2005

First Street Landfill

Clean Concrete Landfill

Bookended between Two Landfills
2007 - Construction of Tempe Marketplace, the site of the largest Brownfields environmental cleanup in Arizona’s history.
Site plan approved in June 2018
Current Entitlements
Fractured Ownership = No Connectivity
Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
Height variances approved

- 100’ Approved Jan. 2017
- 100’ Approved Oct. 2018
- 100’ Approved Oct. 2018

- 75’
- 75’
- 75’
- 40’
- 40’
- 101’
Support from Economic Development

“RIO 2100 is an important innovation hub in the City”

“As a result of the current variances in the area, more than 3,500 jobs have already been created in RIO 2100”

City of Tempe
Department Name
Mail Stop 00-00
PO Box 5002
Tempe, AZ 85280
www.tempe.gov

Economic Development Department

October 15, 2018

Dear Hearing Officer:

The City of Tempe’s Department of Economic Development supports the proposed variance to allow for construction of up to 100 feet in height for the Phase III development at RIO 2100. This variance would allow for the construction of an office building that is identical to the first two phases, which were also granted variances.

RIO 2100 is an important innovation hub in the city. It’s location at the intersection of the Loop 202 and Loop 101 freeways provides unparalleled accessibility, a significant driver for economic development. As a result of the current variances in the area, more than 3,500 jobs have already been created in RIO 2100 over the last two years. This third phase would enable continued job creation in the business park.

The Phase III development is also consistent with planning goals for this area and would be synergistic with the surrounding developments. The land use plan as identified in the General Plan 2040 also anticipates a high density, mixed-use, employment-related development for the area as it redevelops.

We greatly appreciate your consideration in this matter.

Sincerely,

Maria Laughner
Program Manager, Economic Development
REQUEST

Design review approval for two office buildings and two parking garages
Rio East

- 4-story 174,000 SF office
- 2-story garage
- 18% landscaping provided vs. 10% required
- 24 bicycle parking provided vs. 21 required
- Pedestrian and vehicular connections to adjacent developments
- 989 parking spaces provided vs. 547 required
Rio 2100 East – 4 Story, 74 feet
Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.
Freedom Phase III

- 4-story 131,000 SF office
- 4-story garage
- 29.8% landscaping provided
- 20 bicycle parking provided vs. 18 required
- Pedestrian and vehicular connections to adjacent developments
- 802 parking spaces provided vs. 464 required
Freedom Phase III – 4 Story, 80 feet
View from 202 Freeway will remain consistent in character but with significant *variety in the streetscape*.
Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.
THANK YOU
Extremely costly and complicated dynamic compaction required for Rio 2100
Inspiration for art comes from area’s history as a landfill – resurrecting an otherwise dead site.
Surrounding Permitted/Proposed Heights

- 100'
- 101
- 85'
- 79'
- 40'
- 101

Heights:
- 75'
- 40'
- 75'
- 75'
- 75'
- 75'
- 75'

Condemnation of portions of site allowed for construction of 202 Freeway

First Street Landfill

1979
Boyer Rio 2100 Phase 2 & 3 | VRP Site

Revised on: May 16, 2018 - 7:09pm

Location:
2100 Rio Salado Business Park, Lots 7 & 8, Tempe, AZ

Acceptance Into Voluntary Remediation Program (VRP):
July 11, 2017

Contaminants of Concern (COCs):
- Metals
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Volatile Organic Compounds (VOCs)

Affected Media:
Soil

What are My Health Risks:
For Soil | There is little to no health risk unless there is contact with skin or ingestion of contaminated soil.

Site Summary:
- Characterization of former landfill in progress
Land Remediation Goal
Support redevelopment of sites with environmental contamination to achieve the best land uses for the community
<table>
<thead>
<tr>
<th>Year</th>
<th>Total GDP by State Contribution</th>
<th>Total Employment Contribution</th>
<th>Total Labor Income Contribution</th>
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<tbody>
<tr>
<td>2017</td>
<td>$251.1 million</td>
<td>3,308 jobs</td>
<td>$196.7 million</td>
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<tr>
<td>2018</td>
<td>$306.8 million</td>
<td>4,130 jobs</td>
<td>$242.2 million</td>
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</tbody>
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Source: Seidman Research Institute, ASU
Site anticipated for Mixed-Use, up to 65 du/acre in the 2040 General Plan
REDEVELOPMENT AREA

- In 2001, City adopted the McClintock-Rio Salado Parkway Redevelopment Area which later became the University/Hayden Butte Redevelopment Area.
- 2040 General Plan Redevelopment Goals – Encourage reinvestment and redevelopment appropriate to a particular area... maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential.