

Staff Summary Report



Development Review Commission Date: 04/10/07

Agenda Item Number: 5

SUBJECT: Hold a public hearing for an Amended Planned Area Development Overlay and Use Permit for PIER 202 located at 1200 East Rio Salado Parkway.

DOCUMENT NAME: DRCr_Pier202_041007

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **PIER 202 (PL060548)** (Pier 202 Tempe LLC, property owner; Brad Gorman, applicant) consisting of nine (9) new buildings up to 310 feet in height for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District, including the following:

PAD07003 – (Ordinance No. 2007.17) Amended Planned Area Development Overlay to modify development standards for nine (9) buildings, totaling approximately 3,693,000 s.f. of building area on +/-27.4 acres.

ZUP07014 – Use Permit to allow tandem parking.

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

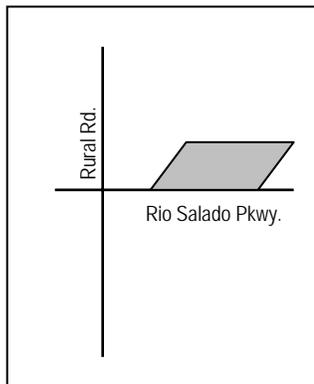
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-5).

ADDITIONAL INFO:



Gross site area	27.38 acres
Building area	3,693,400 s.f. (9 total buildings)
Res. Density	54 dwelling units per acre
Lot Coverage	63%
Building Height	310 feet (maximum)
Landscape area	N/A
Vehicle Parking	5,816 spaces (5,447 required by Code)
Parking Model	5,110 spaces required
Tandem Parking	390 spaces
Compact Stalls	72 spaces (Parcel 2, not included in total)

Parcel 1:	Residential (105 units), Office, Retail, & Restaurant
Parcel 2:	Residential (384 units), Retail, & Restaurant
Parcel 3:	Residential (302 units), Retail, & Restaurant
Parcel 4a:	Hotel (285 rooms), Conference, Spa, Retail, & Restaurant
Parcel 4b:	Residential (79 units)

ATTACHMENTS:

1. List of Attachments
 - 2-4. Comments / Reasons for Approval
 5. Conditions of Approval / History & Facts / ZDC Reference
-
- A. Ordinance No. 2007.17
 - B. Location Map
 - C. Aerial Photo
 - D. Letter of Explanation
 - E. Drawing List
 - F. Planned Area Development Overlay (cover sheet)
 - G. Design Narrative / Site Summary
 - H. Parcel Summary
 - I. Alta Survey
 - J. Site Plan (including below grade, street level and podium level)
 - K. Phasing Plan
 - L. Parcel Plan
 - M. Site Circulation
 - N. Phase I, Site Plan (including Parcels 1-4)
 - O. Parcel 1, Floor Plans
 - P. Parcel 1, Elevations
 - Q. Parcel 1, Building Section
 - R. Parcel 2, Floor Plans
 - S. Parcel 2, Elevations
 - T. Parcel 2, Building Section
 - U. Parcel 3, Floor Plans
 - V. Parcel 3, Building Elevations
 - W. Parcel 3, Building Section
 - X. Parcel 4, Site Plan
 - Y. Parcel 4, Parking
 - Z. Parcel 4a, Floor Plans
 - AA. Parcel 4a, Building Elevations
 - BB. Parcel 4a, Building Sections
 - CC. Parcel 4b, Floor Plans
 - DD. Parcel 4b, Building Elevations
 - EE. Parcel 4b, Building Section
 - FF. Conceptual Landscape Plan
 - GG. Grading and Drainage Plan
 - HH. Retention Plan
 - II. Typical Road Sections
 - JJ. Parking Study Model

COMMENTS:

The applicant is requesting an approval for a Planned Area Development Overlay for a project consisting of nine buildings on 27.4 acres which includes residential condominiums, commercial office, restaurant, retail and hotel, all with below and above grade parking. This site is located just east of Rural Road on the Rio Salado Parkway. The property is directly adjacent to the Tempe Town Lake to the north and the Karsten Golf Course to the west. The overall site consists of three phases. Phase I, as provided in this request, includes five buildings consisting of office, retail, residential condos and a proposed hotel. Phase II consists of two buildings located at west end of the site and Phase III includes two buildings to the east. A proposed boat dock is shown on the plans, but is not a part of this request. Separate review and processing will be required for this component, requiring approval from the Maricopa Flood Control District.

Project Analysis

The Pier 202 development includes two main access points for both east and westbound traffic. A third access for west bound traffic only is located between the main entries. Two additional driveways loop around the site for a dedicated emergency access road. Changes along Rio Salado Parkway will be necessary to accommodate median breaks and turn lanes for the project. A public street is proposed through the development. The project team has met with the City of Tempe's Traffic Engineer to discuss future right-of-way improvements. The applicant submitted a traffic impact analysis to the City and has been reviewed by our Traffic Engineer as acceptable. Additional discussions include providing stop lights, dedicated bus stop and future opportunities for a commuter bus route.

The project consists of nine buildings, all providing a residential component, with Parcel 4A consisting of hotel accommodations. All buildings include both above and/or below grade parking, ranging from two to five parking levels each. Parallel parking is also available along the internal circulator streets. Open space features throughout the site provide direct access and views to the Town Lake, including a central plaza between Parcels 3 and 4A. Public access is available to the water's edge through a hierarchy of sidewalks, alleyways and streets, connecting the waterfront and amenities. Each building provides distinct architectural features with contemporary design and unique roof forms. All high-rises include a pedestrian scale element with retail, live-work and office components, while projecting a dynamic scale visible to the surrounding community.

Planned Area Development Overlay

The Planned Area Development Overlay for Pier 202 allows a project to accommodate, encourage and promote innovatively designed developments, recognizing that adherence to a traditional pattern of development standards, (i.e. height, setback, lot coverage) would preclude the application and are replaced by performance considerations providing a high quality development. Each parcel will establish its own development standards for consideration of future development. The overall overlay will encompass this site data, which may be amended as the project design is refined. With this request, Phase I, including Parcels 1 through 4, have identified proposed standards. All buildings, including Phase II and III, provide at least twenty (20) feet of building setback around the perimeter of the site; therefore staff recommends establishing a twenty (20) foot setback at the street side for the project and adhering to the setback requirement for levee controls, identified in the Rio Salado Overlay District. These setbacks will provide for appropriate transition of building, landscaped open space, and public access ways.

The proposed buildings for this development vary with a maximum overall height of 310 feet. The following maximum heights are proposed for Phase I, measured from midpoint top-of-curb along Rio Salado:

Parcel 1: 187 feet
Parcel 2: 310 feet
Parcel 3: 292 feet
Parcel 4A: 252 feet
Parcel 4B: 234 feet

Unless specifically noted, an Amended Planned Area Development for Phases II and III will need to specify proposed standards including heights.

A parking study model, submitted by Walker Parking Consultants has been provided as part of the PAD Overlay request for Pier 202. The Zoning and Development Code (amended January 4, 2007) now allows the PAD to modify the general parking requirements of a development through a professional parking analysis. The overall required parking for the project by general Code requirements is 5,447 spaces. Total provided parking is 5,816 spaces (390 tandem spaces). Not included in the overall provided parking are a proposed 72 spaces (compact) that do not meet the required parking dimensions. Walker Parking Consultants recommend that 5,110 parking spaces be provided for Phase I, II and III, based on the provided project data (See Attachment JJ). The overall project meets the necessary required parking through a shared parking model. Only one of the proposed parcel developments has deficiency in the standard required parking as an individual site. Parcel 4A is proposed for hotel and retail/spa (-241 spaces). Through the shared parking model and use of peak demand for parking requirements the proposed development will have adequate levels of parking.

The project proposes to encroach on three Town Lake recirculation wells easements. The applicant met with the Water Department and is proposing to either relocate the wells (location subject to approval of the Water Department) or provide that no building walls are within 15 feet of the well; no overhangs within 15 feet (horizontal) of the well for at least 30 feet, preferably 40 feet (vertical from grade levee) and provide a minimum 41 feet clearance on one side of the well for maintenance equipment access.

An additional 25 foot easement is required at the east end of the site to provide for a pipeline connecting to a permanent nuisance water pump station. The easement will be established with the subdivision of the site, subsequent to the PAD.

Use Permit for Tandem Parking

The Zoning and Development Code allows the use of Tandem Parking subject to approval of a use permit. The use of tandem parking should be determined based on the functionality for the intended user. For example, if two spaces in tandem were dedicated for a specific residential unit, one could easily accommodate use of the parking spaces. Tandem parking is proposed in Parcels 1 through 4 of Phase I, totaling 390 spaces. Tandem parking is an acceptable alternative if the proposed spaces are designated for the residents use as assigned parking spaces. Parcel 4A, with the hotel use proposes 78 tandem spaces. These spaces can work as long as a valet system is in place that manages the use of the tandem spaces for peak hour demand. Staff recommends approval of the use permit for tandem parking with the conditions provided.

Public Input

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay must organize a neighborhood meeting in order to facilitate dialogue with the adjacent community prior to public hearings. This request is not located near any existing residential, therefore a neighborhood meeting as prescribed in the Zoning and Development Code is not required. The site is located within the Rio Salado Overlay District, which was established to guide development around the riverbed in order to carry out the objectives of the "Tempe Rio Salado Plan" as adopted by City Council. On February 7, 2007 the Rio Salado Advisory Commission, Development Review Sub-Committee reviewed this request. The proposed development furthers the Rio Salado goals/objectives and is an appropriate use, as recommended by this review body. No additional public input has been provided at this time.

Conclusion

The request complies with General Plan 2030 projected land use and residential density for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by providing a mixed-use development of both commercial and residential living space, promoting the concept of live, work, play and recreate. The integration of live, work, recreation opportunities and along with commercial services will provide an asset to the longevity and success of Tempe's town lake development. A final PAD Overlay for Phases II and III will be required to establish their respective development standards. As well, Development Plan Review will be required to finalize each proposed building related to the site, building elevations and landscape. Staff recommends approval of this request, subject to conditions.

REASONS FOR APPROVAL:

1. The project is consistent with the General Plan Projected Land Use and Projected Residential Density for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights, including modifying parking requirements. The proposed standards of this project are appropriate for this request.
3. Use of a parking analysis and tandem parking for the site, provide an overall adequate number of spaces.

CONDITIONS OF APPROVAL:

1. The Planned Area Development Overlay for PIER 202 shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
2. The PAD for Pier 202 shall provide a minimum twenty (20) foot building setback along Rio Salado Parkway.
3. The PAD for Pier 202 shall adhere to setback requirements for flood control including the Town Lake recirculation well easements, pursuant to Section 5-104 of the Zoning and Development Code.
4. A Subdivision Plat/Condominium Plat is required for this development and shall be recorded prior to issuance of building permits. The subdivision plat shall require the establishment of a 25' easement for nuisance water pipeline through the east end of the site.
5. A parking affidavit shall be filed with the Development Services Department for the use of shared parking supported by the parking analysis. Any change or intensification of proposed uses requiring additional parking greater than proposed, a revised parking model shall be submitted.
6. Buildings proposed for residential use shall designate tandem parking spaces for the residential tenants. Distribution of parking allocation shall be identified within the Condominium's CC&Rs.

HISTORY & FACTS:

- December 18, 1997 City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Zoning Map Amendment to MG, Mixed-Use General District and a Preliminary Planned Area Development consisting of 1,150,000 s.f. of building area on 26.49 acres, located at 1200 East Rio Salado Parkway.
- September 10, 1998 City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Final Planned Area Development consisting of the Peabody Hotel, located at 1200 East Rio Salado Parkway.
- December 10, 1998 City Council approved the time extension for CIUDAD DEL LAGO-RIO EAST for Phase I and II.
- February 7, 2007 Rio Salado Advisory Commission, Development Review Sub-Committee reviewed this request and recommended support.
- March 13, 2007 Development Review Commission at the request of the applicant continued the request for an Amended Planned Area Development Overlay and Use Permit for PIER 202 located at 1200 East Rio Salado Parkway.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development Overlay districts
Section 5-104, Rio Salado Overlay District – Additional Information and Regulations

ORDINANCE NO. 2007.17

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-4, Mixed-Use High Density District and designating it as MU-4 (PAD), Mixed-Use High Density District with Planned Area Development Overlay on 27.4 acres.

LEGAL DESCRIPTION

See 'Exhibit A' attachment

TOTAL AREA IS 27.38 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case PAD07003 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

EXHIBIT A

LEGAL DISCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 14;

THENCE EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED ADD THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 30 DEGREES 28 MINUTES 25 SECONDS EAST, 830.00 FEET; THENCE NORTH 46 DEGREES 50 MINUTES 17 SECONDS EAST, 560.21 FEET; THENCE EAST 300.00 FEET;

THENCE SOUTH 2 DEGREES 55 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1100.00 FEET;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1185.72 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PART OF THE FOLLOWING DESCRIBED PARCEL:
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANG 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE SOUTH 0 DEGREES 18 MINUTES 34 SECONDS WEST, 1333.85 FEET ALONG THE WEST LINE OF SAID SECTION 14 TO THE WEST QUARTER CORNER OF THE NORTHWEST QUARTER OF SECTION 14;

THENCE SOUTH 89 DEGREES 39 MINUTES 14 SECONDS EAST, 1278.92 FEET ALONG THE EAST-WEST MID-LINE OF SAID NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 39 MINUETS 14 SECONDS EAST, 496.92 FEET TO POINT;

THENCE SOUTH 60 DEGREES 49 MINUTES 01 SECONDS WEST, 568.05 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 0 DEGREES 11 MINUTES 45 SECONDS WEST, 279.99 FEET ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING AND

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, 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 THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, (FROM SAID NORTHEAST CORNER THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 03 DEGREES 29 MINUTES 42 SECONDS EAST. (BASIS OF BEARING);

THENCE NORTH 89 DEGREES 37 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1301.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 AND THE "POINT OF BEGINNING"

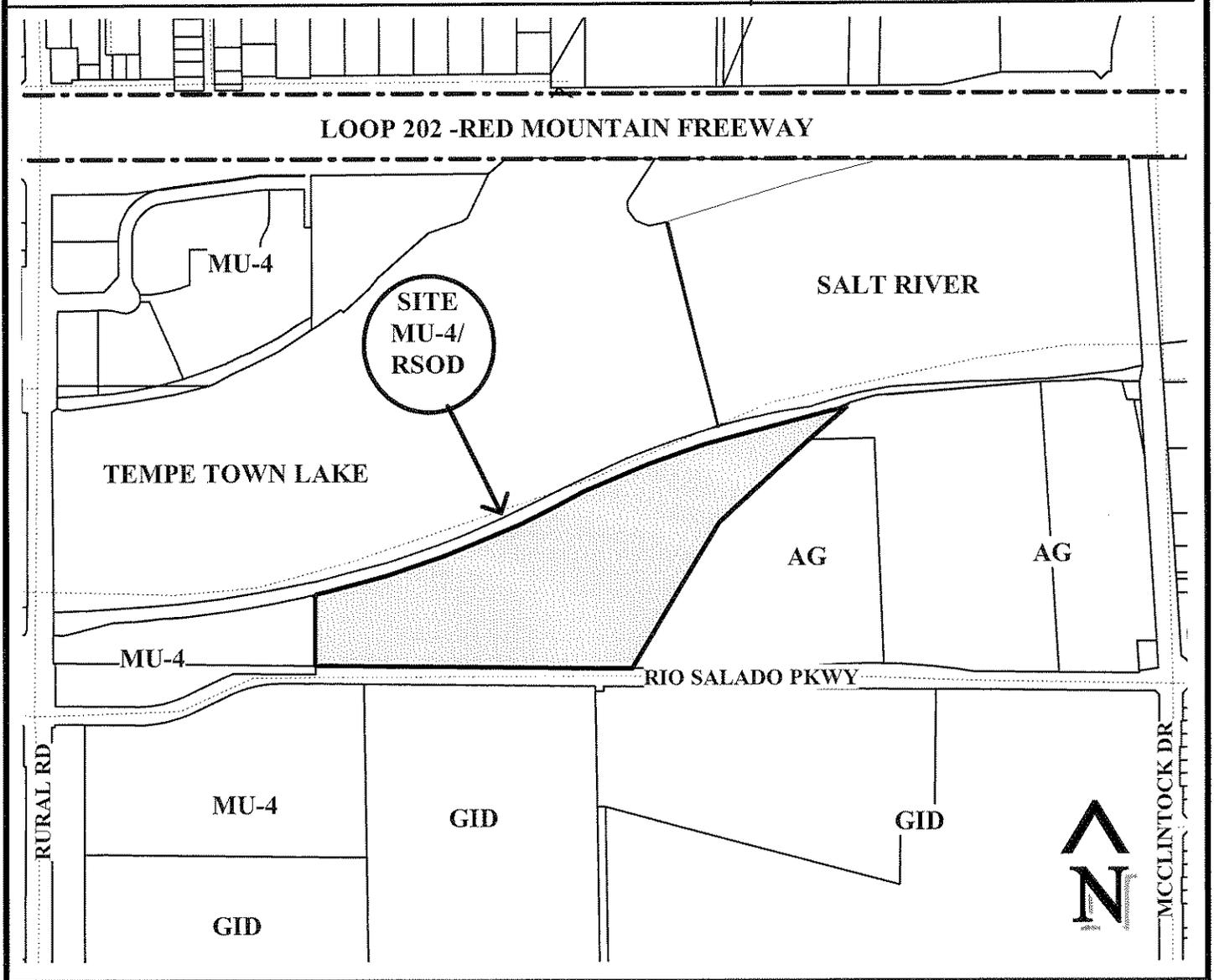
THENCE SOUTH 02 DEGREES 06 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 266.96 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 299,88 FEET;

THENCE NORTH 47 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 391.14 FEET TO THE "POINT OF BEGINNING."

PIER 202

PL060548



Request



PIER 202 (PL060548)

Current Zoning : MU-4

Proposed Zoning: MU-4

Current Context of Site:

The site is currently identified as 27.4 ac vacant lot located between Tempe Town Lake to the North, Rio Salado Parkway to the south, a nine acre ASU Parking Lot to the east and ASU's Karsten Golf Course to the east and south. It has a 25'-30' high levee (Maricopa County Flood Control District) that runs the entire length of the property on its northern border. Some of the site has been subjected to landfill and presents varied terrain south of the levee.

Master Plan Concept Approach

Our approach to the planning this unique land area is to capitalize upon Pier 202's connection to the water and relationship to the city. Pier 202 presents an opportunity to integrate water and utilize Arizona's unique arid land quality to craft an iconic sense of place. High density development in the Tempe area will provide the critical mass necessary to ensure that streets are active and pedestrian friendly, and that the open space qualities are safe for the community. The density proposed for this project is medium to high in nature and will be interspersed with open space and varied uses.

Urban Development Strategy

The vision of the Master Plan is to optimize public access to the water's edge. The development team will craft a compact urban community by creating a distinctive district, defined by a system of streets and neighborhood blocks promoting pedestrian access and waterfront views. The proposed hierarchy of sidewalks, alleyways and streets all focus on the connectivity to the waterfront and its amenities.

This strategy creates long-term value and offers the development flexibility in terms of architectural design, parking access, servicing and phasing. Pier 202 will serve as a catalysis that will strategically connect the water edge of the Tempe Town Lake and energize future development initiatives. The development team will work closely with all city agencies and boards with an interest in the project early on and throughout the process sequence to gain an understanding of their concerns as well as bring them in as an advocate of a shared vision.

The liveliness and vitality of the Pier 202 urban neighborhood will allow people to walk, shop and work within steps of where they live. This neighborhood will be comprised of various typology uses such as; residential condominiums, hotel, office, retail, restaurants and marina/lake boardwalk. In addition, the unique waterfront location and open festival atmosphere will cater to local distinctive foods & sprints. Recreational elements such as interactive fountains, boating attractions, and local artisan displays will energize a more creative festive gathering place for shopping and dining at the project central water plaza.

Small district areas of live/work multi-use units located in the central portion of the master plan provide the opportunity for locals to express their natural talents within this diverse community. This unique market niche will allow entrepreneurs to grow their talents and blend with the community. These 2-story units lined against the parking structures would address the street edge architecturally and provide an element of security of “eyes on the street” with each neighborhood district. These unit types would provide a level of activity ensuring a sense of community. Diverse window patterns, contemporary and traditional in form and front door locations would allow an independent architectural character to occur among each district. Roof terrace gardens, trellis articulation and various material textures and color would provide a dynamic esthetic.

The office component uniquely lies within the projects center, planned adjacent to the Rio Salado parkway for high visibility and catering to current market opportunities are the two office tower buildings that would be distinctive in character, supporting the Arizona regional climate and spirit. Each of the buildings will portray unique architectural material qualities that are “state of the art”, provide retail adjacencies and establish a level of urban sophistication that appeals to future tenants.

The hotel facility boutique in nature would encompass a small business center, restaurant, cafe shops, sundry services, conference center and typical hotel operational support functions. These uses would be provided and the ground levels with business service functions at the upper levels. The identity of this public use would reflect an contemporized flare. Unique roof forms reinterpreted from desert art forms provide solar sustainability, while creating new building typology forms reinterpreting the character qualities the of desert.

Thematic Conceptual Design Strategy

The project is organized by both vertical and horizontal design strategies taking advantage of this unique site, adjacencies, climate and community. Thematically there are two positions of opportunity to craft this unique site; horizontally and vertically. Each attribute suggests certain climatic controls, wet and arid qualities and shade to sun or cool to hot

The horizontal strategy approaches the site's inherent shape and adjacencies, the concept takes advantage of the project's primary north orientation over Tempe Town Lake and views to surrounding mountains and landmarks. From the waterfront, the project transitions from “wet” to “dry” similar to natural arid desert geologic formations. Tributary “canyons” and “arroyos” connect the waterfront with the internal programs of the development.

The vertical strategy approaches the project with a vibrant urban pedestrian scale and a dramatic landmark scale from the surrounding community. The pedestrian or street level is the public realm that is about connections and a multitude of communal activities (retail, entertainment, plazas, etc). The project's vertical components are the private and semi-public functions such as residences, hotels and offices. A constructed “geology” unifies the public realm with the private realm by “canyons” and arroyos carved out of a solid base similar to erosion along the edges of a mesa.

This “geology” is the connective tissue between the iconic/landmark skyline elements that are ephemeral, transformative, additive figural objects above or

"on" the geology, while the public and connecting spaces are carved/subtracted out of or into the ground or geology.

Main Public Plaza and Water Features:

The projects Main Water features will be in the center plaza between Parcel 3 and 4a. The water features include cascading water falls that run from south to north toward the lake and line either side of the Main Public Plaza that identifies the entire project. That Plaza is highlighted by a bosc of Date Palms creating a canopy of shade for the pedestrian traffic. The plaza is marks by comfortable seating and cooling landscape. The plaza and water features are flanked by pedestrian oriented retail on either side serving as the base of the high rise buildings.

There are also water features between Parcels 4a and 4b.

Parking Strategy:

The projects ownership has engaged Walker Parking Consultants to provide parking study and design services for this project. Walker has used their vast experience and knowledge of parking requirements for these types of facilities to develop the proper floor area to stall ratios. We have used those ratios to develop the required parking calculation but have comfortably exceeded those counts with the parking provided. Walker's complete parking study will be presented to the City of Tempe within the next six weeks.

DRAWING LIST

A. SITE SUMMARY

- SS-01 Design Narrative / Site Summary
- SS-02 Parcel Summary

B. CIVIL ENGINEERING AND SITE UTILITIES

- C000 ALTA
- C001 ALTA
- C300 Site Layout Plan
- C301 Site Layout Plan, Area A
- C302 Site Layout Plan, Area B
- C303 Site Layout Plan, Area C
- C304 Site Layout Plan, Area D
- C400 Grading and Drainage Plan
- C401 Grading and Drainage Plan, Area A
- C402 Grading and Drainage Plan, Area B
- C403 Grading and Drainage Plan, Area C
- C404 Grading and Drainage Plan, Area D
- C500 Sewer and Water Layout
- C501 Sewer and Water Layout, Area A
- C502 Sewer and Water Layout, Area B
- C503 Sewer and Water Layout, Area C
- C504 Sewer and Water Layout, Area D
- C501 Underground Storage Plan
- C502 Underground Storage Plan, Area A
- C503 Underground Storage Plan, Area B
- C504 Underground Storage Plan, Area C
- C505 Underground Storage Plan, Area D
- C600 Typical Sections
- C700 Site Easement Plan

C. ARCHITECTURE PLANS, ELEVATIONS AND SECTIONS

- | | | |
|------------|---|----------|
| Site Plans | Site Plan - Below Grade | SP-A1.01 |
| | Site Plan - Street Level | SP-A1.02 |
| | Site Plan - Podium Level | SP-A1.03 |
| | Phasing Plan | SP-A2.01 |
| | Parcel Plan | SP-A2.02 |
| | Site Circulation | SP-A2.03 |
| | Enlarged Site Plan - Phase One - Ground Level | SP-A3.01 |
| | Enlarged Site Plan - Phase One - Podium Level | SP-A3.02 |
| | Enlarged Site Plan - Phase One - Basement Level | SP-A3.03 |
| Parcel 1 | Building Plans - Ground Level | P1-A1.01 |
| | Building Plans - Upper Level | P1-A1.02 |
| | Building Plans - Basement Level | P1-A1.03 |
| | North Elevation | P1-A2.01 |
| | South Elevation | P1-A2.02 |
| | East Elevation | P1-A2.03 |
| | West Elevation | P1-A2.04 |
| | Building Section | P1-A3.01 |
| Parcel 2 | Building Plans - Ground Level | P2-A1.01 |
| | Building Plans - Upper Level | P2-A1.02 |
| | Building Plans - Tower Levels (1-15) | P2-A1.03 |
| | Building Plans - Tower Levels (16-23) | P2-A1.04 |
| | Building Plans - Basement Level | P2-A1.05 |
| | South Elevation | P2-A2.01 |
| | East Elevation | P2-A2.02 |
| | West Elevation | P2-A2.03 |
| | North Elevation | P2-A2.04 |
| | Building Section | P2-A3.01 |
| Parcel 3 | Building Plans - Ground Level | P3-A1.01 |
| | Building Plans - Upper Level (1-11) | P3-A1.02 |
| | Building Plans - Tower Levels (12-17) | P3-A1.03 |
| | Building Plans - Tower Levels (18-21) | P3-A1.04 |
| | Building Plans - Basement Level | P3-A1.05 |
| | North Elevation | P3-A2.01 |
| | West Elevation | P3-A2.02 |
| | East Elevation | P3-A2.03 |
| | East Section/Elevation | P3-A2.04 |
| | South Elevation | P3-A2.05 |
| | Building Section (North) | P3-A3.01 |
| | Building Section (West) | P3-A3.02 |

D. WATG HOTEL / CONDO SHEET INDEX

- | | |
|----------|---------------------------------------|
| OV-A1.01 | Overall Site Plan |
| OV-A1.02 | Overall Parking Plan |
| HT-A2.01 | Lobby Level |
| HT-A2.02 | Mezzanine Level |
| HT-A2.03 | Meeting Level |
| HT-A2.04 | Meeting / Fitness Level |
| HT-A2.05 | Mechanical / Guestroom Level |
| HT-A2.06 | Typical Guestroom Level (Floors 6-18) |
| HT-A2.07 | Nightclub Level |
| HT-A3.01 | Building Elevation |
| HT-A3.02 | Building Elevation |
| HT-A3.03 | Building Elevation |
| HT-A3.04 | Building Elevation |
| HT-A4.01 | Building Section |
| HT-A4.02 | Building Section |
| CT-A2.01 | Lobby Level |
| CT-A2.02 | Condo / Pool Level |
| CT-A2.03 | Typical Condo Level (Floors 3-6) |
| CT-A2.04 | Typical Condo Level (Floors 7-12) |
| CT-A2.05 | Condo Penthouse Level (Floors 13-14) |
| CT-A2.07 | Roof Plan |
| CT-A3.01 | Building Elevation |
| CT-A3.02 | Building Elevation |
| CT-A3.03 | Building Elevation |
| CT-A3.04 | Building Elevation |
| CT-A4.01 | Building Section |

E. LANDSCAPE PLANS AND SECTIONS

- | | |
|-------|---|
| L-1.0 | Conceptual Landscape Plan - Ground Level - 80 Scale |
| L-1.1 | Conceptual Landscape Plan - Ground Level - 20 Scale |
| L-1.2 | Conceptual Landscape Plan - Ground Level - 20 Scale |
| L-1.3 | Conceptual Landscape Plan - Ground Level - 20 Scale |
| L-1.4 | Conceptual Landscape Plan - Ground Level - 20 Scale |
| L-2.0 | Conceptual Landscape Plan - Podium Level - 80 Scale |
| L-2.1 | Conceptual Landscape Plan - Podium Level - 20 Scale |
| L-2.2 | Conceptual Landscape Plan - Podium Level - 20 Scale |
| L-3.1 | Sections |
| L-3.2 | Sections |
| L-3.3 | Sections |
| L-3.4 | Sections |



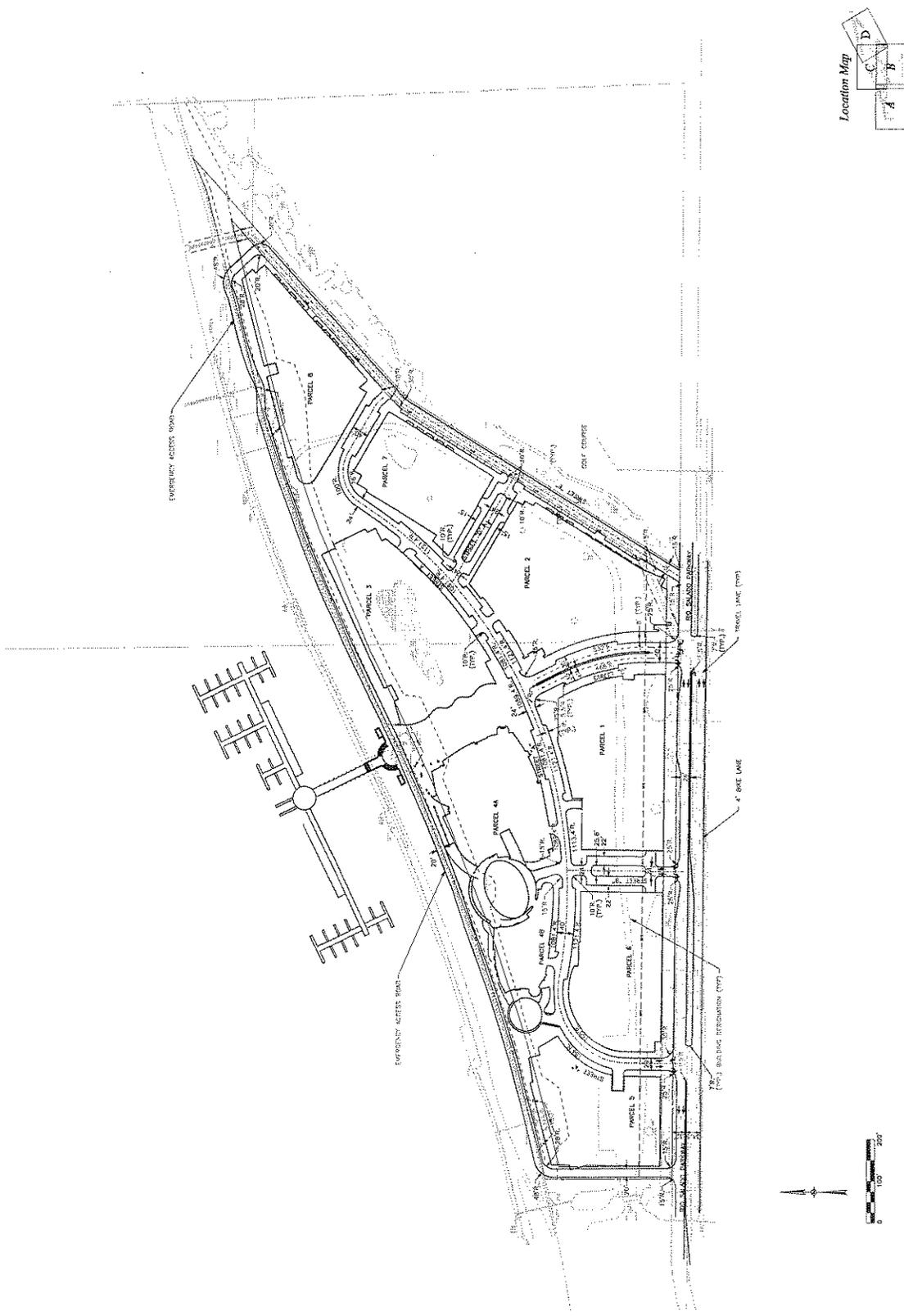
1778 S. GARDEN AVENUE, SUITE 200
 PHOENIX, ARIZONA 85018
 TEL: 602.998.1111

Project of:
 2102
 TEMPE, ARIZONA

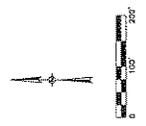


DATE: _____
 PROJECT #: _____
 SHEET TITLE: _____
 SHEET NO.: _____
 PROJECT NAME: _____

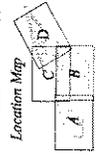
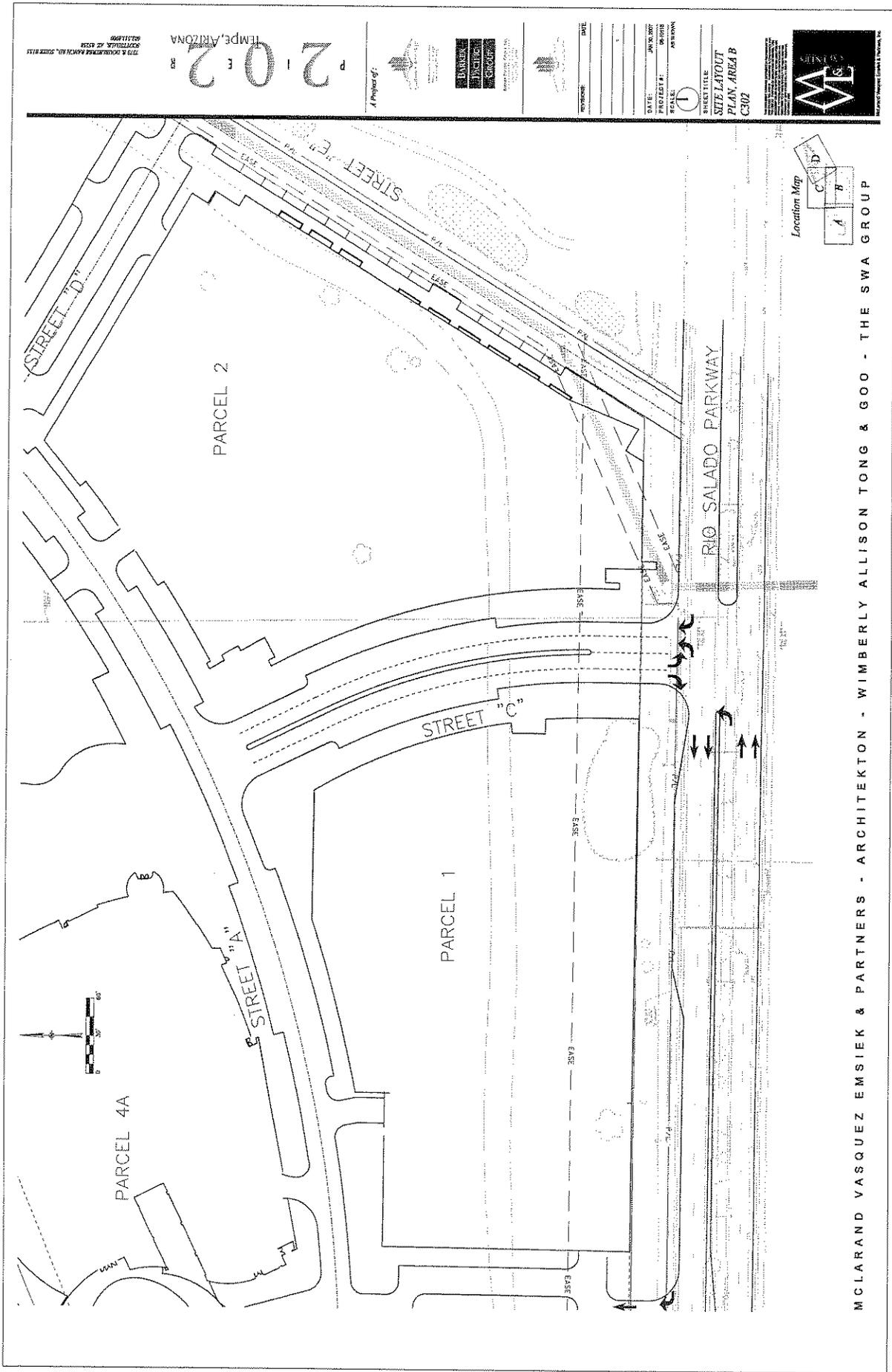
DATE: JAN 20, 2007
 PROJECT #: 060118
 SHEET TITLE: SITE LAYOUT PLAN
 SHEET NO.: C300



