

Staff Summary Report



Development Review Commission Date: **05/22/07**

Agenda Item Number: 9

SUBJECT: Hold a public hearing for a Zoning Map Amendment and Planned Area Development Overlay for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST, located at 300 East Rio Salado Parkway.

DOCUMENT NAME: DRCr_MarinaHeightsWest_052207 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155)** (Arizona State University, property owner; Kendle Design Collaborative / SunCor, applicant) for the development of seven (7) new buildings, totaling up to 1,886,200 r.s.f. of building area for office and residential condominiums on +/-10.6 acres, located at 300 East Rio Salado Parkway, in the MU-Ed District, including the following:

ZON07003 – (Ordinance No. 2007.37) Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres.

PAD07014 – Planned Area Development Overlay to modify development standards for +/-1,886,200 s.f. of building area on +/-10.6 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

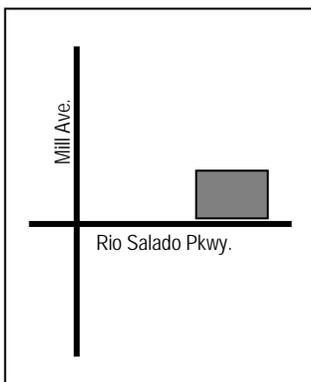
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) *ll*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions (1-6).**
Project Review Committee of the Rio Salado Advisory Comm. - Approval

ADDITIONAL INFO:



Net site area	10.6 acres
Gross Building area	2,053,300 g.s.f.
Total Dwellings	1,006 units (maximum)
Lot Coverage	35 %
Building Height	354 ft. (maximum)
Building setbacks	0
Landscape area	35%
Vehicle Parking	2420 spaces (2420 min. required)
Bicycle Parking	77-300 spaces (157-601 min. required)

A neighborhood meeting is not required with this application.

ATTACHMENTS:

1. List of Attachments
 2. Comments
 3. Reasons for Approval / Conditions of Approval
 4. History & Facts / Zoning & Development Code Reference
-
- A. Ordinance No. 2007.37
 - B. Location Map
 - C. Aerial Photo
 - D. Letter of Explanation
 - E. Planned Area Development Overlay & Site Plan
 - F. Building Elevations
 - G. Conceptual Grading and Drainage Plan

COMMENTS:

The applicant is requesting approval for a Zoning Map Amendment and a Planned Area Development Overlay, for a project consisting of mixture of office and residential condominiums, including a multi-purpose building. The site is located along the Rio Salado Parkway and the Tempe Town Lake, between Mill Avenue and Rural Road. This site is adjacent to the future phases of the Hayden Ferry Lakeside residential condominiums. Current use of this site is a surface parking lot for Arizona State University students and related events for the nearby stadium venues. ASU plans to provide future parking structures south of Rio Salado Parkway along McAllister Street to accommodate parking for students and stadium events.

Zoning Map Amendment

Currently the property is zoned MU-Ed, Mixed-Use Educational District. This zoning designation was established on June 1, 2006, as part of a collaborative effort with ASU and the City of Tempe to process and develop commercial and educational uses on one site for the benefit of the University and the community as a whole. The MU-Ed zoning designation requires review of developments through the Joint Review Committee, a citizen selected group from both the President of ASU and Tempe Mayor and City Council. This particular request for Marina Heights – West will change property ownership from the University to a private entity, thus requiring the zoning change from the MU-Ed to an appropriate designation. The applicant is requesting a zoning map amendment to MU-4, Mixed-Use High Density District. This zoning is consistent with the approved development to the west of the site (Hayden Ferry Lakeside). In addition, the project is consistent with the General Plan 2030 Projected Land Use of Mixed Use with a residential density greater than 30 dwelling units per acre. Staff recommends approval of this zoning designation.

Project Analysis & PAD

The project consists of seven (7) buildings on the site of Marina Heights – West. An overall maximum building height is proposed of 354 feet. Within the middle of the site are two twelve (12) story residential buildings (C & D) and a multi-purpose building. The project site is bordered by town home units fronting the Town Lake to the east and west. Access to the site is provided at one central location and two shared drives adjacent to future developments at the east and west borders. The site includes proposed underground parking, with the specific number of levels to be determined. The project intends to meet the minimum parking requirements found in the Zoning and Development, but modifying the bicycle parking requirements for the project. The maximum number of proposed bicycle parking is 300 spaces for the site. The bicycle ratio provided by the developer was based on previous approvals provided at the Hayden Ferry Lakeside development, which factors in a fifty (50%) percent reduction.

A traffic impact analysis was prepared by Heffernan & Associates for both Marina Heights projects. Recommendations were developed regarding site access of the facilities and off-site roadway improvements needed to serve Marina Heights. The City of Tempe's Traffic Engineer has reviewed the report and has recommended stipulations for the project as indicated in the conditions of approval.

Public Input

The Zoning and Development Code requires developments processing requests for Zoning Map Amendments and Planned Area Development Overlays when in 300 feet of a residential use hold a neighborhood meeting, pursuant to Section 6-402 of the Zoning and Development Code. This site is currently not within proximity of a residential use at this time. Staff has received no public input at this time.

REASONS FOR APPROVAL:

- 1). The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
- 2). 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.
- 3). The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights. This development will provide continuity with the overall development located along the Town Lake edge.

ZON007003 AND PAD07014**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST AND CANNOT BE DELETED OR MODIFIED.

1. The Planned Area Development Overlay for MARINA HEIGHTS – WEST shall be put into proper engineered format with appropriate signatures and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
 2. A fourteen (14) foot transit easement shall be indicated on the south property line for future use, subject to review by the Public Works, Light Rail Transit Division.
 3. Updates shall be provided to the traffic impact study as submittals are made and development plans are refined.
 4. The driveways as discussed in the traffic study shall be reduced from the 11 proposed to 8, including the following modifications, subject to review by the Public Works, Traffic Engineer:
 - a. Relocate Driveway D2 at least 150 feet to the east;
 - b. Consolidate Driveways D4 and D5;
 - c. Eliminate Driveway D8; and
 - d. Eliminate Driveway D10.
 5. The developer shall be responsible for design and construction of a southbound right-turn lane at the Rio Salado Parkway and Rural Road intersection as recommended in the traffic impact study during the first phase of construction, subject to review by the Public Works, Traffic.
 6. The developer shall be responsible for the costs associated with design and construction of the future traffic signal located at Driveway D7 (Lakeshore Drive), subject to review by the Public Works, Traffic Engineer.
- The Mixed-Use Zoning Districts require both residential and commercial uses on one project site.
 - Verify all comments by the Public Works Department, Development Services 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 parties.
 - Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.

HISTORY & FACTS:

- June 1, 2006 City Council approved a Zoning Map Amendment from GID, General Industrial District to MU-Ed, Mixed-Use Educational District.
- April 9, 2006 The Project Review Committee of the Rio Salado Advisory Commission reviewed the request for Marina Heights at Tempe Townlake and recommended approval.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2007.37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the MU-Ed, Mixed-Use Educational District and designating it as MU-4, Mixed-Use High Density District on +/-10.6 acres.

LEGAL DESCRIPTION

See Attachment

TOTAL AREA IS 10.6 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case ZON07003** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2007.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



BRADY • AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying
Construction Staking

C.E. Aulerich	P.L.S.
Dennis H. Brady	P.L.S.
Brent L. Henderson	P.E.
Robert N. Herrmon	P.E./P.L.S.
John R. Colling	P.L.S.
Greg Rugland	P.L.S.

