meets the approval criteria for a Development Plan Review.

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

1. Art in Private Development is required for this development. Coordinate with staff the parameters of the public art elements and include all components as a part of the building permit submittal for the building permit package, upon approval by the Tempe Arts Commission.

Site Plan
2. Relocate driveway entry access point, crossing the East Valley Bus Operations Maintenance facility site, west of driveway curve and east of the access control gate. Provide a perpendicular connection to the drive, no greater than 40 feet wide, extending from that connection at least 50 feet beyond in a linear alignment before any curves to the driveway occurs.

3. If service yard and mechanical (cooling tower/generator) yard are provided, then construct walls that are at least 8'-0” tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3” or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214, or provide either screening with metal walls and landscape treatment or enclosures, subject to arts commission review, that are part of the public art component when designed by the artist as thematic elements.

7. If provided, shade canopies for parking areas:
   a. Provide an 8” fascia for the canopy structure.
   b. Maximum 75% light reflectance value shall also apply to the top of the canopy or option to have solar photo-voltaic panels as the canopy.
   c. Relate canopy in color and architectural detailing to the buildings.
   d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Building Elevations
8. The materials and colors are approved as presented:
   Glazing – Solarban 60 – “Solar Gray”
   Painted Concrete – Dunn Edwards – DE6157 “Bisque Tan” (LRV 61)
   Painted Concrete – Dunn Edwards – DEC774 “Shady” (LRV 63)
   Painted Concrete – Dunn Edwards – DEA157 “Cellar Door” (LRV 10)
Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

10. Exposed downspout drains located on the north side of the building shall be painted to match Dunn Edwards color (DEA157) “Cellar Door”.

11. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

13. Lower level window mullions at base of the building shall be designed using laminated glazing.

Lighting
14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape
15. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise noted. Any additions or modifications may be submitted for further review during building plan check process.

16. Provide a shaded pathway connection, pursuant to Section 4-503 of the Zoning and Development Code, connecting the building entrance pathway to the public street sidewalk. The pathway sidewalk, located at the southeast corner of the building, shall continue east within a delineated pathway crossing the driveway(s). The pathway, minimum four (4) feet in width, shall continue along in a southeasterly direction until connecting to the public sidewalk along Rio Salado Parkway. That pathway shall be separated from the driveway curb, at least 6′-0” in width, with a designated landscape buffer consisting of shade trees.
17. Irrigation notes:
   a. Provide dedicated landscape water meter.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 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 in a vandal resistant housing.
   d. Hardwire power source to controller (a receptacle connection is not allowed).
   e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

20. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.

21. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

22. Provide address sign(s) on all four sides of the building elevations.
   a. Conform to the following for building address signs, subject to final determination during plan check review:
      1) Provide street number only, not the street name
      2) Compose of 12" high, individual mount, metal reverse pan channel characters.
      3) Internally illuminated.
      4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
      5) Do not affix number or letter to elevation that might be mistaken for the address.
   b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
CODE/ORDINANCE REQUIREMENTS:
THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

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

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
  - Access to refuse enclosure details an all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- COMMUNICATIONS:
  - Provide emergency radio amplification for the buildings in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.

- PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

- WATER CONSERVATION: 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 the non-residential components of this project. Have the landscape architect and 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. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

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

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

- **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - Verify specific design considerations with the Engineering Department.

- **REFUSE:**
  - Enclosure indicated on site plan is exclusively for refuse.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- **DRIVEWAYS:**
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0” in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0” tall (except canopy trees are allowed) within each clear vision triangle.

- **PARKING SPACES:**
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop racks. 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.