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



1/23/2007
 10:00 AM
 1778 S. GARDEN AVENUE, SUITE 200
 PHOENIX, ARIZONA 85018
 TEL: 602.998.1111



MCLARAND VASQUEZ EMSIEK & PARTNERS • ARCHITECTON • WIMBERLY ALLISON TONG & GOO • THE SWA GROUP

202
 210 E
 TEMPE, ARIZONA

DATE: JAN 10, 2007
 PROJECT: 1
 SCALE: AS SHOWN

SHEET TITLE:
 SITE LAYOUT
 PLAN, AREA B
 C302



THE S. DORRINGTON FACHRIZI, 02/28/2018
REVISION
DATE: 02/28/2018

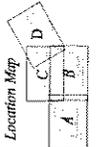
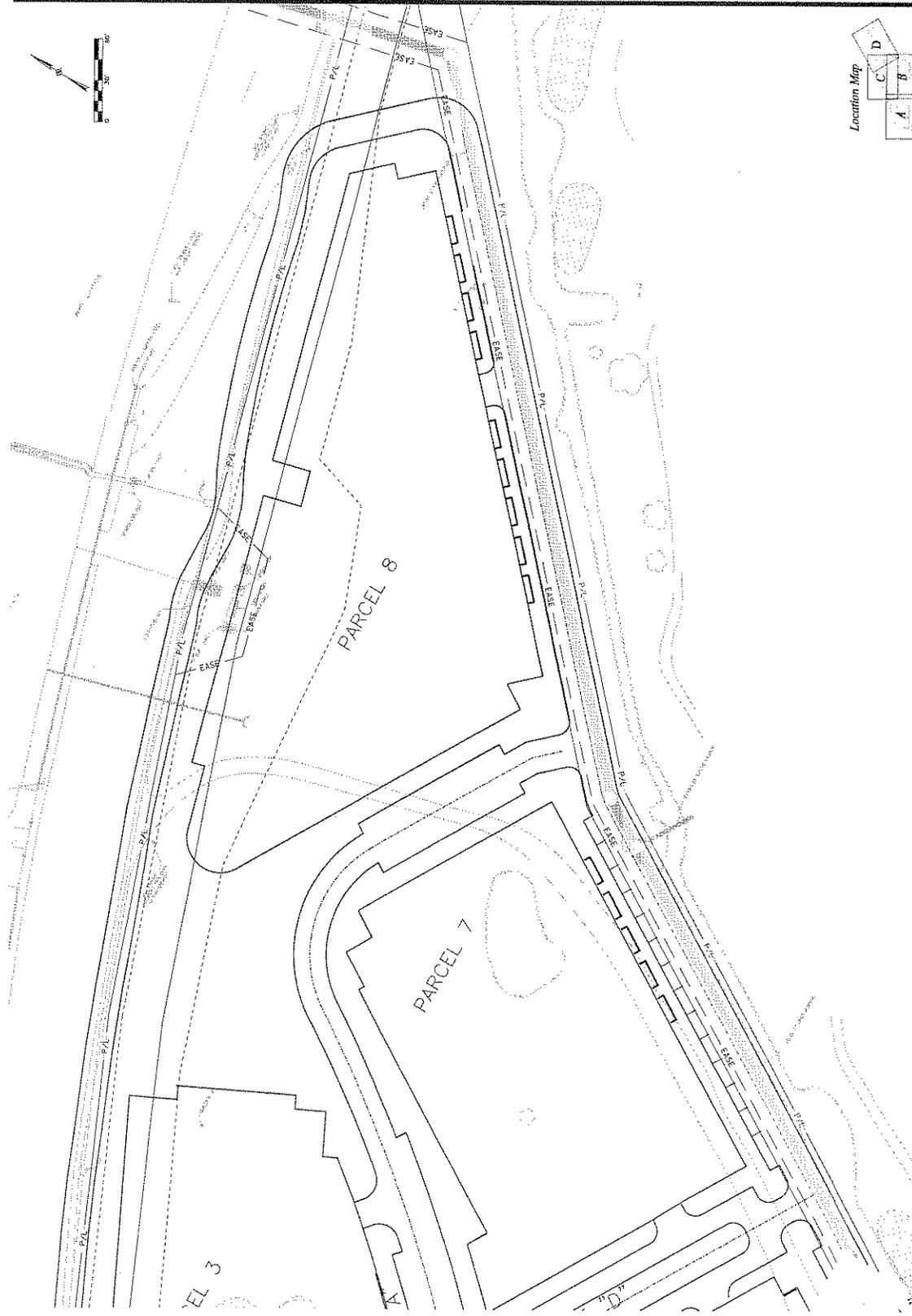
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PROJECT # _____
SCALE: _____
DATE: _____
PROJECT # _____
SCALE: _____
DATE: _____
PROJECT # _____
SCALE: _____

SHEET TITLE
SITE LAYOUT
PLAN AREA
C304



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

2111 N. COULSTERRA PARKWAY, SUITE 111
 SCOTTSDALE, AZ 85260
 602.933.8900

TEMP, ARIZONA
 2102
 P

A Project of:

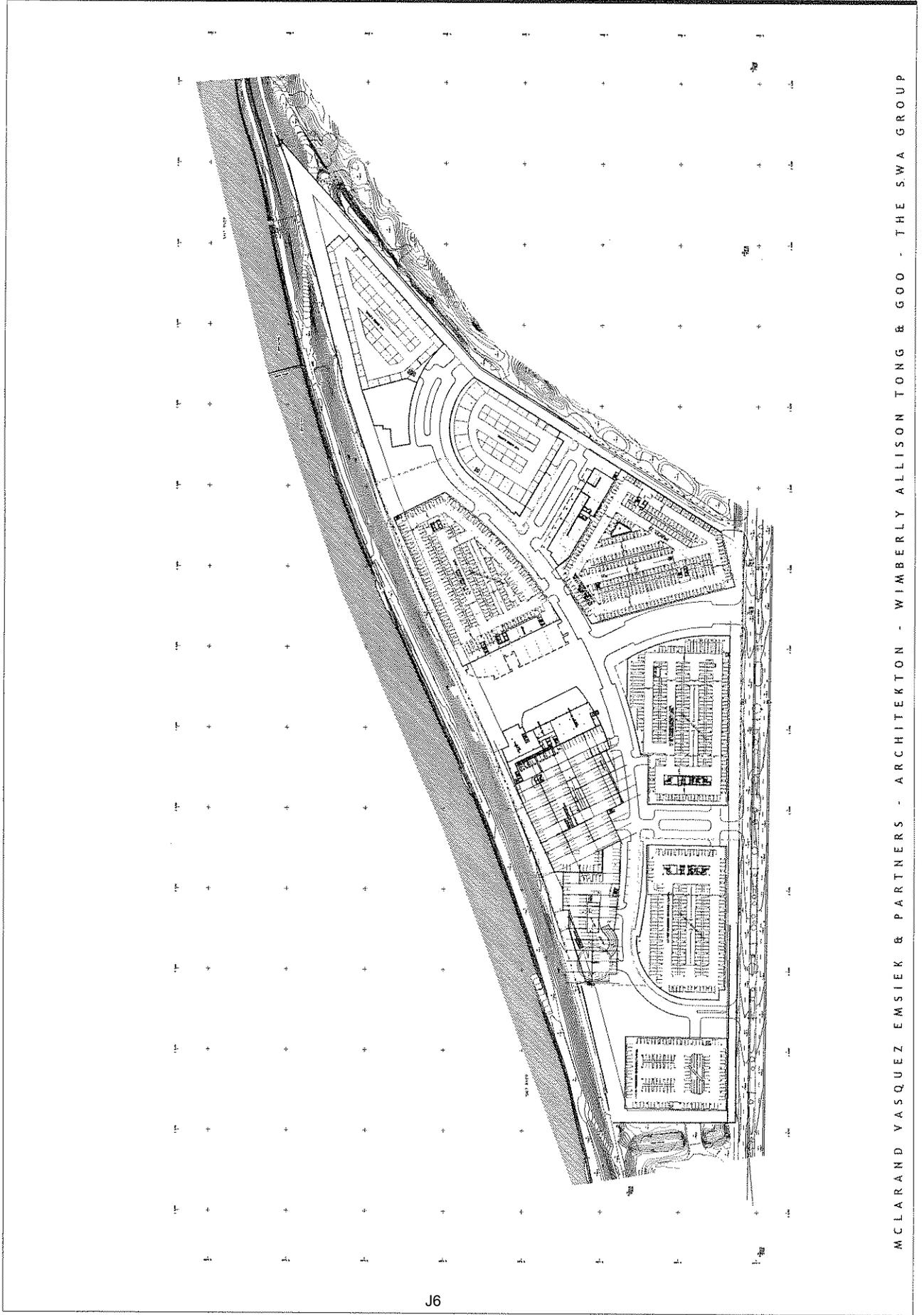
 City of Tempe, Arizona
 Planning Department
 1000 East McDowell Road
 Tempe, Arizona 85281

BARBER
PACKUS
CONDITT
 ARCHITECTS
 1000 East McDowell Road
 Tempe, Arizona 85281
 Phone: 480.966.1100
 Fax: 480.966.1101
 Email: info@barberpackusconditt.com

VERSIONS: DATE: 11/14/19
 PREP BY: JMB
 PROJECT NUMBER: 151027
 DRAWING NUMBER: 151027
 PROJECT LOCATION: 151027

DATE: APRIL 2008
 PROJECT #: 151027
 SCALE: 1"=50'
 SHEET: 100

SHEET TITLE: 08-013
 Site Plan Below
 Grade



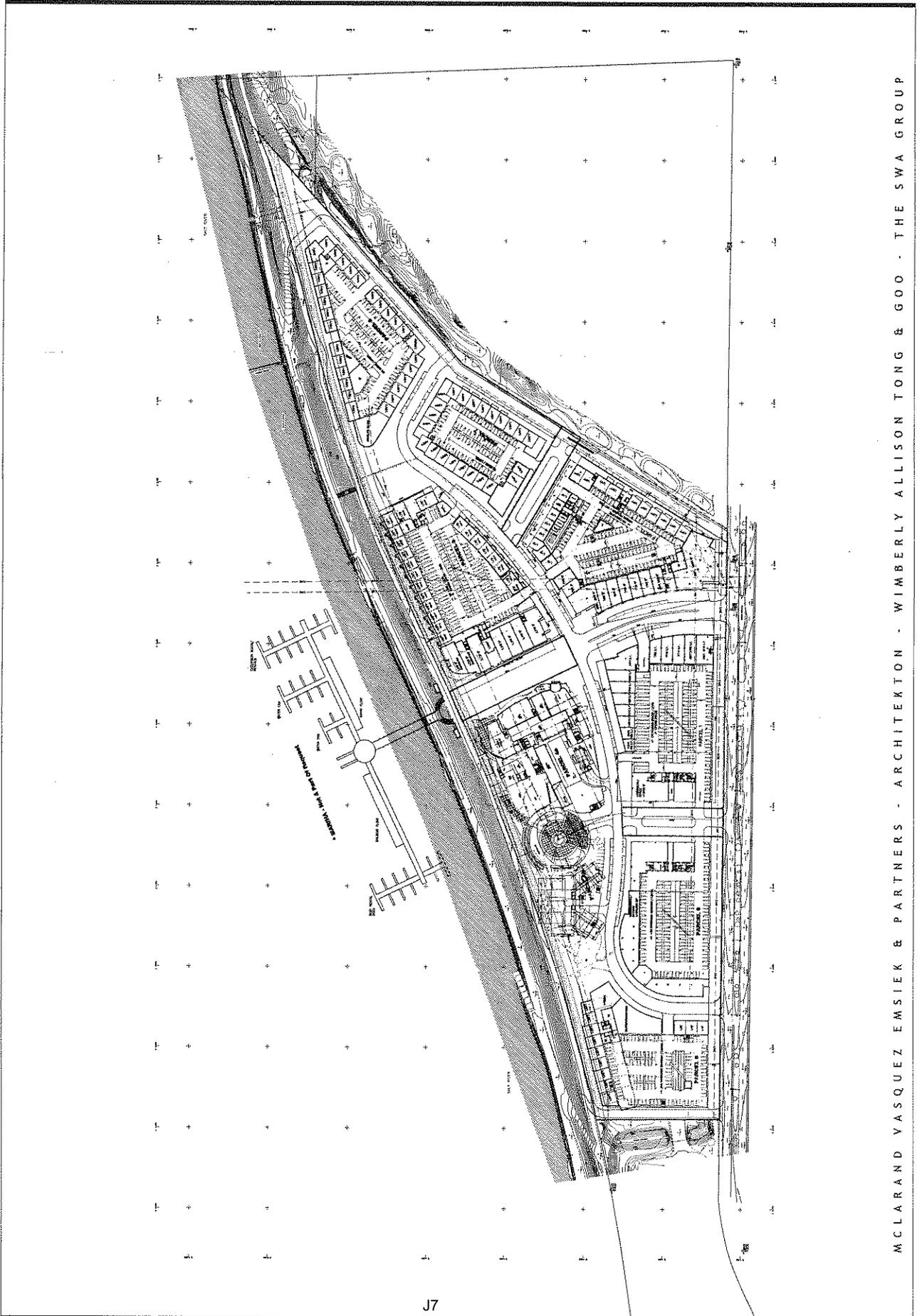
MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

A Project of:



DESIGNER:	DATE:
PROJECT #:	PROJECT #:
SCALE:	SCALE:
0	0
100	100
200	200

SHEET TITLE: 09-01-00
Site Plan at Street Level



1715 CHANDLER PARKWAY, SUITE 311
SCOTTSDALE, AZ 85260
480.333.1900

PHOENIX, ARIZONA

2102

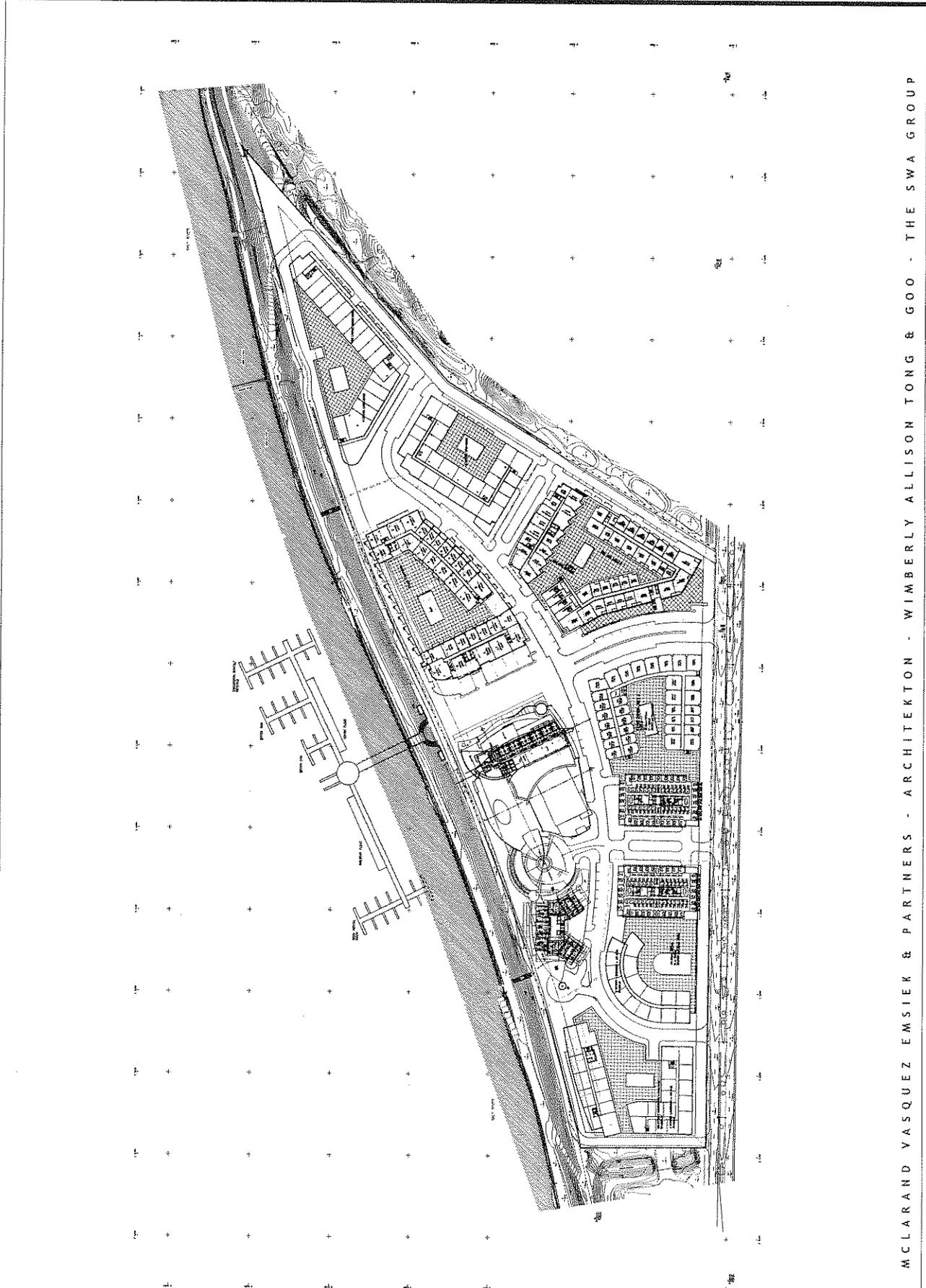
A Project of:



PROVISIONS:	DATE:
Pre-Phase I/II/III	11-14-10
Pre-Phase I/II/III	1-10-12
Pre-Phase I/II/III	1-18-12
DATE:	DATE:
09-18-10	09-18-11
PROJECT #:	00-1011
SCALE:	1"=100'
0	100
0	200

SHEET TITLE:	00-1011
00-1011	00-1011

Site Plan
at Podium Level



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

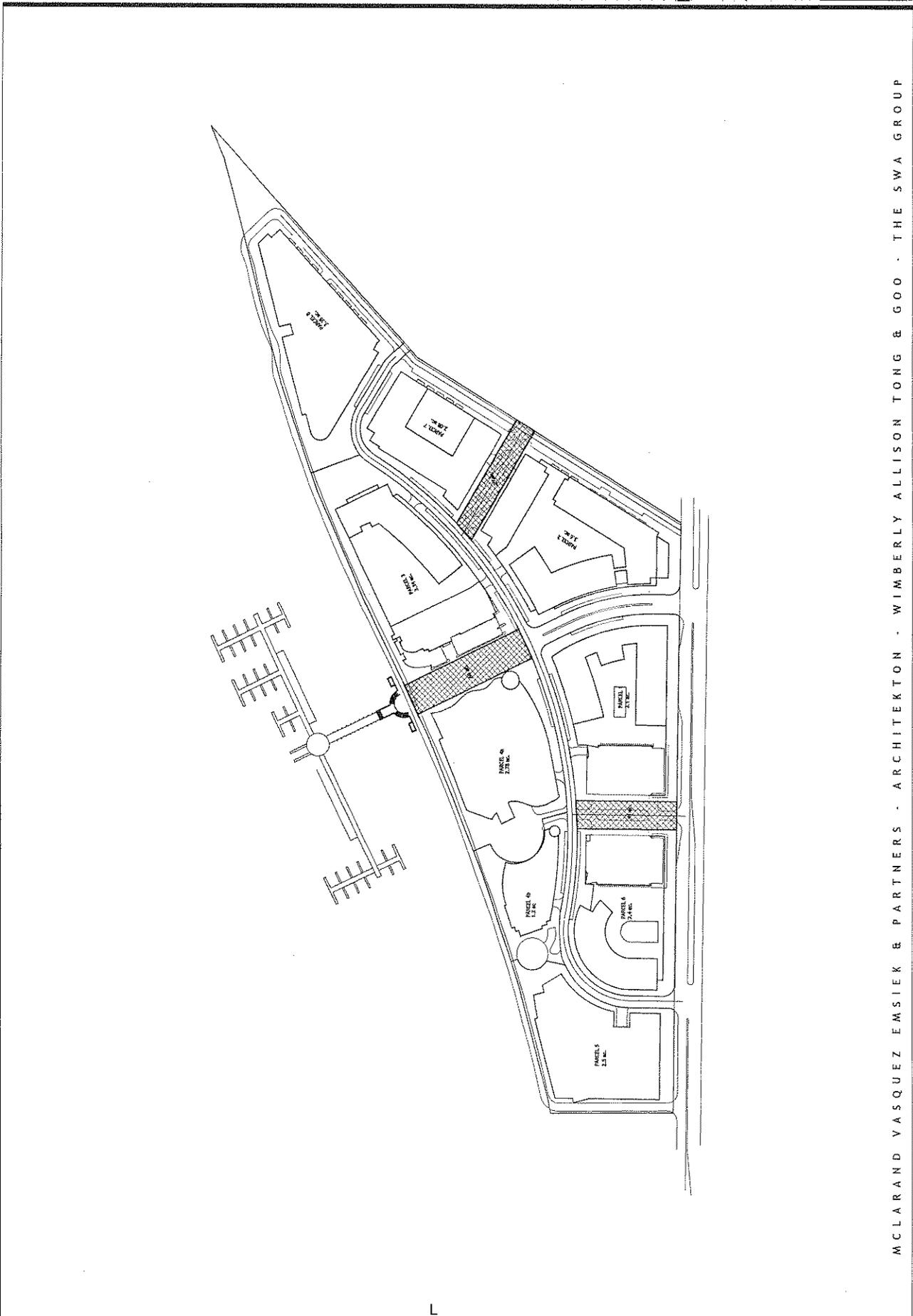
113 N. JOHNSON AVENUE, SUITE 212
SCOTTSDALE, AZ 85258
482.553.8900

2102
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RESPONSE: DAN
 PREPARED BY: 11-14-09
 DATE: JAN 13, 2010
 PROJECT #: 06-10118
 SCALE: 1"=100'
 SHEET NO. 100
 TOTAL SHEETS 100

SHEET TITLE: 80-022
Parcel Map



MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

1711 E. COCHISE AVENUE, SUITE 113
SCOTTSDALE, AZ 85261
602.337.8900

P 210 R 2
IMPE, ARIZONA

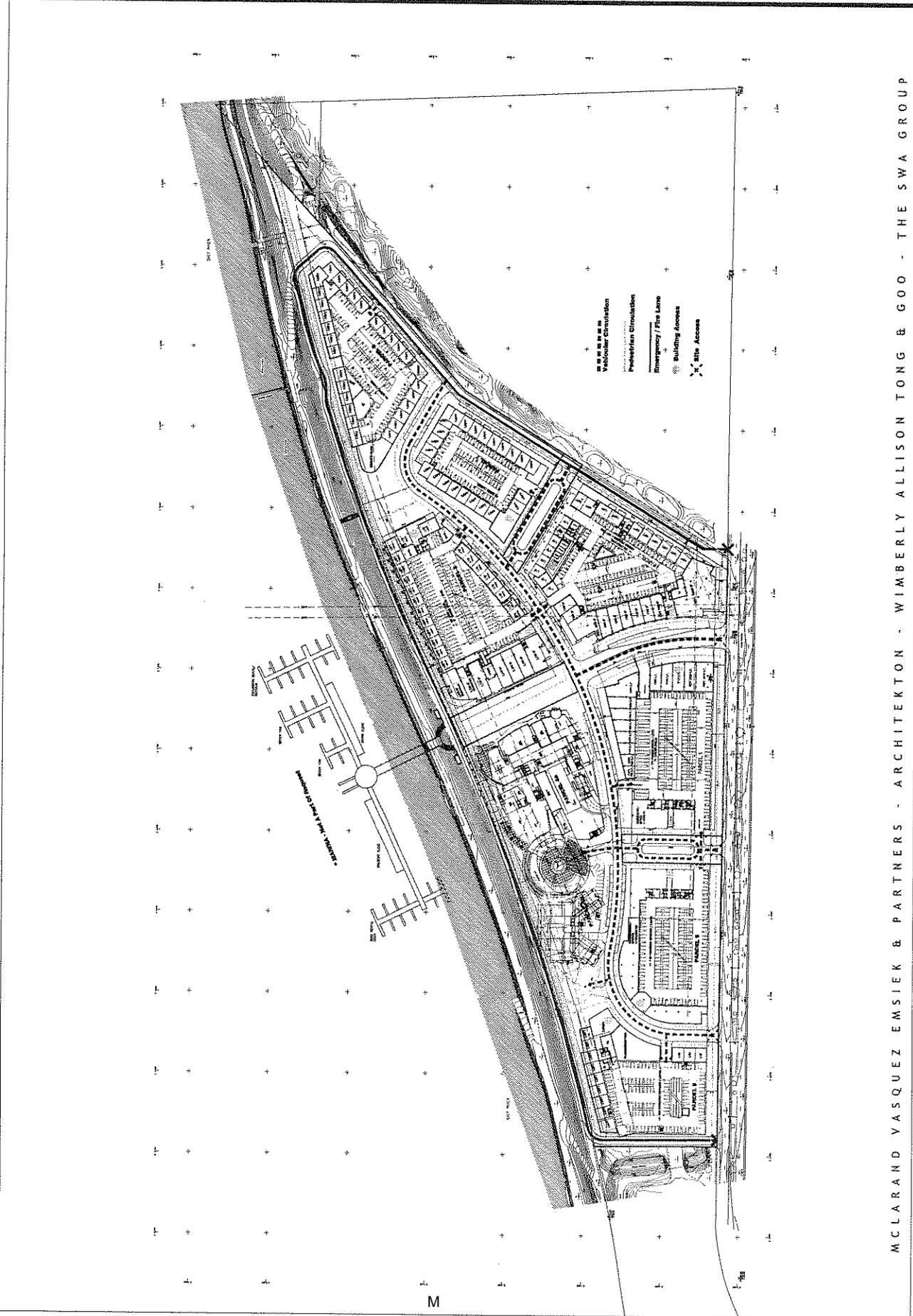
A Project of:



REVISIONS:	DATE:
1. PRELIMINARY	JAN 11, 2007
2. REVISED	06 05 07
3. REVISED	11 15 07
4. REVISED	01 15 08

DATE:	JAN 11, 2007
PROJECT #:	06 05 07
SCALE:	1" = 100'
DRAWN BY:	SP-262
CHECKED BY:	SP-262

SHEET TITLE: SP-262
Site Circulation



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

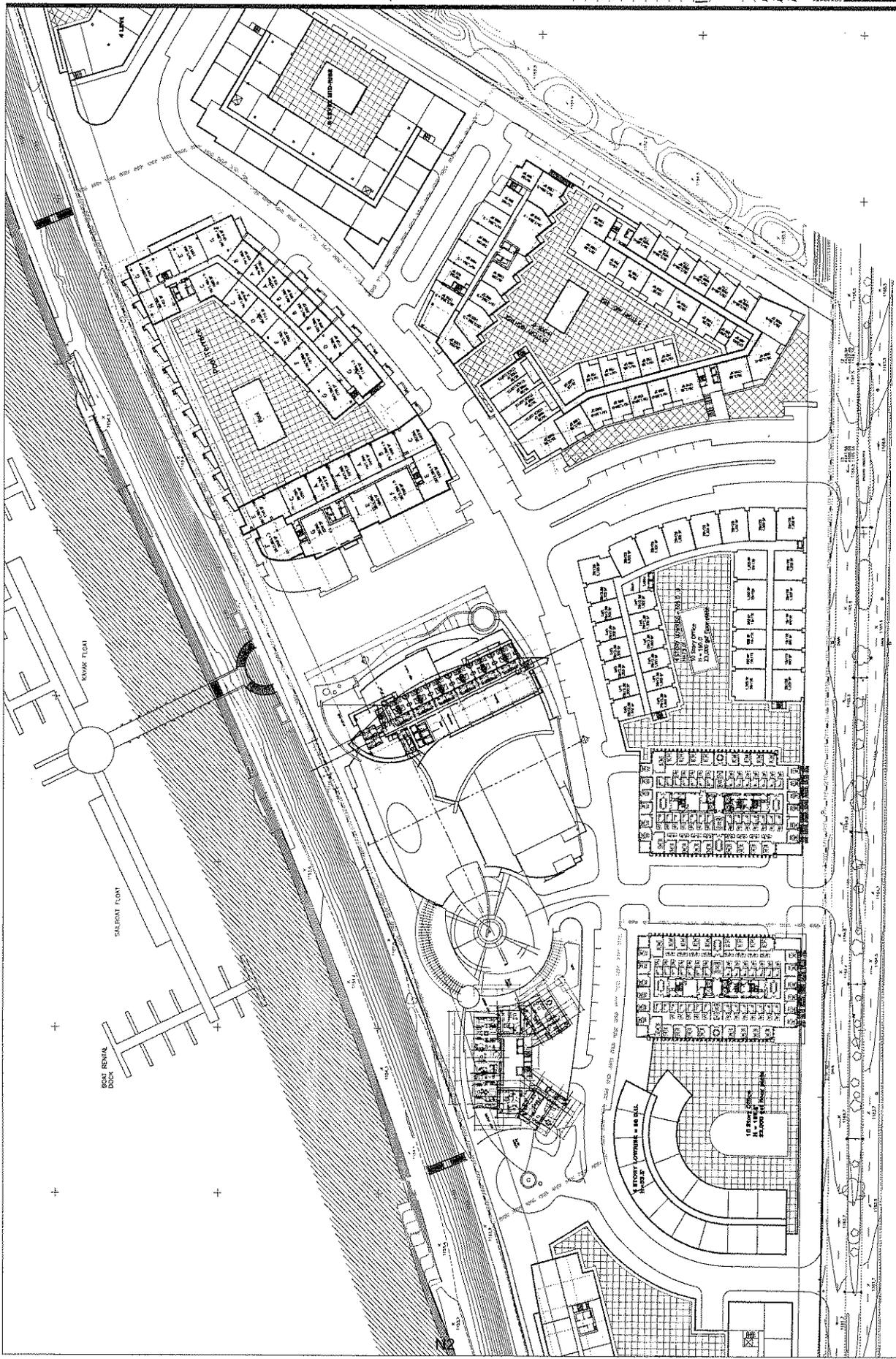
1777 N. JOURNAL AVENUE, SUITE 315
SCOTTSDALE, AZ 85260
602.333.8000

Project of:
P 2102 R
TMPE, ARIZONA



REVISIONS:	DATE:
Pre-Pre Bid	11-14-09
Pre-Pre Bid	1-14-10
Pre-Pre Bid	1-14-10
DATE:	JAN 23, 2010
PROJECT #:	09-017
SCALE:	1"=50'
SHEET NO.:	10

SHEET TITLE: 99-011
Enlarge Site Plan -
Phase One
Podium Level



MCLARND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

177 E. OLYMPIAN AVENUE, SUITE 100
SCOTTSDALE, AZ 85261
800.331.8900

P 2102 R
TEMPE, ARIZONA

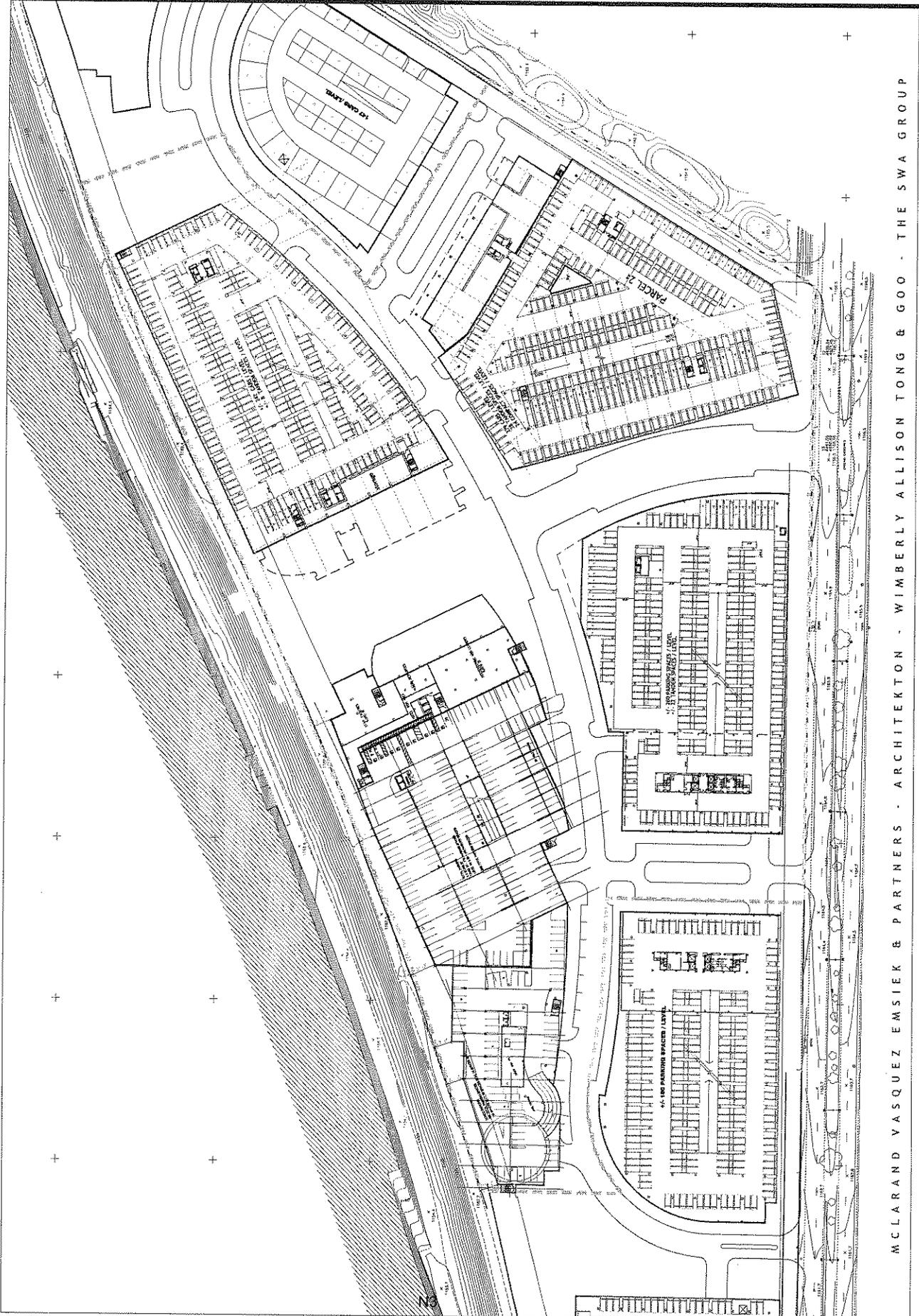
A Project of:



REVISIONS:	DWG
Pre-Phase Bidding	11-16-07
Pre-Phase Submittal	11-16-07
Pre-Phase Submittal	1-8-08

DATE: JANUARY
PROJECT #: 06-0011
SCALE: 1/8" = 1'-0"

SHEET TITLE: PHASE 1
Enlarge Site Plan -
Phase One
Basement Level



MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

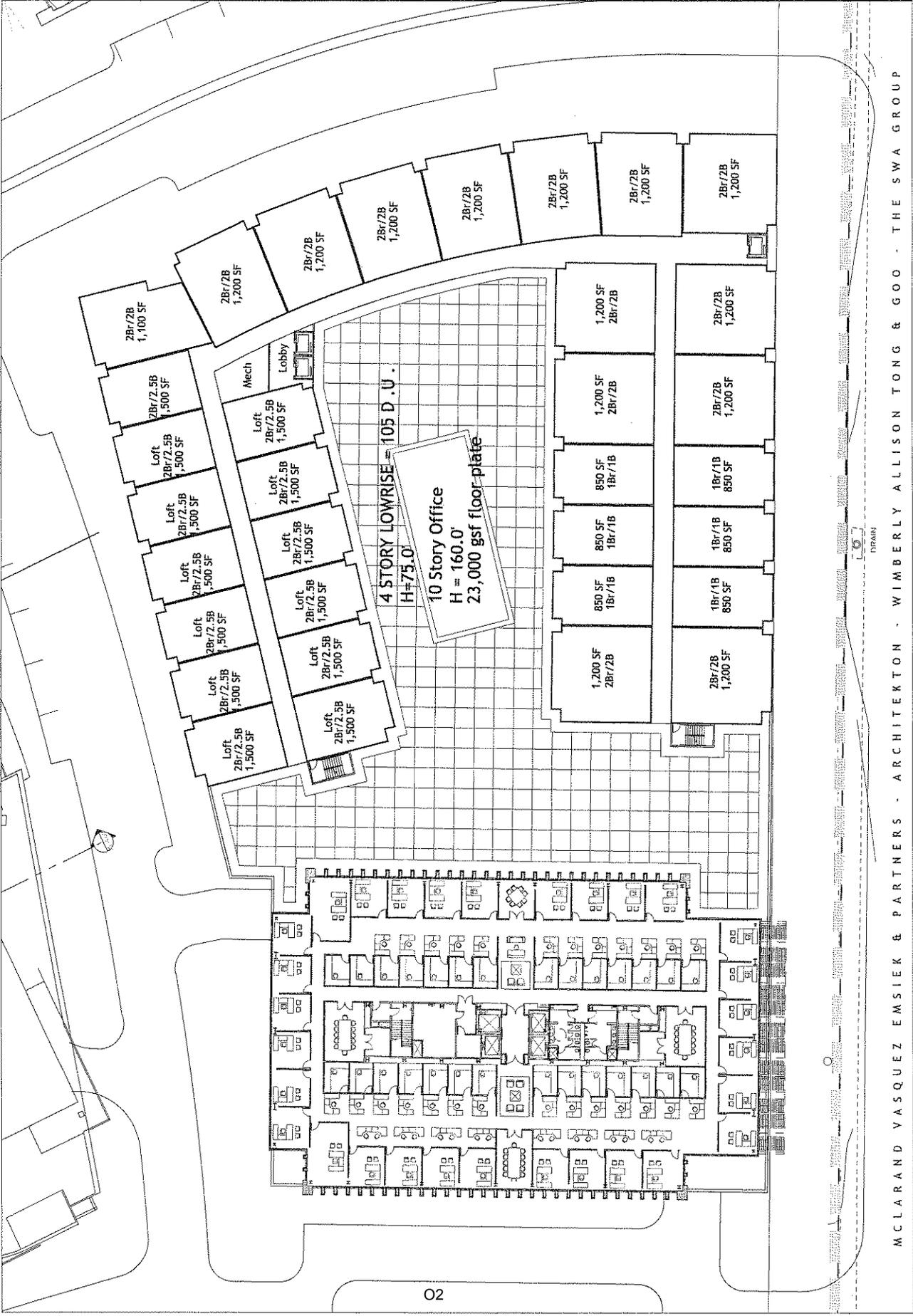
7115 N. DEERBUSHES KANACH RD., SUITE B13
SCOTTSDALE, AZ 85258
932.511.8008

2102
HMPE, ARIZONA

A Project of:

DATE:	JAN 1, 2007
PROJECT #:	0610111
SCALE:	1/8" = 1'-0"
DATE:	11-14-06
PROJECT #:	11-052
SCALE:	1/8" = 1'-0"

SHEET TITLE: PHASE 2
Upper Level
Building Plans -
Parcel One



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

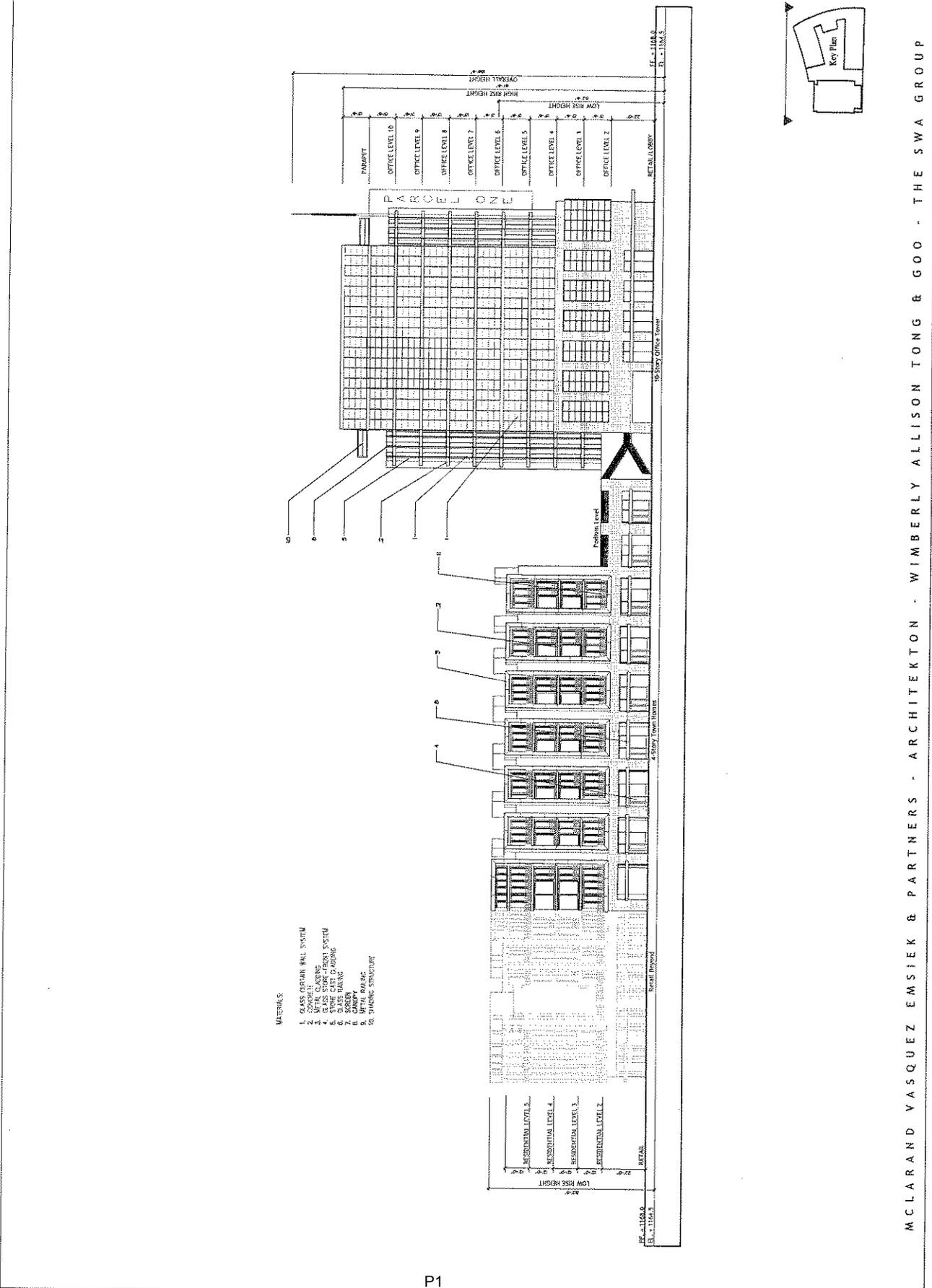
7715 N. BUCKLEBOURNE AVENUE, SUITE 101
SCOTTSDALE, AZ 85258
480.331.2000

2102
R

A Project of:

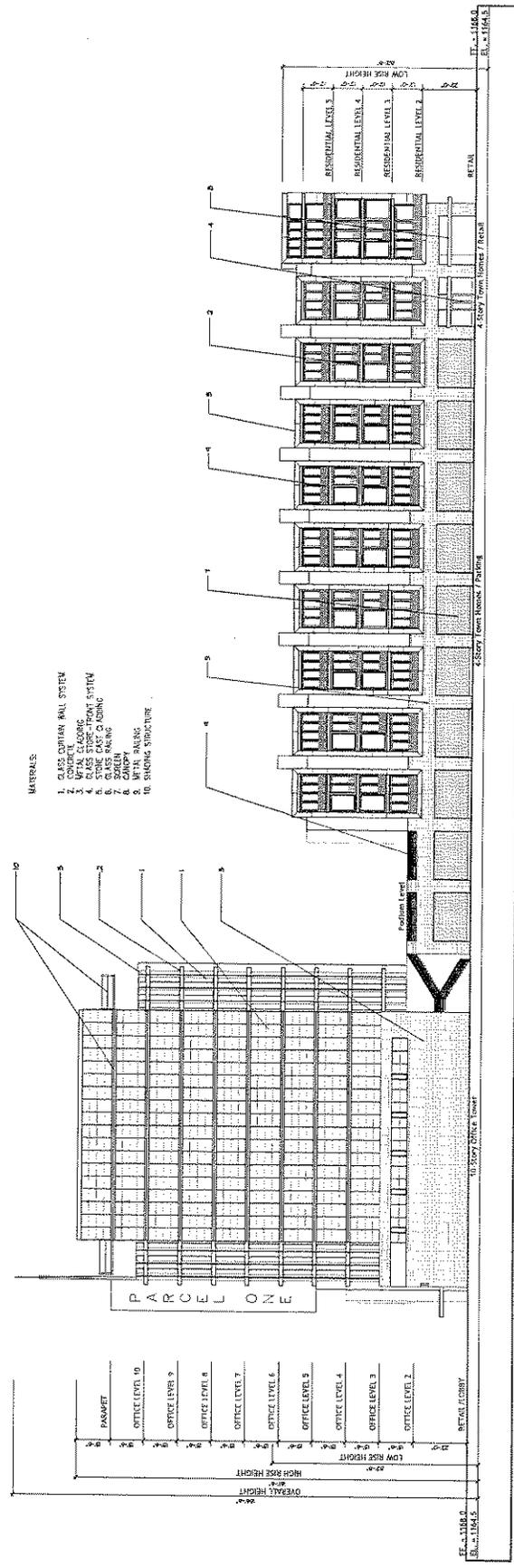
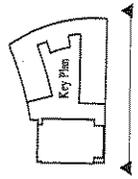
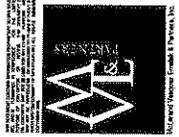


 BANK OF AMERICA
 PACIFIC
 CENTRAL
 FINANCIAL SERVICES
 1000 BANKERS BUILDING
 SUITE 1000
 PHOENIX, AZ 85001
 DATE: JAN 13, 2006
 PROJECT #1: 06-0011
 SCALE: 1/8" = 1'-0"
 SHEET TITLE: PH-02P
 NORTH ELEVATION
 Parcel One



- MATERIALS:
1. GLASS CURTAIN WALL SYSTEM
 2. METAL CLADDING
 3. GLASS STORE-FRONT SYSTEM
 4. METAL CLADDING
 5. GLASS STORE-FRONT SYSTEM
 6. GLASS STORE-FRONT SYSTEM
 7. SCREEN
 8. METAL FABRIC
 9. METAL FABRIC
 10. SHADING STRUCTURE

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



- MATERIALS:
1. GLASS CURTAIN WALL SYSTEM
 2. METAL CLADDING
 3. METAL CLADDING
 4. CLASS STORE-FRONT SYSTEM
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 6. CLASS STORE-FRONT SYSTEM
 7. CLASS STORE-FRONT SYSTEM
 8. METAL CLADDING
 9. METAL CLADDING
 10. SHADING STRUCTURE

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

7171 N. DECATUR BLVD. SUITE 100
 PHOENIX, AZ 85028
 602.978.8000

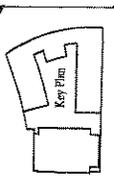
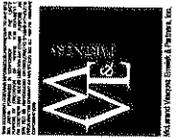
2102
 TEMPE, ARIZONA

A Project of:

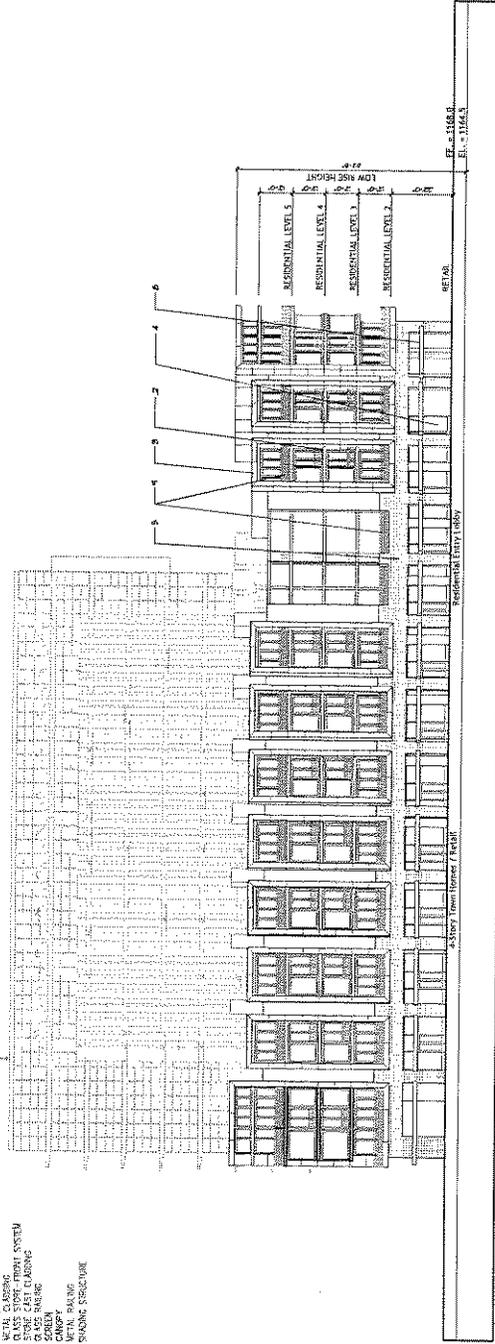


DATE:	JAN 2007
PROJECT #:	061031
SCALE:	1"=0'
SHEET NO.	20
TOTAL SHEETS	40

SHEET TITLE: P-20
 East Elevation- Parcel One



- MATERIALS**
1. GLASS CURTAIN WALL SYSTEM
 2. CONCRETE
 3. BRICK
 4. GLASS STORE FRONT SYSTEM
 5. STONE CLAST CLADDING
 6. BRICK
 7. SCREEN
 8. COMP.
 9. BRICK
 10. FINISHING STRUCTURE



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOD - THE SWA GROUP

A Project of:



DATE: JAN 31, 2007
PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

DATE: JAN 31, 2007
PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

DATE: JAN 31, 2007
PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

DATE: JAN 31, 2007
PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

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PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

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PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

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PROJECT #: 06-0211
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DATE: JAN 31, 2007
PROJECT #: 06-0211
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DATE: JAN 31, 2007
PROJECT #: 06-0211
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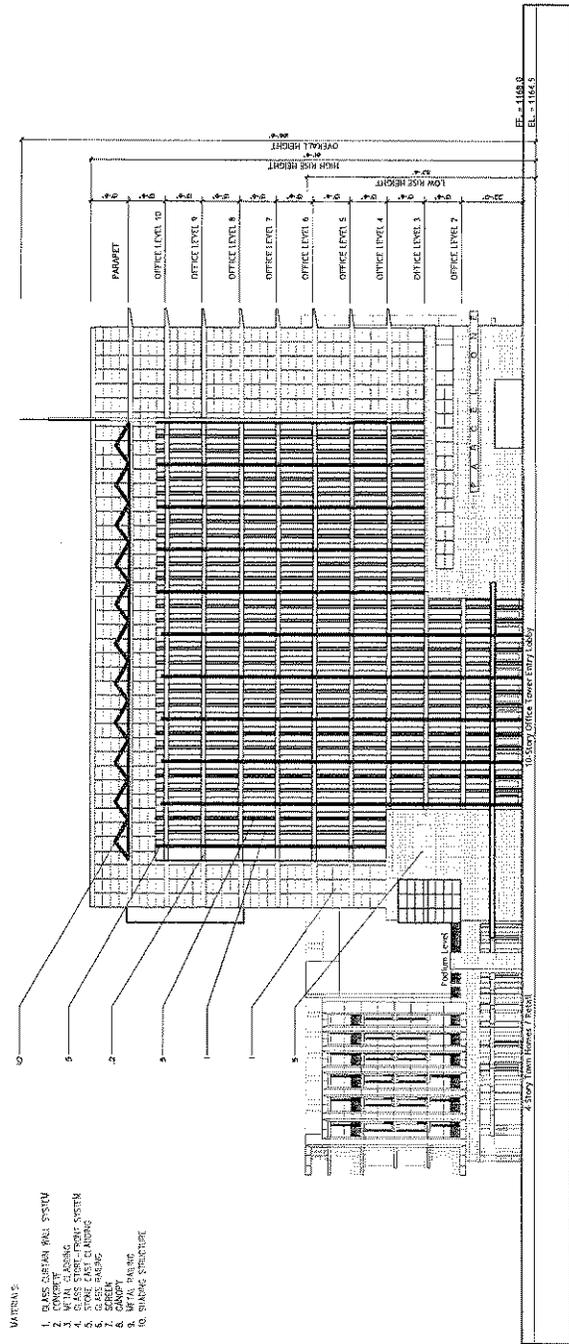
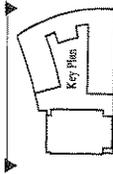
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DATE: JAN 31, 2007
PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"

DATE: JAN 31, 2007
PROJECT #: 06-0211
SCALE: 1/8" = 1'-0"



SHEET TITLE: R-429
West Elevation- Parcel One



- MATERIALS
1. GLASS CURTAIN WALL SYSTEM
 2. METAL CLADDING
 3. METAL CLADDING
 4. GLASS SYSTEM CURTAIN WALL SYSTEM
 5. METAL CLADDING
 6. METAL CLADDING
 7. BRICK
 8. METAL CLADDING
 9. METAL CLADDING
 10. SHADING STRUCTURE

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

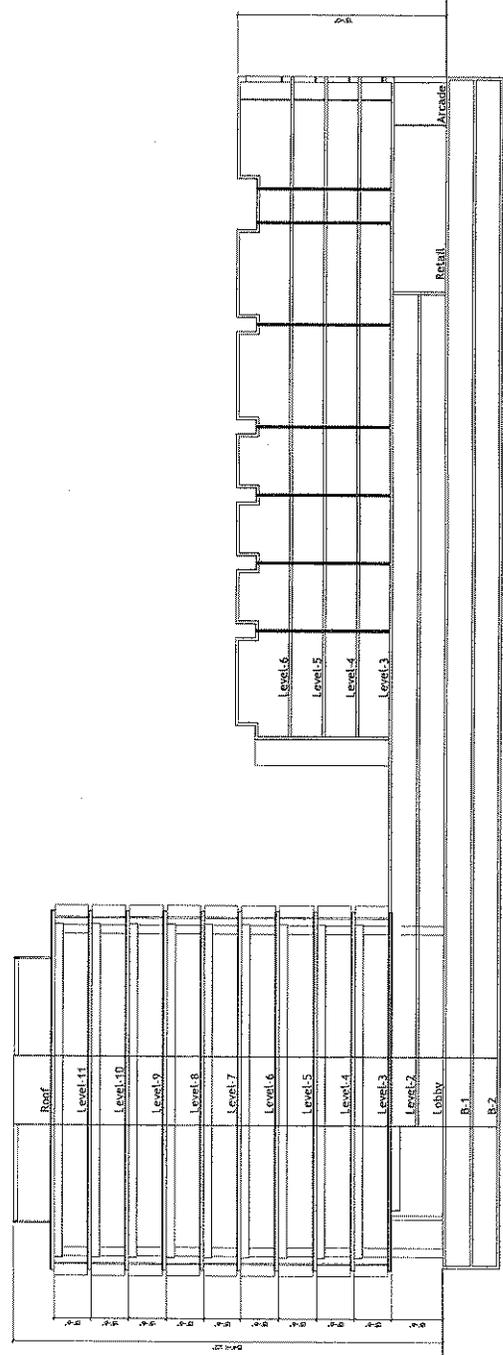
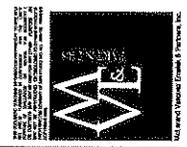
2121 S. DOUGLASS AVE. SUITE 411
SCOTTSDALE, AZ 85261
002.333.8000

MP, ARIZONA

2022



Project of:
REVISIONS:
DATE:
DATE: JAN 31, 2022
PROJECT #: 00-0318
SCALE: 1/4"=0'
SHEET TITLE: P-AS2
Building Sections



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

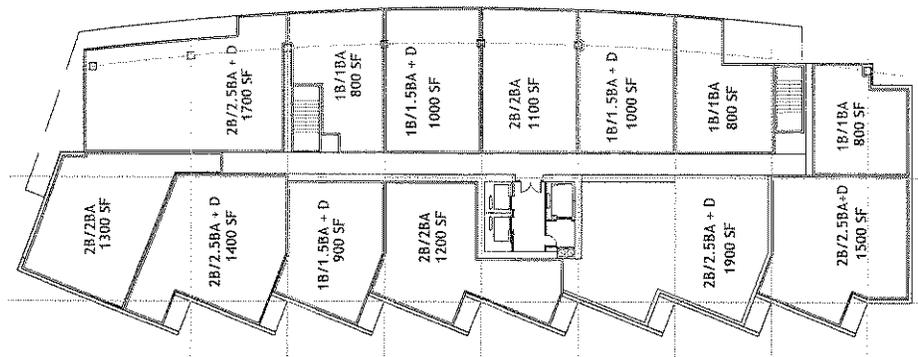
1317 E. PAVANESCA LANE, SUITE 111
SCOTTSDALE, AZ 85261
901.312.9000

202
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R
IMPE, ARIZONA

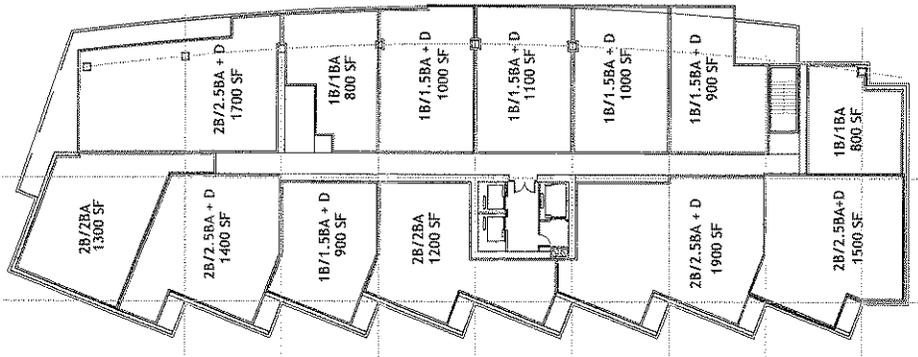


REVISIONS:	DATE:
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91. 10/13/20	10/13/20
92. 10/13/20	10/13/20
93. 10/13/20	10/13/20
94. 10/13/20	10/13/20
95. 10/13/20	10/13/20
96. 10/13/20	10/13/20
97. 10/13/20	10/13/20
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99. 10/13/20	10/13/20
100. 10/13/20	10/13/20

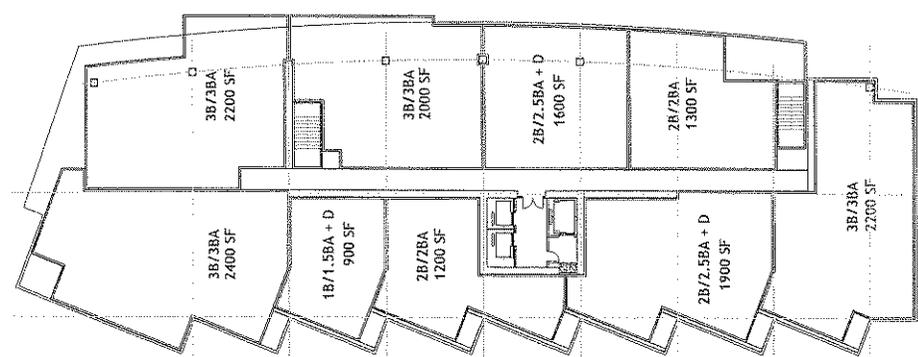
PROJECT TITLE: Parcel Two
 PROJECT NO: 100000000
 SCALE: 1/8" = 1'-0"
 DATE: 10/13/20



level 1 - 3
 level 8 - 13



level 4 - 7



level 14 - 15

MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

1712 S. JOHNSWORTH AVENUE NO. SUITE 312
 SCOTTSDALE, AZ 85261
 602.333.9900

2102
 2102
 2102

Project of:



THE SWA GROUP
 ARCHITECTS
 1000 N. CENTRAL AVENUE
 SUITE 2000
 PHOENIX, AZ 85004

REVISED:	DATE:
Pre-Plan Submitted	JAN 31, 2007
Pre-Plan Submitted	DATE: 08-08-07
Pre-Plan Submitted	PROJECT #:
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	1/2" = 1'-0"
	3/4" = 1'-0"
	1" = 1'-0"
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1171 S. DOUGLASS AVENUE, SUITE 811
SCOTTSDALE, AZ 85261
480.411.8000

210 E 2 R
HMPF, ARIZONA



REVISIONS:	DATE:
BY: [blank]	DATE: [blank]
PROJECT #:	DATE: [blank]
SCALE:	DATE: [blank]
DATE:	DATE: [blank]
PROJECT #:	DATE: [blank]
SCALE:	DATE: [blank]

SHEET TITLE: **PARCEL 2**
Basement Level
Building Plans - Parcel Two



279 CARS / LEVEL
28 TANDEM SPACES / LEVEL
24 COMPACT SPACES / LEVEL

PARCEL 2

R5

12
4439.94
4827.45
1168.16

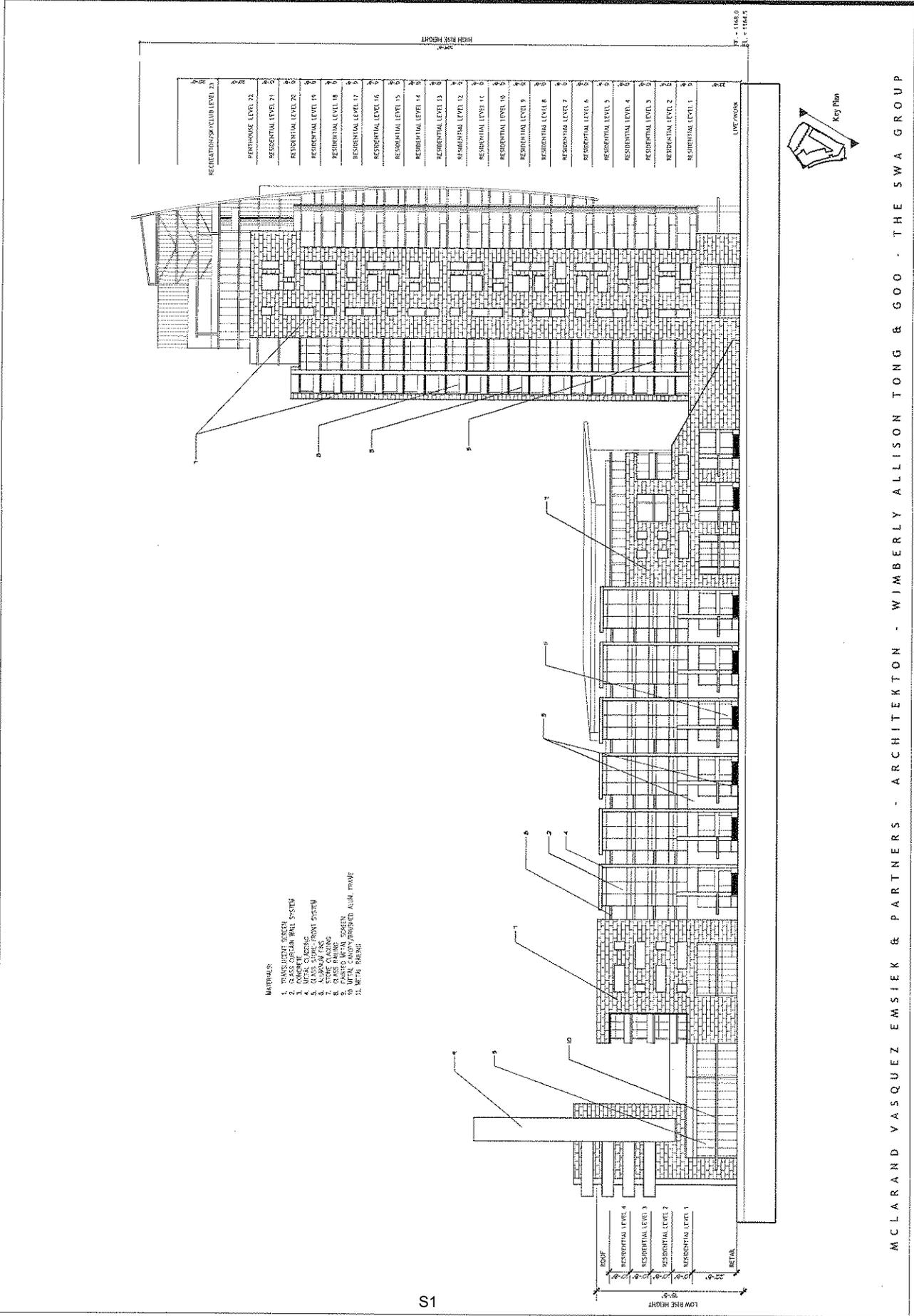
MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITEXTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



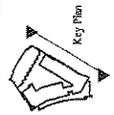
Project of:

RESPONSE:	DATE:	JAN 20 2017
Drawn By:	PROJECT #:	00-0017
Checked By:	SCALE:	1"=20'
Project No.:	D:	00
	PR:	00

SHEET TITLE: PA-00
South Elevation - Parcel Two



- MATERIALS:
1. TRANSPARENT SCREEN
 2. ALUMINUM RAIL SYSTEM
 3. CONCRETE
 4. METAL CURTAIN WALL SYSTEM
 5. METAL CURTAIN WALL SYSTEM
 6. ALUMINUM FINISH
 7. BRASS HANDLING
 8. PAINTED METAL SCREEN
 9. METAL RAILING
 10. BRUSHED ALUM. TRIM
 11. METAL RAILING

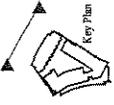
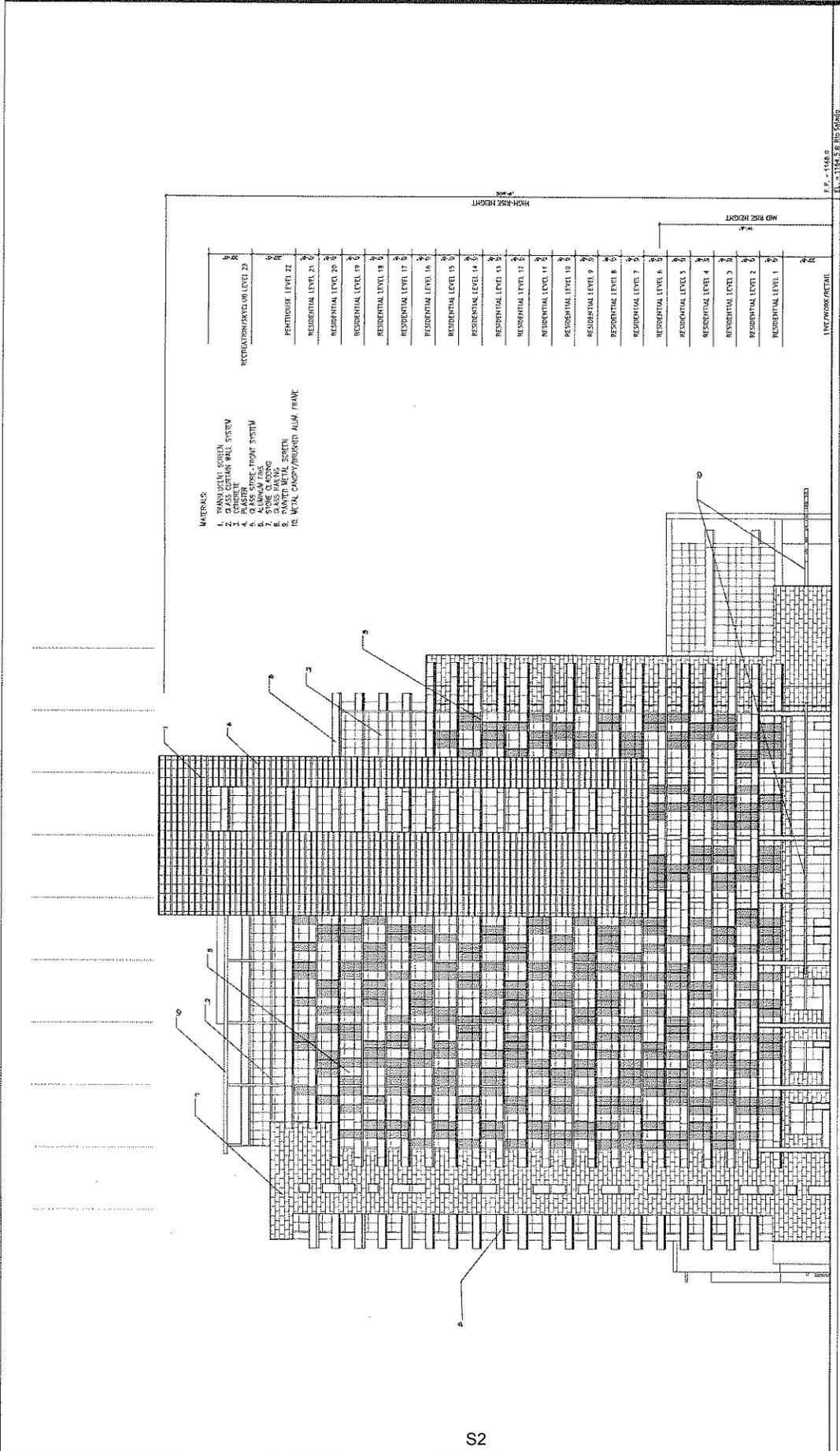


MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

A Project of:



PROJECT NO: 111200
 PROJECT NAME: East Elevation - Parcel Two
 DATE: JAN 21, 2009
 PROJECT # 08-0018
 SCALE: 1" = 4'-0"
 SHEET TITLE: PARAS
 EAST ELEVATION - PARCEL TWO



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

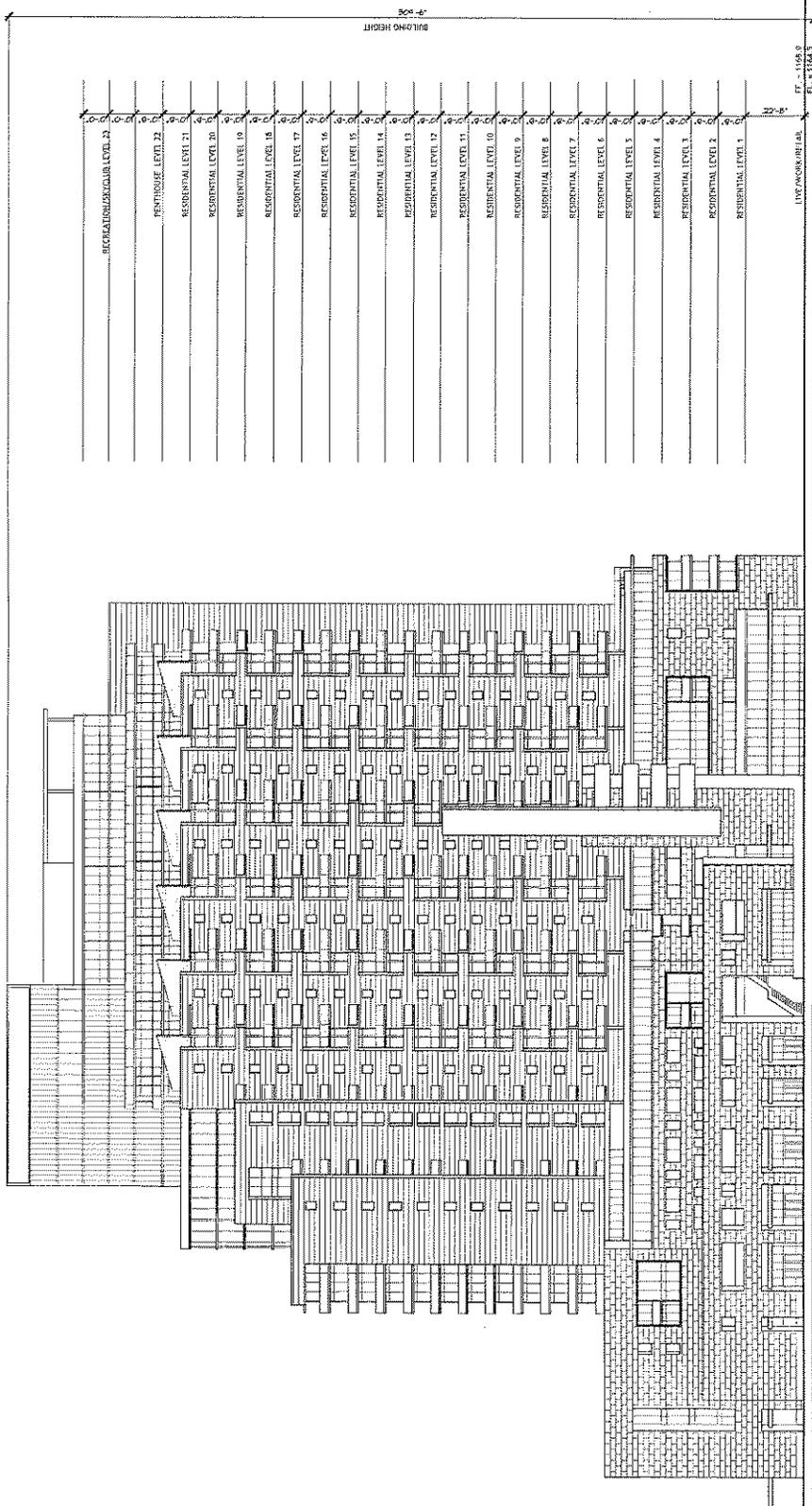
2777 E. DOUGLASS AVENUE, SUITE 1111
SCOTTSDALE, AZ 85261
480.333.8998

2102
R
EMPE, ARIZONA

A Project of:



REVISION:	DATE:
Pre-Pre Submittal	11-14-10
Pre-Pre Submittal	1-19-11
Pre-Pre Submittal	1-14-11
DATE:	JAN 21, 2011
PROJECT #:	08-1011
SCALE:	1" = 1'-0"
DATE:	10
DATE:	10
SHEET TITLE:	PRACD
West Elevation - Parcel Two	



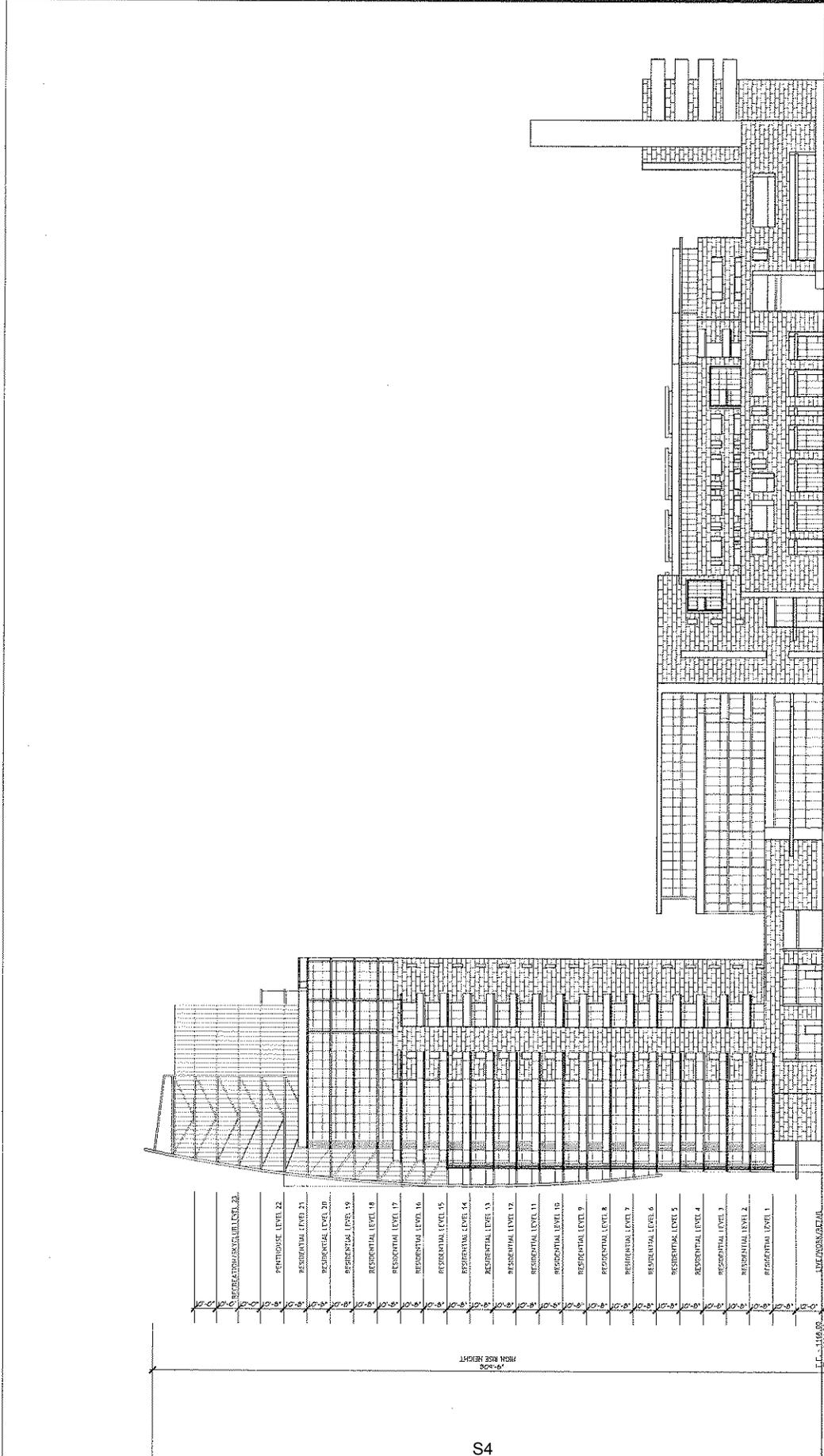
MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