EXHIBIT A

LEGAL DESCRIPTION: PARCEL NO. 3A

A portion of the Northeast quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a found brass cap monument in a handhole, said monument being the East quarter corner of said Section 15;

thence South 89° 17' 38" West, along the South line of said Northeast quarter of Section 15, a distance of 1819.67 feet;

thence North 00° 09' 48" East, a distance of 72.94 feet to a point on the Northerly right-of-way of Rio Salado Parkway, said point being the Point of Beginning on the arc of a non-tangent curve concave to the South, a radial line of said curve through said point having a bearing of North 07° 02' 13" East;

thence Westerly along said Northerly right-of-way, along the arc of said curve, to the left, having a radius of 639.50 feet, with a chord of North 86° 53' 49" West, 87.74 feet, and a central angle of 07° 52' 02" for an arc distance of 87.81 feet to a point of tangency;

thence South 89° 10' 11" West, along said Northerly right-of-way, a distance of 179.35 feet to a point of curvature of a tangent curve concave to the North;

thence Westerly along said Northerly right-of-way, along the arc of said curve, to the right, having a radius of 554.50 feet, with a chord of North 70° 09' 52" West, 391.39 feet, and a central angle of 41° 19' 57" for an arc distance of 400.01 feet to a point of tangency;

thence North 49° 29' 52" West, along said Northerly right-of-way, a distance of 179.55 feet to a point of curvature of a tangent curve concave to the Southwest;

thence Northwesterly along said Northerly right-of-way, along the arc of said curve, to the left, having a radius of 692.50 feet, with a chord of North 52° 20' 46" West, 68.82 feet, and a central angle of 05° 41' 48" for an arc distance of 68.85 feet to a point on the West line of said Northeast quarter of Section 15, from which the center of said Section 15 bears South 00° 12' 05" West, a distance of 376.76 feet;

thence North 00° 12' 05" East, along said West line of the Northeast quarter of Section 15, a distance of 486.73 feet to a point on the arc of a non-tangent curve concave to the South, a radial line of said curve through said point having a bearing of North 12° 32' 36" East, said point being on the Southerly edge of a Flood Control and Maintenance Easement recorded in Book 365 of Maps, Page 34, Maricopa County Records;

Page 1 of 4

thence Easterly along said Southerly edge, along the arc of said curve, to the right, having a radius of 2865.40 feet, with a chord of South 72° 01' 20" East, 542.75 feet, and a central angle of 10° 52' 08" for an arc distance of 543.57 feet to a point of tangency;

thence South 66° 35' 16" East, along said Southerly edge, a distance of 220.40 feet to a point of curvature of a tangent curve concave to the North;

thence Easterly along said Southerly edge, along the arc of said curve, to the left, having a radius of 5165.75 feet, with a chord of South 67° 35' 39" East, 181.48 feet, and a central angle of 02° 00' 47" for an arc distance of 181.49 feet to a non-tangent line;

thence South 15° 09' 51" West, a distance of 234.00 feet;

thence South 00° 09' 48" West, a distance of 230.22 feet to the Point of Beginning.

Said parcel lying within and being a part of the City of Tempe, Arizona, containing a gross area of 483,369 feet or 11.0966 acres more or less.

Said parcel subject to Easements, Rights-of-Way, Reservations and Restrictions of Record, if any.





BRADY•AULERICH & ASSOCIATES, INC.

1030 E. Guadalupe Road

Tempe, Arizona 85283

Phone (480) 839-4000 Fax (480) 345-9259

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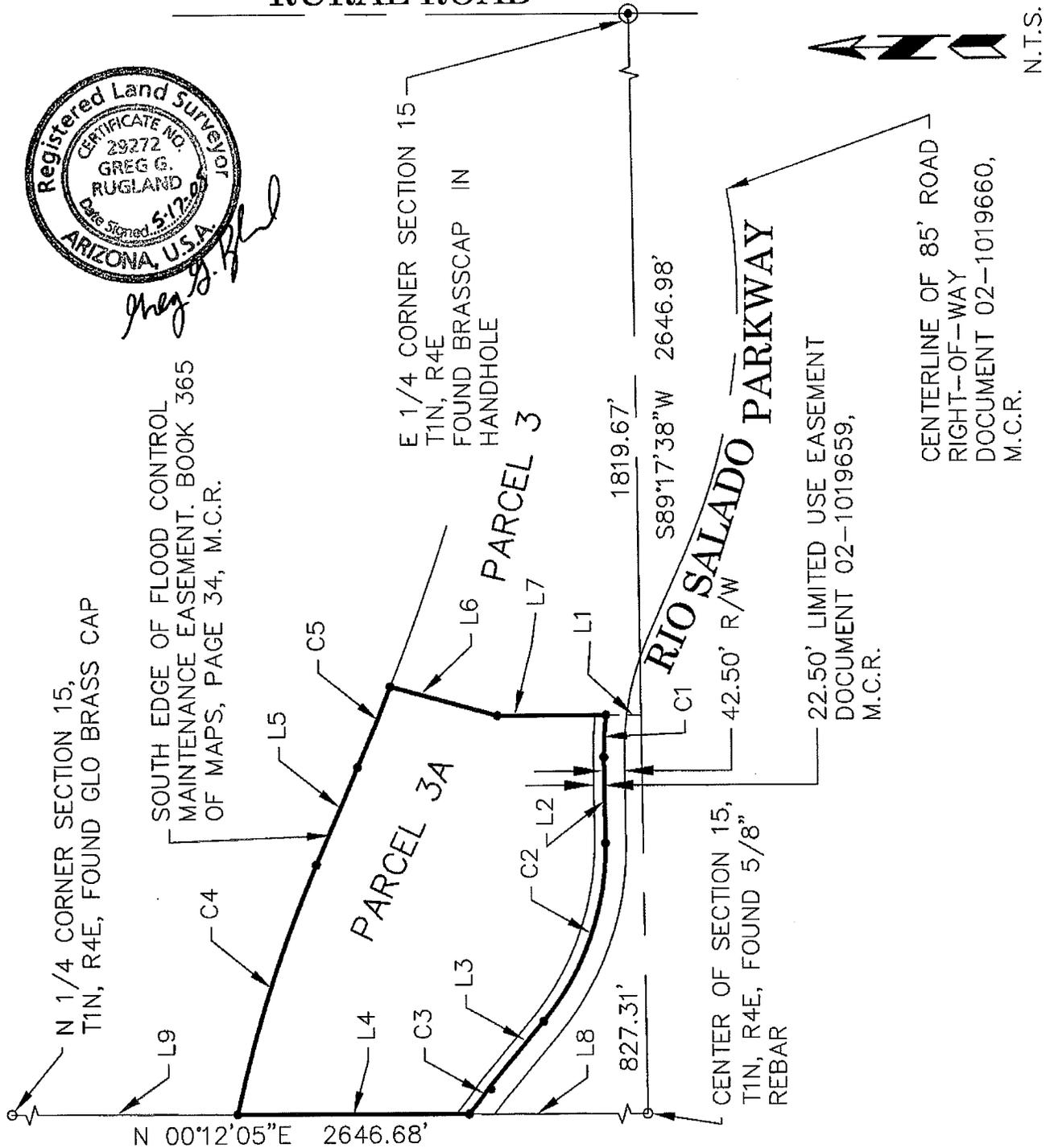
PROJECT: SUNCOR DEVELOPMENT - ASU PROPERTY

DATE: 5/16/05

RURAL ROAD



Greg G. Rugland



N.T.S.



BRADY•AULERICH & ASSOCIATES, INC.

