ACTION: Request for a Development Plan Review for a new 359,524 s.f. office building for THE GRAND AT PAPAGO PARK CENTER – PHASE 3: MIDRISE BUILDING 1, located at 1027 West Roosevelt Way. The applicant is DAVIS.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: THE GRAND AT PAPAGO PARK CENTER – PHASE 3: MIDRISE BUILDING 1 (PL170124) is the third development requested within The Grand at Papago Park Center master planned development, which was approved by City Council in February 2013. The project will consist of a nine-story office building and a seven-level parking garage. The request includes the following:

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

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Papago Park Center, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Buck Yee, DAVIS</td>
</tr>
<tr>
<td>Zoning District</td>
<td>MU-4 PAD</td>
</tr>
<tr>
<td>Net site area</td>
<td>8.34 acres (Phase 3 area), 67.4 (PAD area)</td>
</tr>
<tr>
<td>Total Building Area</td>
<td>359,524 s.f. building, 512,570 s.f. garage</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>31.4% of lease area, 10.9% of PAD area (50% max allowed)</td>
</tr>
<tr>
<td>Building Height</td>
<td>118’ from midpoint of Priest (132’ to 140’ max)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>571’-8” east side, 33’-6” rear (0’ &amp; 0’ min.)</td>
</tr>
<tr>
<td>Landscape area</td>
<td>43.7% of lease area, 9.4% of PAD (20% minimum required)</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>1,532 spaces (1,128 min. required)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>42 spaces (42 min. required)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:
This site is currently vacant and is located south of Washington Street, just north of the Loop 202 Freeway and the Union Pacific Railroad line. The property is zoned MU-4 and is within the Papago Park Center Planned Area Development (PAD) Overlay. More specifically, the site is within The Grand at Papago Park Center master planned development, which extends from Washington Street on the north to Priest Drive on the West and the Loop 202 Freeway on the south to Parkside Drive on the east. The Grand was approved in 2013 as the 19th Amendment to the Papago Park Center PAD. The approval of this development will be the third phase of The Grand. Previous approvals include an office building adjacent to Washington (opened in 2017) and a multi-family development adjacent to Washington (not yet constructed). Subsequent to the approval of the first office building, the Planning Division administratively approved the 20th Amendment to the Papago Park Center PAD to reflect the approved building locations and development data for the project. As Development Plan Review applications are approved for each phase, the property owner is required to update the PAD to reflect that approval.

This request includes the following:
1. Development Plan Review for a nine-story, 359,524 s.f. office building and a seven-level, 512,570 s.f. parking garage.

The applicant is requesting the Development Review Commission take action on the above item.

For further processing, the applicant will need approval of an Amended Planned Area Development Overlay to update The Papago Park Center PAD as it applies to The Grand and an Amended Subdivision Plat for Papago Park Center Phase 1, Tract D.

SITE PLAN REVIEW
10/19/2016 and 3/15/2017: Preliminary Site Plan Reviews were completed. Significant comments from staff included: identify building heights from established grade per PAD, lines shown as property lines on site plan are not true property lines, identify all proposed building materials, provide opaque walls at garage levels to screen vehicles, modify garage elevations to avoid repetitiveness of identical horizontal concrete panels, and incorporate building colors into garage.

4/26/2017: A Development Plan Review application was submitted, and a second Site Plan Review was completed. Comments by staff included: lines on site plan are not true property lines, and amended plat may be required; provide colored elevations that more closely match proposed building materials; and staff maintains concerns with proposed garage P7 design.