1711 E. ROBERTS BLVD. SUITE 210
 PHOENIX, AZ 85034
 602.933.9998

2102
 R E 2
 TEMPE, ARIZONA



REVISIONS: DATE: JAN 31, 200
 PROJECT #: 06-2011
 SHEET: 14-2
 SHEET TITLED: PARCEL TWO



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

Key Photo

7715 N. DOWLING PARK BL. SUITE 3115
SCOTTSDALE, AZ 85260
480.433.9900

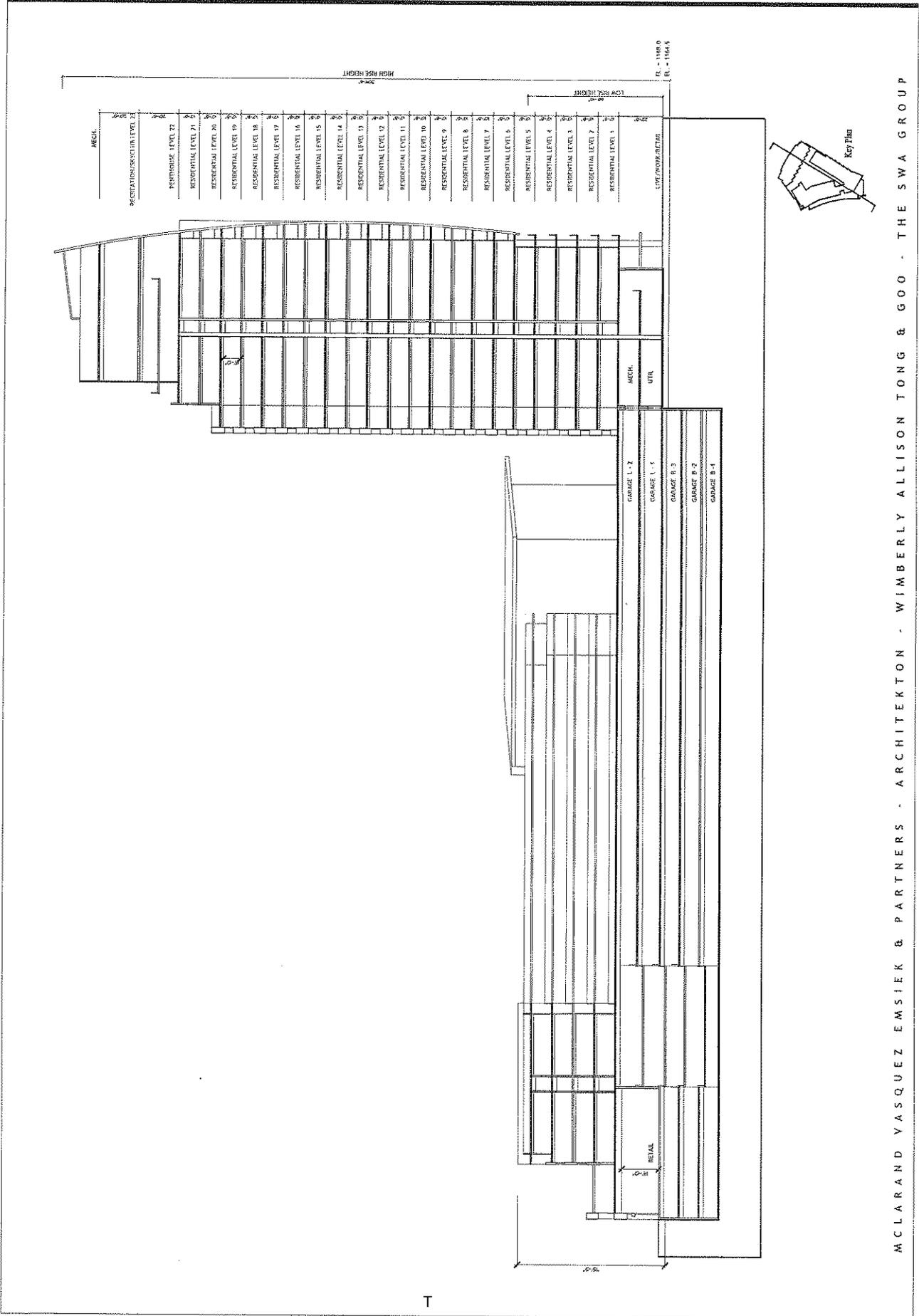
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A Project of:

 BANKER PACIFIC GROUP

REVISED: DATE: JAN 11, 2010
 PREP'D BY: PROJECT # 09-0018
 CHECKED BY: SCALE: 1" = 4'-0"
 DRAWN BY: SHEET # 02

PROJECT TITLE: PL-453
 Building Section -
 Parcel Two



T

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

777 S. DOUGLASS RANCH RD. SUITE 111
SCOTTSDALE, AZ 85260
480.333.8800

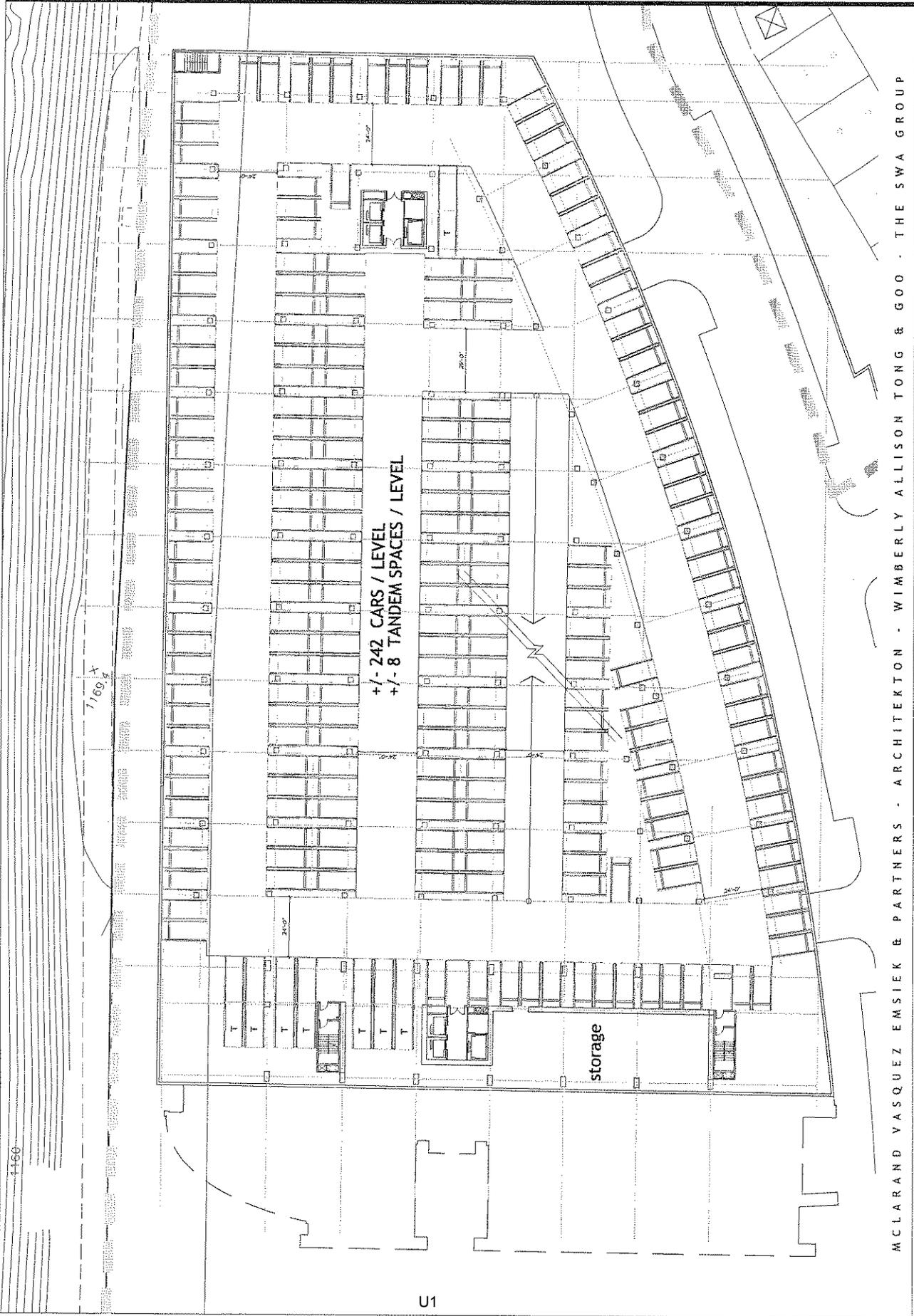
PROJECT: 2102 R
IMPERIA, ARIZONA

A Project of:



REVISIONS:	DATE:	BY:	APP'D:
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PROJECT: 2102 R
SCALE: 1/8" = 1'-0"
SHEET TITLE: PAIR
Basement Level
Building Plans -
Parcel Three

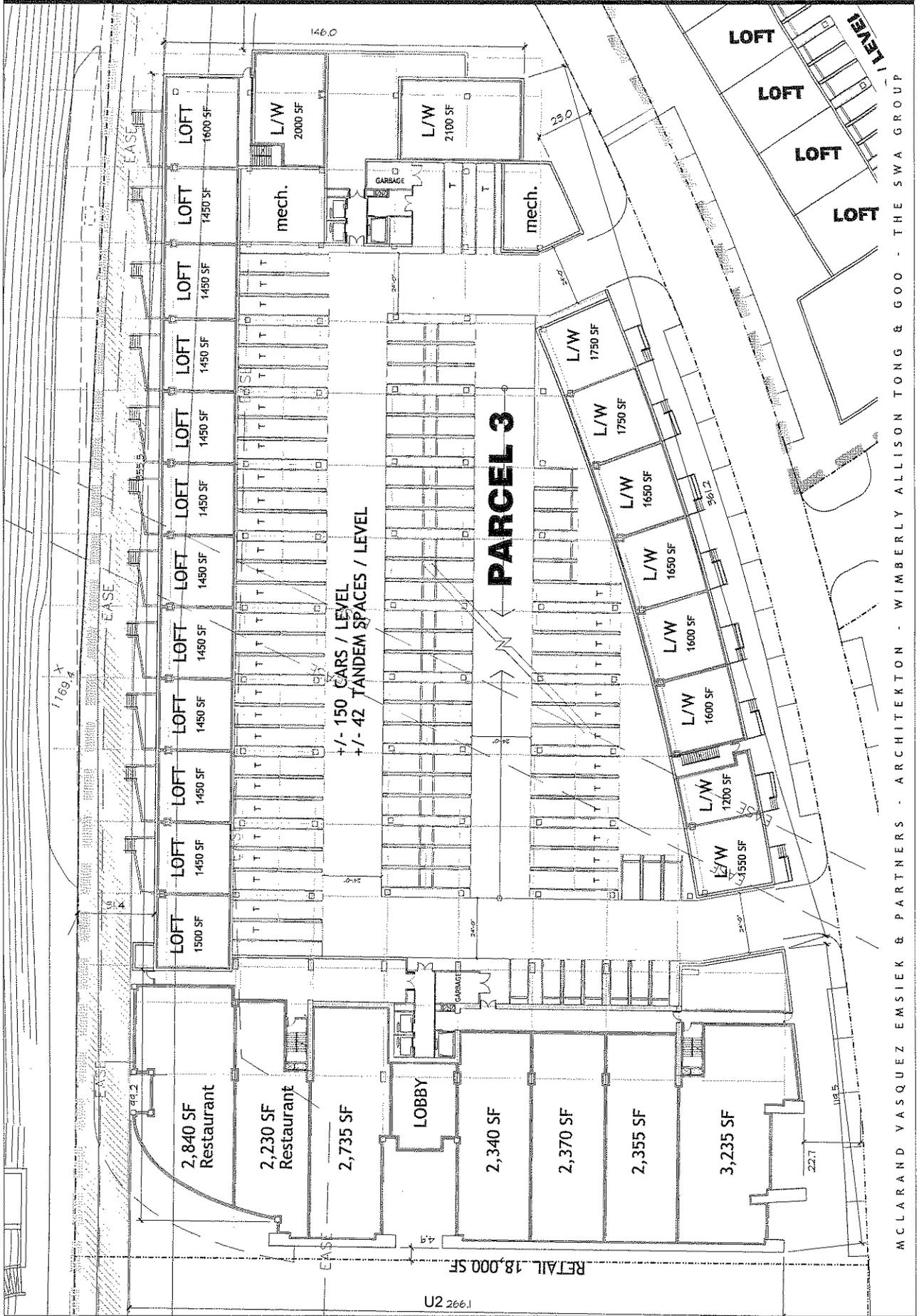
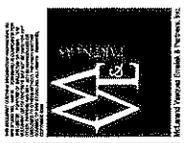


MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

A Project of:

DATE:	JAN 21, 2007
PROJECT #:	06-0311
SCALE:	1/8" = 1'-0"
DATE:	JAN 21, 2007
PROJECT #:	06-0311
SCALE:	1/8" = 1'-0"

SHEET NO. 03.0
 Ground Level
 Building Plans -
 Parcel Three



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

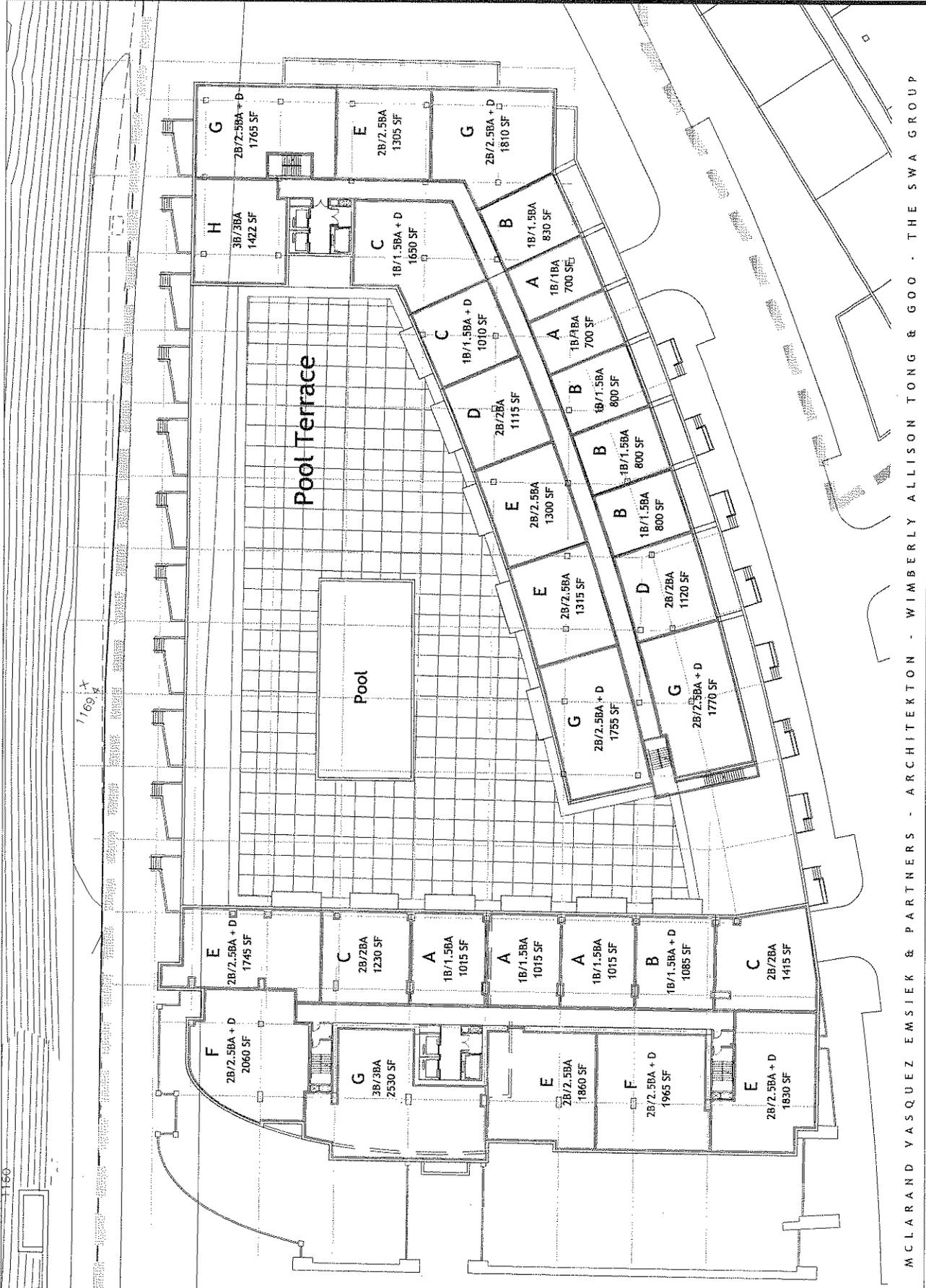
7171 N. ROCKWELL BLVD. SUITE 100
 PHOENIX, AZ 85020
 602.933.9900

2102 R
 TMPE, ARIZONA



REVISIONS	DATE
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DATE: JAN 21, 2011
 PROJECT #: 08-0011
 SCALE: 1/8" = 1'-0"

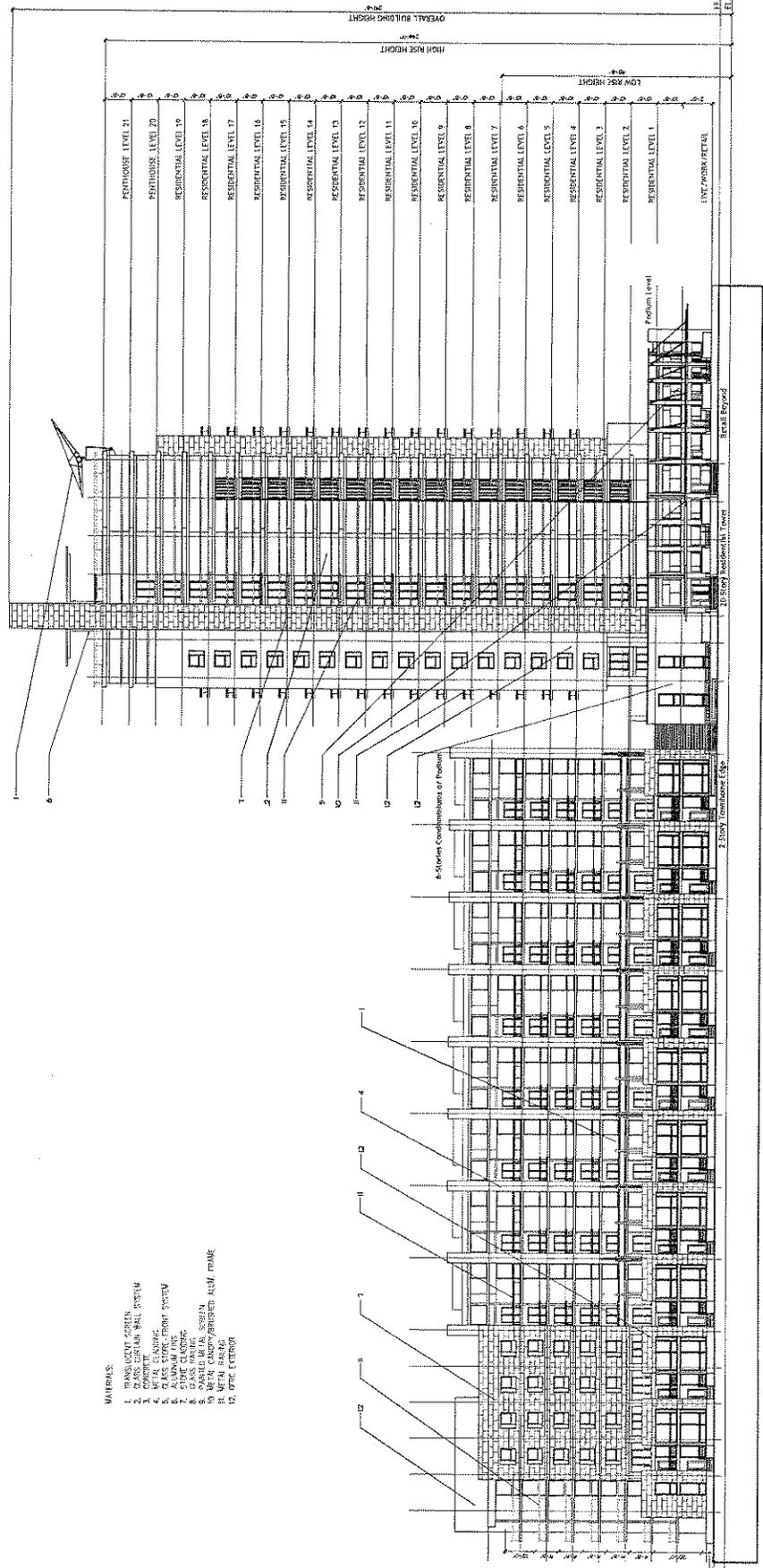


MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

A Project of:

DATE: JAN 11, 2007
PROJECT #: 04-0011
SCALE: 1"=2'

SHEET TITLE: PAR.23
North Elevation -
Parcel Three



- MATERIALS:**
1. TRANSLUCENT SCREEN
 2. GLASS CLIP-LAM WALL SYSTEM
 3. GLASS CLIP-LAM
 4. METAL CLADDING
 5. GLASS SYSTEM FRONT SYSTEM
 6. GLASS SYSTEM FRONT SYSTEM
 7. STONE CLADDING
 8. GLASS CURTAIN WALL
 9. METAL CURTAIN WALL
 10. METAL CURTAIN WALL
 11. METAL CURTAIN WALL
 12. OPER. EXTERIOR

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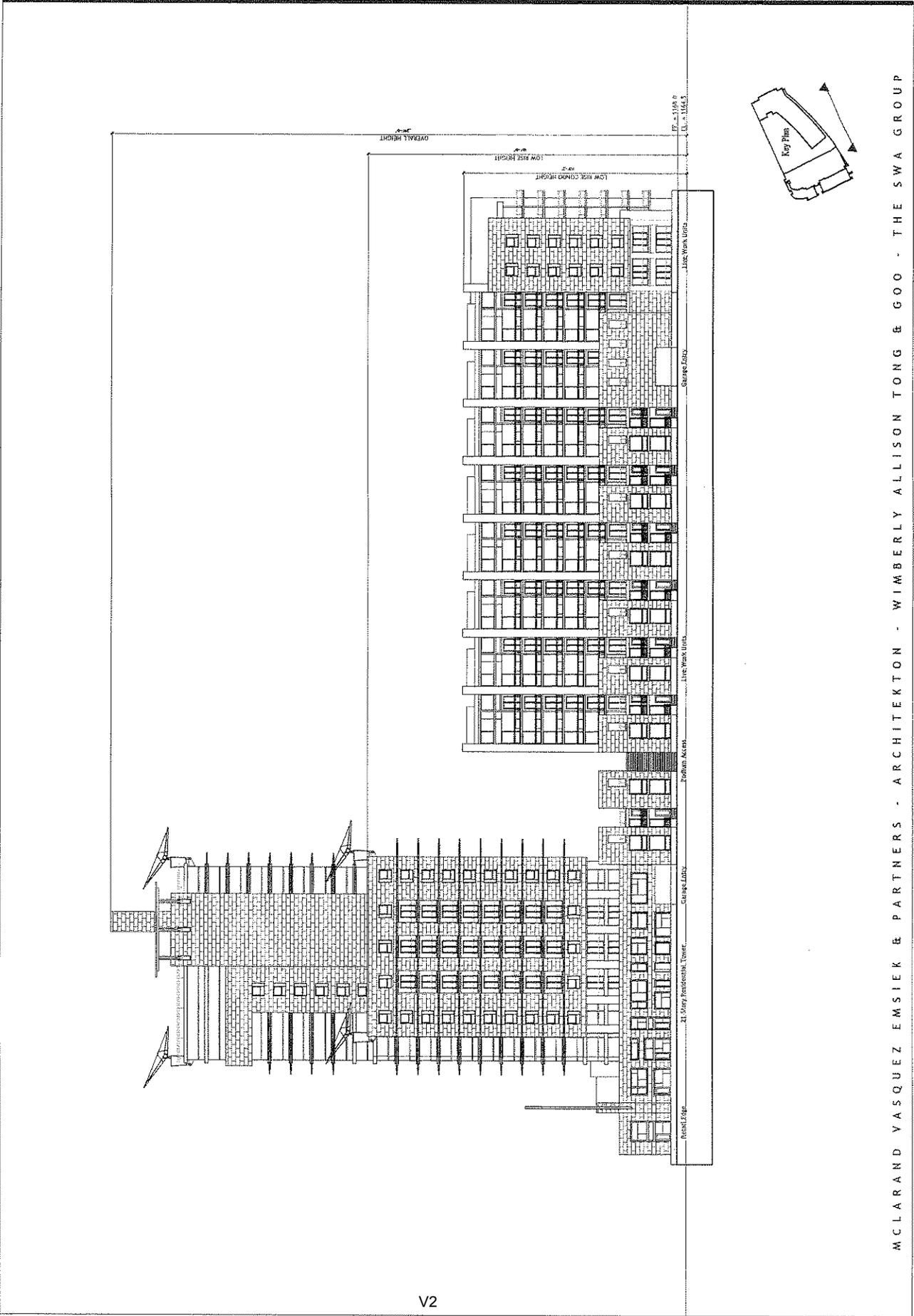
A Project of:



REVISIONS:	DATE:
1. Initial Drawing	11.14.10
2. Working Drawing	11.15.10
3. Final Drawing	11.17.10
4. Construction	11.17.10

DATE:	JAN 31, 2011
PROJECT #:	08-0015
SCALE:	1/8" = 1'-0"
BY:	JK
CHECKED BY:	JK

SHEET TITLE: PAR 02
South Elevation -
Parcel Three



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

1717 S. DOUGLASS RANCH RD., SUITE 101
SCOTTSDALE, AZ 85261
602.333.8900

2102
R E
H M D E , A R I Z O N A

A Project of:



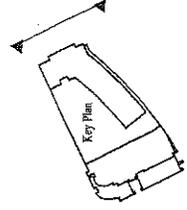
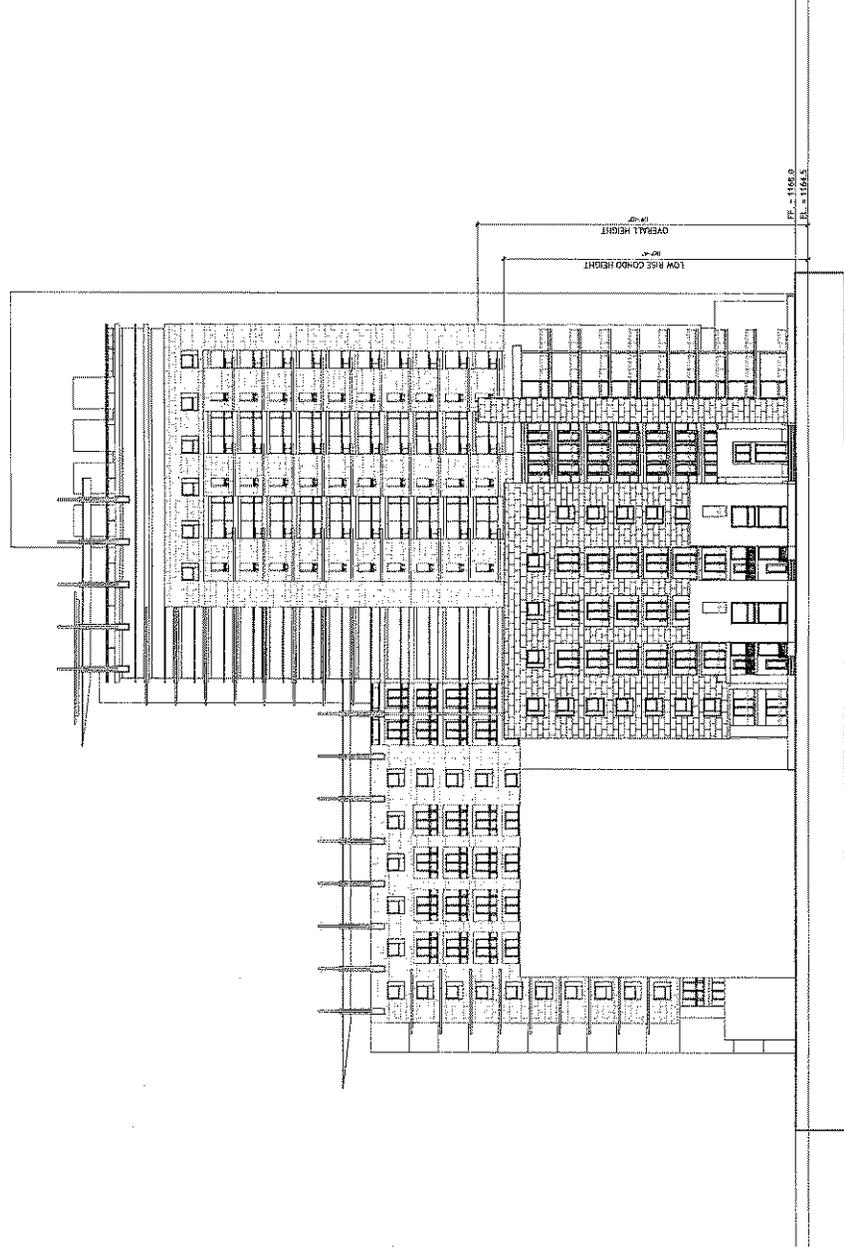
BARBER
PARKS
CONDO

REVISIONS:	DWT
DATE:	01-14-09
PROJECT #:	09-0318
SCALE:	1/2" = 1'-0"
DATE:	01-14-09
PROJECT #:	09-0318
SCALE:	1/2" = 1'-0"

SHEET TITLE: PARCEL
East Elevation -
Parcel Three



McLarand Vasquez Emsiek & Partners, LLC



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

773 B. DOUGLASS BLANCH RD, SUITE 815
SCOTTSDALE, AZ 85258
480.533.8950

2102
P
R
IMPE, ARIZONA

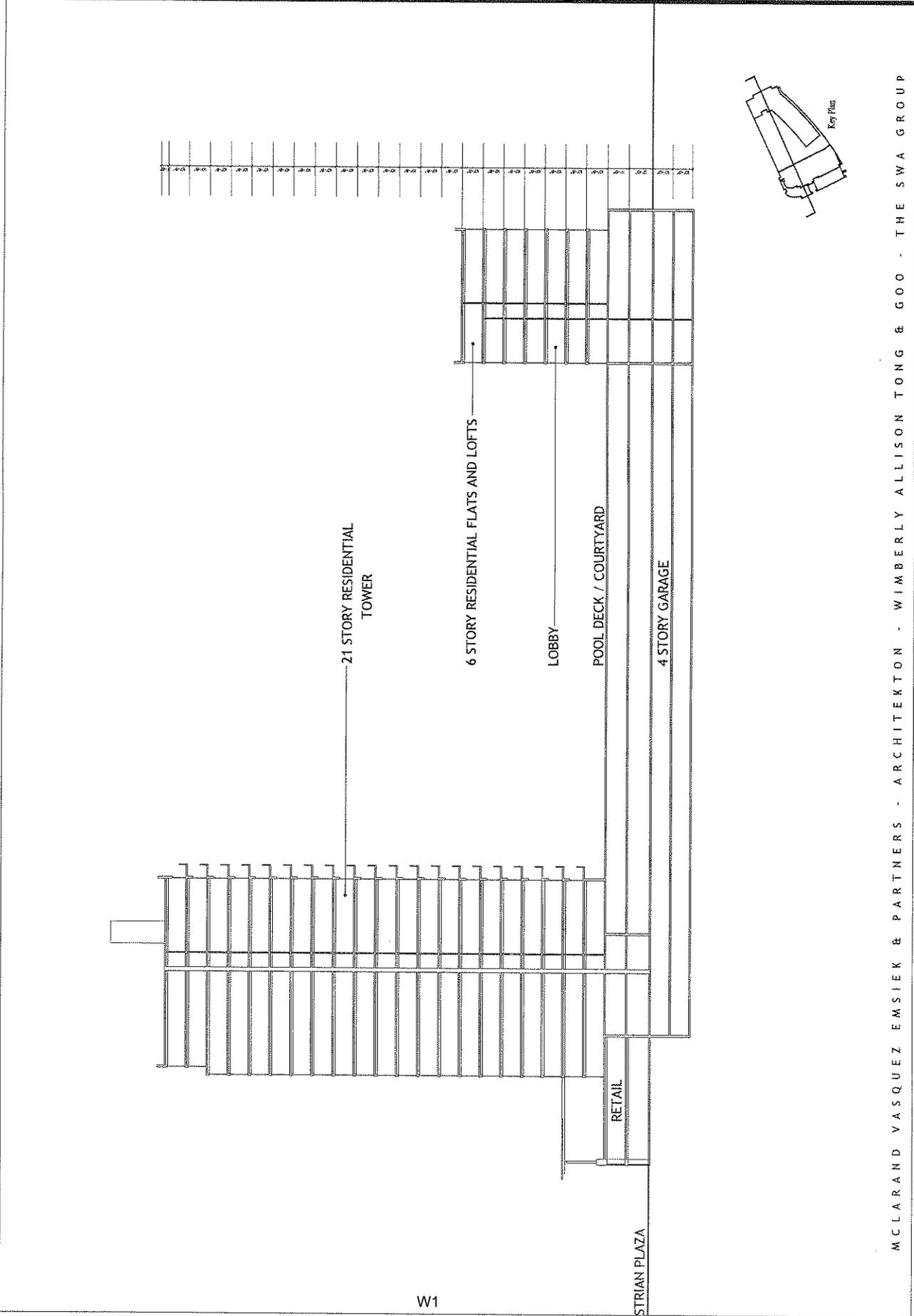


DATE:	04/01/2010
PROJECT #:	08.0011
SCALE:	1"=30'
DATE:	04/01/2010
PROJECT #:	08.0011
SCALE:	1"=30'

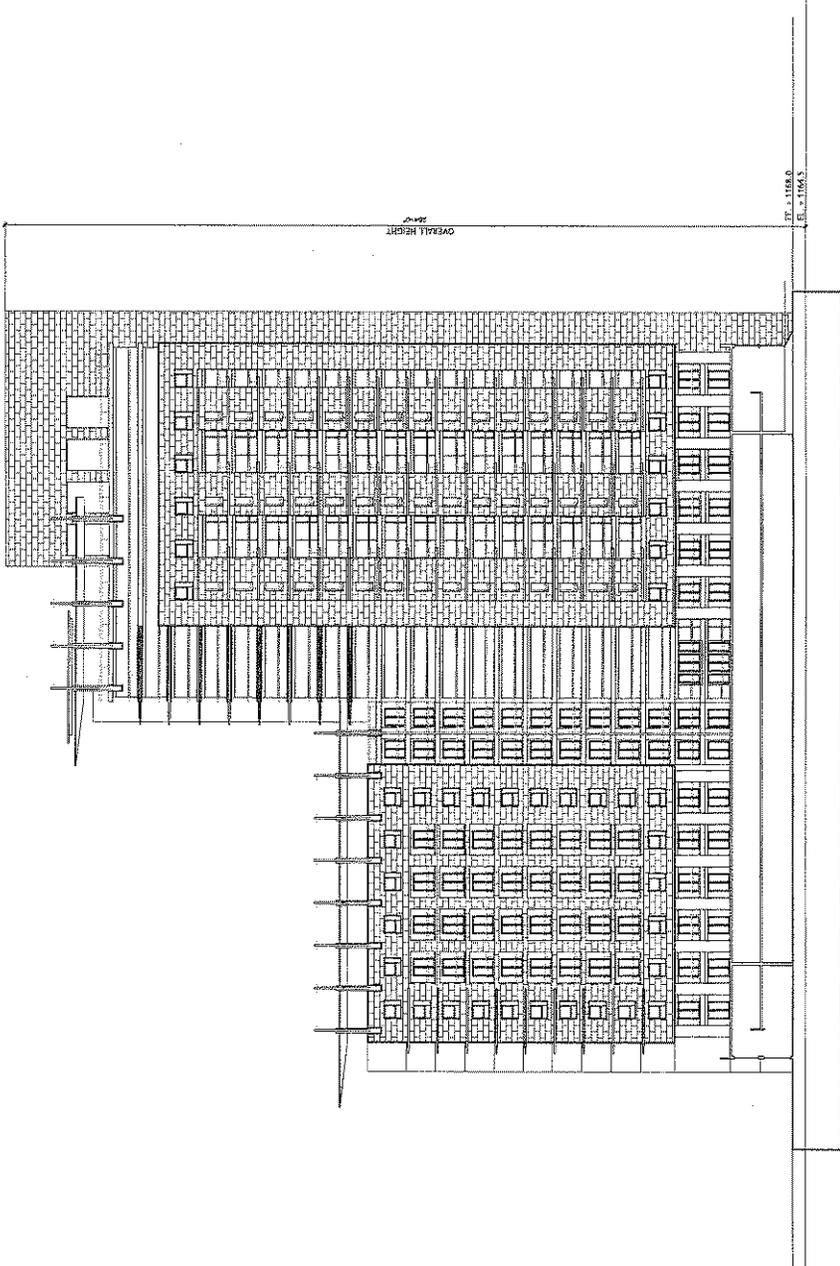
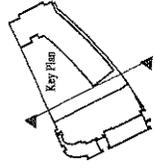
DATE:	04/01/2010
PROJECT #:	08.0011
SCALE:	1"=30'
DATE:	04/01/2010
PROJECT #:	08.0011
SCALE:	1"=30'