1030 E. Guadalupe Road

Tempe, Arizona 85283

Phone (480) 839-4000 Fax (480) 345-9259

PAGE 4 OF 4 PAGES

PROJECT: SUNCOR DEVELOPMENT - ASU PROPERTY DATE: 05/16/05

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°09'48"E	72.94
L2	S89°10'11"W	179.35
L3	N49°29'52"W	179.55
L4	N00°12'05"E	486.73
L5	S66°35'16"E	220.40
L6	S15°09'51"W	234.00
L7	S00°09'48"W	230.22
L8	N00°12'05"E	376.76
L9	S00°09'48"W	1783.19

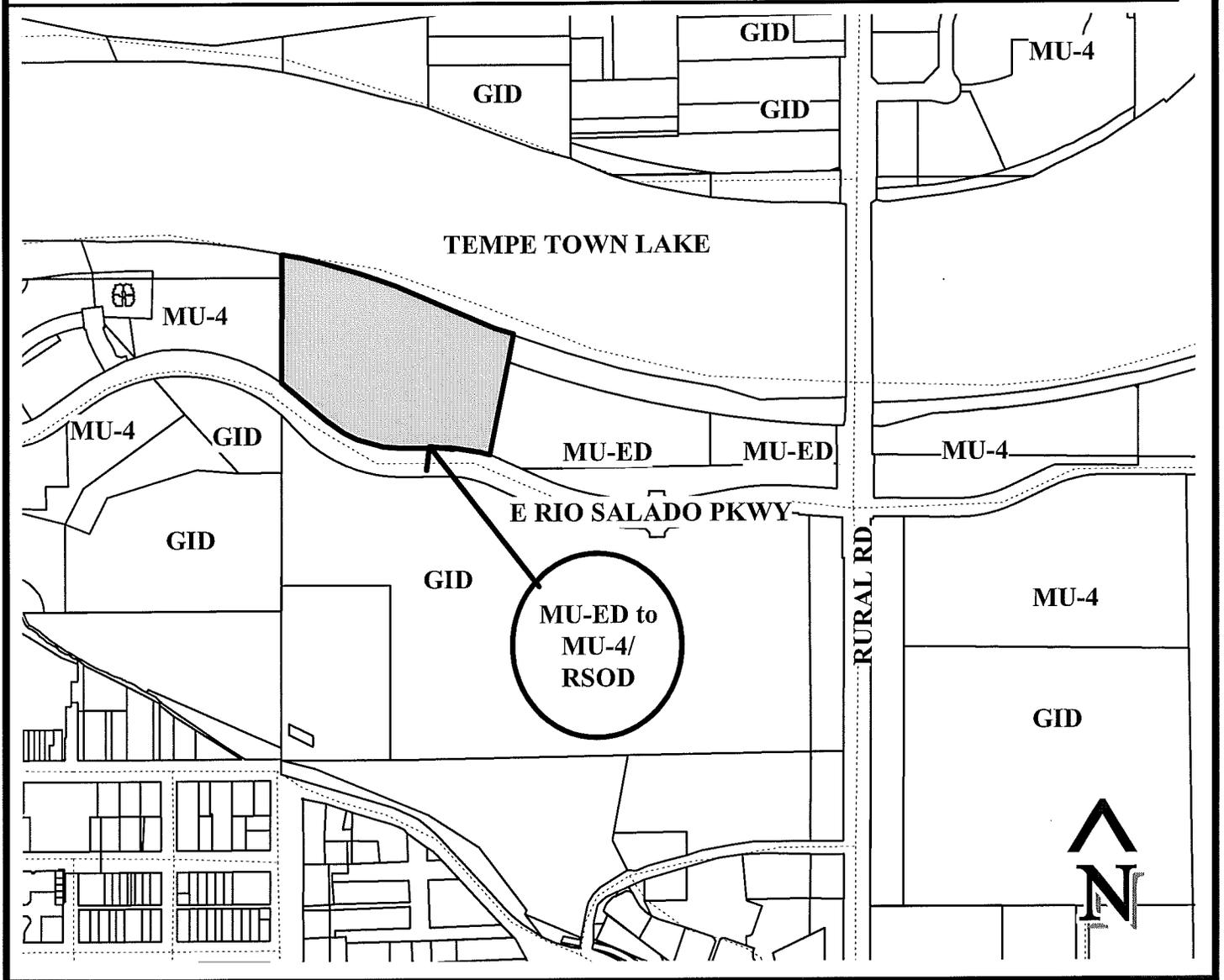
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	639.50	07°52'02"	87.81
C2	554.50	41°19'57"	400.01
C3	692.50	05°41'48"	68.85
C4	2865.40	10°52'08"	543.57
C5	5165.75	02°00'47"	181.49



Greg G. Rugland

**MARINA HEIGHTS AT
TEMPE TOWNLAKE - WEST**

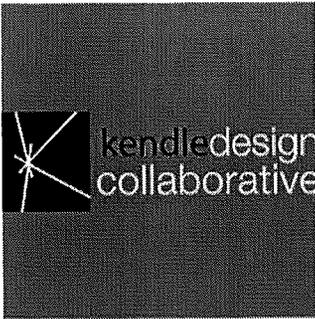
PL070155



Request



MARINA HEIGHTS - WEST (PL070155)



Letter of Explanation Planned Area Development Overlay for Marina Heights at Tempe Town Lake

The PAD application for Marina Heights has been presented in two separate applications labeled “Marina Heights – East” and “Marina Heights – West.” The one reason for this separation of submittals is land use. The West parcel is composed primarily of high density residential with some commercial; while the East parcel is entirely commercial, office, conference hotel and retail.

The planning for Marina Heights creates a cohesive development pattern along Rio Salado Boulevard stretching from the Hayden Ferry Lakeside development to the west, bordering Mill Avenue, through to Rural Road on the east. Building patterns, pedestrian and vehicular patterns are all coordinated between the existing and proposed development to create a cohesive plan along this special frontage of Tempe Town Lake. Nautical architectural themes established at Hayden Ferry Lakeside to the west will be carried through on both Marina Heights East and West to further the cohesive nature of the development along Tempe Town Lake’s south shore.

Because both parcels are zoned MU-ED, there are few development standards to follow. We submit these PAD applications for the city’s approval so that we may establish development standards through the PAD process and thus ensure the specific entitlements required by the developer to move forward with the acquisition and development of these parcels. Approval of these PAD’s also ensures that should any of the parcels be developed by someone other than SunCor Development, there is an established plan ensuring future development be designed in a harmonious relationship with the existing development.

Another unique aspect of this application and further justification for a PAD overlay is the flexibility required for the developer to make the long term investment and associated risk of developing the property over time. The

Marina Heights – West application has four different development options for the two southern towers, A and B. Because these two towers are envisioned to be the last to be developed, and the developer may only speculate on the market demand for any specific use at the time these towers are developed, we are seeking entitlement for four options including: 100% residential condominium, two vertically integrated mixed-use options including residential, office and support retail uses, and an option for 100% office with support retail at the first floor (should the condo market not be commercially viable at the time).

Each of these four options is based on a fixed number of parking spaces located below grade, at grade and above grade in an integrated structure. Conceptual elevations of each scheme have been presented to demonstrate the difference of massing associated with each option. The footprint at street level is essentially the same in all scenarios with the main difference being the type and number of lobby entrances required by these different options.

The PAD application for Marina Heights – East has uses that exclude condominium ownership and focus solely on commercial uses including conference hotel, office and support retail/restaurant. From an overall planning concept this places a similar development mix on the east edge of this stretch of Rio Salado Boulevard as it currently exists on the west edge along Rio Salado Parkway by Mill Avenue at Hayden Ferry Lakeside. These commercial uses “bookend” and buffer the residential uses (Marina Heights – West) centered in the core of this overall development between Mill Avenue and Rural Road and respond to the context of their edge conditions.

By approving the PAD overlay applications for these two sites, Marina Heights – East and Marina Heights – West, the community is assured of a cohesive quality development along this most important window into Tempe.

