ACTION: Request for a Development Plan Review consisting of a new 60,000 sf. office building and 3 new parking garages for LIBERTY CENTER AT RIO SALADO (PL140179) located at 1940 West Rio Salado Parkway. The applicant is RSP Architects.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: LIBERTY CENTER AT RIO SALADO (PL140179) consists of a new two-level parking deck behind the approved office building. The request includes the following:

DPR14075 Development Plan Review including site plan, building elevations, and landscape.

Property Owner
Liberty Property Trust

Applicant
Shane Lucero, RSP Architects

Current Zoning District
GID, General Industrial District and within a Planned Area Development Overlay and Rio Salado Overlay District

Net site area
76.30 acres

Office Building VII
60,000 sf.

Parking Decks
440,000 sf.

Lot Coverage
36% (NS)

Building Height
25 ft. (45 ft. – 80 ft. max. allowed per PAD)

Building Setbacks
25’ front (25’ front & 0’ min. all sides)

Landscape area
46% (10% min. required)

Parking Lot landscape
23% of landscape and shading.

Vehicle Parking
4,933 spaces total (4,273 min. required)

Bicycle Parking
100 spaces (100 min. required)

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
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. 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. On February 11, 2014, the Development Review Commission approved a warehouse building. On March 25, 2014, the Development Review Commission approved a two-level parking deck, located directly behind the approved Building I of the site.

The applicant brings before you now, a request for a development plan review consisting of new 60,000 sf. office building (VII), a new 637 space two-level parking structure, a new 561 space three-level parking structure, a new 198 space two-level parking structure, and a parking structure expansion of 228 spaces for a previously approved two-level structure.

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 building and parking structures will have access from Rio Salado Parkway utilizing existing driveways along the street frontage. There is multiple connection points on to Rio Salado Parkway available, but in the initial phase there will be an east and west entrance on to either sides of the office building existing and proposed. The parking structure locations will replace the previous approved surface parking lot to accommodate the additional parking demand required for future tenants of the office buildings. As a result of the location of the new parking deck, an adjustment to the previous approved lot line will need to be shifted further north to accommodate building separation requirements. The parking structure expansion of the previous approved parking deck was previously delineated in the previous plan, extending the two-story structure.

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 portion of the site for the office building VII and the northermost parking structure has a maximum building height of 44.5 feet, while the remaining portion for the other new parking structure has a height up to 60 feet.

The office building elevation facades will have a north and southern entrance to the building. The buildings' long dimension will run east/west direction, aligning with the curving pattern of the street. The building provides complementary colors and material with the previous approved office buildings, consisting of a "Teak Sandstone", spandrel gray tint glazing with clear glazing at the windows, metal canopies and painted concrete matching the centers color. The building will have a metal shade fin at the primary entrance and corners of the building. A dark brown color connects the second level windows across the building, defining the base of the building from the upper second level. The building provides uniformity and consistency complementary to the business campus.

The elevations for all parking structures provide a simplistic rhythm with horizontal concrete reveals across the second and third level decks. The structures use matching building colors and materials found in the existing approved office buildings,
including gabion rock walls found at each exit point. The design matches the context of the office project, while the placements of the parking decks are tucked away from street view.

**Landscape Plan**

The landscape plan does add any additional landscape than what was already approved for the site, other than a few accent points from the walkways to the garage. The 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 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 parking structure sites are setback far from the public street. The buildings position from the street, provides architectural elements at the corner and midpoint of the structure, consistent with the other approved buildings.

2. **Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;** In addition to the site increasing the amount of shade around the surface parking lot areas (up to 23% shade coverage), the addition of a parking structure will increase the amount of shade for increased human comfort.

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 in to 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 will be 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 gabion rock materials to identify entry points. The architectural metal canopies at the center 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 corporate office/business. 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;** This site will utilize the approved site plan circulation for the Liberty Center complex.

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.
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. An Amended Planned Area Development Overlay for Liberty Center at Rio Salado is required for this request. This request will be processed administratively, subject to no changes in the maximum or minimum required standards for the site. The PAD must be finalized prior to receiving building permits.

2. A Subdivision Plat (lot line adjustment) is required for this request, prior to receiving building permits.

Site Plan
3. 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.

4. Provide wrought iron fencing around undersides of unoccupied stairwell areas to prevent hiding.

5. Verify compliance with Fire access around buildings and hydrant placement, subject to Fire Department review.

6. Garage Security:
   a. Minimize interior partitions or convert these to semi-opaque 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.
7. Parking Garage:
   a. Minimum required parking dimensions shall be clearly dimensioned. Avoid any obstructions, such as columns at the face of the adjoining parking space, with a minimum 16' of clearance.
   b. Provide a minimum 1'-0" of additional width for parking spaces when adjacent to a continuous wall.

8. 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
9. The materials and colors are approved as presented:
   Metal Canopy and painted concrete – “Cellar Door” – DEA157
   Painted Concrete, with reveals – Dunn Edwards – DEC743 “High Noon”
   Painted Concrete – Dunn Edwards – DEA763 “Oatmeal Cookie”
   Building Accent – Stone 1 – “Teak Sandstone”
   Ceiling of First level Parking Deck – to match columns with 75 LRV or greater
   Specific colors and materials exhibited on the materials sample board are approved. Additions or modifications may be submitted for review during building plan check process.

10. 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.

Lighting
11. Illuminate stairwell landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape
12. 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.

13. 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.

14. 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.

15. 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.

16. 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
17. Provide address sign(s) on two sides of the building elevation, verified through the plan review process.
   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.

- **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:

February 14, 2013 City Council approved and entered into a Development Agreement with Liberty Property Limited Partnership.

July 23, 2013 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.

July 30, 2013 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.

August 22, 2013 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.

October 24, 2013 City Council approved an Amended Subdivision Plat for LIBERTY CENTER AT RIO SALADO, consisting of 3 lots, located at 1850 West Rio Salado Parkway.


June 10, 2014 Scheduled Development Review Commission meeting for this request.
DEVELOPMENT PROJECT FILE
for
Liberty Center at Rio Salado

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3-6. PAD Overlay (Master Plan) for Liberty Center
7. Letter of Explanation
8. Site Plan
9-16. Floor Plans
17-21. Building Elevations
22-23. Material Sample Boards
24-26. Landscape Plan
LIBERTY CENTER AT RIO SALADO
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

ACKNOWLEDGEMENT

ON THE ________ DAY OF __________ 2013 BEFORE
ME, THE UNDERSIGNED PERSONALLY
APPEARED ______________________ WHO ACKNOWLEDGED
HIMSELF TO BE THE PERSON WHOSE MARK IS
SUBSCRIBED TO THE INSTRUMENT HEREIN, AND
WHO EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSE THEREOF CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND
AND OFFICIAL SEAL.

__________________________
NOTARY PUBLIC IN MY COMMISSION EXPIRES

LIBERTY PROPERTY TRUST
BY: JOHN BOWALL DATE: ________

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.

OWNER/DEVELOPER

Liberty Property Trust
2350 E. Camelback Rd., Ste. 318
Phoenix, AZ 85016
Contact: John Roll
(602) 200-2000

PROJECT DATA

PROJECT ADDRESS
Liberty Parkway
TEMECULA, CA 92591

PROJECTED LAND USE: INDUSTRIAL/PUBLIC OPEN SPACE

GENERAL PLAN ISSUED: 2011

PROPOSED ZONING:

TOTAL DEVELOPMENT:

GROSS PARCEL: 79.92 Acres 3,401,485 SF

NET PARCEL: 79.92 Acres 3,303,579 SF

LANDSCAPE COVERAGE: 45%

TOTAL NUMBER OF UNITS: 151

TOTAL BUILDING SIZE: 92,405 SF

CONSTRUCTION TYPE: BIKE PARK TOTAL:

BICYCLE PARKING REQUIRED:

BICYCLE PARKING - OFFICE

BICYCLE PARKING - WAREHOUSE

OFFICE AREAS:

WAREHOUSE:

TOTAL BICYCLE PARKING REQUIRED:

TOTAL BICYCLE PARKING PROVIDED:

TOTAL BICYCLE PARKING PROVIDED:

CONDITIONS OF APPROVAL: P.A.D. 00000

GENERAL NOTES

GENERAL NOTES

STANDARDS

MAX HEIGHT:

LANDSCAPE AREA %:

SETBACKS:

STORAGE YARD:

TOTAL VEHICLE PARKING:

APPROVAL

DATE:

SIGNATURE:

DEVELOPMENT STAGES
LIBERTY CENTER at RIO SALADO
Tempe, AZ

Letter of Explanation

The proposed project consists of a multi-phased Corporate Office Development located at the northwest portion of Rio Salado and Priest in Tempe, AZ. The total site acreage is 76.4 acres with a phased master plan of “flex” corporate office space, and office / warehouse space. The total build-out will consist of built-to-suit shell office space with required parking, retention, and infrastructure to accommodate future tenants.

The first phase of the project (currently under construction) consists of building 1, a two-story “flex” office building and associated parking garage. The first phase of construction will also include the main entry drive and landscape / signage features and artwork.

The overall site strategy is to capitalize on the views north to Camelback Mountain and the Papago Mountains, and to optimize the corporate brand visibility from the freeway. The office building fronts will face outward, having the parking and potential loading located inward within the site. The south buildings will face Rio Salado, and the north buildings will face the lake / 202 freeway to take advantage of branding identity and views. The buildings’ longest dimension will also run east/west direction to optimize solar control, allowing more flexibility for glass openings along the façade and providing optimal thermal comfort for the tenants occupying the office space.

The site plan will also include several landscaped amenities for the users, including a bike path that connects to the existing City of Tempe’s path along the lake front, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The site will have three entry drives (the main entry drive will be located in the middle of the site and the two secondary drives will be located at the east and west ends of the site).

The current DRC proposal consists of 3 additional parking structures and a second phase to Garage 1 (already approved) and the design for Building 7. Building 7 and the proposed garages will have the same character as the rest of the development to create a cohesive business park.
ATTACHMENT 14
PT-1 DEC 743 "HIGH NOON" - CONCRETE W/ REVEALS

PT-2 DEA 763 "OATMEAL COOKIE"

GABION ROCK WALL

PT-3 DEA 157 - "CELLAR DOOR" PAINTED METAL

MATERIAL BOARD