SHEET TITLE: PARADISE

North Section -
Parcel Three



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



OVERALL HEIGHT

11' 11 1/8" 0
B. 11' 11 1/8" 5

MCLARAND VASQUEZ EMSIEK & PARTNERS, P.C.
 ARCHITECTS
 1000 WEST WASHINGTON AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.8000
 WWW.MVP-ARCHITECTS.COM

SHEET TITLE: **Section Elevation - Parcel Three**
 DRAWN BY: []
 CHECKED BY: []

DATE: JAN 21, 2009
 PROJECT #: 08 014
 SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	01-21-09	PREP FOR SUBMITTAL
2	01-21-09	PREP FOR SUBMITTAL
3	01-21-09	PREP FOR SUBMITTAL



A Page(s) of:

P 2 | 0 | 2 R
 TEMPE, ARIZONA

7711 N. DOWLING STREET, SUITE 100
 SCOTTSDALE, AZ 85258
 602.733.8000

1717 N. GOLFVIEW AVENUE, SUITE 111
SCOTTSDALE, AZ 85260
480.333.8900

2102
P 2102 R

A Project of:



EMERSON
ARCHITECTS
GROUP

REVISED	DATE
Pre-Permit Submittal	11.16.09
Permit Submittal	1.15.10
Post-Permit Submittal	1.15.10

DATE	JAN 21, 2010
PROJECT #	09-001
SCALE	1"=2'

SHEET TITLE: PARCEL THREE
West Section - Parcel Three



21 STORY RESIDENTIAL TOWER

12 STORY RESIDENTIAL TOWER

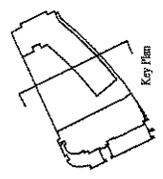
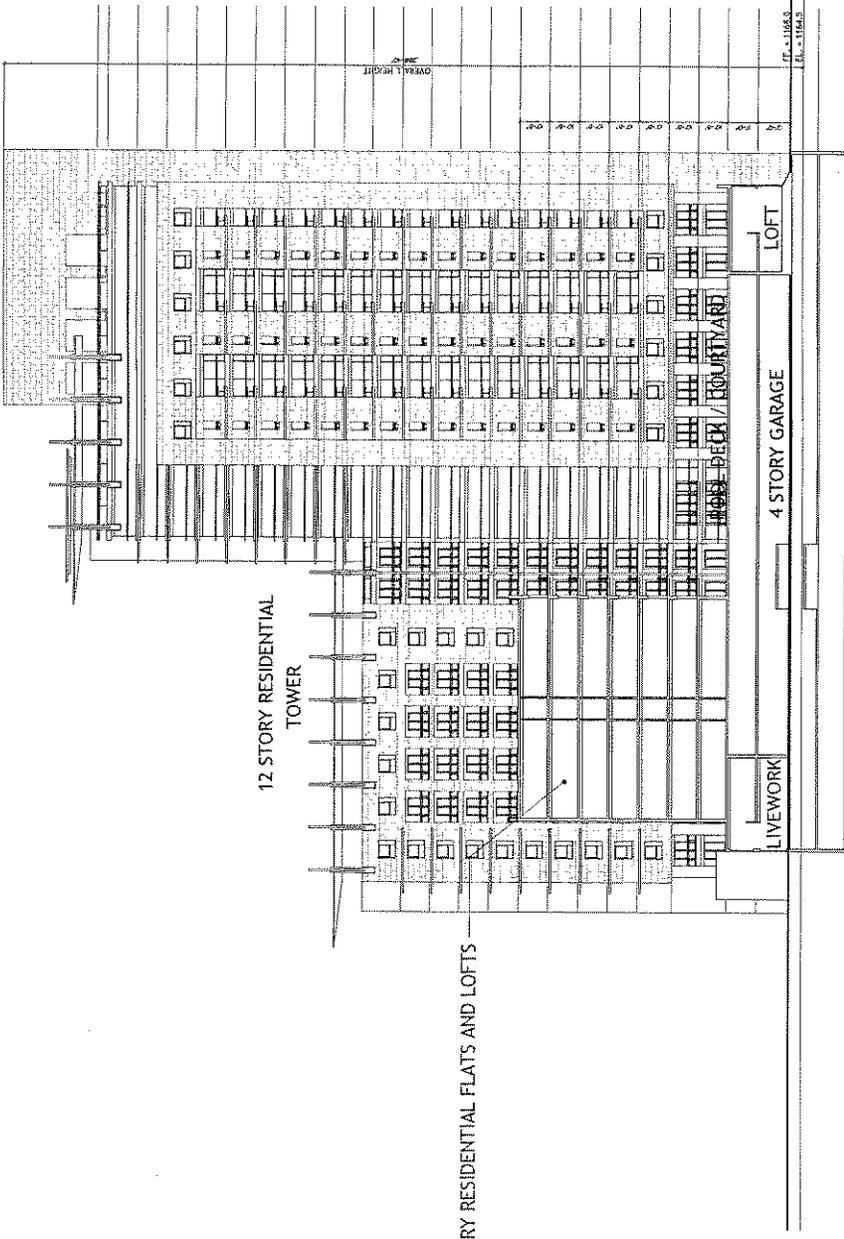
6 STORY RESIDENTIAL FLATS AND LOFTS

4 STORY GARAGE

LIVEWORK

LOFT

POOL DECK / COURTYARD



Overall Height
111'-0"

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

1177 E. DOUGLASS ST. SUITE 101
SCOTTSDALE, AZ 85268
602.933.8808

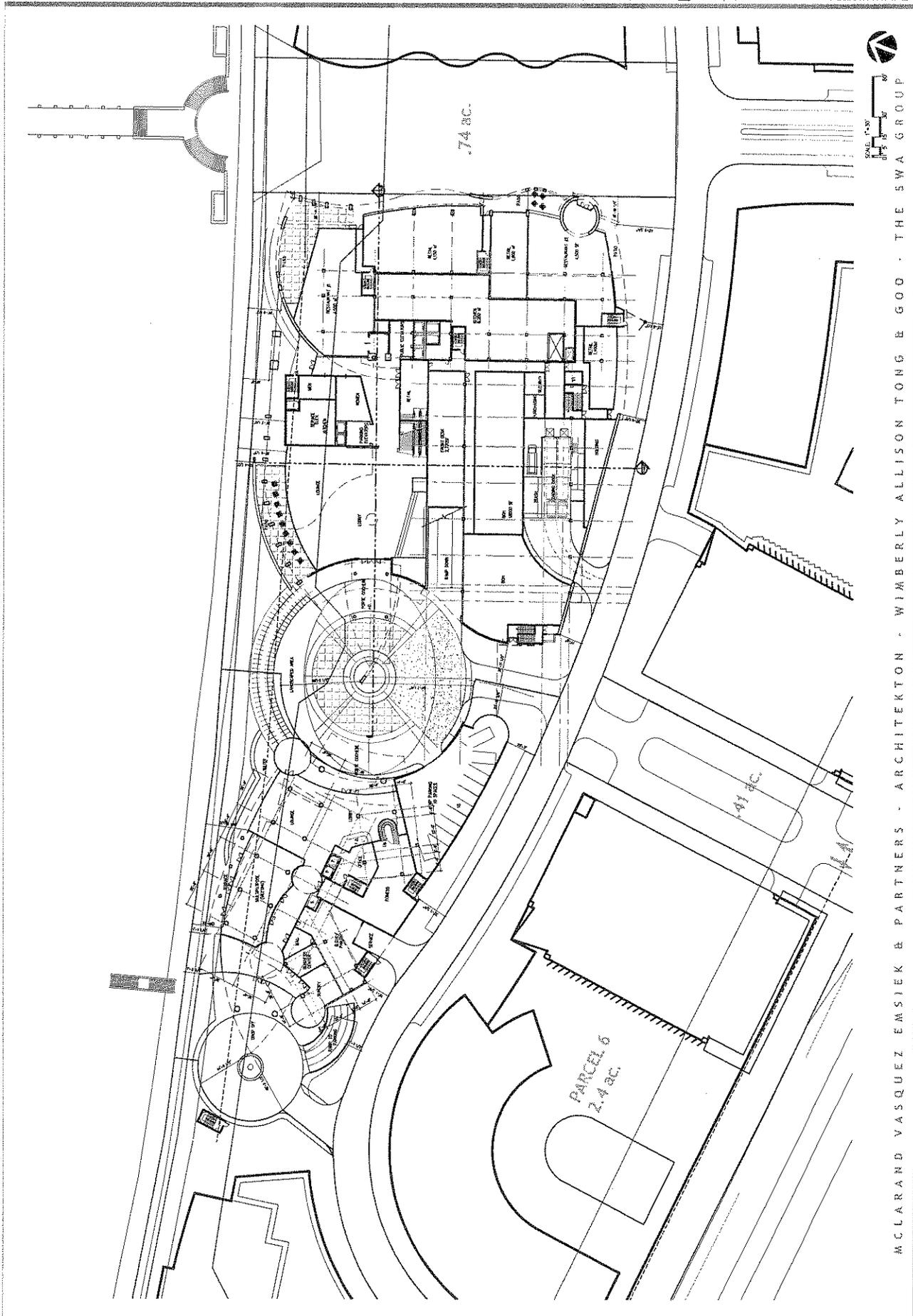
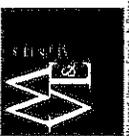
2102 R
LIMPE, ARIZONA

A Project of:
STANLEY PERKINS
ARCHITECTS
P.C.

BARKER
PACIFIC
GROUP

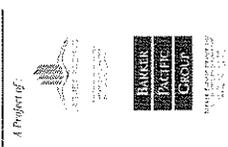
DATE	10/10/01
BY	STP
SCALE	AS SHOWN
PROJECT	STANLEY PERKINS ARCHITECTS P.C.
NO.	10101
REV.	

Overall Siteplan
Parcel 4
01 - A1101



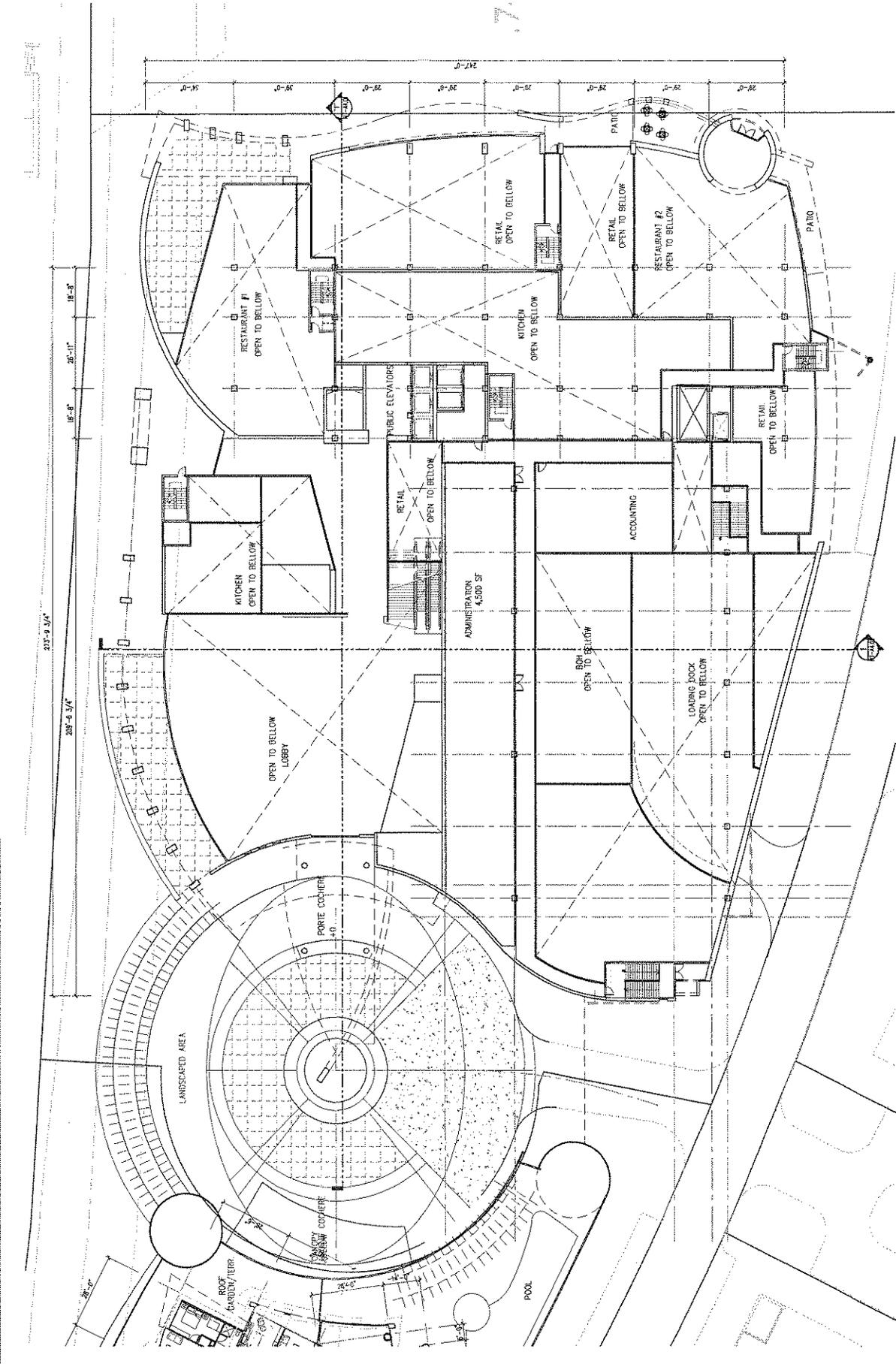
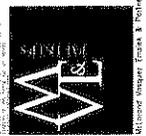
MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

X



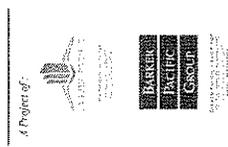
DATE	NO. OF SHEETS	PROJECT NO.	PROJECT NAME

Hotel Tower
Plan
Parcel 41 - Level 02
111 - 42.02



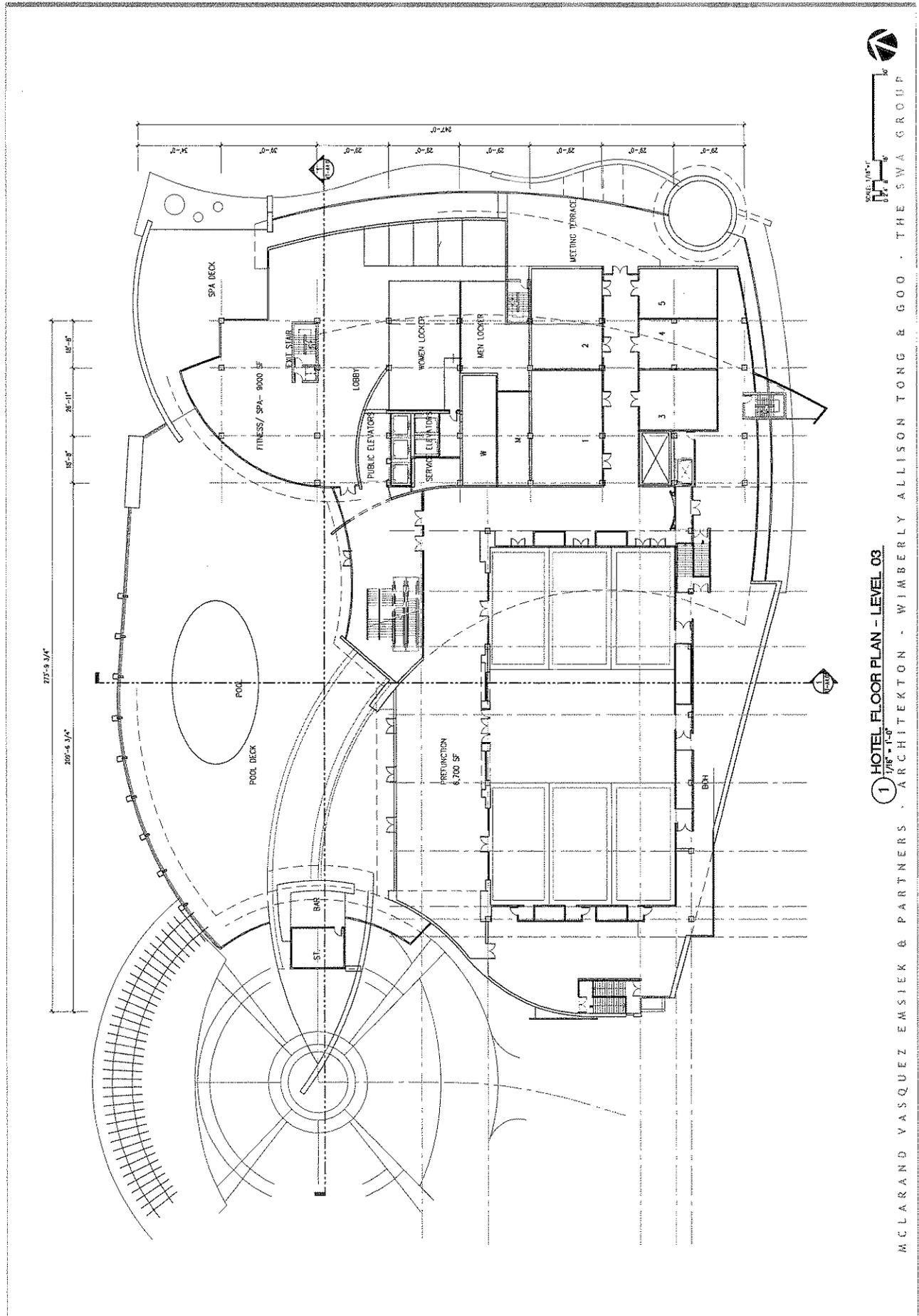
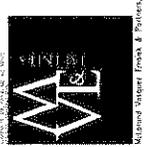
SCALE: 1/8" = 1'-0"
1/16" = 1'-0"

1 HOTEL FLOOR PLAN - LEVEL 02
MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP



DATE	
REVISION	
NO.	
DATE	
BY	
DATE	
BY	
DATE	
BY	

Hotel Tower
Floor Plan
Parcel 4a - Level 03
HT - A2.03



SCALE: 1/8" = 1'-0"

1 HOTEL FLOOR PLAN - LEVEL 03

MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

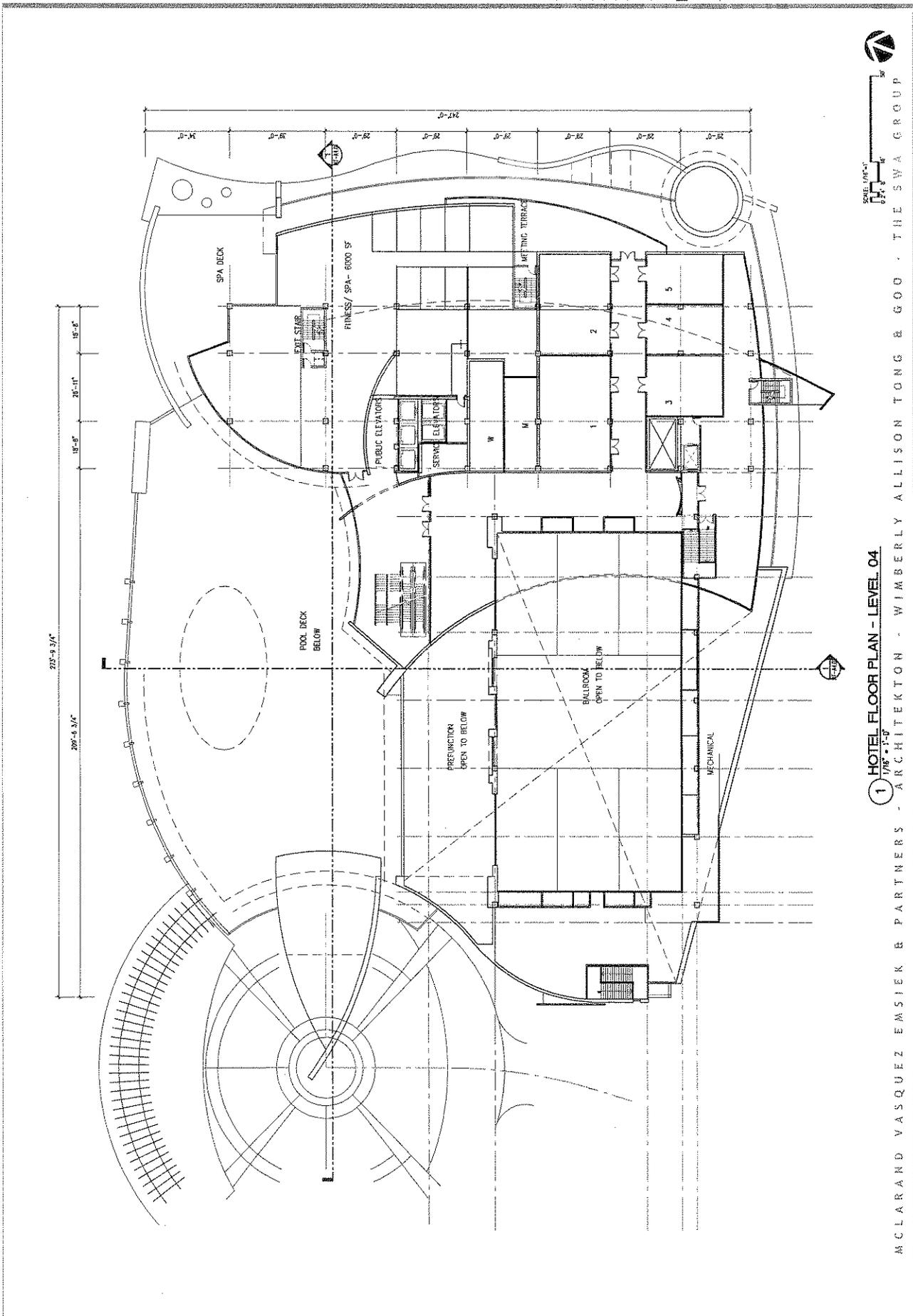
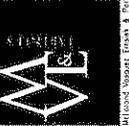
771 N. DOORLICKS BLVD. SUITE 110
 SCOTTSDALE, AZ 85260
 482.533.8892

TEMP, ARIZONA
 210 E 2

Property of:

DATE: 05/08/2007
 PROJECT: 04-2104
 SHEET: 04-2104-01

Hotel Tower
 Floor Plan
 Level 04
 HT - 42.04



SCALE: 1/8" = 1'-0"

1 HOTEL FLOOR PLAN - LEVEL 04

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

A Project of:



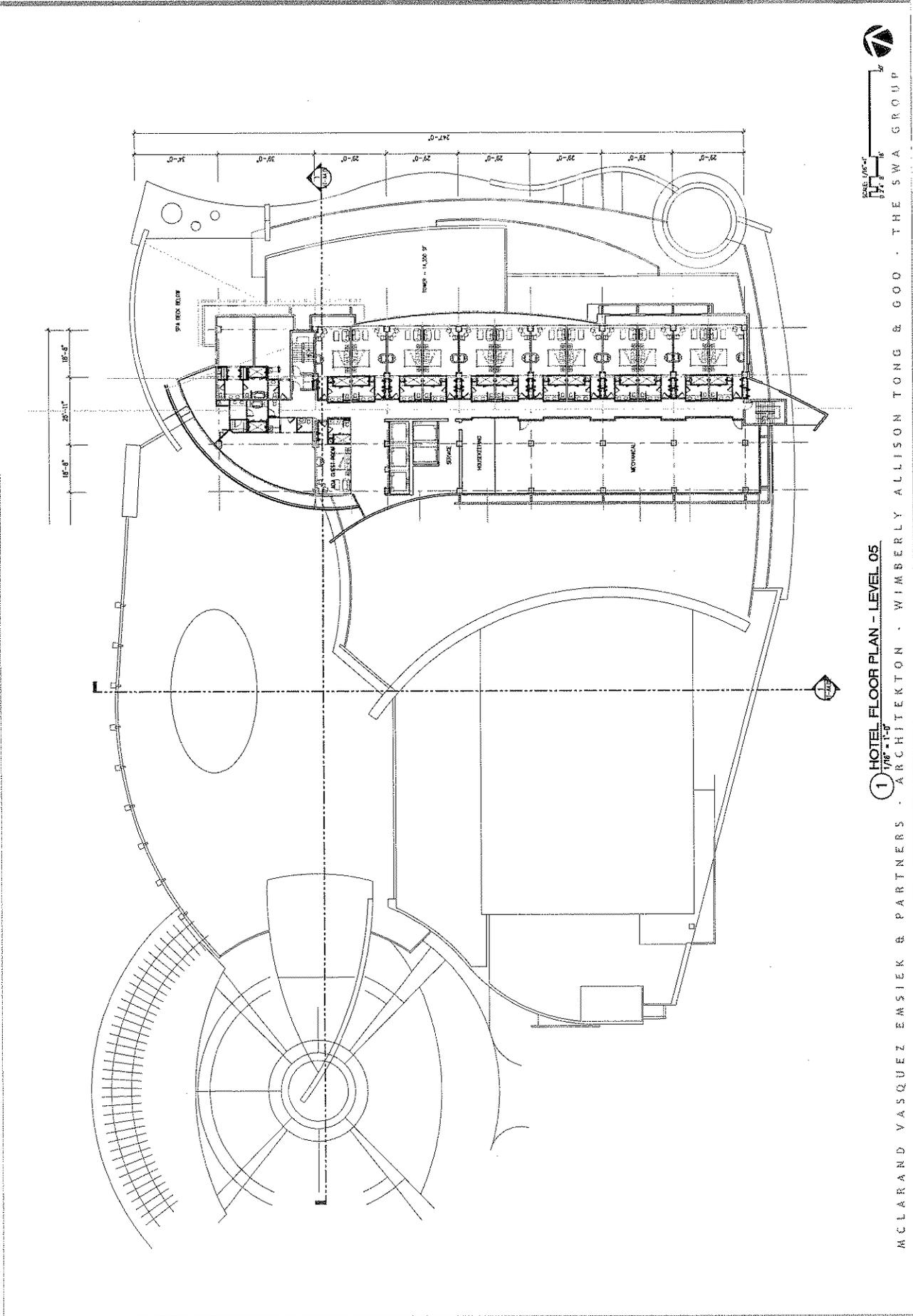


DATE: 05/05/2012
 PROJECT: TEMPE HOTEL
 SHEET: 2102

Hotel Tower
 Floor Plan
 Level 05
 RT - A2.05



McLarand Vasquez Emsiek & Partners
 Architects



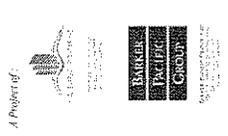
SCALE: 1/8" = 1'-0"

1 HOTEL FLOOR PLAN - LEVEL 05

McCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GON · THE SWA GROUP

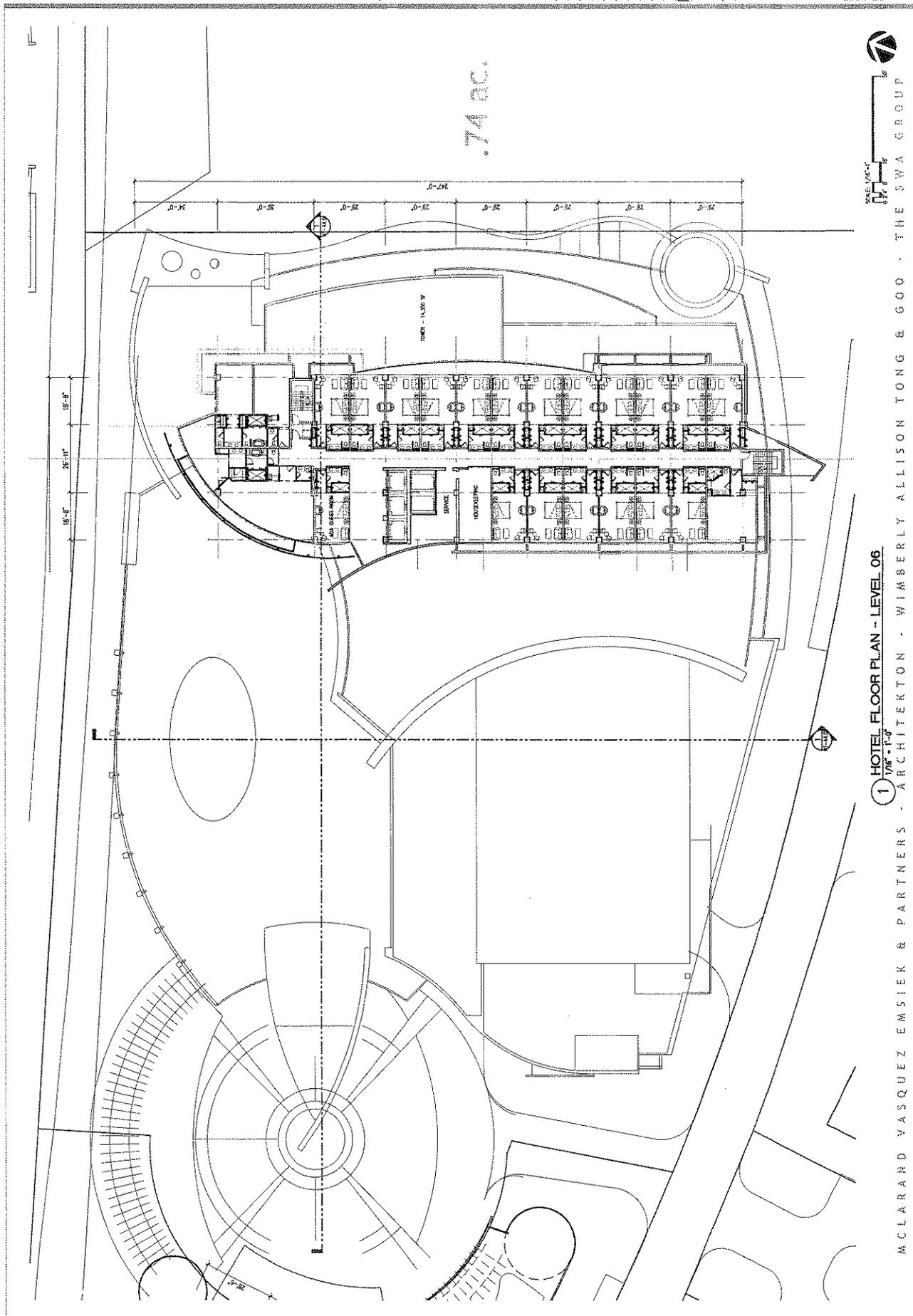
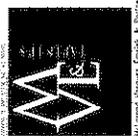
715 N. DOUGLASS RANCH RD., SUITE B115
SCOTTSDALE, AZ 85258
927.533.8992

TEMPLE, ARIZONA
P 210 E 2 R



DATE	
BY	
REVISION	
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REVISION	
DATE	
BY	
REVISION	
DATE	
BY	
REVISION	

Hotel Tower
Floor Plan
Level 06 (Typ.)
HT - 42.06



*74 AC.



1 HOTEL FLOOR PLAN - LEVEL 06
1/8" = 1'-0"

MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

7713 S. GOMMES ROAD, SUITE 111
SCOTTSDALE, AZ 85258
480.513.9900

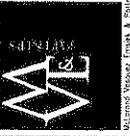
Project: **2102**
Tempe, Arizona



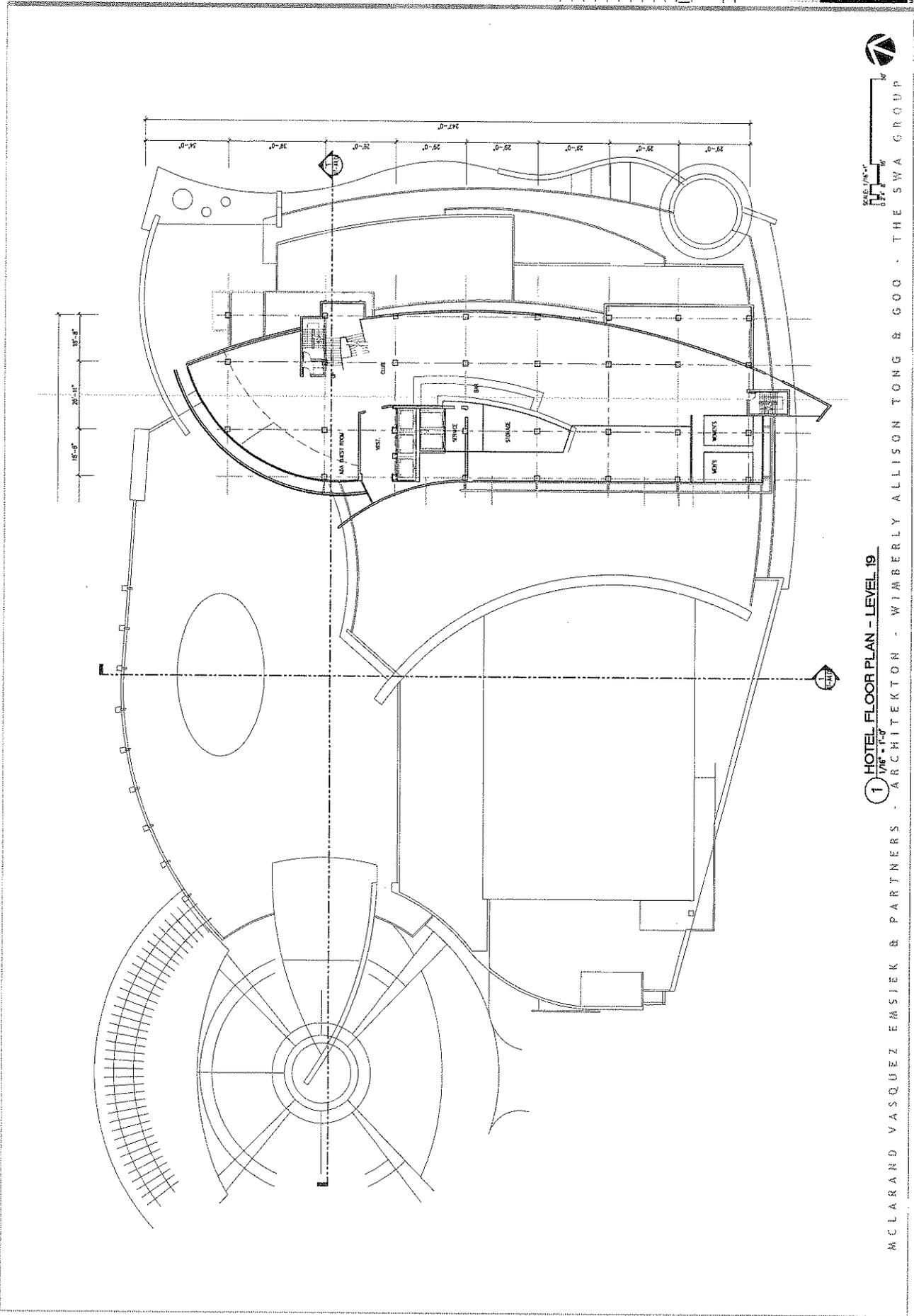
BANKER
PACIFIC
CONQUI

DATE:	02.03.2007
PROJECT:	HT - A2.07
SCALE:	1/8" = 1'-0"
NO:	1
REV:	
BY:	
CHECKED:	
DATE:	

Hotel Tower
Floor Plan
Level 19
HT - A2.07



MCLARND VASQUEZ EMSIEK & PARTNERS



1/8" = 1'-0"
THE SWA GROUP

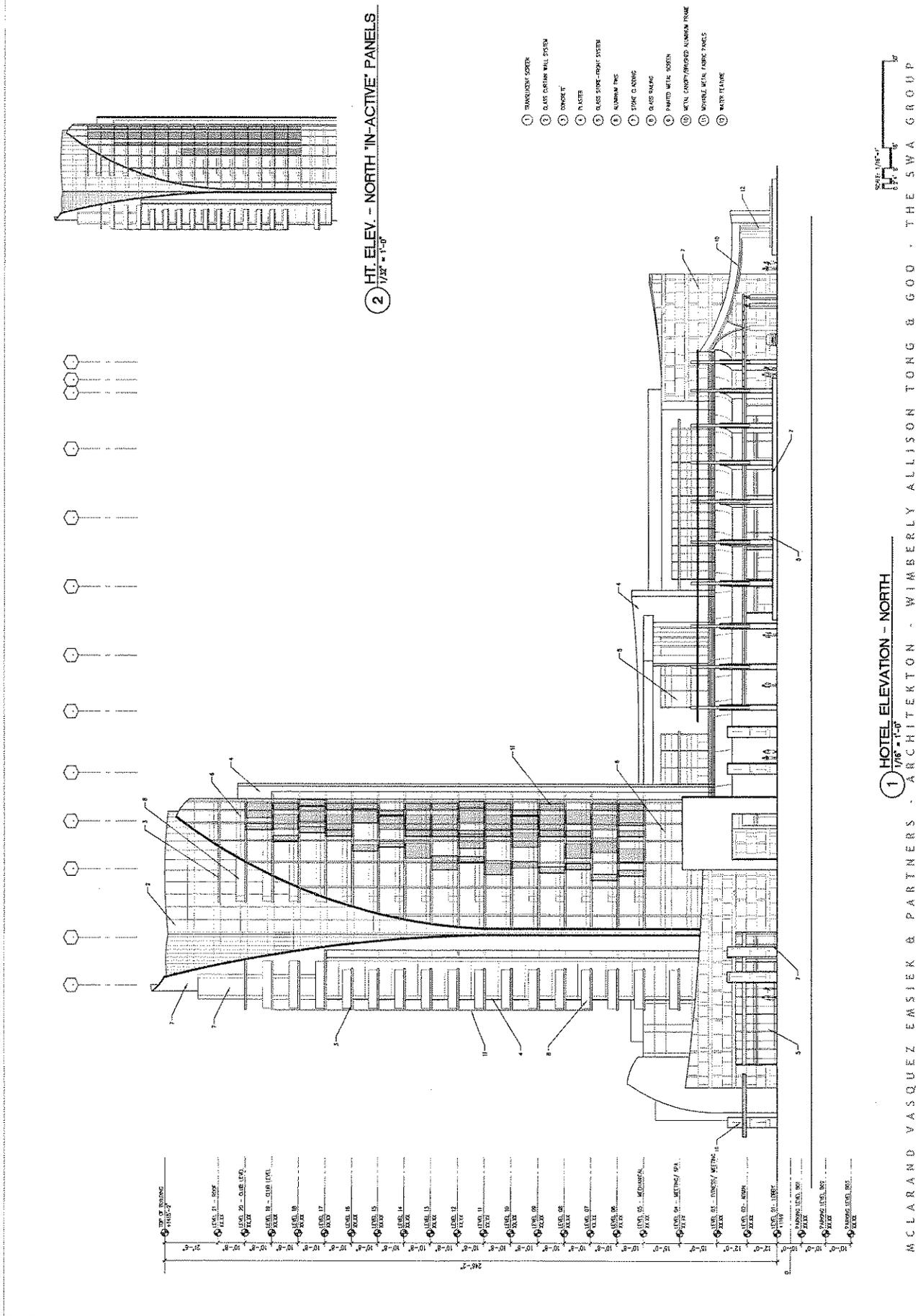
1 HOTEL FLOOR PLAN - LEVEL 19

MCLARND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



Project of:
 Barker Excavators Group
 1113 S. DOUGLASS AVENUE, SUITE 100
 SCOTTSDALE, AZ 85261
 907.517.9000