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP MONUMENT IN A HAND HOLE, SAID MONUMENT BEING THE EAST QUARTER CORNER OF SAID SECTION 15;
THENCE SOUTH 89° 17' 38" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1819.67 FEET;
THENCE NORTH 00° 09' 48" EAST, A DISTANCE OF 72.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RIO SALADO PARKWAY, SAID POINT BEING THE POINT OF BEGINNING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 07° 02' 13" EAST;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 639.50 FEET, WITH A CHORD OF NORTH 86° 53' 49" WEST, 87.74 FEET, AND A CENTRAL ANGLE OF 07° 52' 02" FOR AN ARC DISTANCE OF 87.81 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 89° 10' 11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 554.50 FEET, WITH A CHORD OF NORTH 70° 08' 52" WEST, 391.39 FEET, AND A CENTRAL ANGLE OF 41° 19' 57" FOR AN ARC DISTANCE OF 400.01 FEET TO A POINT OF TANGENCY;
THENCE NORTH 49° 29' 52" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.55 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 692.50 FEET, WITH A CHORD OF NORTH 52° 20' 46" WEST, 66.82 FEET, AND A CENTRAL ANGLE OF 05° 41' 48" FOR AN ARC DISTANCE OF 66.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15, FROM WHICH THE CENTER OF SAID SECTION 15 BEARS SOUTH 00° 12' 05" WEST, A DISTANCE OF 376.76 FEET;
THENCE NORTH 00° 12' 05" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 486.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 12° 32' 36" EAST, SAID POINT BEING ON THE SOUTHERLY EDGE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 94, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE EASTERLY ALONG SAID SOUTHERLY EDGE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2865.40 FEET, WITH A CHORD OF SOUTH 72° 01' 20" EAST, 542.75 FEET, AND A CENTRAL ANGLE OF 10° 52' 08" FOR AN ARC DISTANCE OF 543.57 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 66° 35' 16" EAST, ALONG SAID SOUTHERLY EDGE, A DISTANCE OF 220.40 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;
THENCE EASTERLY ALONG SAID SOUTHERLY EDGE, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 5165.75 FEET, WITH A CHORD OF SOUTH 67° 35' 39" EAST, 181.84 FEET AND A CENTRAL ANGLE OF 02° 00' 47" FOR AN ARC DISTANCE OF 181.49 FEET TO A NON-TANGENT LINE;
THENCE SOUTH 15° 09' 51" WEST, A DISTANCE OF 234.00 FEET;
THENCE SOUTH 00° 09' 48" WEST, A DISTANCE OF 230.22 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT

ARIZONA STATE UNIVERSITY THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____, 2007 BY _____ AS _____ OF ARIZONA STATE UNIVERSITY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007 BY _____ AUTHORIZED REPRESENTATIVE, ON BEHALF OF ARIZONA STATE UNIVERSITY

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SUNCOR DEVELOPMENT COMPANY THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____, 2007 BY _____ AS _____ OF SUNCOR DEVELOPMENT COMPANY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007 BY _____ AUTHORIZED REPRESENTATIVE, ON BEHALF OF THE ARIZONA BOARD OF REGENTS.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

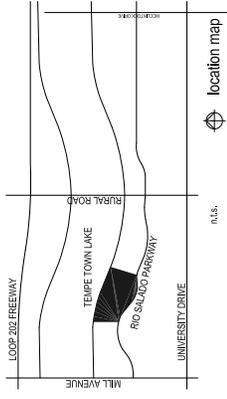
OWNER / DEVELOPER

OWNER: ARIZONA STATE UNIVERSITY CIVIL ENGINEER: CIVIL RESOURCES, LLC
PO BOX 877505 TEMPE, AZ 85281 LITCHFIELD PARK, AZ 85340
TEMPE, AZ 85287-7505 PHONE: 623.935.2275 FAX: 623.535.0072

DEVELOPER: SUNCOR DEVELOPMENT COMPANY TRAFFIC ENGINEER: HEFFERNAN AND ASSOC.
SUITE 410 TEMPE, AZ 85281 5025 NORTH 68TH ST.
PHONE: 480.317.6800 SCOTTSDALE, AZ 85253-7062
FAX: 480.317.6934 FAX: 602.952.0135

AGENT:

KENDLE DESIGN COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, AZ 85250
PHONE: 480.951.8558
FAX: 480.951.8559



PROJECT DATA

SEE SHEET PAD2

PROJECT NAME AND ADDRESS

MARINA HEIGHTS AT TEMPE TOWN LAKE - WEST
300 EAST RIO SALADO PARKWAY
TEMPE, AZ 85281

CITY APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS _____ DAY OF _____, 2007

BY: _____ DEVELOPMENT SERVICES DATE _____

CONDITIONS OF APPROVAL: PAD00000



PAD 1

DS070427 PL070155 REC07025



DS070427 PL070155 REC07025

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BUILDING DATA:

BUILDING A - SEE NOTE 1	OPTION A 100% CONDO	OPTION B 75% CONDO 25% OFFICE	OPTION C 50% CONDO 50% OFFICE	OPTION D 100% OFFICE
BUILDING AREA:	718,000 SF	513,000 SF	393,000 SF	261,000 SF
HT. OF BUILDING:	347'	350'	354'	231'
NO. OF STORIES:	28	28	28	15
OFFICE AREA:	0	112,000	180,000	261,000
DWELLING UNITS:	418	220	111	0
PKG REQ'D:	1045	998	998	1044
PKG PROVID:	1045	998	998	1044
BUILDING B				
BUILDING AREA:	718,000 SF	513,000 SF	393,000 SF	261,000 SF
HT. OF BUILDING:	347'	350'	354'	231'
NO. OF STORIES:	28	28	28	15
OFFICE AREA:	0	112,000	180,000	261,000
DWELLING UNITS:	418	220	111	0
PKG REQ'D:	1045	998	998	1044
PKG PROVID:	1045	998	998	1044

BUILDING DATA:

BUILDING C	BUILDING D	BUILDING D.1	
BUILDING AREA:	130,000 SF	130,000 SF	10,000 SF
HT. OF BUILDING:	168'	168'	10,000 SF
NO. OF STORIES:	12	12	4
DWELLING UNITS:	69	69	13
PKG REQ'D:	172	172	33
PKG PROVID:	172	172	34

SITE DATA:

ZONING:	MU-ED
EXISTING:	MU-4
PROPOSED:	
SITE AREA (NET):	+/- 10.6 ACRES
BUILDING AREAS:	
BUILDING A:	787,000 SF
BUILDING B:	787,000 SF
BUILDING C:	130,000 SF
BUILDING D:	130,000 SF
BUILDING D.1:	10,000 SF
BUILDING E:	24,400 SF
BUILDING F:	17,800 SF
TOTAL :	1,886,200 SF
PARKING CALCULATION - SEE NOTE 2	
MINIMUM REQUIRED:	2420 (MAX)
PARKING PROVIDED:	2420 (MAX)
LANDSCAPE:	NS
ON-SITE REQUIRED:	35%
ON-SITE PROVIDED:	
LOT COVERAGE:	NS
ALLOWABLE:	35%
PROVIDED:	