The applicant and staff met twice in May 2017 to discuss comments related to the request and parking garage design. Staff expressed strong concern with the flat, repetitiveness of the proposed garage, especially because the developer intends to construct a “future garage” expansion to the east with no variation in wall plane. The garage proposed with this request plus the future garage addition would be approximately 640’ long, adjacent to the Loop 202 Freeway. Additionally, the Overall Master Plan shows a duplicate 640’ long future garage on the west end of the project, also adjacent to the Loop 202 Freeway. The applicant made modifications to the garage elevations proposed with this DPR request to address staff’s concerns. An elevation and rendering of Phase 1 and II Garage, which shows the proposed garage plus future addition, has been provided. This elevation and rendering does not address staff’s concerns for the future garage expansion. A DPR is required for a garage expansion, and additional comments will be provided to the applicant at that time.

PUBLIC INPUT
A neighborhood meeting was not required. As of the completion of this report, staff has received no public input.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan
The lease area for this project is 8.34 acres of the entire 67.38 acres of The Grand master planned development. The plans
identify a nine-story office building and a seven-level parking structure near the southeast corner of the PAD site. Vehicular access to the surfacing parking spaces in front of the office building and to the parking garage is provided by a driveway off the private street named Roosevelt Way that cuts across the project between Washington and the Loop 202 Freeway. Additional access will come from Parkside Drive to the north. A condition is included to require the construction of this drive that will eventually connect to Parkside Drive prior to issuance of a Certificate of Occupancy for the office building. Pedestrian access is provided by sidewalks along Roosevelt Way and the Grand Canal.

Building Elevations
The building frame is construction of precast concrete with glass and metal panels at the exterior. The proposed glazing is clear as well as gray and blue tinted. The primary metal panel is an aluminum composite material colored “Pure White.” Other metal used at the exterior is painted “Jet” (dark gray) and “Satin Nickel.” The parking structure will be constructed of precast integral colored concrete with ¾” reveals and metal accent panels. The design of the metal panels on the parking structure mimics the panels of the office building. The horizontal concrete panels of the garage are broken up in the middle of the structure (vertically) and on the top level with cable railing and perforated headlight screens.

Landscape Plan
Evergreen Elm and Southern Live Oak trees are used at the perimeter of the site with Red Push Pistache at key points within the parking lot. Swan Hill Olive and Date Palm trees are provided along pedestrian pathways and near the office building.

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; this site is on the south side of The Grand and does not have frontage adjacent to Washington Street or Priest Drive. The project will primarily be visible from the Loop 202 Freeway to the south. From the south property line, the parking structure is set back approximately 33 feet and the office building is setback a minimum of 58 feet. The office building has a slightly curved façade that matches the curve of the railroad tracks and freeway. Both structures are articulated by the metal accent panels.

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 is oriented to the north, providing shade at the primary entrance. Pedestrian pathways from the surface parking lot and parking garage as well as outdoor gathering areas will be shaded by both the building and landscaping.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed building materials of glass and metal panels and garage materials of integral colored concrete and metal panels meet the criteria for superior quality.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the proposed office building and parking garage are appropriately scaled to the site and expected future development of the remaining land within the PAD.

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; building design consists of a well-defined base and top with enhanced details at the pedestrian level. Curtain walls on the office building create a change in wall plane and shade the building windows and pedestrian areas below. The garage elevations are enhanced by metal panels similar to those used on the office building, and breaks are provided in the white precast concrete walls through the use of dark gray concrete and cable railing.

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; architectural details are appropriate to the scale and context of the development. The design incorporates tinted glass, metal panels, and integral colored concrete for a contemporary appearance. The horizontal lines created by the metal panels are replicated on the parking garage, tying
the two buildings together.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient vehicular and pedestrian access to the primary building entrance and parking garage. Sidewalks from the building connect to the multi-use path along the Grand Canal and along Papago Drive to Washington Street where a light rail station and bus stop currently exist.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian circulation routes are clearly delineated and separated from one another.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping adjacent to the building and near the surface parking spaces. Additional landscaping is provided between the office building and parking garage to serve as a shaded area for employees.

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; not applicable.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All lighting will comply with code requirements.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the existing Planned Area Development Overlay.
3. The PAD overlay process was specifically created to allow for greater flexibility and innovatively designed, mixed-use developments.
4. The proposed project meets the approval criteria for a Development Plan Review.