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

- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.
### HISTORY & FACTS:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 14, 2013</td>
<td>City Council approved and entered into a Development Agreement with Liberty Property Limited Partnership.</td>
</tr>
<tr>
<td>July 23, 2013</td>
<td>Development Review Commission approved the Development Plan Review and recommended approval of the Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (DPR13124) Development Plan Review for six (6) office buildings including site plan, building elevations, and landscape.</td>
</tr>
<tr>
<td>July 30, 2013</td>
<td>City Council held the introduction and first public hearing for the Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.</td>
</tr>
<tr>
<td>August 22, 2013</td>
<td>City Council at the 2nd and final public hearing approved the Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.</td>
</tr>
<tr>
<td>October 24, 2013</td>
<td>City Council approved an Amended Subdivision Plat for LIBERTY CENTER AT RIO SALADO, consisting of 3 lots, located at 1850 West Rio Salado Parkway.</td>
</tr>
</tbody>
</table>
DEVELOPMENT PROJECT FILE
for
Liberty Center at Rio Salado

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3-5. Original PAD Overlay Master Plan
6-7. Letter of Explanation
8. Site Plan
9. Project Data
10. Floor Plan
11. Building Elevations
12. Material Sample Board
13. Building Section
14-17. Landscape Plan
18-21. Preliminary Grading and Drainage
LIBERTY CENTER AT RIO SALADO

PL130192

Location Map

ATTACHMENT 1
LIBERTY CENTER AT RIO SALADO (PL130192)
PLANNED AREA DEVELOPMENT OVERLAY
FOR LIBERTY CENTER AT RIO SALADO
A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER
Liberty Property Tax:
2250 E. Camelback Rd. Ste. 313
Phoenix, AZ 85016
Contact: John Hell
(602) 808-3600

PROJECT DATA
PROJECT ADDRESS: 10641 N. PRO SALADO PARKWAY
TEMPLE, AZ 85281
BICYCLE PARKING REQUIRED
BICYCLE PARKING - OFFICE
TOTAL REQUIRED: 600.000 @ 1/8,000 S.F. = 75
TOTAL PROVIDED: = 85 BIKES
BICYCLE PARKING - WAREHOUSE
TOTAL REQUIRED: = 5
TOTAL PROVIDED: = 5

GENERAL PLAN: INDUSTRIAL/PUBLIC OPEN SPACE
PROJECTED ZONING: OBD
PROPOSED ZONING: OBD
GROSS PARCEL: 75.91 Acres 3,401,458.5 S.F.
NET PARCEL: 75.30 Acres 3,325,729.5 S.F.
LANDSCAPE OVERAGE: 810,200 SF
TOTAL NUMBER OF STRUCTURES: 46
TOTAL BUILDING H-SID: 86
CONSTRUCTIONTYPE: B1 FOR BIC 2009 SPRINKLERED

LOCATION MAP
WASHINGTON STREET
S FRENCH
S W. RIO SALADO PKWY
PARK
LOCUS 200

CONNECTIONS OF APPROVAL: P.A.D. 00000

GENERAL NOTES

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGEMENT
ON THE ________ DAY OF __________ 2013 BEFORE
ME, THE UNDERDENTED, PERSONALLY
APPEARED, WHO ACKNOWLEDGED
HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT HEREIN, AND
WHO EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSE THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND
AND OFFICIAL SEAL.

By: _________________________________
My Commission Expires ____________________

LIBERTY PROPERTY TRUST
By: JOHN HELL DATE: ____________

PAD COVER SHEET
GO
LIBERTY CENTER at RIO SALADO
OFFICE/WAREHOUSE
Tempe, AZ
12.23.2013

RE: Letter of Explanation

Project Design Narrative
The proposed project consists of a multi-phased Office/Industrial Business Park located just west of the northwest corner of Rio Salado Parkway and Priest Drive in Tempe, AZ. The total site acreage consists of 76.4 acres with a phased master plan of 600,000 square feet of ‘Flex’ office/call center/industrial space, and 215,000 square feet of office / warehouse space. This submittal is specifically for the office/warehouse portion of the property.