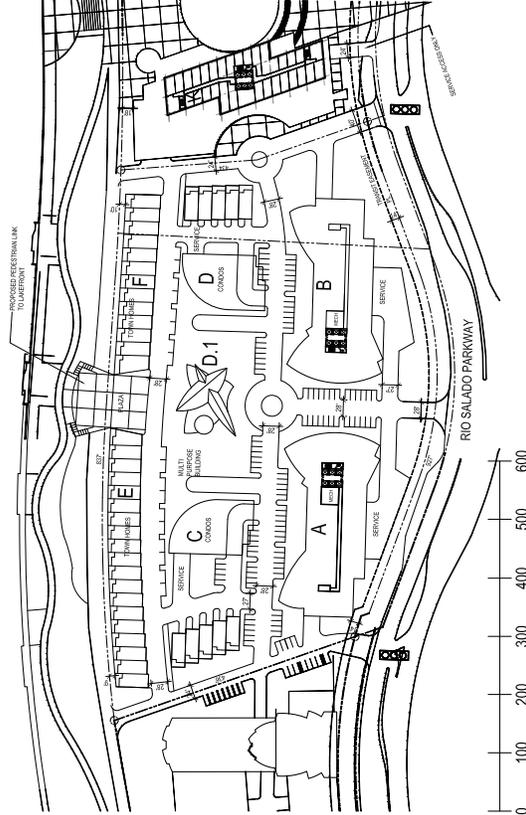
ALL BUILDING HEIGHTS MEASURED FROM MIDPOINT TOP OF CURB

NOTE 1

THIS MASTER PLAN IS INTENDED TO PROVIDE FOR DEVELOPMENT FLEXIBILITY AS TO THE TYPE OF USE & THE PERCENTAGE OF THE TYPE OF USE FOR BUILDINGS A&B. THE MAXIMUM BUILDING MASSING, FOOTPRINT & LOCATION SHOWN WILL REMAIN CONSISTANT REGARDLESS OF WHICH DEVELOPMENT OPTION IS CHOSEN. MARKET CONDITIONS & FEASIBILITY WILL DETERMINE FINAL DEVELOPMENT STRATEGY FOR THESE TWO PHASES.

NOTE 2

PARKING CALCULATIONS ARE BASED ON THE MAXIMUM PARKING PROVIDED ON CONCEPTUAL PLANS. QUANTITY OF COMMERCIAL & RESIDENTIAL AREA, NUMBER & TYPES OF DWELLING UNITS SHALL BE BASED ON MAXIMUM PARKING PROVIDED & CONFORM TO CITY OF TEMPE PARKING STANDARDS IN PLACE AT TIME OF THIS APPROVAL.



DS070427 PL070155 REC07025

PAD 2



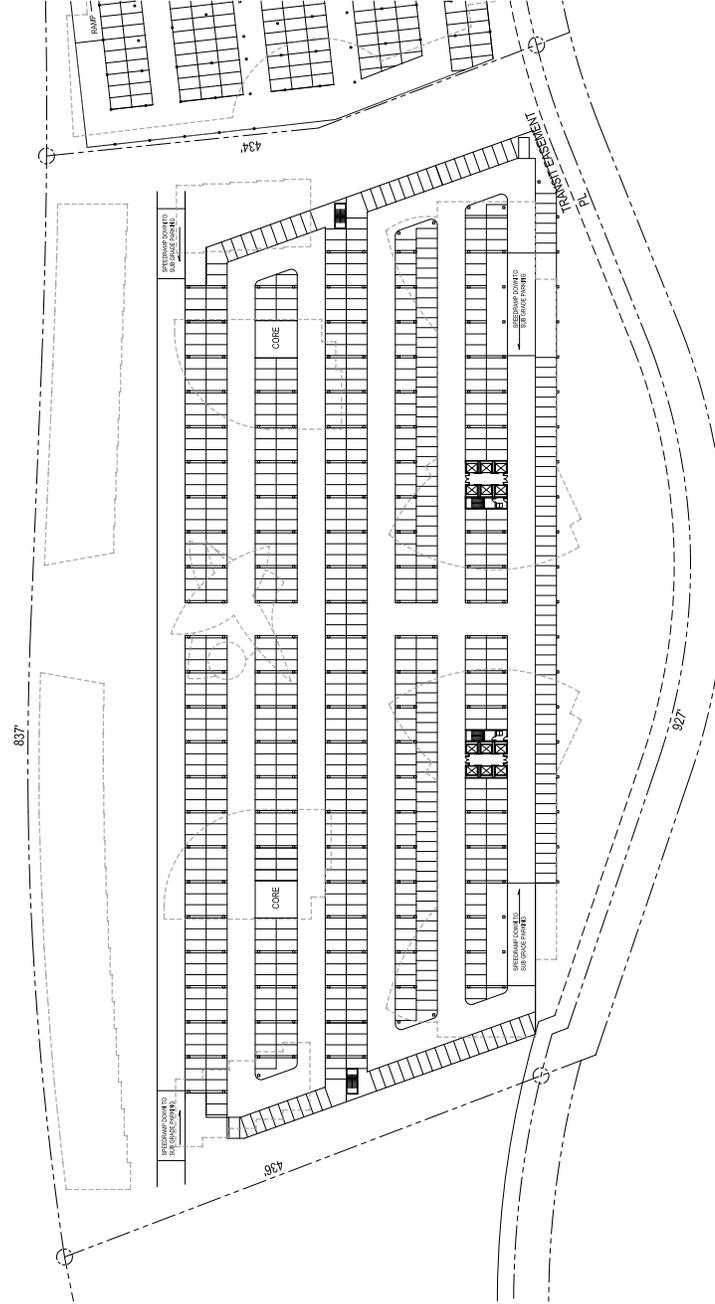
PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DS070427 PL070155 REC07025

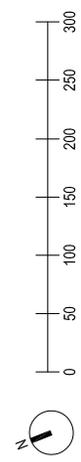


PAD 2.1



TYPICAL SUBGRADE PLAN

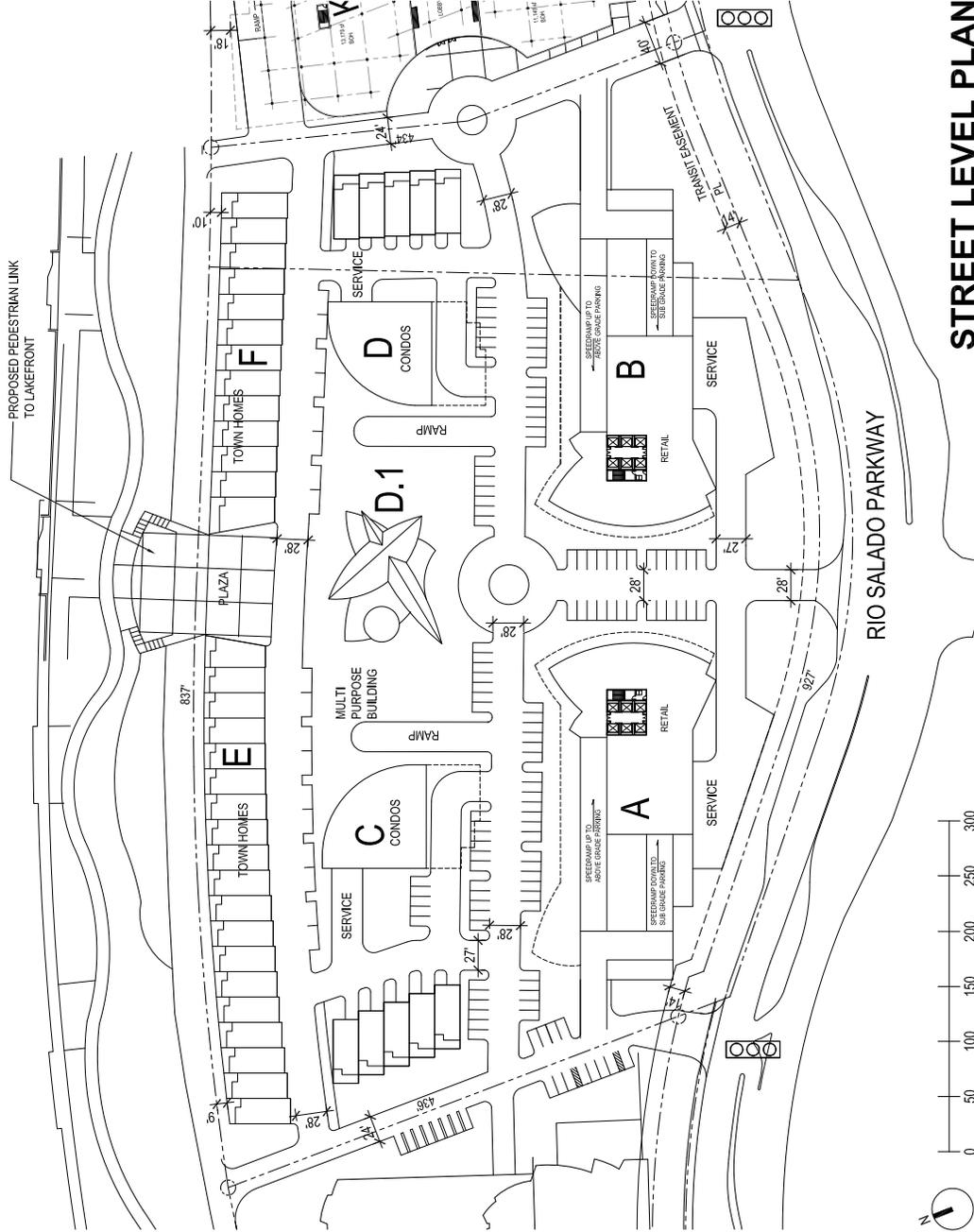
NOTE
FLOOR PLAN IS CONCEPTUAL IN NATURE. FINAL CORE AND RAMP LOCATIONS TO BE DETERMINED