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 conform to the conditions.

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.

General
1. An Amended Planned Area Development Overlay for Papago Park Center is required and shall be submitted within 60 days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe’s Community Development Department prior to issuance of building permits.

2. Except as modified by conditions, development shall be in substantial conformance with the site plan and landscape plan dated May 18, 2017, the Building “O” elevations dated April 17, 2017, and Garage “P7” elevations dated May 18, 2017. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

3. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
Site Plan

4. The vehicular drive at the east end of the site that crosses the Grand Canal (Site Plan keynote 31) to connect to Parkside Drive shall be constructed and finalized prior to issuance of a Certificate of Occupancy for this development.

5. Provide service yard and mechanical (cooling tower/generator) yard 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. Locate electrical service entrance sections inside the service yard, as indicated.

6. 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.

7. 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.

8. 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.

Floor Plans

9. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

10. Garage Security:
   a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
   b. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
   c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

11. Parking Garage:
   a. Minimum required parking dimensions shall be clear of any obstructions.
   b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8’-6” clear in width (locate on left side if available), including 3’-0” vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
   c. Provide a minimum 2’-0” of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

12. The materials and colors are approved as presented:
   - Primary glazing (GL-1) – Viracon VRE26-59 1” solar blue
   - Secondary glazing (GL-2) – Viracon VE19-45 1” crystal gray
   - Tertiary glazing (GL-3) – Viracon VE1-2M 1” clear
   - Glass railing (GL-4) – Viracon ½” clear tempered
   - Metal panel (MT-1) – Reynobond – aluminum composite material, 4 mm (Pure White)
   - Metal panel (MT-2) – Reynobond – aluminum composite material signage band, 4 mm (Pure White)
   - Painted metal (MT-3) – Dunn Edwards – Jet #DE6378
   - Painted metal (MT-4) – PPG Duranar Sunstorm – Satin Nickel
   - Primary pre-cast integral color concrete (C-1) – Coreslab – White #17014
   - Secondary pre-cast integral color concrete (C-2) – Coreslab – Dark Gray #17015

   Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

14. Conceal roof drainage system within the interior of the building. (Optional Condition, specify to project: Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.) Otherwise delete

15. 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.

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

17. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting
18. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape
19. 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.

20. Include requirement to de-compact soil in planting areas on site and remove construction debris from planting areas prior to landscape installation.

21. 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.

Building Address Numerals
22. Provide address signs on the building elevation facing the street to which the property is identified.
   a. Conform to the following for building address signs:
      1) Provide street number only, not the street name
      2) Compose of 12” high, individual mount, metal reverse pan channel characters.
      3) Self-illuminated or dedicated light source.
      4) On multi-story buildings, locate no higher than the second level.
      5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
      6) Do not affix numbers or letters 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.
   c. Provide one address number on the roof of the building. Orient numbers 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 field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
      3) Do not illuminate roof address.
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.

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given in the Preliminary Site Plan Review reports dated October 19, 2016, March 15, 2017, April 26, 2017, and May 31, 2017. 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.

DEADLINE Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:


• Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms. 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 combined building and garage area 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: http://www.tempe.gov/home/showdocument?id=30871. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.

• For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

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 the 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.

POLICE DEPARTMENT SECURITY REQUIREMENTS:
• Refer to Tempe City Code Section 26-70 Security Plans.
• Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
• Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to 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 principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
• Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:
• Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
• Construct driveways in public right of way 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 Engineering.
• 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. 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.

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.

CIVIL ENGINEERING:
• An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
• 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.
• 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:
• Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
• Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
• Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
• 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.
PARKING SPACES:
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per 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.

ZONING AND DEVELOPMENT CODE:
- 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](http://www.tempe.gov/zoning) or purchase from Community Development.

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.

LANDSCAPE:
- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. 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. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at [http://www.maricopa.gov/aq/](http://www.maricopa.gov/aq/).