Site Layout
The overall site design strategy takes full advantage of the views north to the Camelback & Papago Mountains while providing excellent visibility to the buildings for corporate brand visibility from the 202 freeway, Priest Drive and Rio Salado Parkway. The DVORTAC antennae naturally divides the site into two areas: east and west. The west portion of the site consists of the 215,000sf warehouse building, associated parking, truck loading docks, storage and the majority of the site retention including the additional offsite retention requirement. The buildings’ long dimension will run east/west direction to optimize solar shade control, allowing more flexibility for glass openings along the façade and providing optimal thermal comfort for the tenants occupying the office space. The guest parking will be located along the front of the building on the south with the docks and tractor-trailer parking on the north of the site respectively.

Access & Circulation
The office/warehouse site will be accessed from an existing signalized driveway that currently services the East Valley Transportation facility. This drive configuration is proposed to be modified to accommodate shared access into both east and west sites. This drive is angled to make access to the site with tractor-trailer trucks easier as this is the entry for both truck traffic and employee/visitor parking. A secondary loop for trucks wraps the employee parking to the West and South and re-connects at the main entry.

Landscape
The landscape concept is inspired by the Rio Salado river and Sonoran desert incorporating a native plant palette contrasted with rusted metal and gabion rock walls filled with re-purposed cobbles excavated from the site. The master plan will include several landscaped amenities for the users, including a pedestrian path that connects to the existing City of Tempe’s bike and walking trail along Rio Salado, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the pedestrian experience. The desert landscape lining the street will provide plenty of shade along accessible paths connecting the various buildings back to the sidewalk and trail system along the levee. The site naturally slopes from south to north so the retention strategy works within existing grade parameters locating a 40’ landscape wash along the northern edge of the site at the toe of the levee sloping gradually to the west and connecting into the larger retention basin. Dry wells will be utilized as needed.

Building Design
The buildings are designed with a modern desert aesthetic incorporating ‘desert themed’ crisp painted concrete accented with rust color metal shade trellises that contrast with the glass. The elevation composition layers 3 main elements: ‘stone’ look base, cream background and glass
insets and subtly slips one past another to create a simple yet dynamic façade. The buildings will incorporate floor to ceiling glass at the office areas to optimize natural day-lighting. The massing hierarchy emphasizes the main entry with a large expanse of glass and darker painted panels, located at the center of the building. Each corner of the building is articulated with glass and canopy to create interest and to provide additional flexibility of entry to the buildings for multiple tenants. Due to the outfall of the site on the northwestern most corner at an elevation of 1137 the finished floor height of the building must be at least 1137.5. This requires the site be filled to raise the existing grade across the site. The DVORTAC located on the site restricts the height to 1182’ within 750’ and a 1.2 degree slope from the center of the plateau. The proposed 2 story building height is approximately 44’ (addressed as part of the PAD) including mechanical screening allowing for 10’ clear floor to ceiling heights and a 30'-0" bay height in the warehouse.

Regards,

Michael Hudson, RA, NCARB
Project Architect
### PROJECT DATA

**PROJECT NAME:** LIBERTY CENTER AT RIO SALADO  
**PROJECT ADDRESS:** 1850 W. RIO SALADO PARKWAY  
TEMPE, AZ 85281

**PARCEL SITE:**  
76.30 ACRES 3,323,739 N.S.F.  
79.67 ACRES 3,470,459 G.S.F.

**EXISTING ZONING:** GID (GENERAL INDUSTRIAL)

**PROPOSED USE:** OFFICE / INDUSTRIAL  
**VARIANCE REQUEST:** BUILDING HEIGHT  
**TYPE OF CONSTRUCTION:** IIB  
**AFES:** YES

**WAREHOUSE BUILDING TOTAL:** 215,000 G.S.F.

**TOTAL BUILDING:** 215,000 G.S.F.  
**HEIGHT OF BUILDING:** 44’-6”  
**NUMBER OF STORIES:** 2

**WAREHOUSE BUILDING:** 215,000 S.F.  
**OFFICE AREA:** 43,000 S.F. (20%)  
**WAREHOUSE AREA:** 172,000 S.F. (80%)

**OFFICE:**  
43,000 S.F. @ 1/300  =143.33 SPACES  
**WAREHOUSE:**  
10,000 S.F. @ 1/500  =20 SPACES  
162,000 S.F. @ 1/5,000  =32.4 SPACES  
**TOTAL VEHICLE PARKING REQUIRED:** 195.73 SPACES  
**TOTAL VEHICLE PARKING PROVIDED:** 199 SPACES