DS070427 PL070155 REC07025

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



STREET LEVEL PLAN

DS070427 PL070155 REC07025

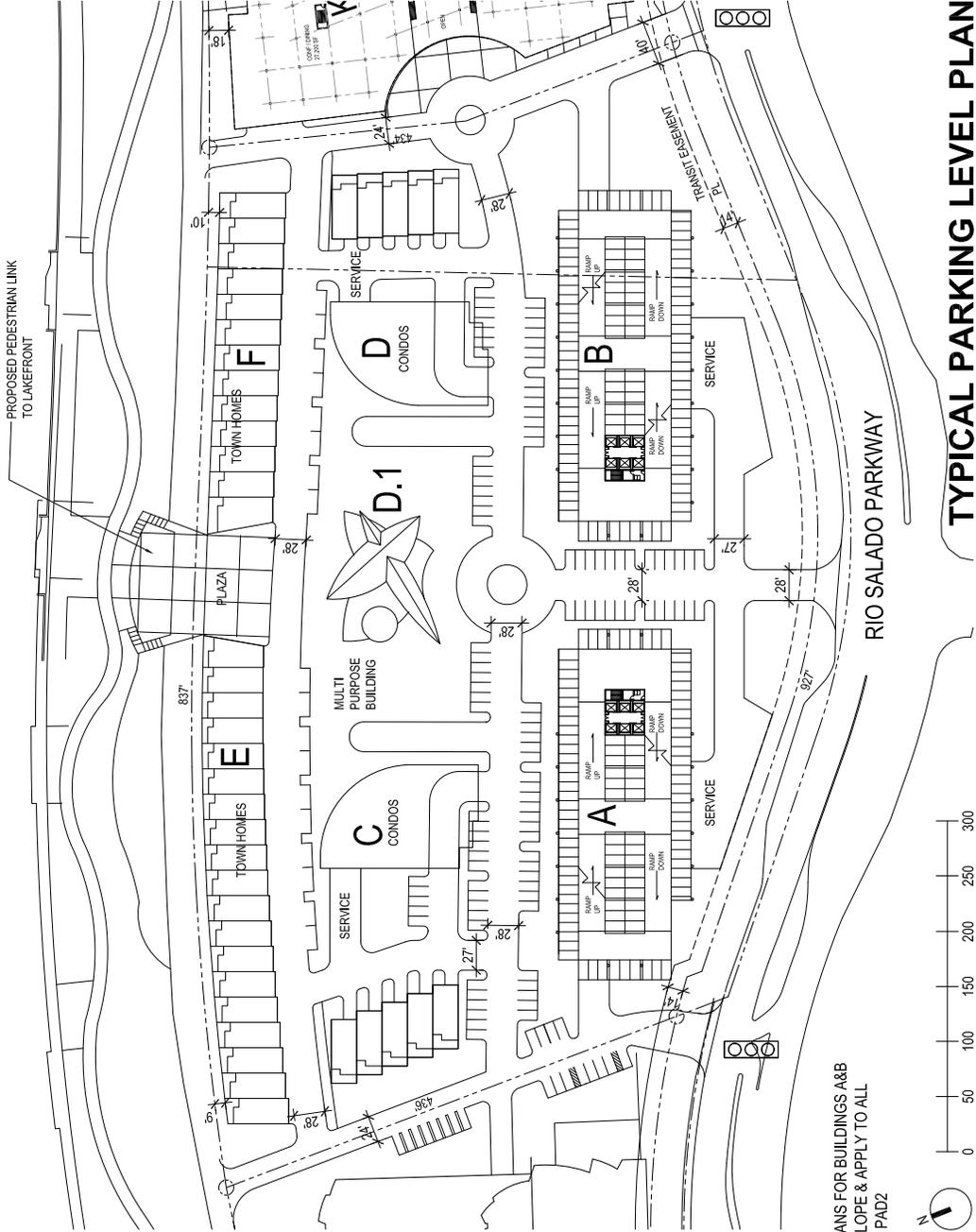
PAD 2.2



DS070427 PL070155 REC07025

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTE
 ALL PLANS ARE CONCEPTUAL IN NATURE. PLANS FOR BUILDINGS A&B REPRESENT THE PROPOSED BUILDING ENVELOPE & APPLY TO ALL DEVELOPMENT OPTIONS OUTLINE ON SHEET PAD2