HISTORY & FACTS:
The Redevelopment Review Commission approved the 18th Amended Planned Area Development for Papago Park Center for PAPAGO HILLS OFFICE BUILDING (RRC06016 / DS051061 / SPD-2006.51), consisting of a new 85,873 sf. building for office use on 8.01 acres, located at 1050 West Washington Street, in the GID, General Industrial Zoning District.

January 8, 2013 Development Review Commission recommended approval of the request for Zoning Map
Amendment from the General Industrial District to MU-4, Mixed-Use High Density District and an Amended Planned Area Development Overlay for a proposed commercial and residential development for THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<tbody>
<tr>
<td>February 7, 2013</td>
<td>City Council held the second public hearing and approved THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.</td>
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<tr>
<td>October 17, 2014</td>
<td>Community Development Department Planning Division approved a Development Plan Review for the entry road site plan, landscape plan, and lighting plan for THE GRAND AT PAPAGO PARK CENTER – LOOP ROAD (PL120232), located at 1151 West Washington Street. This approval included the entrance drive and associated landscaping only.</td>
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<tr>
<td>May 18, 2016</td>
<td>Community Development Planning Division administratively approved the 20th AMENDED PAD FOR PAPAGO PARK CENTER – THE GRAND (Site H – Buildings C, D, P1, K, L, P &amp; Q) (PL150324), located at 1151 West Washington Street.</td>
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<tr>
<td>June 14, 2016</td>
<td>Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new four-story 300 unit apartment building with both sub-grade and surface parking THE GRAND AT PAPAGO PARK CENTER – PHASE 2: BROADSTONE AT THE GRAND (PL160098), located at 1003 West Washington Street.</td>
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**ZONING AND DEVELOPMENT CODE REFERENCE:**
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
THE GRAND AT PAPAPGO PARK CENTER – PHASE 3:
MIDRISE BUILDING 1
(PL170124)

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Letter of Explanation
5-12. 20th Amended Planned Area Development for Papago Park Center – The Grand
13. Context Aerial with site play overlay
14. Overall Master Plan
15. Overall Site Plan
16. Site Plan
17. Phase 1 Landscape Plan
18-19. Building O Elevations
20-21. Building O Color Elevations
22. Building O Sections
23-24. Garage P7 Elevations
25-26. Garage P7 Color Elevations
27. Garage P7 Sections
28-32. Building O Floor Plans and Roof Plan
33-36. Garage P7 Floor Plans
37-38. Street Elevations
39-40. Perspectives
41. Garage P7 Phase 1 & II (future) Elevation and Perspective
42-43. Material Sample Boards (excluding glass samples)
44-54. Site Photo Exhibit and Context Photos
The Grand at Papago Park Center

Aerial Map

ATTACHMENT 2
May 22, 2017

Karen Stovall  
Planning Division  
CITY OF TEMPE COMMUNITY DEVELOPMENT DEPARTMENT  
31 East Fifth Street  
Tempe, AZ 85280  

Re: GRAND AT PAPAGO PARK CENTER – MIDRISE BUILDING #1  
Case Number: SPR16123  
DAVIS Project No. 16126A.000  
Letter of Explanation

Dear Karen:

Thank you for reviewing our Development Plan Review package for a 9-story Class “A” office building and 7-level parking structure to be located between the Loop 202 and Grand Canal - South of Washington Street and East of Priest Drive – with a projected address of 1027 West Washington Way in Tempe, Arizona.

The Site Plan adjustment reallocates the current PAD approved five (5) ten story midrise buildings south of the Grand Canal into four (4) midrise buildings totaling the exact same square footage. The proposed building design for a 9-story office building and 7-level parking structure have been reviewed and approved by SRP’s Architectural Review Board, see attached approval letter. The four office buildings are placed around a central common open space on axis with the open space canal feature of the master plan. The common open space provides spatial variety along The Grand at Papago streetscape. The parking structures are located to the east and west of the taller office buildings and provide a variety of massing along the Loop-202 frontage.