**ACCESSIBLE PARKING REQUIRED:** 6  
**ACCESSIBLE PARKING PROVIDED:** 6

**BICYCLE PARKING—WAREHOUSE**  
**OFFICE AREA** 43,000 S.F. @ 1/10,000 S.F. =5  
**TOTAL PROVIDED:** =5

**BIKE PARK TOTAL:**  
**WAREHOUSE BUILDINGS** 5  
**TOTAL PROVIDED:** =5

**SITE LANDSCAPE AREA:**  
**REQUIRED MINIMUM 10%**  
WAREHOUSE / OFFICE SURFACE PARKING LOT - 3,251,687 S.F.  
**LANDSCAPE AREA IN PARKING LOT** - 1,485,874 S.F.  
**LANDSCAPE 46%** (1,485,874 / 3,251,687)

**PARKING LOT LANDSCAPE AREA**  
**REQUIRED MINIMUM:** 20%  
**PARKING LOT AREA:** 1,432,982 S.F.  
**TREE CANOPY SHADED AREA:** 324,911 S.F.  
**TOTAL % OF LOT SHADING:** 23%

ATTACHMENT 9
MATERIALS LEGEND

P1 - PAINTED CONCRETE
DUNN EDWARDS - DE 6157 BISQUE TAN
LRV 61

P2 - PAINTED CONCRETE
DUNN EDWARDS DEC774 SHADY TAN
LRV 63

P3 - PAINTED CONCRETE
DUNN EDWARDS DEA157 CELLAR DOOR
LRV 10

SMITH ROBERT D.
REGISTERED ARCHITECT
EXPIRES ON 6/30/16

LIBERTY CENTER AT RIO SALADO
1850 W. RIO SALADO PARKWAY
TEMPE, AZ 85281

ATTACHMENT 11
Conceptual - Not For Construction

WINDOW & DOOR FRAMES
CLEAR ANODIZED ALUMINUM

GLAZING: SOLARBAN 60 - SOLAR GRAY

LVR 10
PEA157

LVR 63
DECT174

LVR 61
TEC157

LIBERTY CENTER AT RIO SALADO

DEUTSCH ARCHITECTURE GROUP
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602-840-2929
FAX: 602-840-8646
WEBSITE: WWW.2929.COM

LIBERTY CENTER AT RIO SALADO
Job Number: 13205.00
Date: 12.23.2013

SAMPLE BOARD
A-000
### PLANT LEGEND:

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>TYPE</th>
<th>SIZE</th>
<th>PHASE TOTAL QTY</th>
<th>REMARKS - HEIGHT X WIDTH - CALIBER SIZE</th>
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<td><strong>TREES</strong></td>
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<tr>
<td><img src="image1.png" alt="Symbol" /></td>
<td><em>Acacia willemiana</em></td>
<td>24&quot; Box 00</td>
<td>5.0-8.0</td>
<td>2.5-3.5</td>
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<td><img src="image2.png" alt="Symbol" /></td>
<td><em>Palo Blanco</em></td>
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<tr>
<td><img src="image3.png" alt="Symbol" /></td>
<td><em>Bauhinia arnottiana</em></td>
<td>15 gallon 00</td>
<td>multiple trunk/</td>
<td>3.0-4.0</td>
</tr>
<tr>
<td><img src="image4.png" alt="Symbol" /></td>
<td><em>Anacacho Orchid</em></td>
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<tr>
<td><img src="image5.png" alt="Symbol" /></td>
<td><em>Cercis Hallii</em></td>
<td>36&quot; Box 21</td>
<td>multiple trunk/</td>
<td>8.0-10.0</td>
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<tr>
<td><img src="image6.png" alt="Symbol" /></td>
<td><em>Blue Palo Verde</em></td>
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<td><img src="image7.png" alt="Symbol" /></td>
<td><em>Chilopsis linearis</em></td>
<td>24&quot; Box 45</td>
<td>multiple trunk/</td>
<td>5.0-7.0</td>
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<tr>
<td><img src="image8.png" alt="Symbol" /></td>
<td><em>Desert Willow</em></td>
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<td><img src="image9.png" alt="Symbol" /></td>
<td><em>Dalbergia Sissoo</em></td>
<td>24&quot; Box 0</td>
<td>8.0-9.0</td>
<td>3.0-4.0</td>
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<td><img src="image10.png" alt="Symbol" /></td>
<td><em>Sissoo Tree</em></td>
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<td><img src="image11.png" alt="Symbol" /></td>
<td><em>Oleina lesofo</em></td>
<td>48&quot; Box 0</td>
<td>multiple trunk/</td>
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<td><img src="image12.png" alt="Symbol" /></td>
<td><em>Ironwood</em></td>
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<td><img src="image13.png" alt="Symbol" /></td>
<td><em>Pithecanthus filicula</em></td>
<td>36&quot; Box 0</td>
<td>multiple trunk/</td>
<td>7.0-9.0</td>
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<td><img src="image14.png" alt="Symbol" /></td>
<td><em>Texas Fynnie</em></td>
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<td><img src="image15.png" alt="Symbol" /></td>
<td>*Prosopis hybrid 'Phoenix'</td>
<td>36&quot; Box 163</td>
<td>multiple trunk/</td>
<td>8.0-10.0</td>
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<tr>
<td><img src="image16.png" alt="Symbol" /></td>
<td><em>Thornless Hybrid Mesquite</em></td>
<td>36&quot; Box 19</td>
<td>multiple trunk/</td>
<td>8.0-9.0</td>
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<tr>
<td><img src="image17.png" alt="Symbol" /></td>
<td>*Parkinsonia microcarpa 'AZT'</td>
<td>36&quot; Box 0</td>
<td>standard</td>
<td>8.0-9.0</td>
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<td><img src="image18.png" alt="Symbol" /></td>
<td><em>Ash Tree</em></td>
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<tr>
<th>SYMBOL</th>
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<th>PHASE TOTAL QTY</th>
<th>REMARKS - HEIGHT X WIDTH - CALIBER SIZE</th>
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<tr>
<td><img src="image19.png" alt="Symbol" /></td>
<td><strong>Shrubs</strong></td>
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<td><img src="image20.png" alt="Symbol" /></td>
<td><em>Ambrosia stantiana</em></td>
<td>1 Gallon 24</td>
<td>5.0 Gallon 00</td>
<td>6-8&quot; Height 5</td>
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<td><img src="image21.png" alt="Symbol" /></td>
<td><em>Bursage</em></td>
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<td><img src="image22.png" alt="Symbol" /></td>
<td><em>Calliasatra ericaphylla</em></td>
<td>1 Gallon 00</td>
<td>5.0 Gallon 00</td>
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<td><img src="image23.png" alt="Symbol" /></td>
<td><em>Native Fairy Daisy</em></td>
<td>1 Gallon 00</td>
<td>5.0 Gallon 00</td>
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<td><img src="image24.png" alt="Symbol" /></td>
<td><em>Cotula batesii</em></td>
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<td><img src="image25.png" alt="Symbol" /></td>
<td><em>Texas Olive</em></td>
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<td><img src="image26.png" alt="Symbol" /></td>
<td><em>Dodonaea viscosa</em></td>
<td>1 Gallon 90</td>
<td>5.0 Gallon 00</td>