TYPICAL PARKING LEVEL PLAN

DS070427 PL070155 REC07025

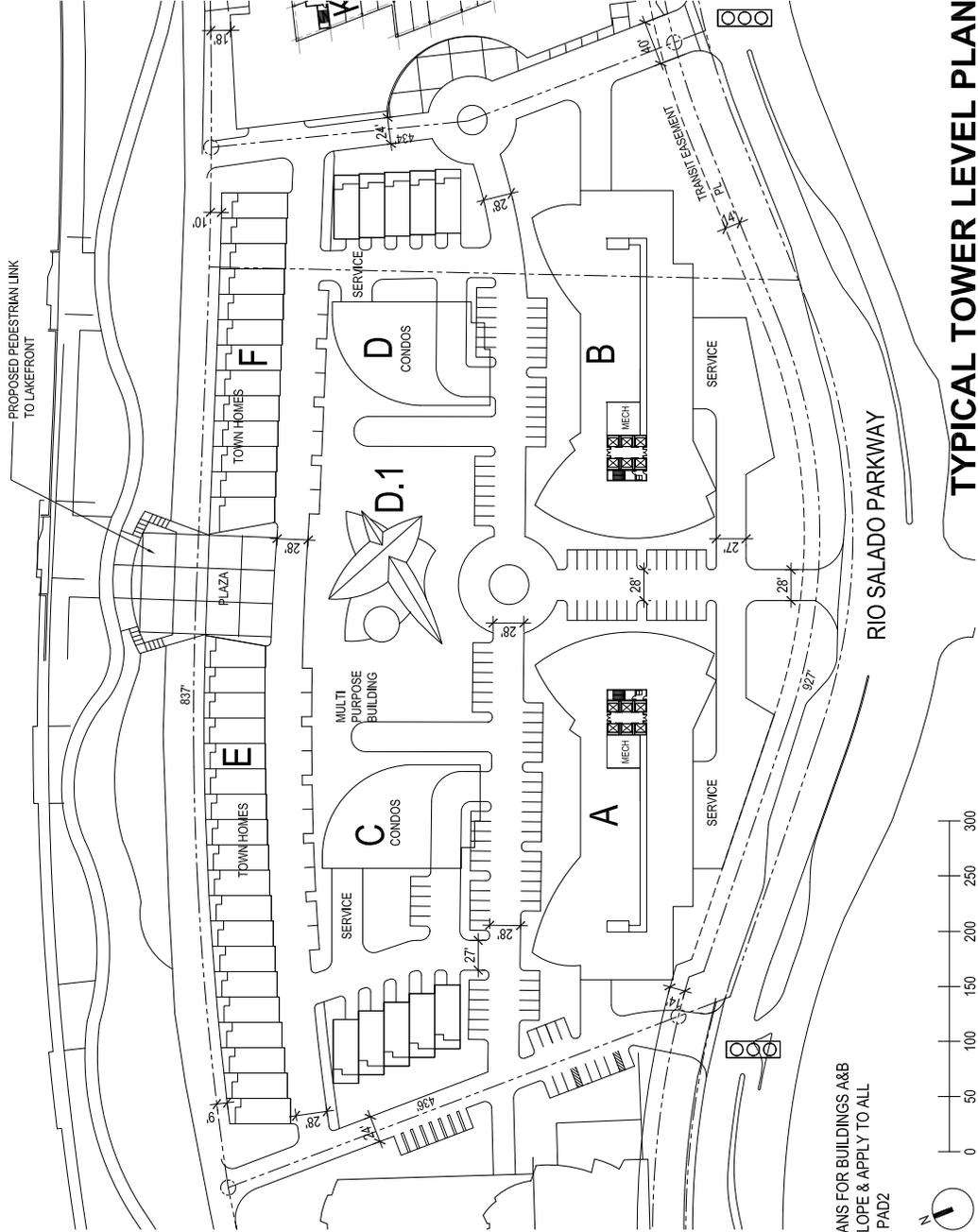
PAD 2.3



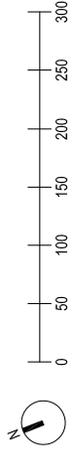
DS070427 PL070155 REC07025

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTE
 ALL PLANS ARE CONCEPTUAL IN NATURE. PLANS FOR BUILDINGS A&B REPRESENT THE PROPOSED BUILDING ENVELOPE & APPLY TO ALL DEVELOPMENT OPTIONS OUTLINE ON SHEET PAD2



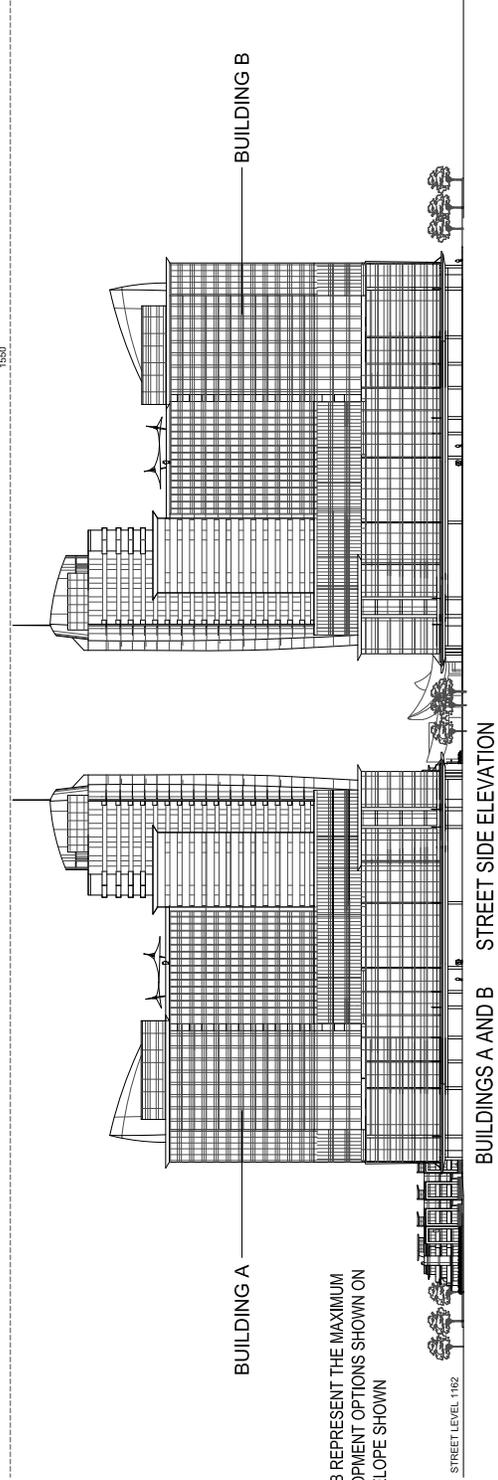
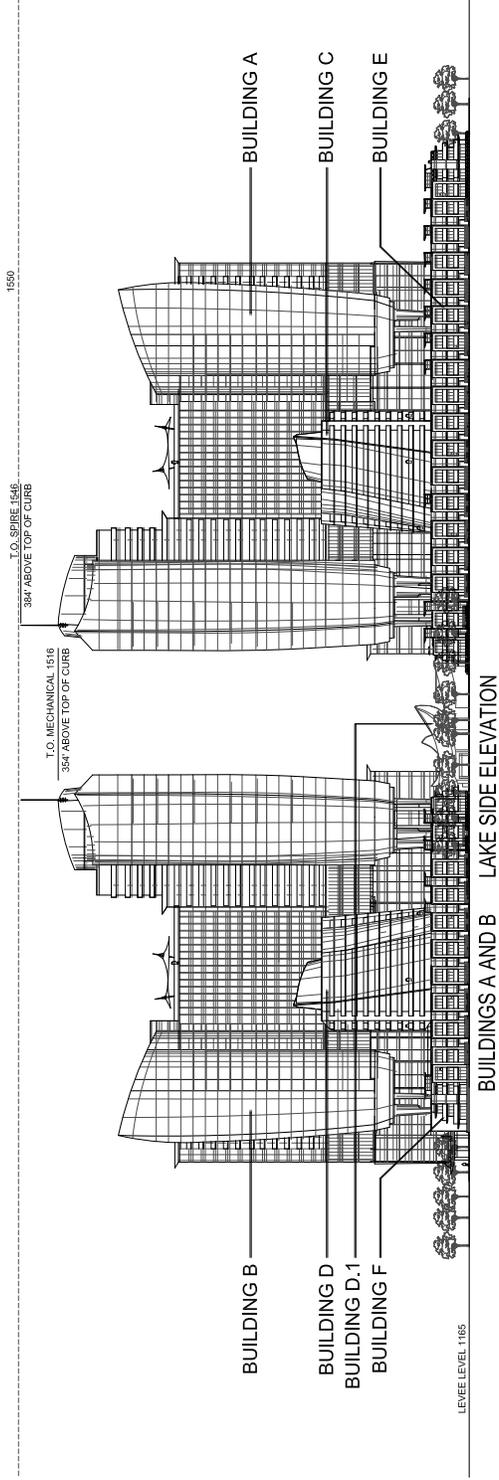
TYPICAL TOWER LEVEL PLAN



PAD 2.4

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTE
 ELEVATIONS FOR BUILDINGS A & B REPRESENT THE MAXIMUM BUILDING ENVELOPE. ALL DEVELOPMENT OPTIONS SHOWN ON PAD2 WILL FIT WITHING THE ENVELOPE SHOWN