Orientation of the office has the long facades facing north-south and the use of high performance insulated glazing is the ideal orientation and limits east and west exposure. The shade trees lining the walkways and the detailed patterns in the hardscape bring human scale to the site while projecting the building grid beyond the walls of the structures as an organizing element.

The office building is a concrete structure with a combined glass and metal panel exterior skin. The glass consists of high performance insulated clear, gray and blue tinted glass to articulate the building façade. The metal accent panels expressed at the projected areas of the curtainwall offers visual relief. The above grade parking structure will have architectural precast concrete panels and metal panel accents that mimic the office building. The precast panels are articulated in white and 2-shades of gray to help break up the linear façade of the garage.

The buildings and parking structures appropriately follow the approved height limits of The Grand at Papago Park which transition to taller buildings as structures move from the perimeter to the center of the master plan.

The large building mass on the south elevation features a curved façade which follows the immediate geometry of the site to give the sense of movement as traffic flows along the Loop-202. The office building and parking structure are articulated with metal fins which overlap their respective structures and provide additional articulation and change of material. The metal fin elements are held up off the ground and down from the top to create a clear base middle and top to each structure. The office building also features a two-story colonnade to provide an enhanced pedestrian experience at the building entry. The parking structure uses a combination materials, colors and railings to break down the overall building mass into smaller elements. The parapet has various heights and depths to reduce the overall length of the building and reinforce the smaller scale elements. The eastern façade is stepped to reduce the overall massing the parking structure particularly from westbound traffic on the freeway.
Connections to the regional bicycle systems including the canals and the network of linear parks have been established at each end of the site. Just north of the site is the Metro light rail station on Washington Street offering convenient access for workers or visitors.

The hardscape materials change between the vehicular surfaces and the pedestrian walks to clearly depict circulation routes for each mode of travel.

The open space also maintains visual surveillance from Roosevelt Way providing one of several City of Tempe Crime Prevention through environmental design principles, CPTED, guidelines that have been applied to the site design for public safety.

The landscape design embraces the idea of water conservation and utilization of appropriate southwest desert-adapted materials. This will be achieved through the implementation of a modern irrigation distribution system applying xeriscape techniques such as drip emitters, flow meters and moisture sensors to low water-use plant materials. The landscape, hardscape, paving and pedestrian amenities are organized to clearly guide pedestrians from building to building. Pavers installed in the driveways and parking areas delineate vehicular flow from pedestrian walkways.

The central common open space is oriented towards the canal and the new water feature with pedestrian connections and visual access. With an open program, this space could seat a large community event or host a substantial music concert, fairground or farmer’s market type event. The landscaped open space area help mitigate the heat island effect.

Campus lighting concept continues what has already been established for the project from the previous phase, which are consistent with the SRP Design Guidelines. This allows the development on the south side of the canal to integrate with the entire masterplan development.

The SRP Design Guidelines for The Grand at Papago Park Center are incorporated into the project providing strong ties to the immediate adjacent projects and its overall context. The landscape character is inspired by the agrarian history of the site. This is expressed in the materials and the patterns of the hardscape and plantings throughout the site.

We look forward to the approval of the Development Plan Review Package.

DAVIS

Buck J. Yee
Principal, Project Architect
20TH AMENDED PLANNED AREA DEVELOPMENT FOR
PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, D, P1, K, L, P & Q)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MerIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT
ON THIS 27th DAY OF May, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPROACHED DONN B. TAYLOR AND WHO ATTACHED HIMSELF TO THE
PERSON WHOSE NAME IS DESCRIBED TO THE INSTRUMENT HEREIN AND WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREOF CONTAINED.

WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: JOHN T. SWIFT
NOTARY PUBLIC
MARICOPA COUNTY
My Commission Expires March 4, 2018

LEGAL DESCRIPTION
LOT 2 AND TRACT "C," PAPAGO PARK CENTER PHASE 1, TRACT 0, ACCORDING TO BOOK 715 OF MAPS, PAGE 37,
RECORDS OF MARICOPA COUNTY, ARIZONA.

BASE OF ERECTION IS E-100 ON THE CENTERLINE OF WASHINGTON STREET, AS SHOWN ON THE FINAL PLAT
OF PAPAGO PARK CENTER PHASE 1, TRACT 0, AS RECORDED IN BOOK 715, PAGE 37, RECORDS OF MARICOPA
COUNTY, ARIZONA.

SITE INFORMATION: CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MerIDIAN, MARICOPA COUNTY, ARIZONA, BEING A FOUR LOTS OR HAP HAND-HOLE POINT
332 ON THE CITY OF TEMPE, ARIZONA, SURVEY CONTROL MAP.

ELEVATION: +115

FINAL PLAT OF PAPAGO PARK CENTER PHASE 1, TRACT 0 PER BOOK 715, PAGE 37, M.C.R.
FINAL PLAT OF PAPAGO PARK CENTER PHASE 1 PER BOOK 715, PAGE 37, M.C.R.
WASHINGTON ST. MONUMENTATION - CORNER RECORD SHEETS PER BOOK 1037, PAGE 13, M.C.R.

APPROVAL
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THE 16th DAY OF May, 2016

GENERAL NOTES
1. A TRAFFIC IMPACT ANALYSIS WAS SUBMITTED WITH THE 16TH AMENDED PLANNED AREA DEVELOPMENT
FOR PAPAGO PARK CENTER.

2. A SHARED PARKING STUDY WAS SUBMITTED WITH THE 16TH AMENDED PLANNED AREA DEVELOPMENT
FOR PAPAGO PARK CENTER.

OWNERS / DEVELOPERS
OWNER:
PAPAGO PARK CENTER, INC.
1221 N. PROJECT CENTER DRIVE
TEMPLE, ARIZONA 85281

DEVELOPER:
PAPAGO PARK CENTER, INC.
PHONE: 602.236.2047
AGENT:
KENDLE DESIGN COLLABORATIVE
6116 NORTH CATSLICKER
SCOTTSDALE, AZ 85259
PHONE: 480.581.9358

PROJECT DATA

ZONING: C-1 (MAY)

DEVELOPMENT QUANTITY:
850

ASSUMED 24 A.C.

DEPARTMENT:
12.6 DU

BUILDING HEIGHT:
150', SEE SHEET A4

BUILDING COVER:
50%

SITE LAWNSCAPING:
5%

BUILDING ELEVATION:
35'

BUILDING SETBACKS:
FRONT: 35'
SIDE: NONE
REAR: 25'
STREET SIDE: 25'

VEHICLE PARKING:
10,800

BICYCLE PARKING:
960

PROJECT INFORMATION

ATTACHMENT 6
20TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, D, P1, K, L, P & Q)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LANDSCAPE PLAN:
ENHANCED LANDSCAPE AND PEDESTRIAN CORRIDORS ARE TO BE DEVELOPED AT MAJOR VEHICULAR ACCESS POINTS. MAJOR INTERIOR DRIVES AND ALONG BOTH SIDES OF THE RELOCATED GRAND CANAL. THE CANAL, ITS HISTORY AND ITS LEGACY ARE TO BE CELEBRATED AS A PRIMARY AMENITY FEATURE OF THIS PLAN.
20TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