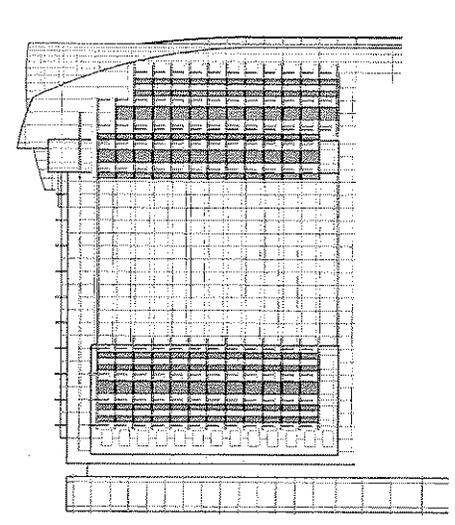
Hotel Tower
 North Elevation
 Parcel 4a
 HT - 43.01



2 | HT. ELEV. - NORTH 'IN-ACTIVE' PANELS
 1/32" = 1'-0"

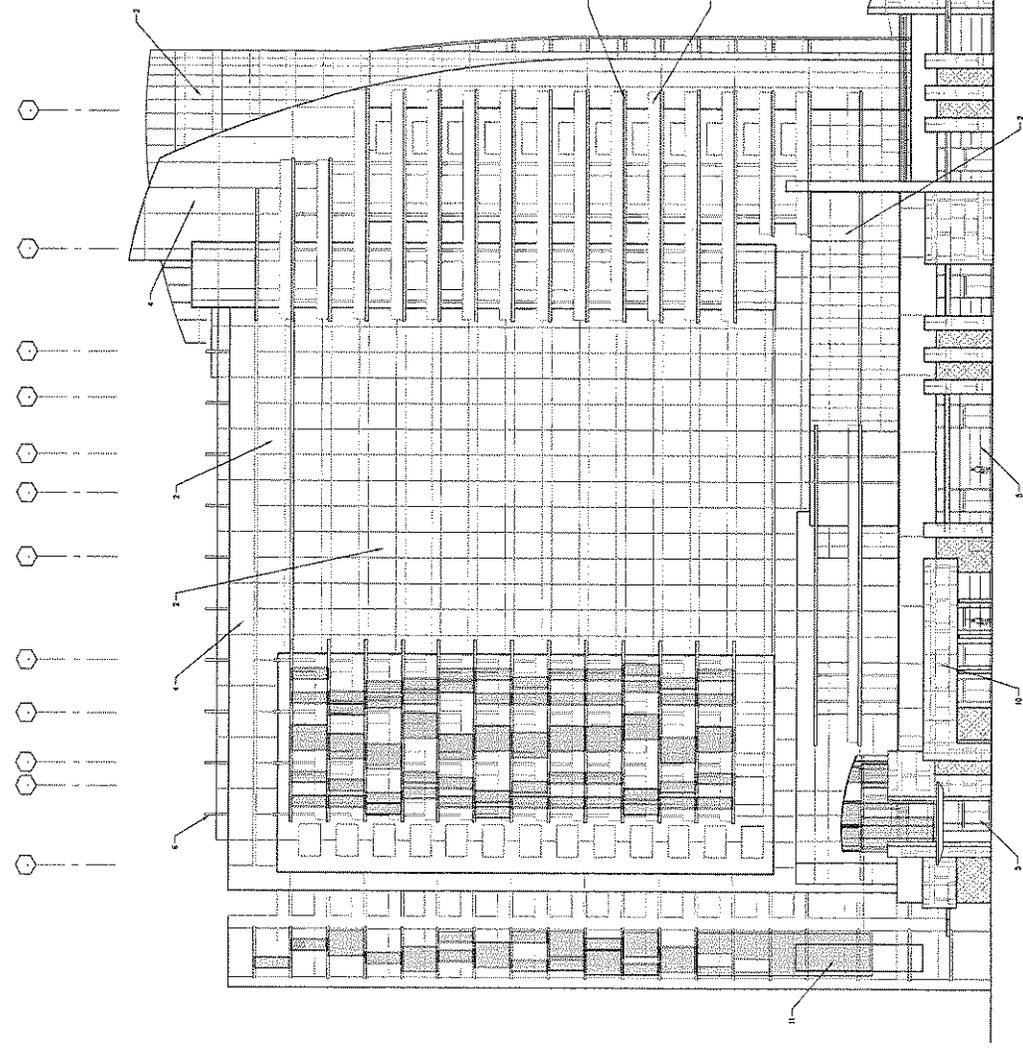
1 | HOTEL ELEVATION - NORTH
 1/16" = 1'-0"

McCLARRAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOD · THE SWA GROUP

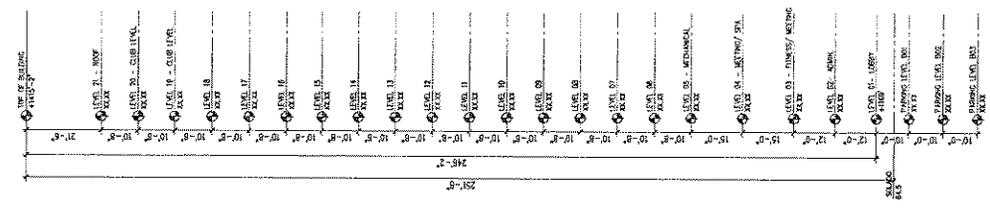


2 HT. ELEV. - EAST 'IN-ACTIVE' PANELS
 1/16" = 1'-0"

- 1 TRANSLUCENT GLAZING
- 2 GLASS CUSTOM WALL SYSTEM
- 3 CONCRETE
- 4 PLASTER
- 5 GLASS STORE FRONT SYSTEM
- 6 ALUMINUM FINIS
- 7 STYRE O FOAMING
- 8 GLASS FINISH
- 9 PAINTED METAL SHEET
- 10 METAL COMPOUND GLASS ALUMINUM FRAME
- 11 WOVEN METAL FABRIC PANELS
- 12 METAL FEATURE



1 HOTEL ELEVATION - EAST
 1/16" = 1'-0"



1 HOTEL ELEVATION - EAST
 1/16" = 1'-0"

McCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTEKTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

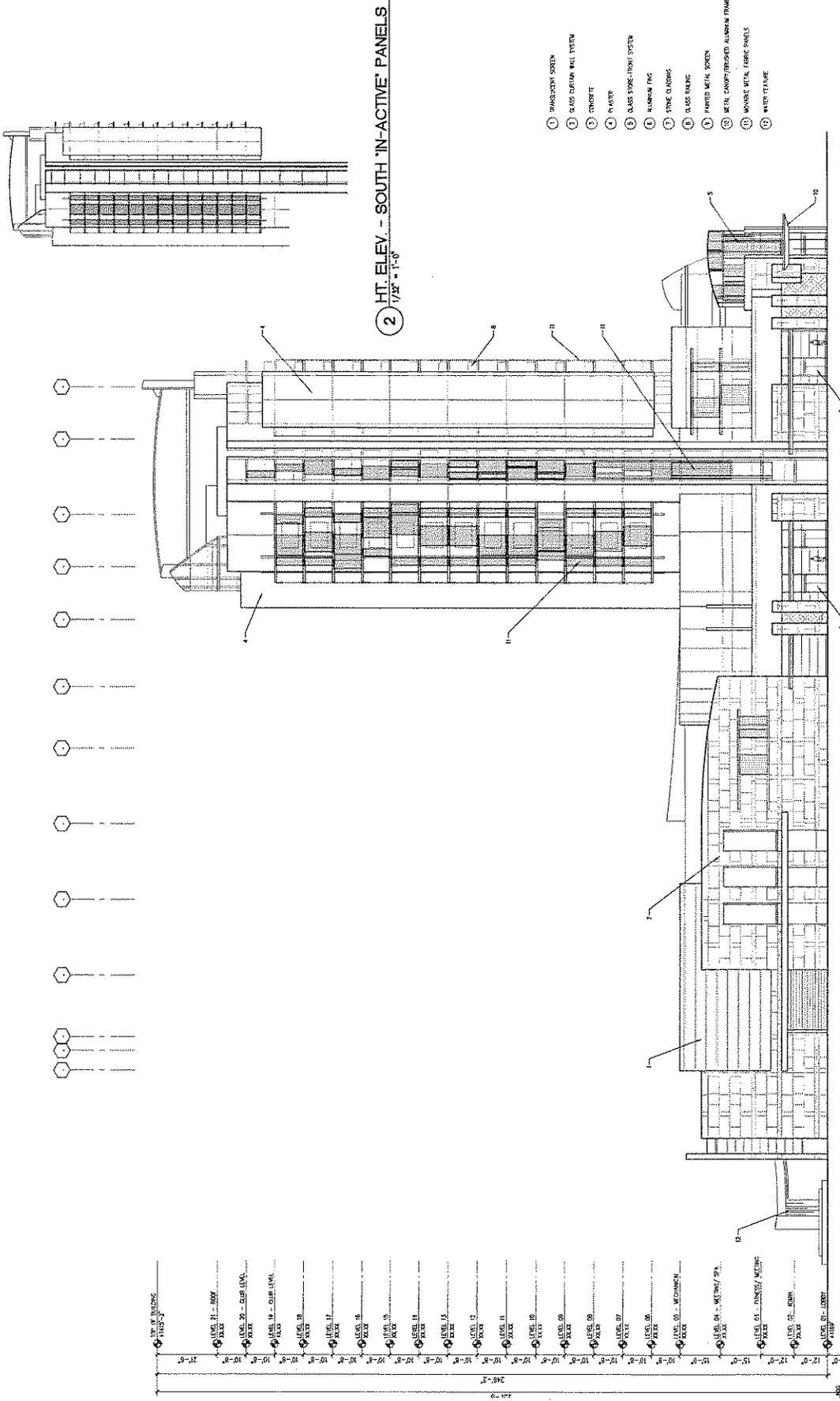
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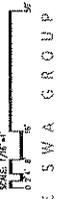
Hotel Tower
South Elevation
Parcel 4a
HT - 43.04



McLarand Vasquez Emsiek & Partners



2 HT. ELEV. - SOUTH 'IN-ACTIVE' PANELS
1/16" = 1'-0"



1 HOTEL ELEVATION - SOUTH
1/16" = 1'-0"

McLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

1717 E. DOUGLASS RANCH RD., SUITE 1111
SCOTTSDALE, AZ 85261
947.431.8988

PROJECT
210 E 2 R
HTMPC, ARIZONA

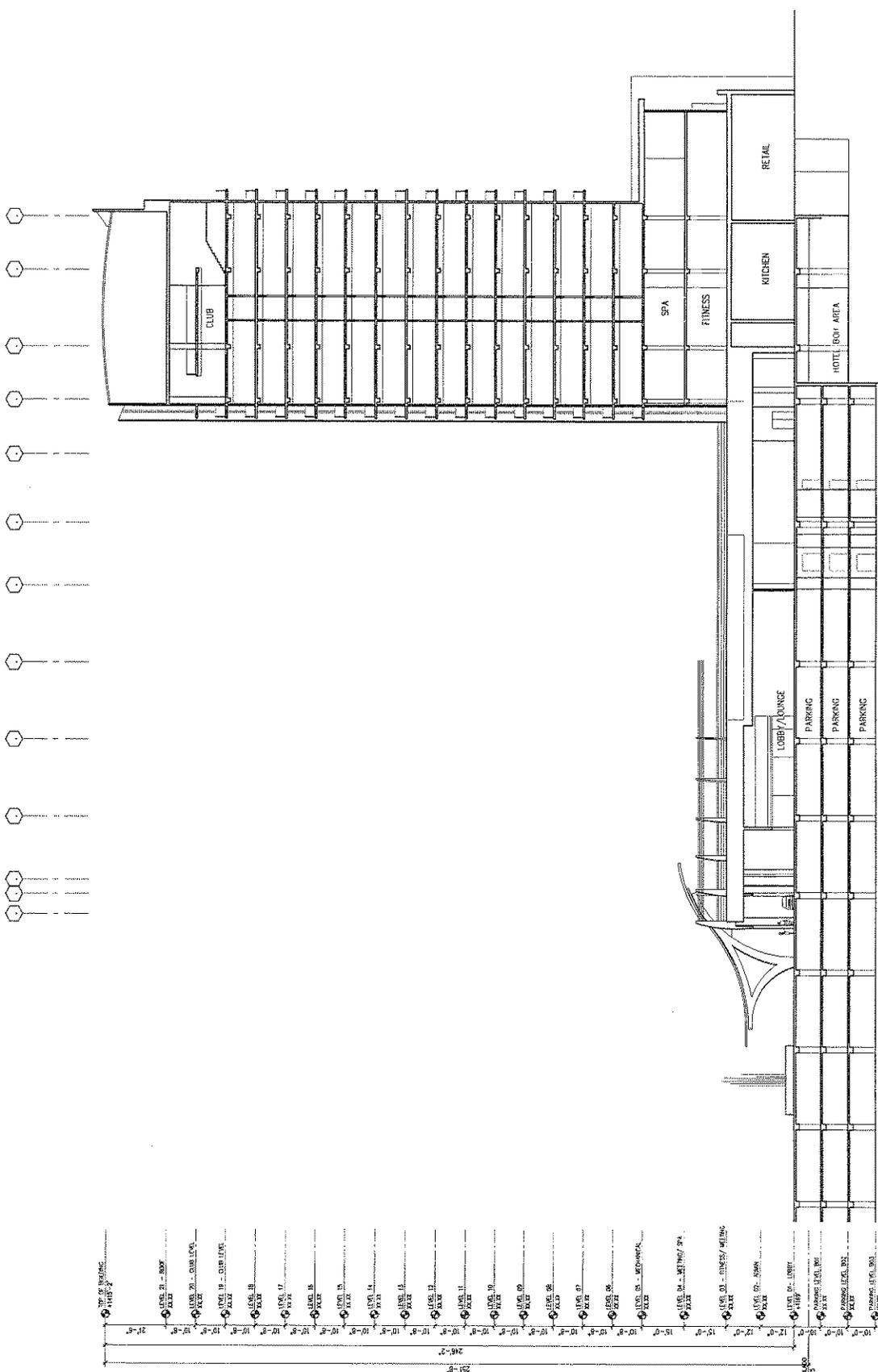


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NO. 99	DATE
NO. 100	DATE

Hotel Tower
Building Section
Parcel 4a
HT - 4401



McLarand Vasquez Emsiek & Partners



SCALE: 1/8" = 1'-0"
DATE: 11/15/07

1 HOTEL BUILDING SECTION
1/8" = 1'-0"

McCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

173 S. DOUGLASS STREET, SUITE 815
SCOTTSDALE, AZ 85258
482.551.9988

2102 R
TEMPE, ARIZONA



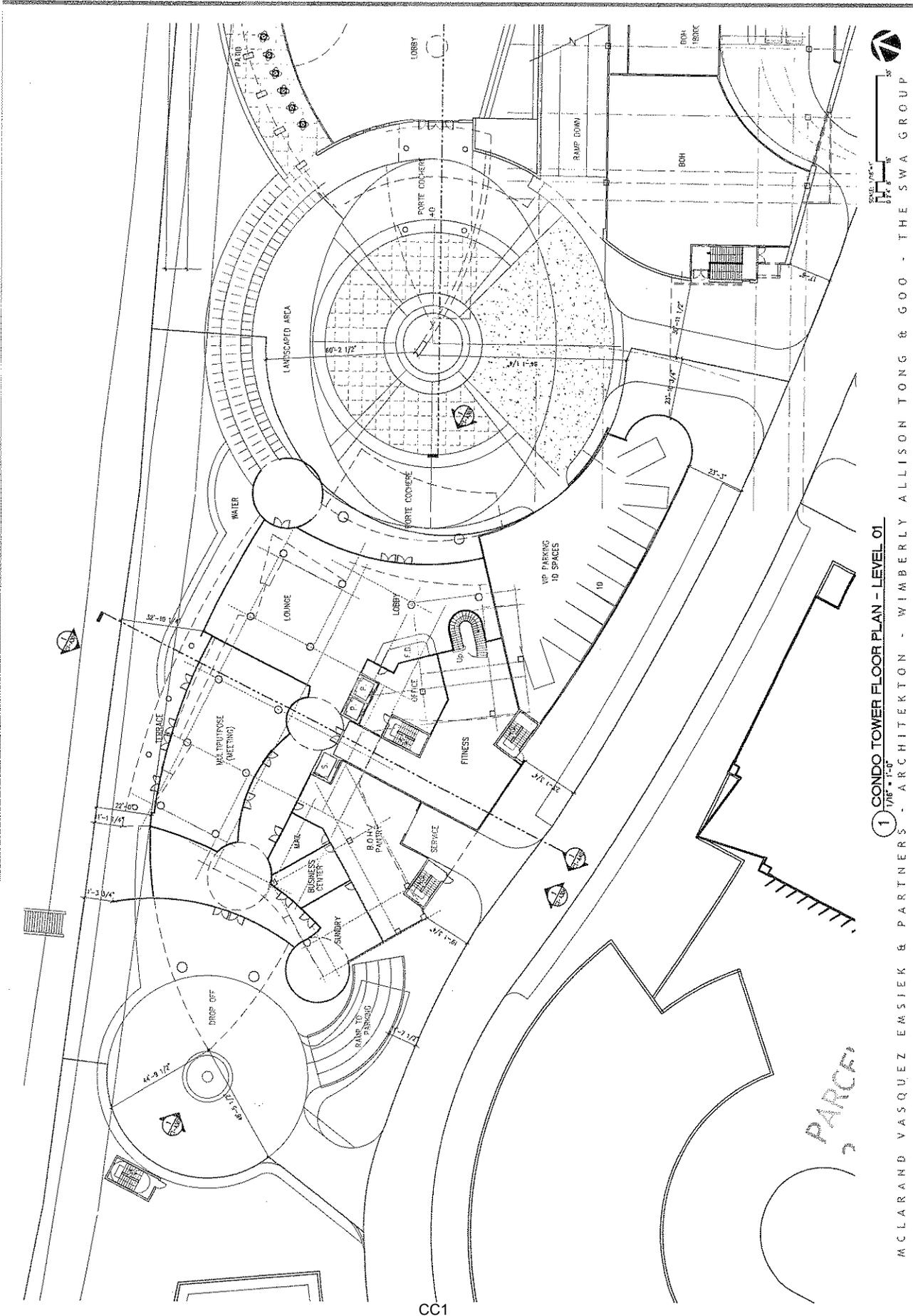
BARKER
PACIFIC
GROUP

NO. OF SHEETS	1
SHEET NO.	1
DATE	05/09/2011
PROJECT	CONDO TOWER FLOOR PLAN
CLIENT	THE SWA GROUP
DESIGNER	EMSIK & PARTNERS
ARCHITECT	EMSIK & PARTNERS
ENGINEER	EMSIK & PARTNERS
LANDSCAPE ARCHITECT	EMSIK & PARTNERS
MECHANICAL ENGINEER	EMSIK & PARTNERS
ELECTRICAL ENGINEER	EMSIK & PARTNERS
CIVIL ENGINEER	EMSIK & PARTNERS
PLUMBING ENGINEER	EMSIK & PARTNERS
STRUCTURAL ENGINEER	EMSIK & PARTNERS
ENVIRONMENTAL ENGINEER	EMSIK & PARTNERS
INTERIOR DESIGNER	EMSIK & PARTNERS
SCULPTOR	EMSIK & PARTNERS
ARTIST	EMSIK & PARTNERS
PAINTER	EMSIK & PARTNERS
WALLPAPER HANGER	EMSIK & PARTNERS
CARPENTER	EMSIK & PARTNERS
JOINER	EMSIK & PARTNERS
WOODWORKER	EMSIK & PARTNERS
GLAZIER	EMSIK & PARTNERS
ROOFER	EMSIK & PARTNERS
CONCRETE FINISHER	EMSIK & PARTNERS
PAVING CONTRACTOR	EMSIK & PARTNERS
LANDSCAPE CONTRACTOR	EMSIK & PARTNERS
IRRIGATION CONTRACTOR	EMSIK & PARTNERS
LIGHTING CONTRACTOR	EMSIK & PARTNERS
AV SYSTEMS CONTRACTOR	EMSIK & PARTNERS
TELEPHONE CONTRACTOR	EMSIK & PARTNERS
TELEVISION CONTRACTOR	EMSIK & PARTNERS
WIRELESS CONTRACTOR	EMSIK & PARTNERS
NETWORK CONTRACTOR	EMSIK & PARTNERS
SECURITY CONTRACTOR	EMSIK & PARTNERS
ACCESS CONTROL CONTRACTOR	EMSIK & PARTNERS
TIME AND MATERIAL CONTRACTOR	EMSIK & PARTNERS
GENERAL CONTRACTOR	EMSIK & PARTNERS
CONSTRUCTION MANAGER	EMSIK & PARTNERS
OWNER	THE SWA GROUP

Condo Tower
Floor Plan
Parcel 4b - Level 01
CP - 42.01



173 S. DOUGLASS STREET, SUITE 815
SCOTTSDALE, AZ 85258
482.551.9988



SCALE: 1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"

1 CONDO TOWER FLOOR PLAN - LEVEL 01
MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

PARCE 2

CC1

1730 PAPERBACK ROAD, SUITE 101
PHOENIX, AZ 85028
480.551.8000

210 E 2 R
TEMPE, ARIZONA



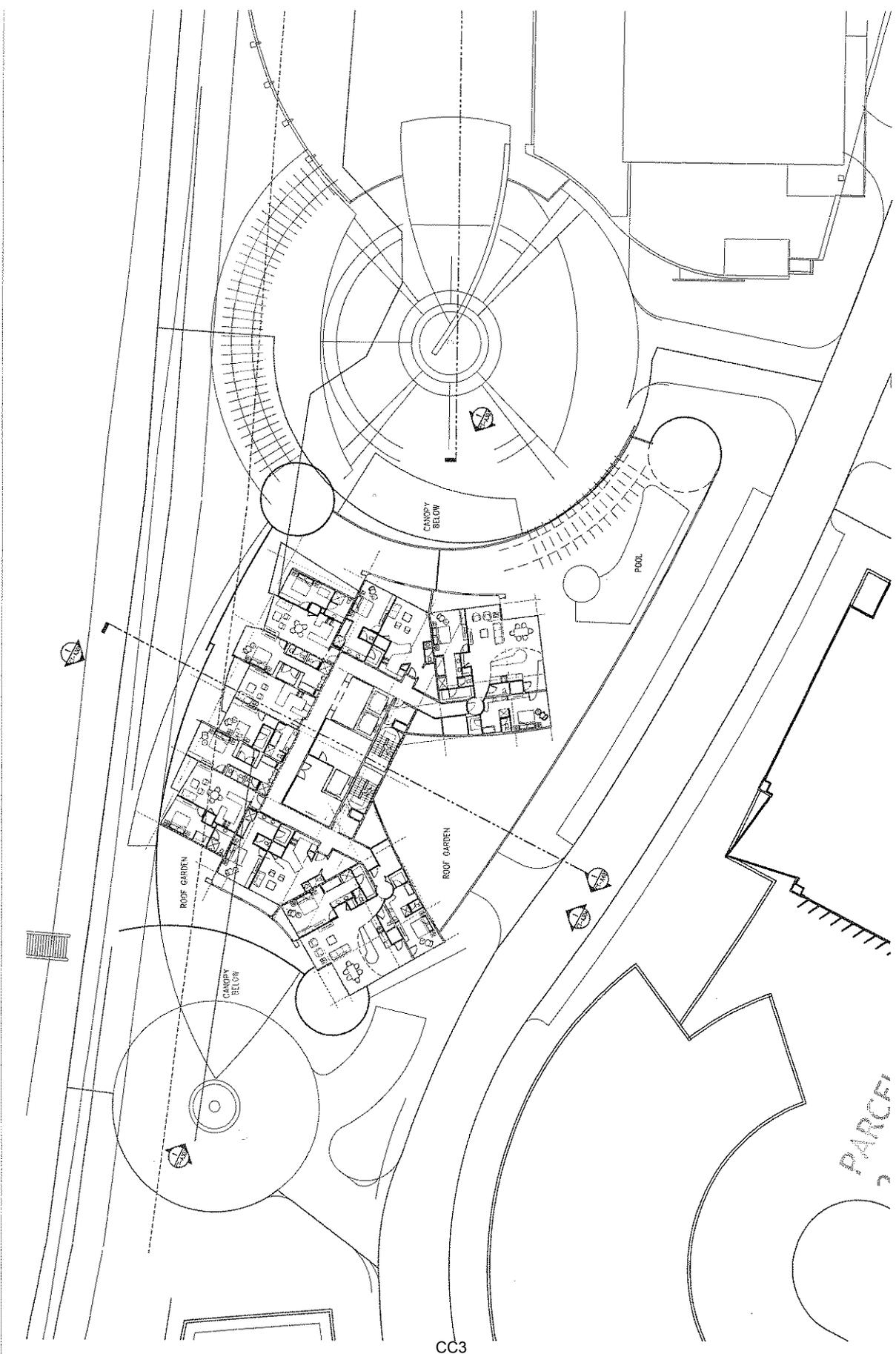
BARBER
PACIFIC
GROUP

DATE	NOV 11 2003
BY	ML
CHECKED	ML
SCALE	1/8" = 1'-0"
TITLE	CONDO TOWER FLOOR PLAN - LEVEL 3,7
PROJECT	PARCEL 40 - LEVEL 3,7
CLIENT	CT - 12.03

Condo Tower
Floor Plan
Parcel 40 - Level 3,7
CT - 12.03



McLarand Vasquez Emsiek & Partners, PC



SCALE: 1/8" = 1'-0"
1/8" = 1'-0"

1 CONDO TOWER FLOOR PLAN - LEVEL 08-07

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

PARCEL

CC3

175 G. POOL, BARKER PACIFIC GROUP, SCOTT WILSON
ARCHITECTS, 200 1ST AVENUE
NEW YORK, NY 10001

TEMP, ARIZONA
P 21012 R



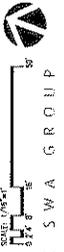
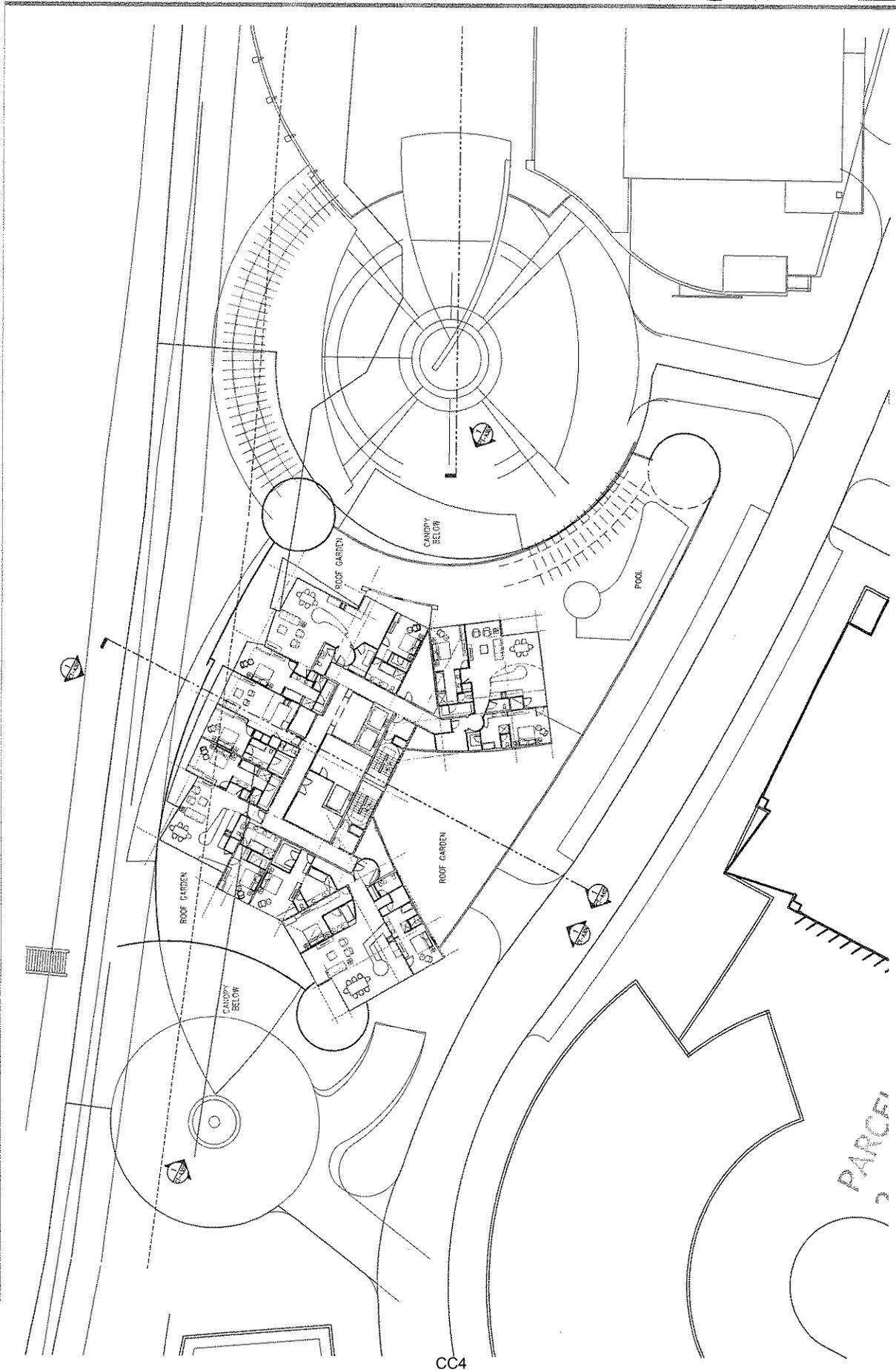
BARKER
PACIFIC
GROUP

DATE	
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REV.	
DATE	
BY	
NO.	
REV.	

Condo Tower
Floor Plan
Typical (8-14)
CT - 12.04



McLarand Vasquez Emsiek & Partners, Inc.



1 CONDO TOWER FLOOR PLAN - LEVELS 8-14
1/16" = 1'-0"

MCLARAND VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

PARCELI

CC4

1718 CONVENT ROAD, SUITE 100
PHOENIX, AZ 85008
602.555.9888

2102
P 2102 R



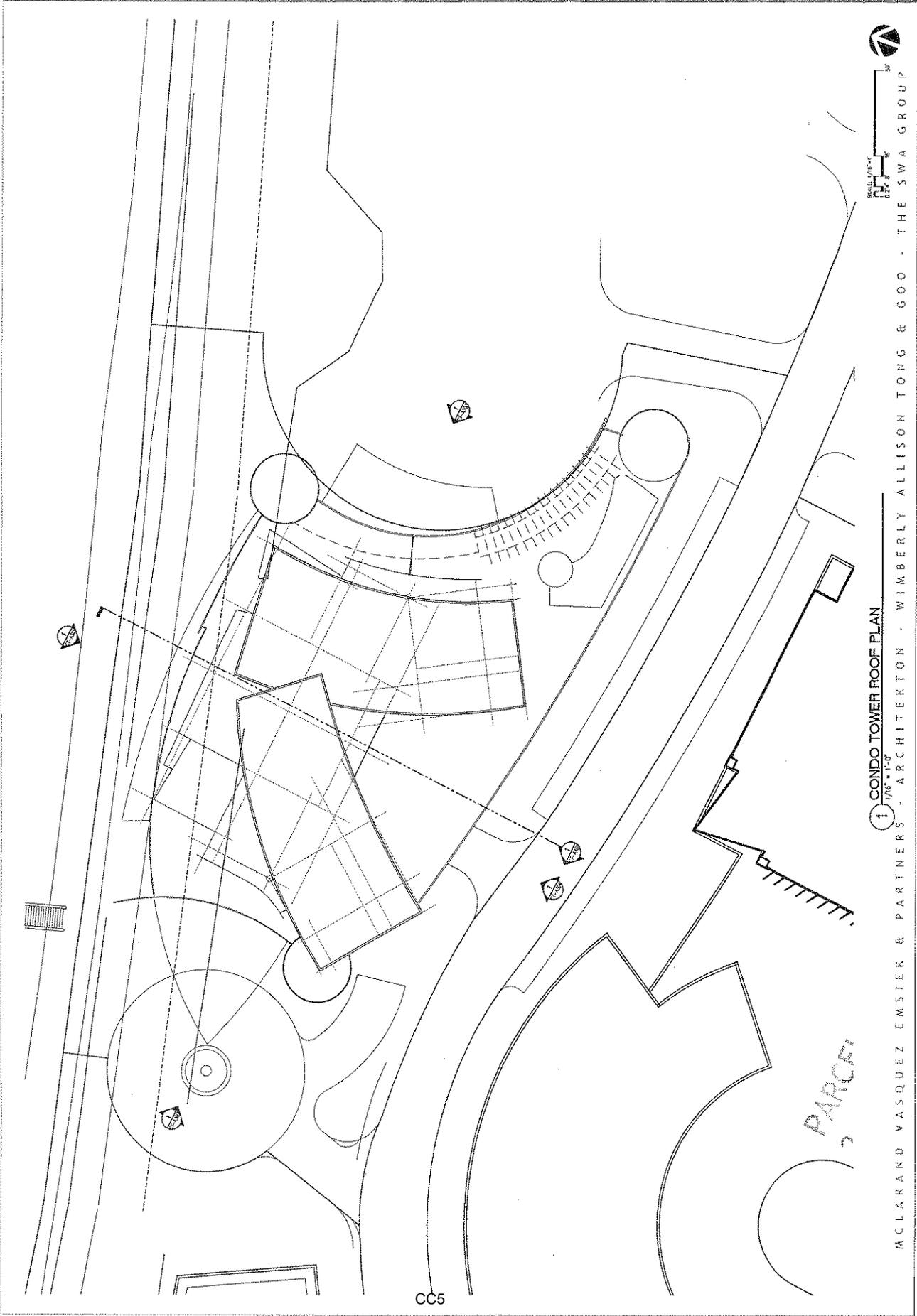
BARBER
PACIFIC
GROUP

NO. 1	DATE	BY
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NO. 20	DATE	BY

Condo Tower
Roof Plan
CT - 12.07



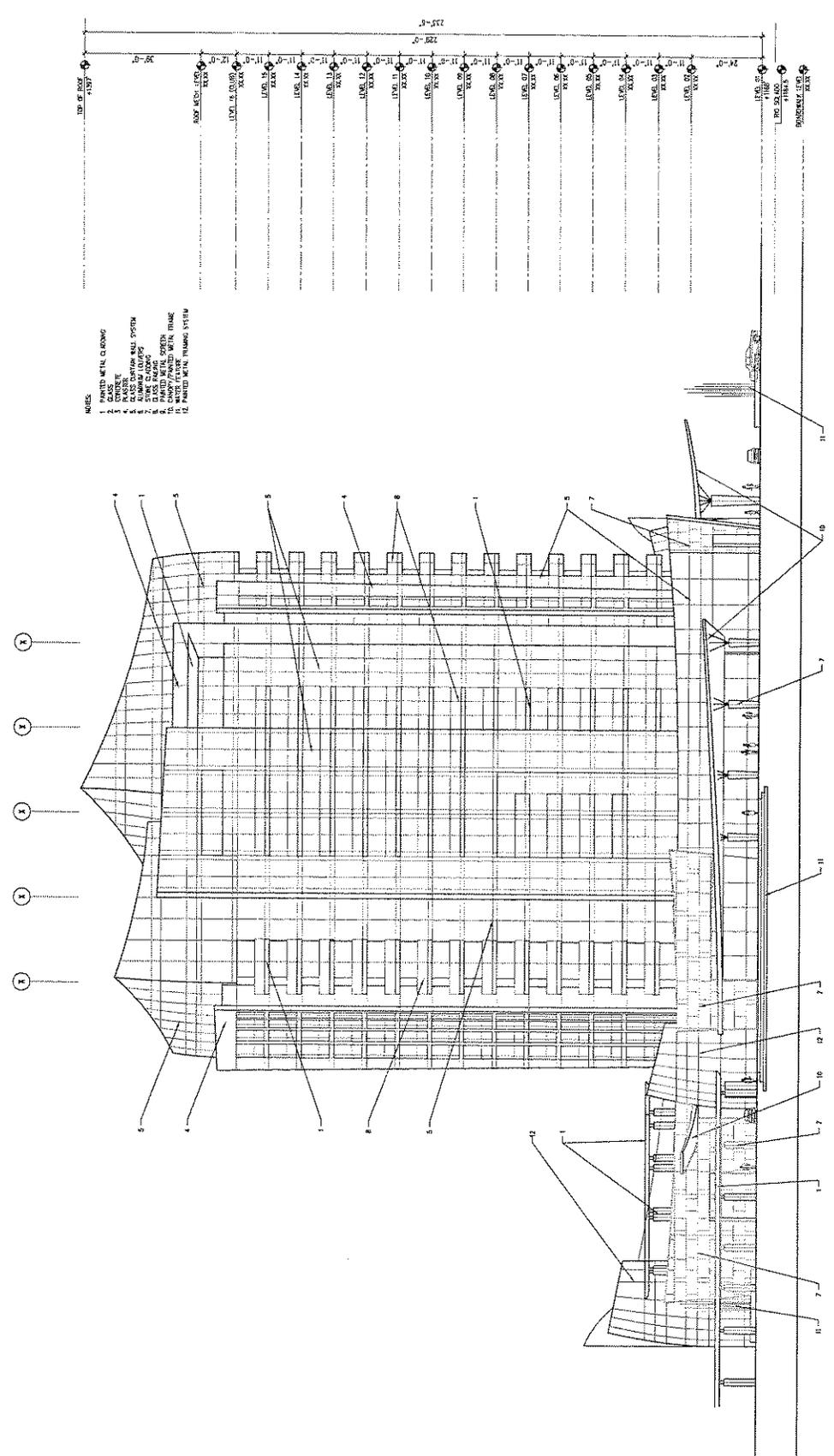
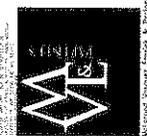
Wimberly Allison Tong & Goo, Inc.



