Request

• Rezoning from R1-6, MU-4 PAD, GID to PCC-2 PAD
  — (4) Office/Research Buildings, (1) Hotel/Office,
  — (2) Parking Garages with TCA Annex Garage Frontage
  — 800,000 to 1,000,000 Gross Square Feet

• Development Plan Review
Current Zoning

- MU-4 – MIXED USE-HIGH DENSITY
- R1-6 – SINGLE FAMILY RESIDENTIAL
- GID – GENERAL INDUSTRIAL DISTRICT
- RIO SALADO OVERLAY DISTRICT
• 1.2 DEGREES TAKEN FROM DVORTAC MOUND
• 104'-0" TO 154'-0" BUILDING HEIGHT

DVORTAC = 1182

TCA = 1158

1.2 miles

1 miles

104'-0"

12 miles

154'-0"
• Extension of TCA Pedestrian Plaza with Views and Access

• Complementary massing of garage fronting TCA Annex program to TCA

• Clear Vehicular and Pedestrian circulation
Vehicle Circulation

- Future Phase
- Future Garage
- Future Phase
- Future Hotel / Office
- Phase 1
- Phase 1 Garage
- Phase 1b Garage
- Phase 1b
- Site Entry
- Rio Salado Boulevard
- N, S, Higley Drive
- TEMPE TOWN LAKE
- TEMPE CENTER FOR THE ARTS
Site Plan – Phase 1

Phase 1 Limit Line

Phase 1
- 100' L/R
- 6 Stories @ 30,000 GSF
- Total GSF: 180,000 GSF

Phase 1 Garage
- 70' L/R
- 6 Stories = 825 spaces

Loading / Service

Entry

Monument Sign

Traffic Light

L/R Turn

N
Site Plan – Phase 1b

Phase 1
6 Stories @ 30,000 GSF
= 180,000 GSF

Phase 1 Limit Line

Phase 1 Garage
6 Stories = 825 spaces

Phase 1b Garage ~ 70’

6 Stories = 438 spaces

Phase 1b ~ 60’
2 levels = 40,000 gsf

Phase 1b ~ 30’
Site Plan – Future Phases

Future Garage

Future Phase

Future Hotel / Office

Phase 1

Phase 1 Garage

Phase 1b Garage

Phase 1b
Future Phase Options – Option A

- Future Phase 7 stories
- Future Phase 8 stories
- Future Garage
- Future Phase 6 stories
- Future Hotel / Office 8-10 stories
- Phase 1 Limit Line
- Phase 1 Garage
- Phase 1b Garage
- Phase 1b

DRC Study Session | May 8, 2018
Future Phase Plan – Option C
Office Building – Colors & Materials

- Natural Metal Finish Panels to Match TCA Building
- Perforated Metal Panel
- Ground Face Masonry
- Shade Fins
- Vision Glazing
- Aluminum Composite Panel
- Concealed Fastener Metal Panels & Cladunrs
- Fiber Cement Panel
Garage & TCA Annex – Colors & Materials

- Natural Metal Finish Panels to Match TCA Building
- Perforated Metal Panel
- Ground Face Masonry
- Shade Fins
- Vision Glazing
- Aluminum Composite Panel
- Concealed Fastener Metal Panels & Cladding
- Fiber Cement Panel
View from South – Phase 1
Amenity Rich Campus

Park Greenspace
Building Arrival from East
Executive Office Views