DS070427 PL070155 REC07025



PAD 3

DS070427 PL070155 REC07025

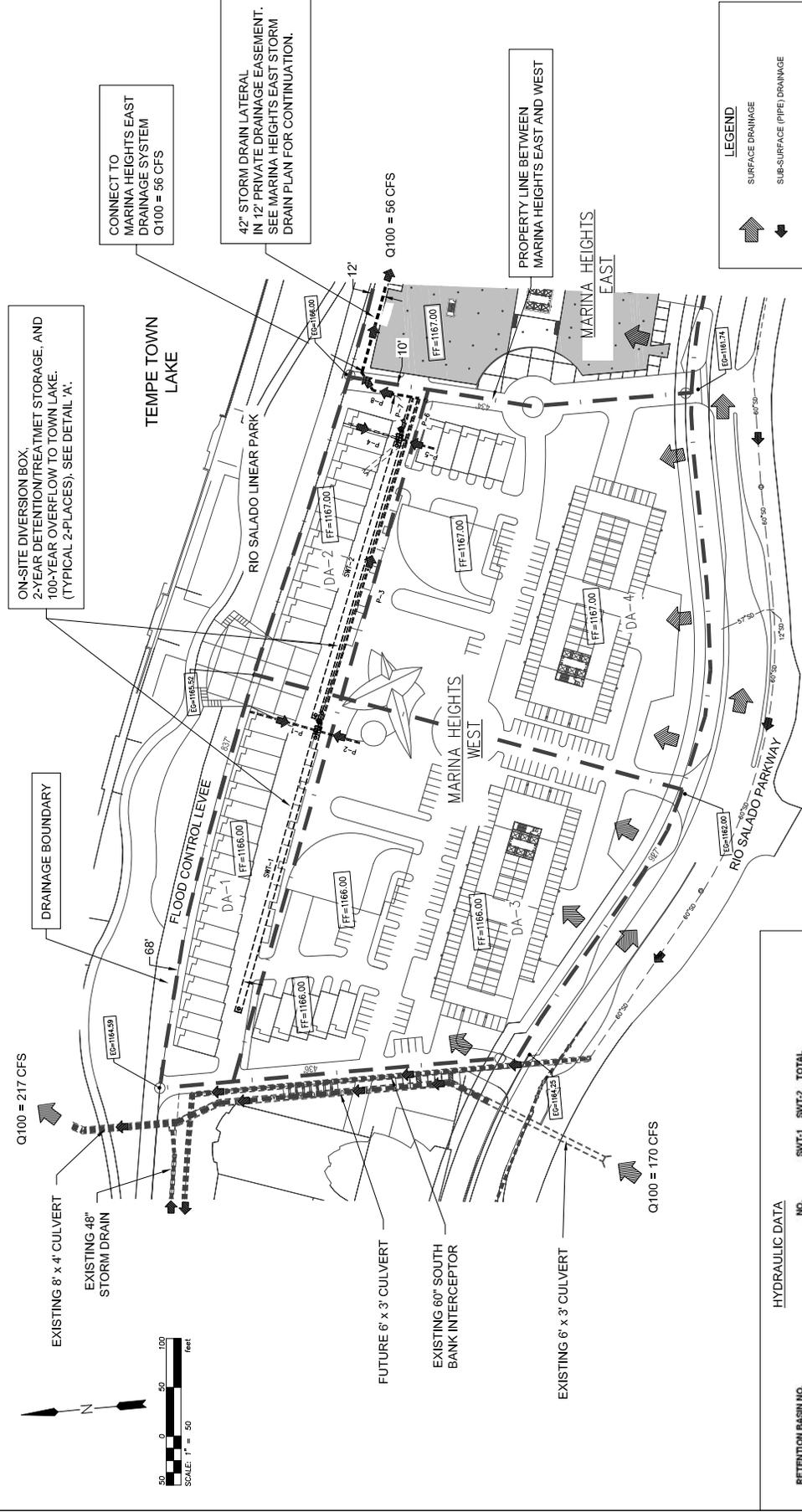


CIVIL RESOURCES, LLC
 12347 W. PASADENA AVE.
 LITCHFIELD PARK, AZ 85340
 Phone: (602) 956-2275
 Fax: (602) 956-0072
 Job#: 1233

MARINA HEIGHTS WEST MASTER DRAINAGE PLAN

802-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)
 BEFORE YOU DIG
 CALL THE WORKING DAYS

SHEET NUMBER
C-1

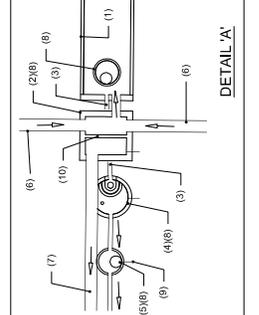


DRAINAGE CONCEPT: REFER TO THE RECOMMENDATIONS CONTAINED IN THE RIO SALADO DRAINAGE MASTER PLAN, WOOD, PATEL & ASSOCIATES, INC., OCTOBER 28, 1997 AND SUMMARIZED AS FOLLOWS:

1. EACH SITE OR SUB-SITE THEREOF SHALL DETAIN AND TREAT THE STORM WATER RUNOFF FROM THE 2-YEAR STORM. TREATED WATER WILL BE DISCHARGED INTO TEMPE TOWN LAKE. INDIVIDUAL NPDES MAY BE REQUIRED FROM AGENCIES.
2. EACH SITE OR SUB-SITE THEREOF SHALL CONVEY THE OVERFLOW FROM DETENTION STORAGE AND THE EXISTING OUTLET STRUCTURE AND TO TEMPE TOWN LAKE.
3. OFF-SITE FLOW FROM THE 100-YEAR STORM WILL BE CAPTURED BY CROSS CURB TO THE EXISTING OUTLET STRUCTURE TO TEMPE TOWN LAKE.
4. ROOF, AREA, AND DECK DRAINS AND LATERALS ARE NOT SHOWN FOR CLARITY.

DETAIL NOTES:

- (1) DIVERSION BOX, 2-YEAR FLOW GOES TO STORAGE. 100-YEAR FLOW GOES TO LAKE.
- (2) PURGE OUTLET PIPE (BELOW).
- (3) PURGE OUTLET PIPE (BELOW).
- (4) BELOW.
- (5) PUMP STATION SIZED TO EMPTY STORAGE IN 24-HOURS.
- (6) DRAINS FROM ROOF, AREA, AND DECK.
- (7) 100-YEAR OVERFLOW BY-PASS TO LAKE (ABOVE).
- (8) SEE MANHOLE TYPICAL ALL STRUCTURES (10 FSI).
- (9) VENT TO ABOVE GROUND EACH STRUCTURE (TYPICAL).
- (10) DIVERSION BOX (CREST AT CROWN OF STORAGE PIPE).



HYDRAULIC DATA

RETENTION BASIN NO.	NO.	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8
DRAINAGE AREA	ACRES	1.14	4.25	5.39	0.89	4.32	5.39	5.21	10.60
RUNOFF COEFFICIENT		0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
100-YEAR RUNOFF	CFS	12	46	58	10	44	49	54	93
STORAGE ADJUSTMENT FACTOR	%	100%	100%	100%	100%	60%	60%	60%	60%
DESIGN FLOW	CFS	12	46	35	10	44	30	32	56
DESIGN VELOCITY	FEET PER SECOND	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
PIPE DIAMETER	INCHES	30	48	42	30	48	42	42	48

Notes:

1. Compute Peak Flow Runoff using Rational Method (FCMAC Chp. 3).
2. Pipes upstream of detention storage are sized for full 100-year peak flow.
3. Pipes downstream of detention storage are sized for a reduced 100-year peak flow using a storage adjustment factor.
4. Pipe material is rubber gasket reinforced concrete pipe.
5. Side detention storage adjustment factor is determined from unit hydrograph analysis and accounts for water stored in the detention tank before and during wet overflows.