1 CONDO TOWER ROOF PLAN
 1/8" = 1'-0"
 MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON · WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

PARCELS

CC5



1 CONDO ELEVATION - NORTH
1/16" = 1'-0"

MCLARANO VASQUEZ EMSIEK & PARTNERS · ARCHITECTON · WIMBERLY ALLISON TONG & GOO · THE SWA GROUP

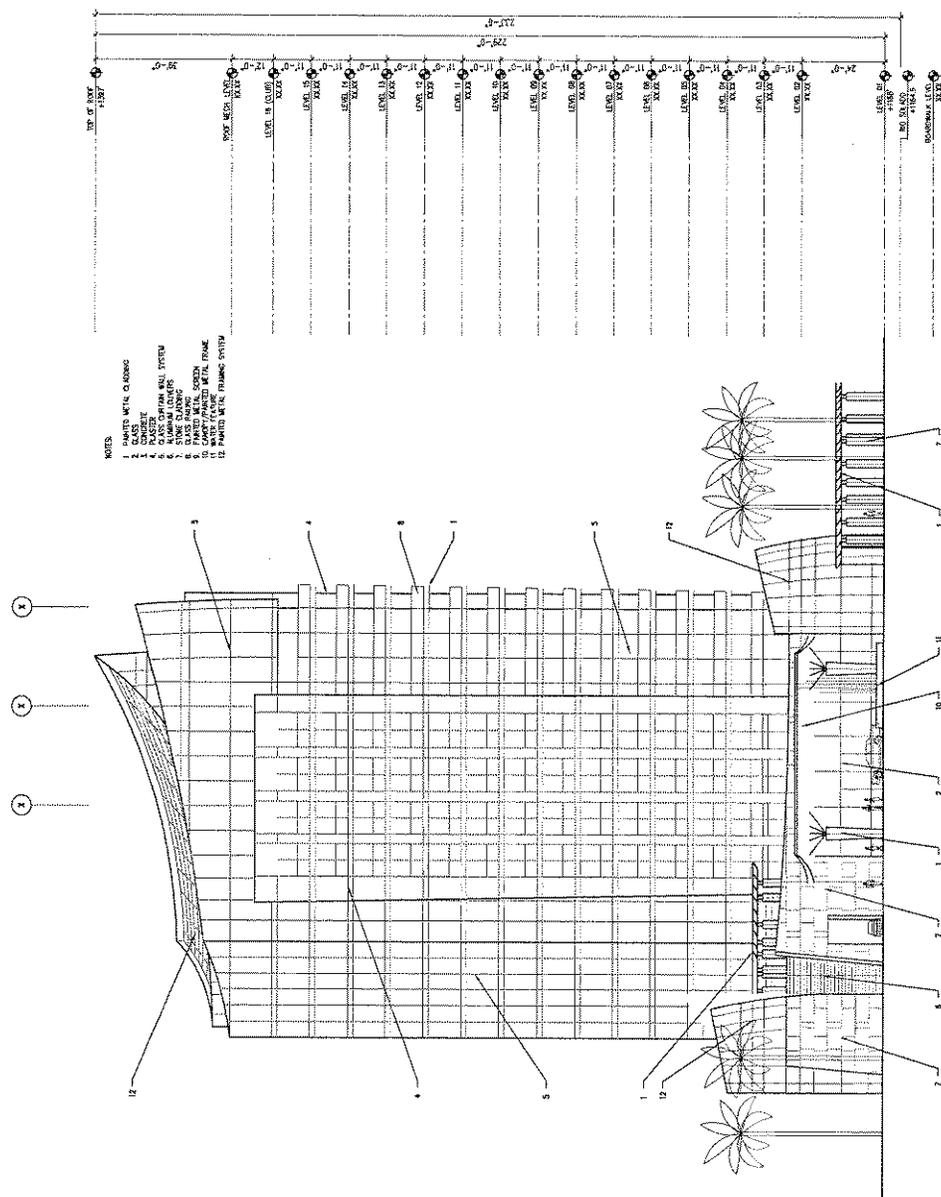


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NO. 017	DATE
NO. 018	DATE
NO. 019	DATE
NO. 020	DATE

Condor Tower
East Elevation
Parcel 4b
CT - 43.03



McLarnd Vasquez Emstik & Partners, P.C.



1 CONDO ELEVATION - EAST
1/8" = 1'-0"



MCLARND VASQUEZ EMSTIK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

7115 E. BOWLING GREEN AVENUE, SUITE 210
 SCOTTSDALE, AZ 85258
 480.440.1100

2102
 TEMPE, ARIZONA



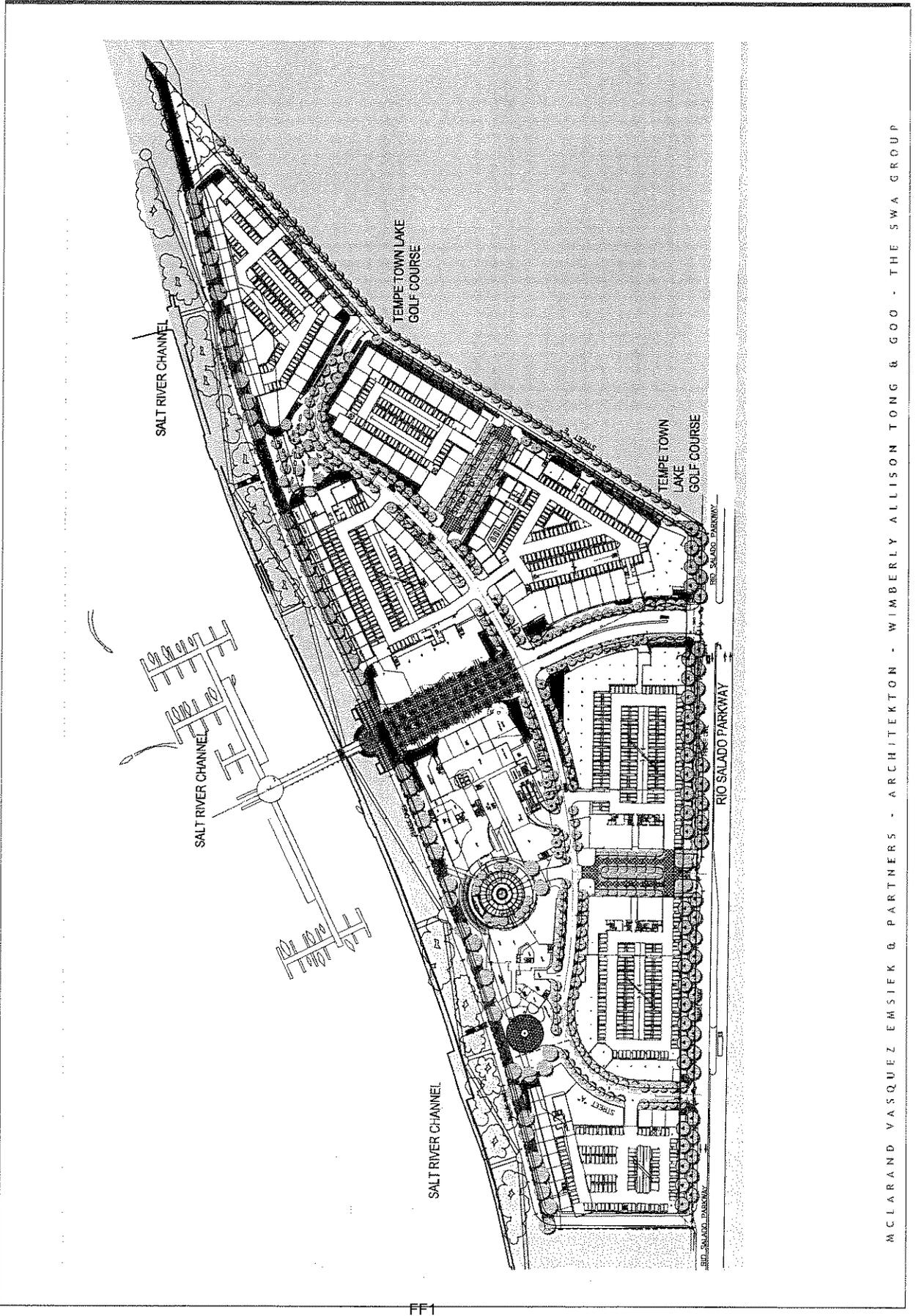
PLANNING
 ARCHITECTURE
 CIVIL ENGINEERING

DATE	
REVISIONS	
NO.	DATE
1	10-1-01

10-1-01
 Conceptual Landscape
 Site Plan
 Ground Level
 Illustrative



McLarand Vasquez Emsiek & Partners, Inc.



McCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



DATE: JAN 31, 2007
 PROJECT #: 070001
 SCALE: 1" = 40'-0"
 SHEET NO. 0 40 80

L-1-1
 SHEET FIELD

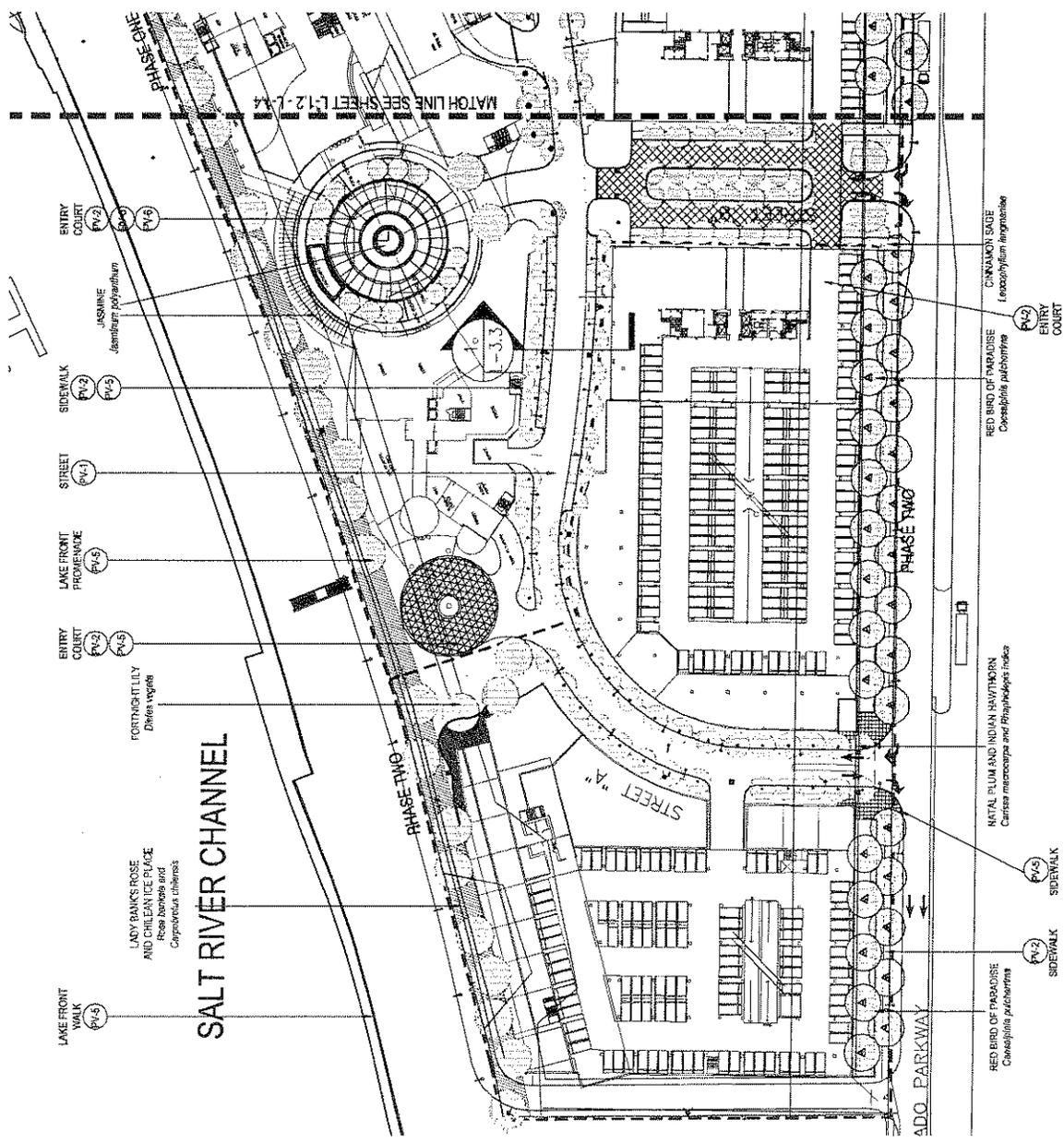
Conceptual Landscape
 Site Plan
 Ground Level



TREE PLANTING LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CITY
	RED BIRD OF PARADISE	RED BIRD OF PARADISE	24" BOX	
	CASSIA	CASSIA	24" BOX	
	DESERT MESQUITE	DESERT MESQUITE	24" BOX	
	ROSE JAMBOREE	ROSE JAMBOREE	36" BOX	
	JACARANDA	JACARANDA	24" BOX	
	DATE PALM	DATE PALM	25" DIA @ 10'	
	DELONIX WHITE POPLAR	DELONIX WHITE POPLAR	24" BOX	
	HELICONIA	HELICONIA	24" BOX	
	CHILEAN MESQUITE	CHILEAN MESQUITE	24" BOX	
	HERITAGE LIVE OAK	HERITAGE LIVE OAK	36" BOX	
	ORANGE GUM	ORANGE GUM	24" BOX	

UNDERSTORY PLANTING LEGEND				
BOTANICAL NAME	COMMON NAME	SIZE	CITY	
GALEA PINK FLORISSIMA	PINK BIRD OF PARADISE	15 GAL		
NATAL PLUM	NATAL PLUM	3 GAL		
CAROLINA JASMINE	JASMINE	1 GAL		
CHILEAN MESQUITE	CHILEAN MESQUITE	1 GAL		
COCONUT PALM	COCONUT PALM	1 GAL		
PORTULACA STRAIGHT	PORTULACA	1 GAL		
ARIZONA PALM	ARIZONA PALM	1 GAL		
SPURGEON PLANT	SPURGEON PLANT	1 GAL		
ORANGE BLOSSOM	ORANGE BLOSSOM	1 GAL		
INDIAN HAWTHORN	INDIAN HAWTHORN	1 GAL		
ROSE JAMBOREE	ROSE JAMBOREE	1 GAL		
YELLOW BELL	YELLOW BELL	1 GAL		

PAVING LEGEND				
SYMBOL	ITEM	MATERIAL	COLOR	REMARKS
	ASPHALT CONCRETE	ASPHALT	180	SAVING APPROXIMATELY 10% PER PLAN
	INTERLOCKING PAVERS	CONC. LAY PAVERS	180	
	GRAVEL PAVING	GRAVEL	180	
	PORCELIN CONCRETE	CONC. LAY PAVERS	180	
	CONCRETE FOOTPRINT	INTERNAL COLOR CONC.	180	SAVING APPROXIMATELY 10% PER PLAN
	STONE PAVERS	STONE PAVERS	180	



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

7715 N. SCOTTSDALE AVENUE, SUITE 100
SCOTTSDALE, AZ 85258
480.333.8998

21012
P
HMP, ARIZONA

A Project of:

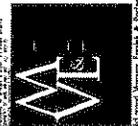


THE SWA GROUP
ARCHITECTS
PLANNERS
LANDSCAPE ARCHITECTS

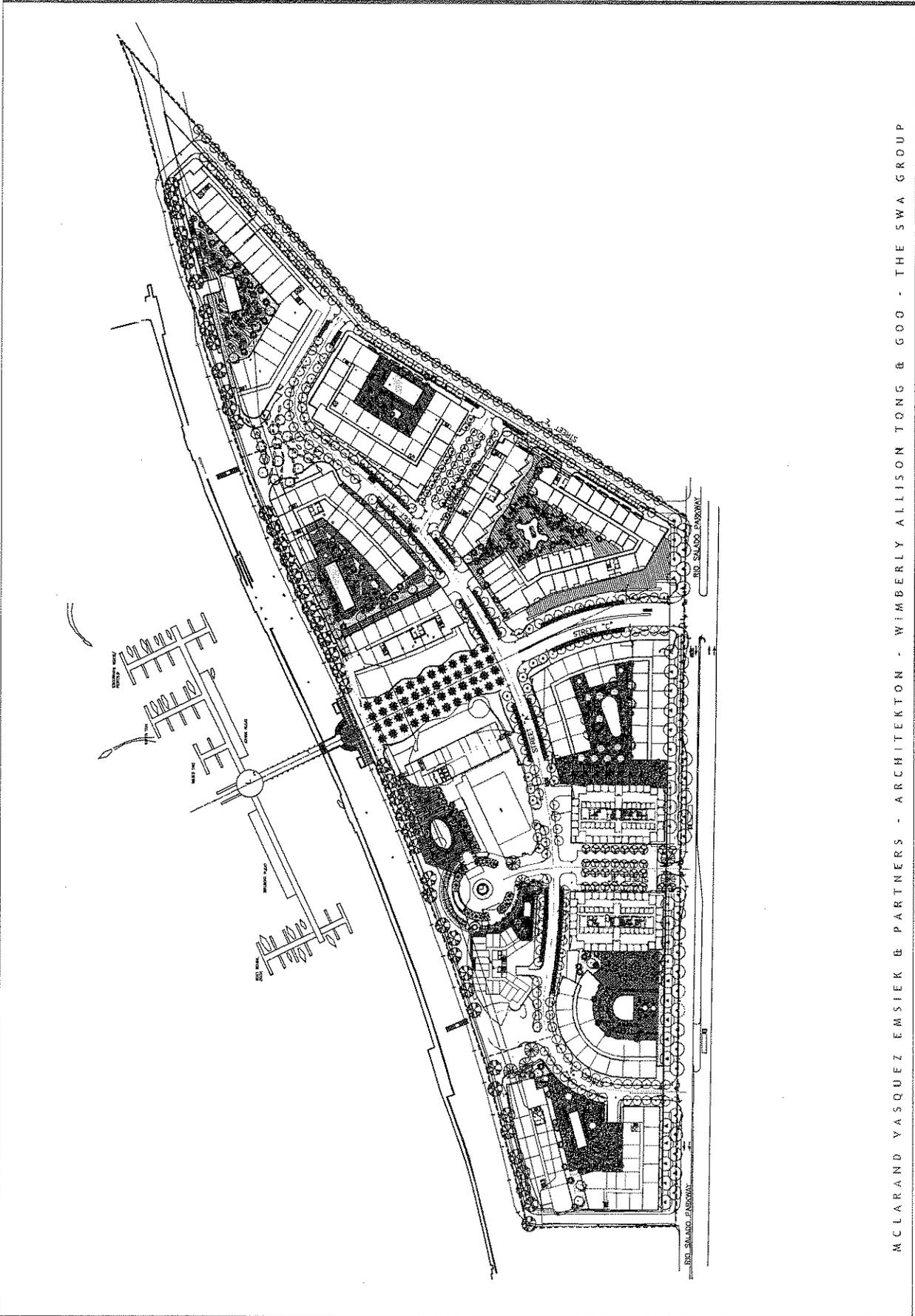
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PROJECT:	21012
SCALE:	1" = 100'-0"

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L-2.01

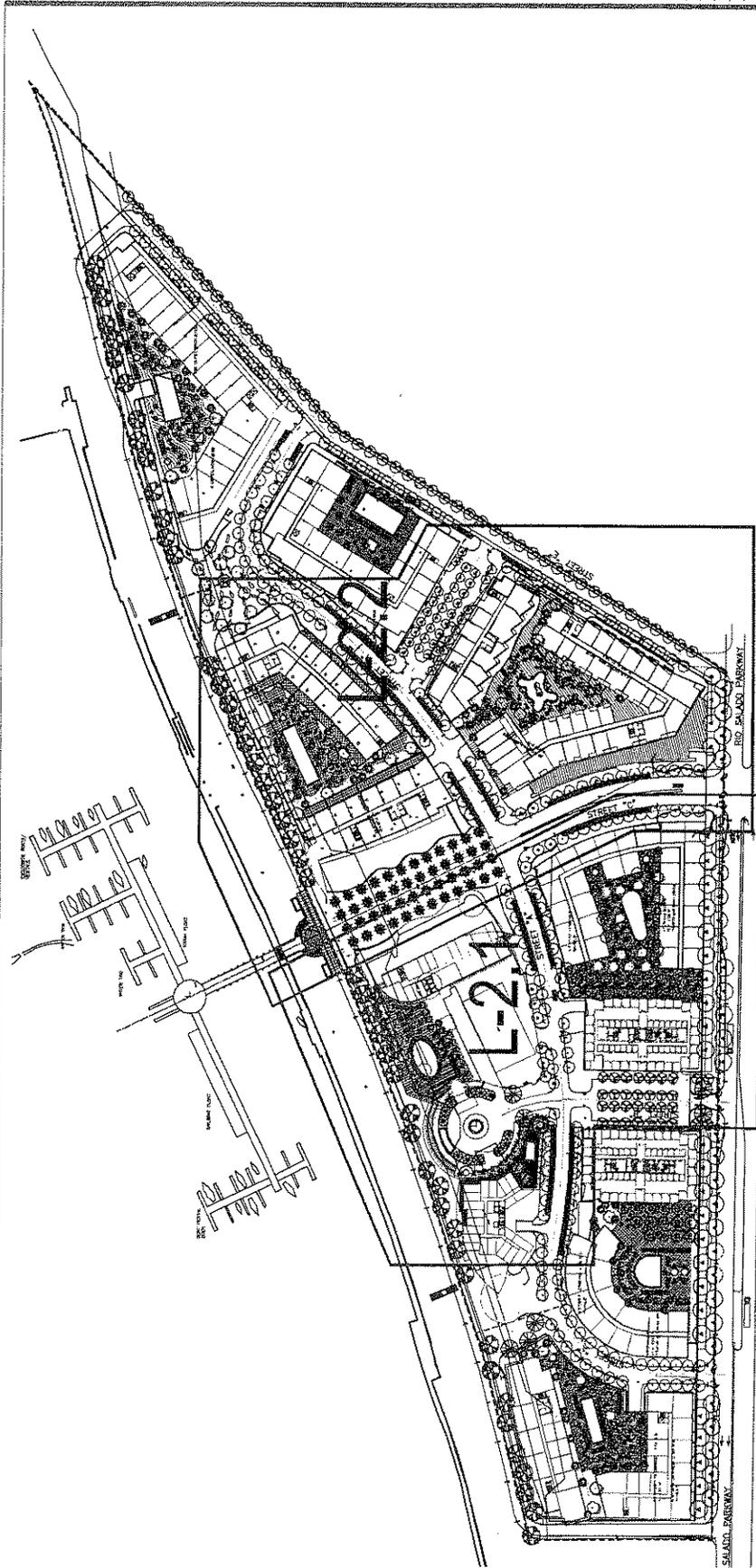
Conceptual Landscape
Site Plan
Position Level
Illustrative



McLarand Vasquez Emsiek & Partners, Inc.



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



PLANTING NOTES

1. PROVIDE WATERING SIZES AND TYPINGS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED PLANTING. PROVIDE WATERING SIZES AND TYPINGS FOR ALL SHRUBS PLANTED IN MEDIAN FORMATION. SPACE EQUALLY BY GRID OR TRIANGULARLY, AS SHOWN FOR EACH CONDITION.
2. PROVIDE WATERING SIZES AND TYPINGS FOR ALL SHRUBS PLANTED IN MEDIAN FORMATION. SPACE EQUALLY BY GRID OR TRIANGULARLY, AS SHOWN FOR EACH CONDITION.
3. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING EXCEPT AS SHOWN.
4. FORM 30 INCH WATERING AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FULL WATERING BASIN WITH WALKER AS DETAIL AND SPECIFIED.
5. COORDINATE INSTALLATION OF TREES IN PAVING AND TREES AND SHRUBS IN POTS WITH INSTALLER OF SAND WORK TO INSURE TIMELY PROGRESS.
6. EACH TREE LOCATION SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
7. EXACT PLACEMENT OF HEADERS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. PROVIDE AN ADDITIONAL ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAR FOOTAGE OF HEADER TO BE INSTALLED TO ACCOMMODATE UNUSUAL TREE PLACEMENTS AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT. IN ADDITION TO ALL HEADERS INDICATED ON DRAWINGS.

11. COORDINATE INSTALLATION OF PLANTER POTS WITH WALL, IRRIGATION AND DRAINAGE WORK. DO NOT INSTALL, SET, AND PLANT PRIOR TO ACCEPTANCE BY LANDSCAPE ARCHITECT OF POT, DRAINAGE AND IRRIGATION INSTALLATION.
12. APPLY RECOMPOSED GRANITE AT ALL LANDSCAPE AREAS UNLESS OTHERWISE NOTED FOR DECOMPOSED GRANITE INFORMATION. SET SPECIFICATIONS.

MCLARAND VASQUEZ, ARCHITECTS - ARCHITECTON - WIMBERLY ALLISON TONG & GDO - THE SWA GROUP



UNDERSTORY PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
DESERT PALM	DESERT PALM	15 GAL	
AGAVE SPECIES	AGAVE SPECIES	5 GAL	
YUCCA SPECIES	YUCCA SPECIES	5 GAL	
... (other plants)

PAVING LEGEND

SYMBOL	ITEM	COLOR	REMARKS
PV1	INTERLOCK PAVERS	TBD	
PV2	GRAVEL PAVING	TBD	
PV3	CONCRETE	TBD	
PV4	CONCRETE PAVEMENT	TBD	
PV5	STONE PAVERS	TBD	

TREE PLANTING LEGEND

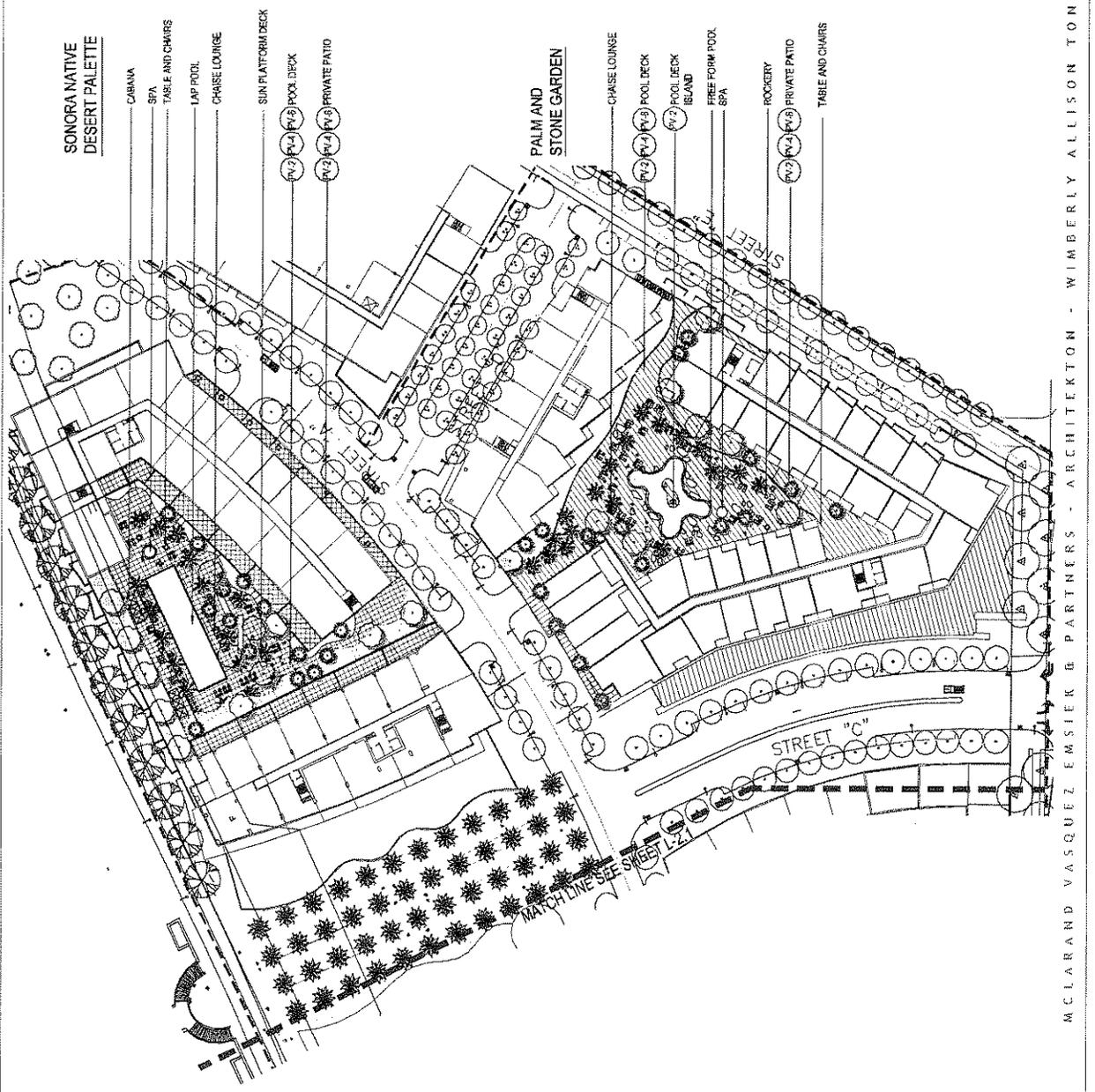
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
(Symbol)	SONORAN BURGONIA	SONORAN BURGONIA	24" BOX	
(Symbol)	CASSIA SPECIES	CASSIA	24" BOX	
(Symbol)	COCCONIA DESERT MISCOW	DESERT MISCOW	24" BOX	
(Symbol)	FRAXINUS ULMET MAJESTIC REALTY	S-WHITE ASH	36" BOX	
(Symbol)	ACICARIA MANSUEOLA	JACARANDA	24" BOX	
(Symbol)	PIRICHIA DICTYOTERA	DATE PALM	24" BOX	
(Symbol)	POPULUS ALBA PYRAMIDALIS	COLONNAR WHITE POPLAR	36" BOX	
(Symbol)	QUERCUS CHINEASIS	PRELUDE POPLAR	24" BOX	
(Symbol)	QUERCUS LAEVIS	CHESTNUT LEAF OAK	24" BOX	
(Symbol)	QUERCUS LAEVIS	WESTERN WHITE OAK	24" BOX	
(Symbol)	QUERCUS LAEVIS	WESTERN WHITE OAK	24" BOX	
(Symbol)	QUERCUS LAEVIS	WESTERN WHITE OAK	24" BOX	
(Symbol)	QUERCUS LAEVIS	WESTERN WHITE OAK	24" BOX	

UNDERSTORY PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
DESERT PALM	DESERT PALM	15 GAL	
AGAVE SPECIES	AGAVE SPECIES	5 GAL	
YUCCA SPECIES	YUCCA SPECIES	5 GAL	
... (other plants)

PAVING LEGEND

SYMBOL	ITEM	COLOR	REMARKS
PV1	INTERLOCK PAVERS	TBD	
PV2	GRAVEL PAVING	TBD	
PV3	CONCRETE	TBD	
PV4	CONCRETE PAVEMENT	TBD	
PV5	STONE PAVERS	TBD	



THE KOWALITZ ARCHITECTURAL FIRM
 1111 EAST WASHINGTON AVENUE, SUITE 301
 PHOENIX, ARIZONA 85012

21012 R



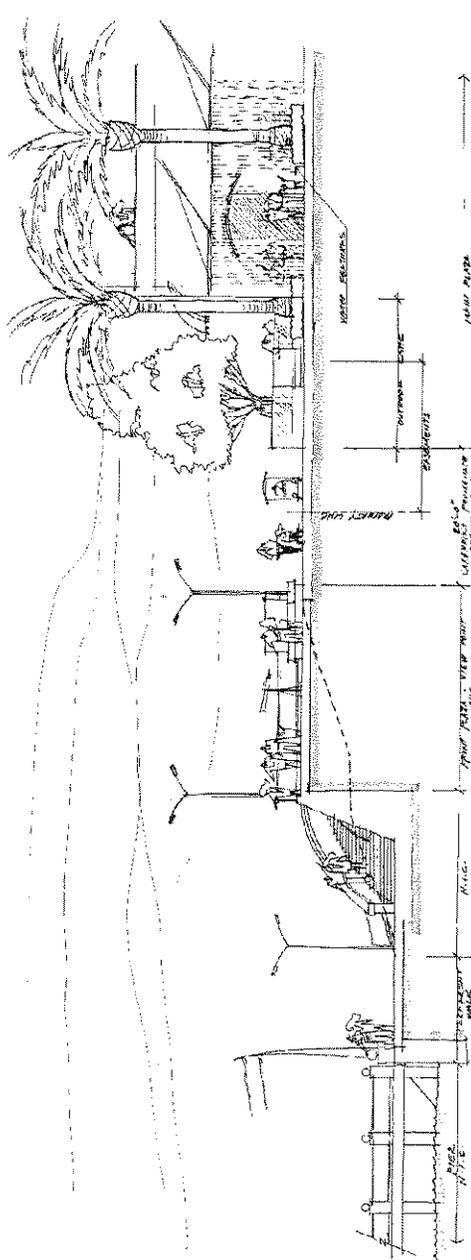
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 FISHER
 GROBE

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BY	JK
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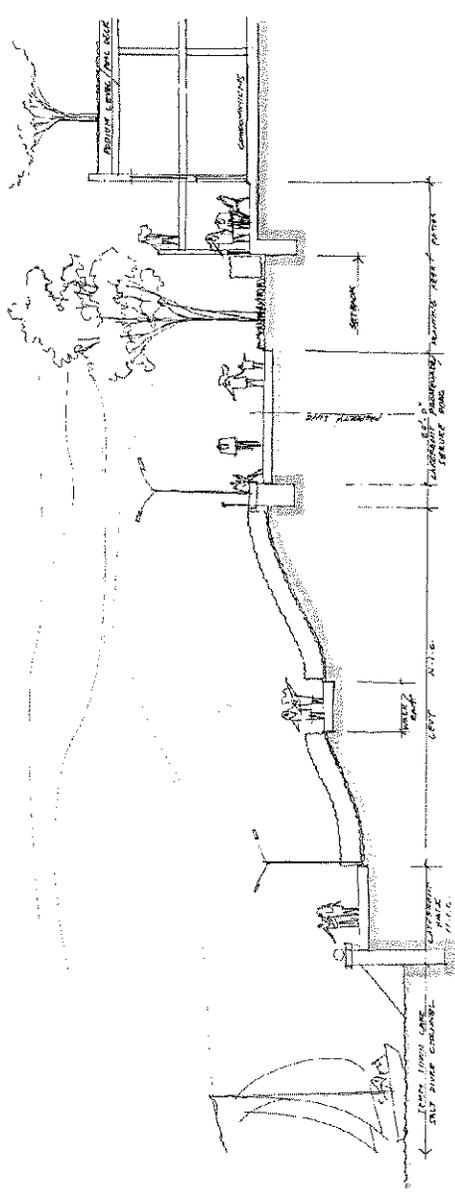
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 Conceptual Landscape Sections



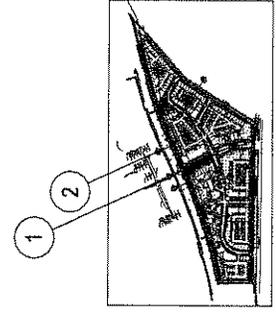
McLarand Vasquez Emsiek & Partners, Inc.