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<table>
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<tr>
<th>BUILDING</th>
<th>USE</th>
<th>BUILDING AREA</th>
<th><strong>BUILDING HEIGHT</strong></th>
<th>NO. OF AFFORDABLE UNITS</th>
<th>PARKING RATIO</th>
<th>PARKING PROOF</th>
<th>GUEST ROOMS</th>
<th>DWELLING Units</th>
<th>REMARKS</th>
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<tr>
<td>H</td>
<td>HOTEL</td>
<td>180,000 SF</td>
<td>120'</td>
<td>6</td>
<td>255</td>
<td>75 (minimum)</td>
<td>230</td>
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<td>J</td>
<td>OFFICE</td>
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<td>120'</td>
<td>6</td>
<td>417</td>
<td>328</td>
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<td>-</td>
<td>120'</td>
<td>6</td>
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<td>K-L</td>
<td>RESTAURANT</td>
<td>6,000 SF</td>
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<td>84</td>
<td>94</td>
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<tr>
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<td>62,000 SF</td>
<td>120'</td>
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<tr>
<td>M</td>
<td>OFFICE</td>
<td>362,000 SF</td>
<td>120'</td>
<td>10</td>
<td>703</td>
<td>709</td>
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<td>32'</td>
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<td>P-Q</td>
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<td>1,050</td>
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<td>2,094,000 SF</td>
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NOTE: 1. SHOWN IN PROJECT PLANS FOR LOCATION AND POSITION OF BUILDING HEIGHT LIMITS. ALL BUILDING HEIGHT LIMITS ARE IN FEET.

NOTE 3. BUILDING AREA IS SAME AS SURVEYOR'S LIMITS. GROSS BUILDING AREA IS THE TOTAL UNIT ALLOCATED TO THE SURVEYOR'S LIMITS.

NOTE 4. BUILDING AREA ADEQUATE FOR SURVEYOR'S LIMITS. GROSS BUILDING AREA IS THE TOTAL UNIT ALLOCATED TO THE SURVEYOR's LIMITS.

** M - AREA INCLUDES SPACE BELOW GRADE.
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*NORTH ELEVATION*

*SOUTH ELEVATION*

*REFER TO SHEET A-FOR BUILDING HEIGHT DIAGRAM.*
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The Grand at Papago Park Center - Phase 3: Midrise Building #1

Third thru Eighth Floors
244,356 sf total (40,726 sf / floor)

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ATTACHMENT 30
The Grand at Papago Park Center - Phase 3: Midrise Building #1

Ninth Floor
38,066 gsf

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ATTACHMENT 31
The Grand at Papago Park Center - Phase 3: Midrise Building #1

3rd TIER - 6th TIER (239 SPACES)
221 STANDARD SPACES (INCLUDES ADA)
18 COMPACT SPACES

The Grand - Phase 3: Midrise Building 1 - A312 - Garage "P7" Third to Sixth Tier Plan
1027 W Roosevelt Way, Tempe, AZ
Scale: 1/16"=1'-0"
16/28-05/16/2017

ATTACHMENT 35
The Grand at Papago Park Center - Phase 3: Midrise Building #1
COLOR AND MATERIAL LEGEND:

C-1 Concrete - Pre-Cast Integral Color "Concrete #17014" (White)
C-2 Concrete - Pre-Cast Integral Color "Concrete #17015" (Dark Grey)
GL-1 Glazing - Versar VP25-1P 1" Solar Blue Glazing
GL-2 Glazing - Versar VP25-1P 1" Solar Blue Glazing
GL-3 Glazing - Versar VP25-1P 1" Solar Blue Glazing
GL-4 Glazing - Versar VP25-1P 1" Solar Blue Glazing
MT-1 Aluminum Composite Material Panel, Raybond 4mm (Pure White)
MT-2 Aluminum Composite Material Signage Board, Raybond 4mm (Pure White)
MT-3 Metal Painted "Dune Edwards HE3378 Jet"
MT-4 Metal Painted "PPG Duranor Sunstorm Satin Nickel #10168641"

C-1 Concrete - Pre-Cast Integral Color "Concrete #17014" (White)

C-2 Concrete - Pre-Cast Integral Color "Concrete #17015" (Dark Grey)

The Grand at Papago Park Center - Phase 3: Midrise Building #1