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<td><img src="image27.png" alt="Symbol" /></td>
<td><em>Hop Bush</em></td>
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<td><img src="image28.png" alt="Symbol" /></td>
<td><em>Encelia farinosa</em></td>
<td>1 Gallon 118</td>
<td>5.0 Gallon 00</td>
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<td><img src="image29.png" alt="Symbol" /></td>
<td><em>Bolitikus</em></td>
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<td><img src="image30.png" alt="Symbol" /></td>
<td><em>Ericamnia linearis</em></td>
<td>1 Gallon 52</td>
<td>5.0 Gallon 00</td>
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<td><img src="image31.png" alt="Symbol" /></td>
<td><em>Tamarix Bush</em></td>
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<td><img src="image32.png" alt="Symbol" /></td>
<td><em>Justicia californica</em></td>
<td>1 Gallon 304</td>
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<td><img src="image33.png" alt="Symbol" /></td>
<td><em>Oxypetalum</em></td>
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<td><img src="image34.png" alt="Symbol" /></td>
<td><em>Menziesia Honeydew</em></td>
<td>1 Gallon 00</td>
<td>6-8&quot; Height 5</td>
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<td><img src="image35.png" alt="Symbol" /></td>
<td><em>Lantana montezumae</em></td>
<td>1 Gallon 320</td>
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<td><img src="image36.png" alt="Symbol" /></td>
<td><em>New Gold</em></td>
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<td><img src="image37.png" alt="Symbol" /></td>
<td><em>Lantana montezumae</em></td>
<td>1 Gallon 00</td>
<td>5.0 Gallon 00</td>
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<tr>
<td><img src="image38.png" alt="Symbol" /></td>
<td><em>Purple Threading Lantana</em></td>
<td>1 Gallon 00</td>
<td>5.0 Gallon 00</td>
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<td><img src="image39.png" alt="Symbol" /></td>
<td><em>Larrea tridentata</em></td>
<td>1 Gallon 133</td>
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<td><img src="image40.png" alt="Symbol" /></td>
<td><em>Crossole</em></td>
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<td><img src="image41.png" alt="Symbol" /></td>
<td><em>Riulia pensiflora</em></td>
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<td>5.0 Gallon 00</td>
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<td><img src="image42.png" alt="Symbol" /></td>
<td><em>Baja Riulia</em></td>
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<td><img src="image43.png" alt="Symbol" /></td>
<td><em>Simmondsia chinensis</em></td>
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<td><img src="image44.png" alt="Symbol" /></td>
<td><em>Joshua</em></td>
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<td><img src="image45.png" alt="Symbol" /></td>
<td><em>Euphorbia amphipla</em></td>
<td>1 Gallon 00</td>
<td>5.0 Gallon 00</td>
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<td><img src="image46.png" alt="Symbol" /></td>
<td><em>Globe Mallow</em></td>
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<td><img src="image47.png" alt="Symbol" /></td>
<td><em>Tecumseh stans x Yellow bollo</em></td>
<td>5 Gallon 00</td>
<td>5.0 Gallon 00</td>
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<td><img src="image48.png" alt="Symbol" /></td>
<td><em>Esperia</em></td>
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<td><img src="image49.png" alt="Symbol" /></td>
<td><strong>Groundcovers/Vines</strong></td>
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<td><img src="image50.png" alt="Symbol" /></td>
<td><em>Penstemon parviflora</em></td>
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<td><img src="image51.png" alt="Symbol" /></td>
<td><em>Parly's Penstemon</em></td>
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<td><img src="image52.png" alt="Symbol" /></td>
<td><em>Setcreasea palatia</em></td>
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<td><img src="image53.png" alt="Symbol" /></td>
<td><em>Purple Heart</em></td>
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<td><img src="image54.png" alt="Symbol" /></td>
<td><em>Parthenocissus sp</em></td>
<td>5 Gallon 00</td>
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<td><img src="image55.png" alt="Symbol" /></td>
<td><em>Hacienda Creeper</em></td>
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<td><img src="image56.png" alt="Symbol" /></td>
<td><em>Baldia multipinata</em></td>
<td>1 Gallon 113</td>
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<td><img src="image57.png" alt="Symbol" /></td>
<td><em>Desert Maripoli</em></td>
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ATTACHMENT 15