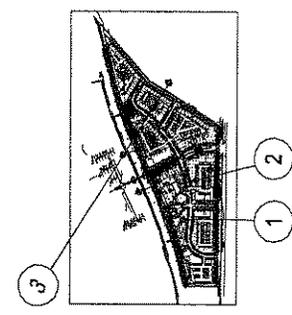
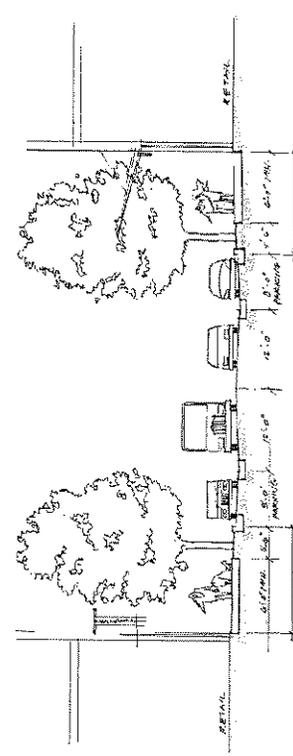
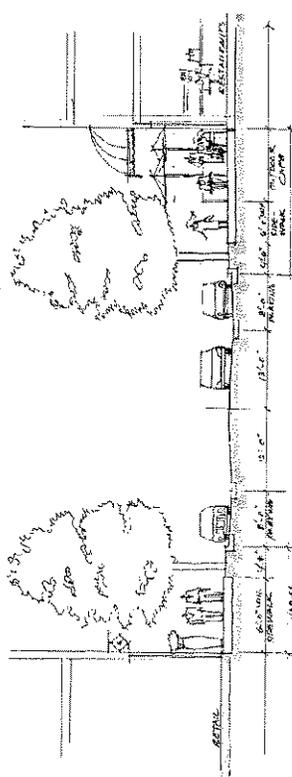
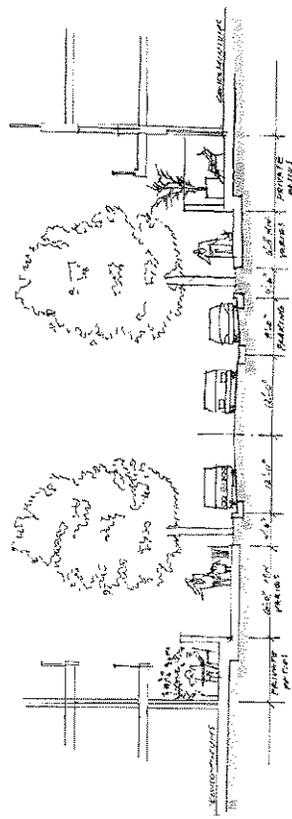
② SECTION AT PIER/ PLAZA
 1/8" = 1'-0"



① SECTION AT LAKE/ PROMENADE/ PRIVATE PATIO
 1/8" = 1'-0"



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



McCLARAND VASQUEZ EMSIEK R PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

THE 7, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000

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 TEMPE, ARIZONA

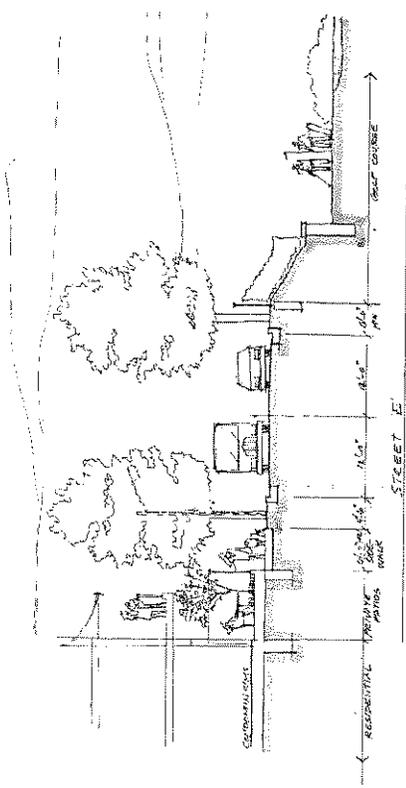
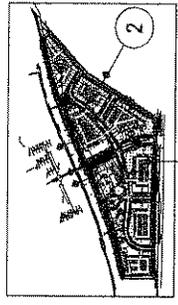
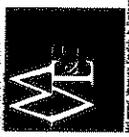
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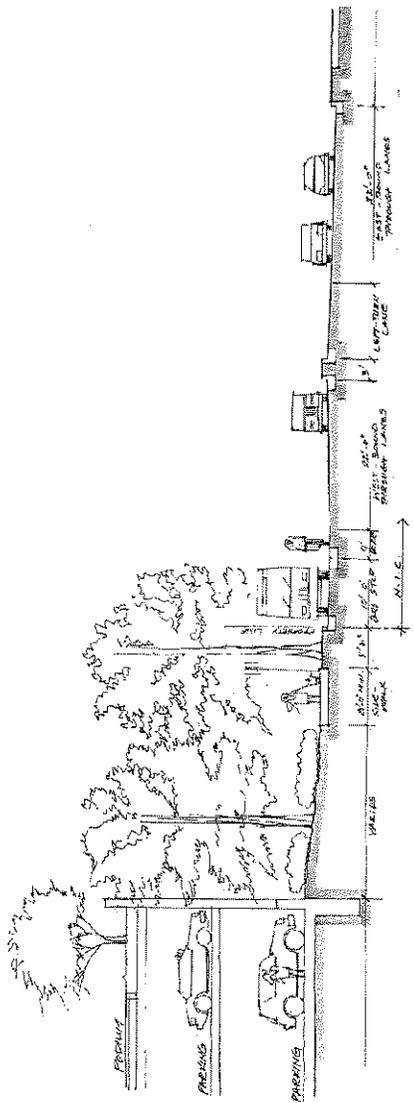
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 PACIFIC
 GOLF

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BY	100
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DATE	1/8/10
BY	100
PROJECT	L-3.4
SCALE	1/8" = 1'-0"

Conceptual Landscape
 Sections



2 SECTION AT STREET E/ GOLF COURSE
 10' x 10'



1 SECTION AT RIO SALADO/ BUS STOP
 10' x 10'

MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

DESIGNED BY
 CHECKED BY
 DATE

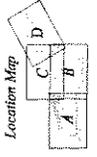
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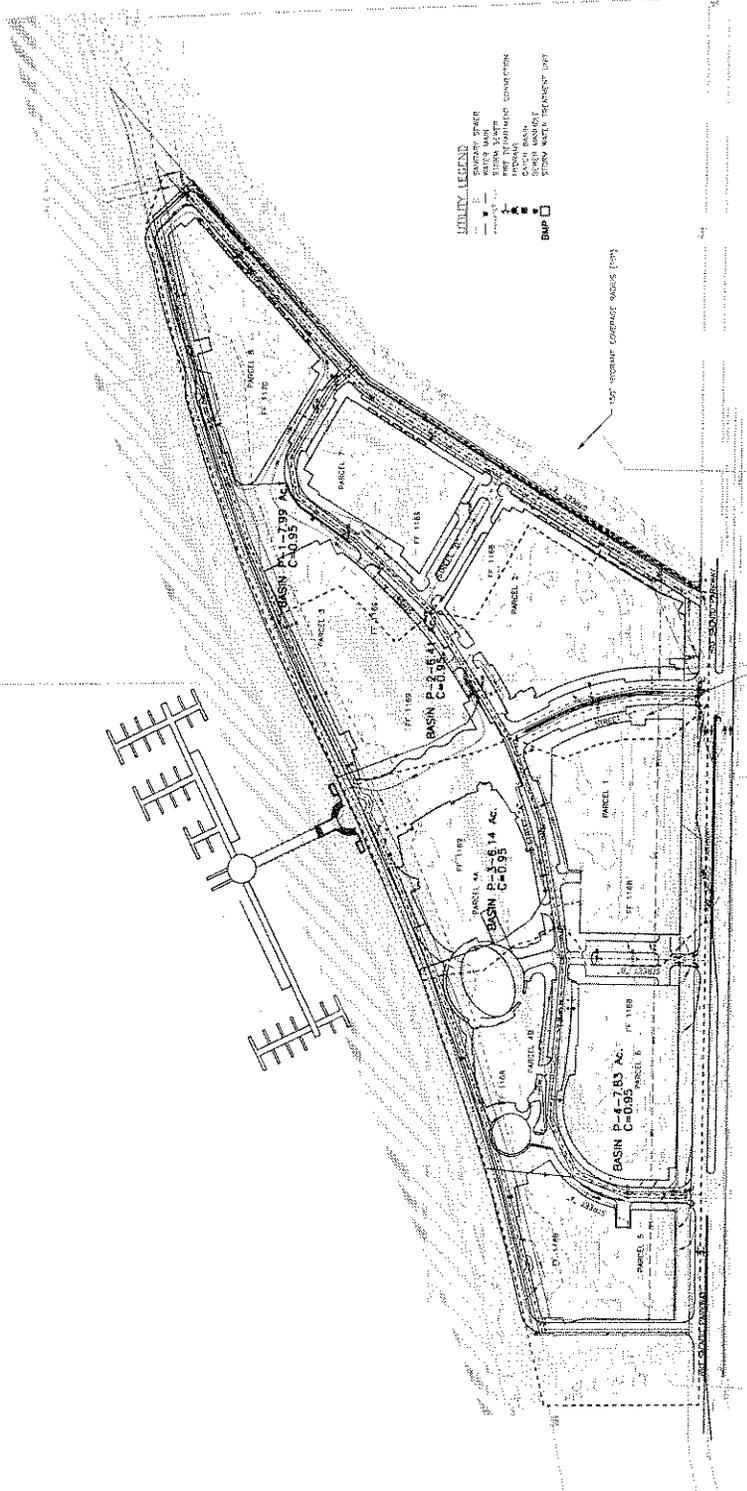


DATE:	01/18/2007
PROJECT #:	00-0106
SCALE:	AS SHOWN

SHEET TITLE
**GRADING AND
 DRAINAGE PLAN**
 C400



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP



1/24/2007
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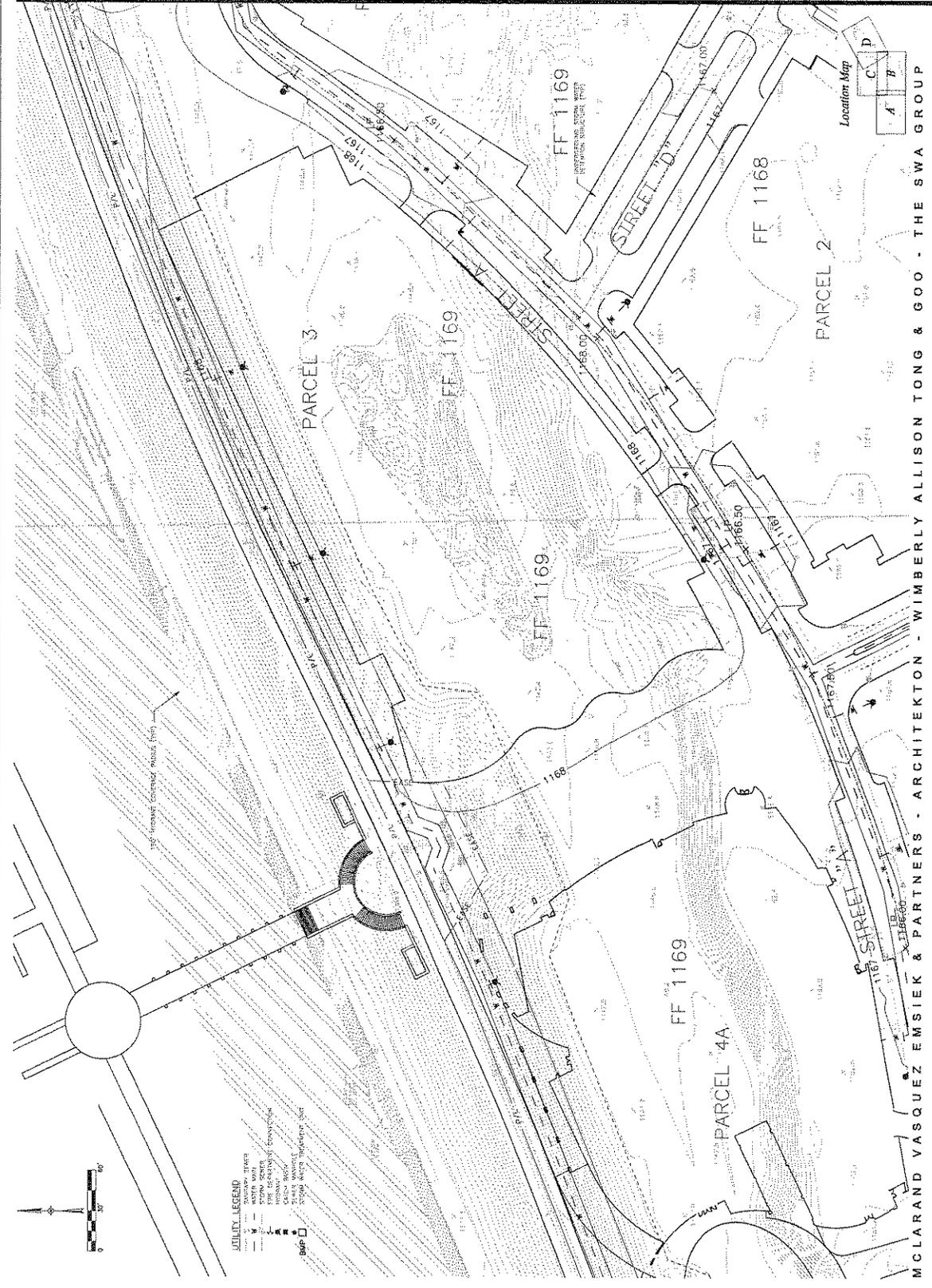
2714 GARDEN AVENUE, SUITE 100
 TEMPE, ARIZONA 85281
 TEL: 480.948.1100
 FAX: 480.948.1101
 WWW: WWW.MCLANDRUM.COM

2102
 R

A Project of:
 MCLANDRUM
 ARCHITECTS
 ENGINEERS
 PLANNERS
 &
 ENVIRONMENTAL SCIENTISTS

DATE: JAN 20 2011
 PROJECT #: 10-0118
 SCALE: AS SHOWN

SHEET TITLE:
 GRADING AND
 DRAINAGE PLAN,
 AREA C
 C403



MCLANDRUM VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

1/20/2011
 10:00 AM
 \\mclandrum\projects\10-0118\Area C\Grading and Drainage Plan\Area C\Grading and Drainage Plan.dwg

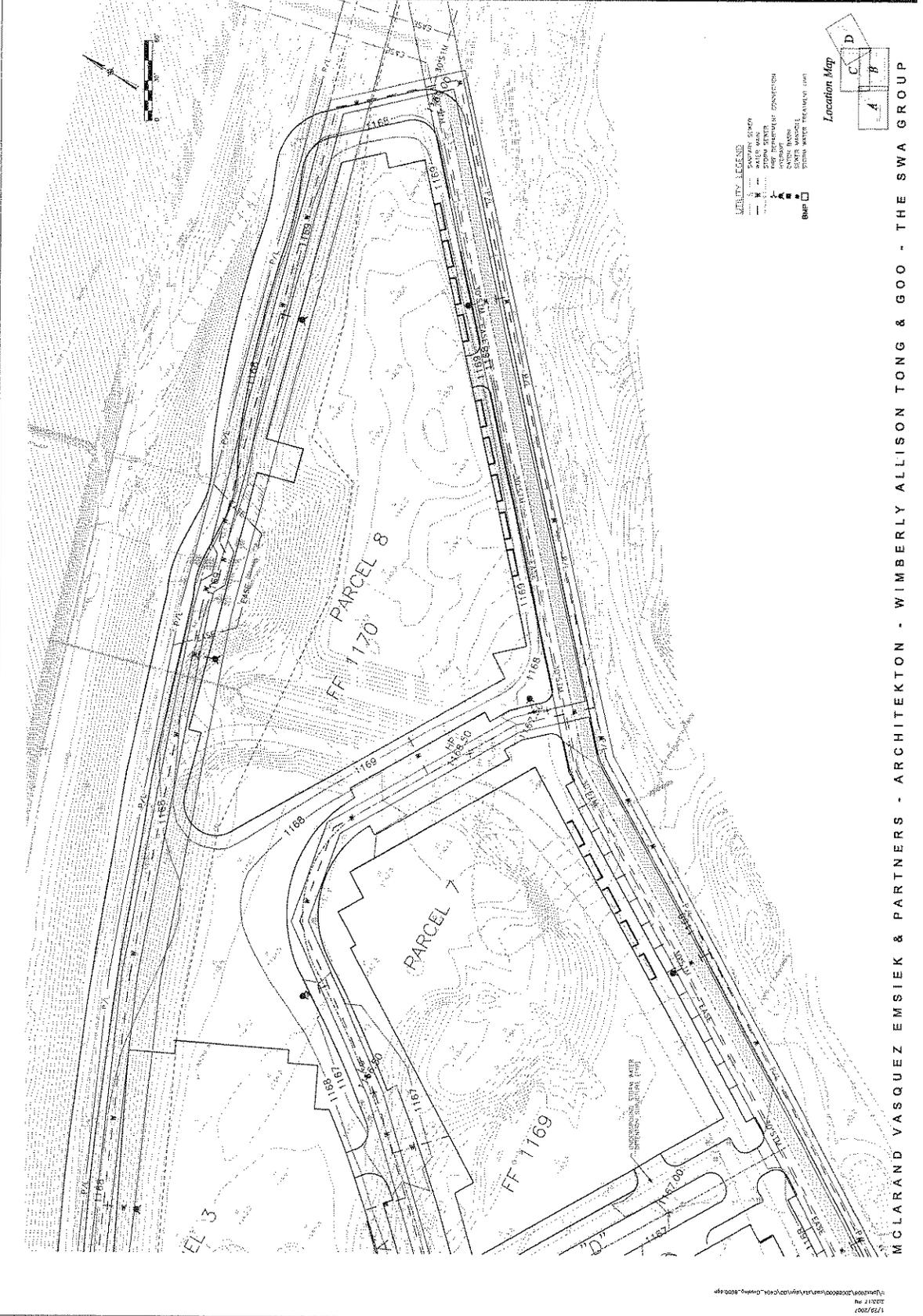
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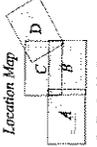
4 Project of
 WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

DATE: 01/15/2010
 PROJECT #:
 SCALE: AS SHOWN

PROJECT TITLE:
 GRADING AND DRAINAGE PLAN
 AREA D
 C-004



- SYMBOLS**
- SAWTOOTH DITCH
 - STORM DRAIN
 - SWA DRAINAGE CONSTRUCTION
 - EXISTING DRAINAGE
 - EXISTING WATER TREATMENT
- BMP**
- BMP



MCLARAND VASQUEZ EMSIEK & PARTNERS - ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

1/15/2010
 No. 1102
 01/15/2010

PROJECT NO: 2102
 PROJECT NAME: UNDERGROUND STORAGE PLAN, AREA B
 DATE: 01/15/2010
 PROJECT #1: 2102
 PROJECT #2: 2102
 CITY: ARIZONA
 COUNTY: MARICOPA

SHEET TITLE: UNDERGROUND STORAGE PLAN, AREA B
 SHEET NO: C502

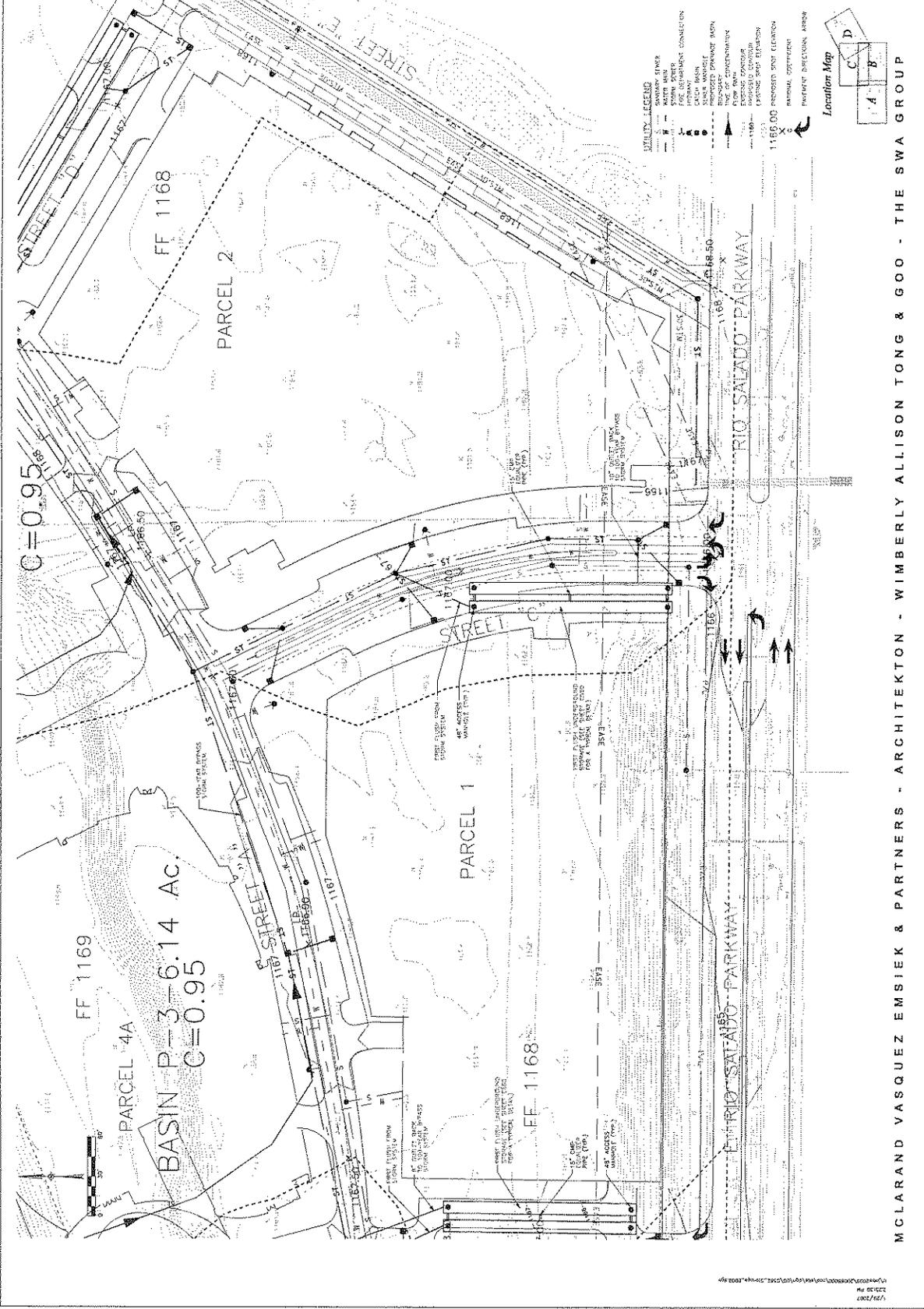
CLIENT: MCLARAND VASQUEZ EMSIEK & PARTNERS
 ARCHITECT: ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

DESIGNER: MCLARAND VASQUEZ EMSIEK & PARTNERS
 ARCHITECT: ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP

DATE: 01/15/2010
 PROJECT #1: 2102
 PROJECT #2: 2102
 CITY: ARIZONA
 COUNTY: MARICOPA

SHEET TITLE: UNDERGROUND STORAGE PLAN, AREA B
 SHEET NO: C502

CLIENT: MCLARAND VASQUEZ EMSIEK & PARTNERS
 ARCHITECT: ARCHITECTON - WIMBERLY ALLISON TONG & GOO - THE SWA GROUP





WALKER
PARKING CONSULTANTS

WALKER PARKING CONSULTANTS
5350 S. Roslyn Street, Suite 220
Greenwood Village, CO 80111

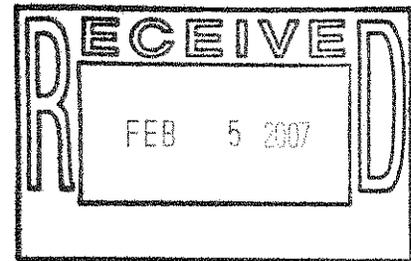
Voice: 303.694.6622
Fax: 303.694.6667
www.walkerparking.com

February 5, 2007

Mr. Brad Gorman
Laguna Pacific Development
100 Pacifica, Suite 250
Irvine, CA 92618

DRAFT

Re: *Preliminary Parking Needs Analysis
Pier 202 Mixed-Use Development
Tempe, Arizona
Walker Project #37-7786.00*



Dear Mr. Gorman:

Walker Parking Consultants ("Walker") is pleased to present the following letter report containing our preliminary shared use parking needs analysis for the proposed Pier 202 mixed-use project in Tempe, Arizona. This analysis is based on the program summary and site plans provided by MVE Architects on February 3, 2007.

SUMMARY

Current project plans provide for the development of 5,816 on-site structured parking spaces for all three phases. Additionally, 390 tandem spaces and 72 compact spaces are planned in addition to the 5,816 spaces. The 5,816 structured spaces exceed both the parking capacity required by the City of Tempe zoning ordinance and the recommendation of Walker Parking Consultants.

Phase One of the development includes 3,592 on-site structured parking spaces, 390 tandem spaces, and 72 compact spaces. This planned capacity exceeds the recommendation of Walker Parking Consultants and complies with the City of Tempe zoning ordinance's shared parking provision.

The initial phase of the project consists of five distinct parcels, four of which are contiguous to one another and therefore are conducive to shared parking arrangements.

INTRODUCTION

The proposed Pier 202 development would be located to the east of Rural Road and northeast of the Arizona State University campus off of Rio Salado Parkway. The 27.4-acre parcel is bounded



by the Tempe Town Lake/Rio Salado River to the north, Rio Salado Parkway to the south, Tempe Town Lake Golf Course to the east, and other undeveloped property to the west. At build-out, the development would provide some lake/river access via a boat dock extending from the center of the project.

Program data for the site is divided into nine major parcels containing mostly mid- and high-rise development with some ground floor retail space. Major land uses would include a 285-room hotel with associated amenities, 460,000 square feet of office space, and 1,484 residential units. Parking would be provided for each block with on-street spaces and sub-grade parking levels below the parcel footprints. Parking for the residential units would be self contained, reserved, and allocated specifically for owners and tenants. However the developer also envisions some shared use of the parking system between the commercial uses on the site – primarily between the hotel, hotel amenities, office, restaurant, and retail space.

For the commercial parcels, we recommend that the on-street parking be time-limited and/or metered to encourage higher turn-over of these spaces and restrict employees from taking up the most visible and convenient parking resource.

PARKING REQUIREMENTS

Architectural plans for the subject development include 5,816 structured parking spaces, 390 tandem spaces, and 72 compact spaces, a capacity that exceeds the requirements of the city's zoning ordinance and our recommendation.

Table 1 provides a definition of the Pier 202 building program. The table also includes a calculation of the total parking required for the site based on City of Tempe code requirements, excluding provisions for shared parking, and Walker Parking Consultants' calculations, including provisions for shared parking.

Walker Parking Consultants recommends that 5,110 parking spaces be provided. This includes provisions for shared parking, which are permitted through the City of Tempe's zoning ordinance. For comparison purposes, Table 1 also shows that even without shared parking provisions, the planned parking capacity exceeds the 5,447 spaces required per the zoning ordinance.

A large number of the spaces (2,597) would be allocated to the residential units.

We estimate that the commercial retail space will be adequately parked at 3.35 spaces per 1,000 sf., especially after accounting for the fact that some of the business for these retailers may be walk-in demand from the surrounding hotel, residential, and office buildings.



Table 1: Parking Requirements, City of Tempe and Walker Parking Consultants

Parcel #	Phase One				Phase Two				Phase Three			Totals	Parking Ratios	Remarks	
	1	2	3	4A	4B	5	6	7	8	9	Subtotal				
Residential (Units)	120	372	902	-	79	879	220	76	296	90	220	910	City	1.75 /unit	Assumes 50/50 split. 1/2BR No adjustments
Parking Req'd - Tempe	210	651	526	-	138	1,528	385	133	518	158	399	557	WPC	1.85 /unit	
Parking Req'd - WPC	222	688	559	-	146	1,615	407	141	548	167	422	588			
Offices (KSF)	230	-	-	-	-	230	-	-	230	-	-	-	City	3.33 /KSF	No adjustments
Parking Req'd - Tempe	766	-	-	-	-	766	-	-	766	-	-	-	WPC	3.35 /KSF	
Parking Req'd - WPC	771	-	-	-	-	771	-	-	771	-	-	-			
Retail (KSF)	15	16	15	7	-	53	-	-	-	-	-	-	City	3.33 /KSF	3.6 x 85% non-optional
Parking Req'd - Tempe	50	52	50	95	-	177	-	-	-	-	-	-	WPC	3.06 /KSF	
Parking Req'd - WPC	46	48	46	93	-	169	-	-	-	-	-	-			
Hotel/Guest (Rooms)	-	-	-	285	-	285	-	-	-	-	-	-	City	1.00 /room	1.25 x 60% drive x 60% 2PMAWD
Parking Req'd - Tempe	-	-	-	285	-	285	-	-	-	-	-	-	WPC	0.50 /room	
Parking Req'd - WPC	-	-	-	141	-	141	-	-	-	-	-	-			
Hotel/Mgt. Rooms (KSF)	-	-	-	20	-	20	-	-	-	-	-	-	City	8.00 /KSF	Per Conf/Assembly use 30 x 75% D x 30% NC x 65% 2PMAWD
Parking Req'd - Tempe	-	-	-	156	-	156	-	-	-	-	-	-	WPC	4.39 /KSF	
Parking Req'd - WPC	-	-	-	86	-	86	-	-	-	-	-	-			
Restaurant/Lounge (KSF)	7	16	5	17	-	45	-	-	-	-	-	-	City	13.33 /KSF	1.8 x 80% NC x 65% 2PMAWD
Parking Req'd - Tempe	93	218	68	220	-	599	-	-	-	-	-	-	WPC	9.36 /KSF	
Parking Req'd - WPC	65	153	47	154	-	420	-	-	-	-	-	-			
Hotel Spa/Fitness Ctr (KSF)	-	-	-	15	-	15	-	-	-	-	-	-	City	8.00 /KSF	Per Fitness Center use 7 x 40% NC x 70% 2PMAWD
Parking Req'd - Tempe	-	-	-	120	-	120	-	-	-	-	-	-	WPC	1.96 /KSF	
Parking Req'd - WPC	-	-	-	29	-	29	-	-	-	-	-	-			
Parking Req'd - Tempe	1,119	921	647	806	138	3,631	385	899	1,284	158	399	557			
Parking Req'd - WPC	1,104	889	652	493	146	3,224	407	911	1,318	167	422	588			
Garage Pkg. Provided	1,068	820	680	565	138	3,271	500	982	1,482	222	520	742			
Surplus / Deficit - Tempe	(51)	(101)	33	(241)	-	(360)	115	83	198	64	121	185			
Surplus / Deficit - WPC	(89)	(89)	28	132	(8)	4	93	71	104	56	98	154			

* Source: Walker Parking Consultants, 2006; based on data provided by MVE Architects.



Residential Parking Allocations

For the residential portions of the project, we assume that each unit would be self parked at a ratio of 1.75 spaces per unit including some residential guest parking (per the City of Tempe's code requirement). Reserved spaces would be allocated depending on the mix of one- and two-bedroom units. Note that national averages for residential development indicate the following parking needs to satisfy the 85th percentile peak demand:

- Rental Units = 1.50 spaces / unit
- For-Sale Units = 1.70 spaces / unit
- Residential guests = 0.15 spaces / unit at peak (note that demand for guest parking will vary throughout the day with the highest guest parking usage generally occurring during evening hours).

For higher-end residential projects, the reserved parking is often gated to separate it off from the rest of the parking system. Guest parking is typically provided in on-street spaces or in surface lots located near the sales/leasing office.

SHARED PARKING OVERVIEW

Shared-use parking is a concept in which land uses in close proximity share a "pool" of available spaces in order to reduce the overall parking needs for the site. The concept works well in situations where parking demand for different uses peaks at different times of the day. For example, an office and a cinema can share parking effectively because an office will experience peak demand during the day, while a cinema will experience peak demand in the evenings and on weekends.

In addition, a reduction to the parking system is sometimes possible due to local conditions such as the availability (and percentage use) of transit and also the captive effects between uses. A captive market occurs when a user group has already parked in an area for a primary use and then patronizes another establishment without generating any new car trips or parking demand. For example, a restaurant located in the lobby of an office building may be very busy at lunch, but is unlikely to generate nearly as many cars as a stand-alone restaurant because much of its business will come from the "captive" market of people who work in the building. The effects of a captive market vary greatly, depending on the size of the market, the type of commercial space, and the characteristics of surrounding land uses.

For the Pier 202 site, we anticipate a fairly large adjustment for captive effects since the amount of residential, hotel, and office space on the site is very large compared to the amount of retail and hotel amenity space. Initially, we do not project much transit usage for the site, since the parking system will likely be free of charge and therefore most employees/visitors will have little incentive not to drive to the site.



WALKER'S SHARED-USE PARKING MODEL

Generally, Walker uses an approach that is similar to the methodology outlined in the Urban Land Institute's (ULI) *Shared Parking* publication for calculating shared-use parking demand. (Note that Walker was involved in much of the core research for this publication and served as this project's lead consultant). This methodology takes into account the number of cars generated by various land-use components and adjusts the "peak demand" to reflect the presence of people parking for that land use at different times of the day and months of the year.

When detailed planning data is available, Walker's model is specific enough to provide a breakdown of parking demand generated by different user groups, weekday versus weekend demand patterns, and the fluctuations in this demand at different times of the year. Walker updates our model periodically with our own internal research.¹

For mixed-use developments, the shared use methodology is preferable over municipal code requirements, which tend to over-estimate parking demand by assuming that demand from all components of a development peak at the same time.

PIER 202 SHARED-USE PARKING NEEDS

The following table shows the basic ratios included in Walker's model for the land uses proposed at the Pier 202 site.

Table 2: Basic (stand-alone) Parking Ratios

Recommended Base Parking Ratios Spaces required per unit land use (stand alone)							
Land Use	Weekday		Weekend		Unit	Total	
	Visitor	Employee	Visitor	Employee		Weekday	Weekend
General Retail	2.90	0.70	3.20	0.80	/ksf GLA	3.60	4.00
Fine/Casual Dining	15.25	2.75	17.00	3.00	/ksf GLA	18.00	20.00
Hotel Spa	6.60	0.40	5.50	0.25	/ksf GLA	7.00	5.75
Hotel (Business)	1.00	0.25	0.90	0.18	/room	1.25	1.08
Meeting Rooms	30.00		30.00		/ksf GLA	30.00	30.00
Residential, Owned	0.15	1.7	0.15	1.7	/unit	1.85	1.85
Office >400,000sq ft	0.20	3.15	0.03	0.35	/ksf GFA	3.35	0.38

*Source: Walker Parking Consultants, SPM, 2006.

¹ Several of Walker's primary sources for the Shared Parking Model are as follows:

1. ULI – the Urban Land Institute, "Shared Parking", 2nd Edition. Washington, DC: ULI – the Urban Land Institute, 2005.
2. *Parking Generation*, Third Edition. Washington DC: Institute of Transportation Engineers, 2004.
3. Data collected by Walker Task Force Members.



Stand-alone ratios are appropriate for projects that include a single land use and must self-park that use all by itself without the benefit of any shared parking.

For Pier 202, we assume that some shared use will be possible because of both the hourly presence of different user groups and also the captive effect between uses. Specifically, this section of our analysis will address the parking needs of the site.

Table 3 shows the non-captive ratios and driving ratios assumed. These ratios are assigned based on the amount of hotel, residential, and office space in relation to the commercial space and hotel amenities available.

Table 3: Pier 202 Shared Use Parking Adjustments

Land Use	Quantity	Unclustered Spaces ⁽¹⁾		Driving Ratio				Non-Captive Ratio			
		Weekday	Weekend	Weekday		Weekend		Weekday		Weekend	
				Daytime	Evening	Daytime	Evening	Daytime	Evening	Daytime	Evening
General Retail	52,880 GLA	152	168	100%	100%	100%	100%	85%	90%	90%	90%
Employee		37	42	95%	95%	95%	95%	100%	100%	100%	100%
Fine/Casual Dining	43,533 GLA	664	740	100%	100%	100%	100%	80%	90%	80%	90%
Employee		120	131	95%	95%	95%	95%	100%	100%	100%	100%
Hotel Spa	15,000 GLA	99	83	100%	100%	100%	100%	40%	70%	40%	70%
Employee		6	4	95%	95%	95%	95%	100%	100%	100%	100%
Hotel (Business)	285 rooms	285	257	66%	66%	77%	77%	100%	100%	100%	100%
Meeting Rooms	19,500 GLA	585	585	75%	75%	75%	75%	30%	30%	50%	50%
Hotel Employee	285 rooms	71	51	95%	95%	95%	95%	100%	100%	100%	100%
Residential Guest	1,484 units	223	223	100%	100%	100%	100%	100%	100%	100%	100%
Residential Reserved	1.75 Sp/Unit	2,597	2,597	100%	100%	100%	100%	100%	100%	100%	100%
Office >400,000 sq ft	460,000 GFA	92	14	100%	100%	100%	100%	100%	100%	100%	100%
Employee		1,449	161	100%	100%	100%	100%	100%	100%	100%	100%

*Source: Walker Parking Consultants, SPM, 2006.

Note that a small driving ratio adjustment (of 5%) has been applied for hourly employees assuming that percentage of these may arrive via bus, rideshare, or drop off. (This is typical for most incorporated urban areas.) No adjustments for transit have been assigned for office employees at this time.

Other adjustments for the hotel guests, meeting room space, etc. have been assigned based on Walker research with similar "business" hotels that may attract a large number of group guests during the week. We assume that a fairly high percentage of hotel spa guests will already be staying at the hotel with some outside memberships sold to residents and employees in the nearby buildings.

After accounting for the impact of both the hourly presence for various user groups and the adjustments above, a final peak hour parking demand number can be identified.



(Note that this model is calibrated to a hypothetical peak month. Other months will be slightly less busy based on the variable hotel occupancies and vacation schedules for office employees).

CONCLUSION

Overall, Walker recommends that the City of Tempe allow for a small variance for shared-use parking. The planned capacity of 5,816 structured spaces exceeds the parking capacity required by the City of Tempe zoning ordinance and Walker Parking Consultants' recommendation. Moreover, the 3,592 structured parking spaces, 390 tandem spaces, and 72 compact spaces planned for the subject development's initial phase exceed Walker Parking Consultants' recommended capacity and therefore meet the city's zoning ordinance, which allows for shared parking.

Please feel free to contact us if there are any questions regarding the analysis included within this letter report.

Sincerely,
WALKER PARKING CONSULTANTS

Don Monahan
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