



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 08/04/2016
Agenda Item: 6B3**

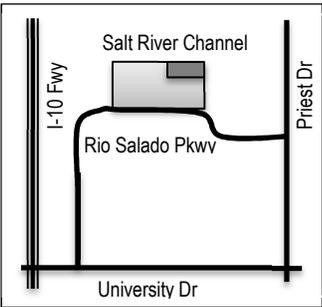
ACTION: Introduce and hold the first public hearing to adopt an ordinance for an Amended Planned Area Development Overlay and approve a Development Plan Review for a new office building and parking garage for LPT RIO IV, located at 1870 West Rio Salado Parkway. The applicant is RSP Architects. The second and final public hearing is scheduled for August 18, 2016. (Ordinance No. O2016.44)

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Adopt Ordinance No. O2016.44
Approve Development Plan Review, subject to conditions
Development Review Commission – Approve (7-0 vote), subject to conditions

BACKGROUND INFORMATION: LPT RIO IV (PL160152) is a proposed development in Liberty Center at Rio Salado consisting of a three-story office building and parking garage. The Planned Area Development (PAD) Overlay for Liberty Center at Rio Salado was approved by City Council on August 22, 2013. The Development Review Commission heard and recommended approval of this request on June 28, 2016. The request includes the following:

1. Second Amended Planned Area Development Overlay for a new three-story office building and parking garage, to allow an additional story to the office building within the existing allowed building height.
2. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	City of Tempe
Future Property Owner	John DiVall, Liberty Property Trust
Applicant	Shane Lucero, RSP Architects
Zoning District	GID – PAD, Rio Salado Overlay District
Gross / Net site area	13.35 acres, Lot 2 (76.3 acres entire development)
Total Building Area	244,000 s.f. office, 328,000 s.f. garage, Lot 2 (1,080,000 s.f. office and 1,035,702 s.f. garage entire development)
Lot Coverage	246,000 s.f. 42% (% maximum allowed)
Building Height	62 ft (80 ft maximum allowed by PAD13009)
Building Setbacks	45' south front, 55' west side, 40' east side, 53' north rear (25', 0', 0' min.)
Landscape area	14% (10% minimum required, 21% total development provided)
Vehicle Parking	1,434 spaces (1,424 min. required) (4,515 total development required, 5,527 total development provided)
Bicycle Parking	32 spaces (31 min. required) (110 total development required, 112 total development provided)

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located south of the Salt River Channel, east of the I-10 Freeway, north of Rio Salado Parkway and west of Priest Drive. The site is zoned GID, General Industrial District, with an existing Planned Area Development within the Rio Salado Overlay District. The existing entitlements for this property included a two-story office building, up to 44' tall, although the original Planned Area Development allowed an overall site building height of 80'. Since each lot has separate development standards, and the requested new office building is three-stories, the PAD must be amended to allow 62' in height, which is within the maximum previously determined by the PAD. Lot 2 is vacant, there are four existing offices, one existing warehouse, and four existing parking structures within Liberty Center Development.

This request includes the following:

1. Second Amended Planned Area Development
2. Development Plan Review which includes: site plan, landscape plan, building elevations and materials for a three-story 244,000 s.f. office building and 328,000 s.f. parking structure on 13.35 acres.

For further processing, a subdivision plat to modify the existing southern property line will be required.

PRELIMINARY SITE PLAN REVIEW

April 20, 2016: First Site Plan Review included site plan, elevations and landscape plan. Comments primarily addressed general processing and technical details. Refuse circulation and access and property line adjustments were noted. Staff requested that shelter be provided over the entries to the building and over the stairwells from the parking structure. Staff asked for clarification on lighting design to reduce glare (current structures appear overlit). Elevations showed a painted concrete panel, however prior developments in the center used integral colored concrete, staff requested use of the same quality of product as previously approved. Comments on landscape included a request for a denser shade canopy tree in parking areas, accent plants at the entryways, taller plant material along the northern perimeter, more variety in plant material, where a single species was called out. The parking lot trees remained the hybrid thornless Palo Brea Palo Verde, more plant variety was added, taller plants were used along the perimeter and Ironwood Trees with a combination of formally planted understory plants accents the entryways on the north and south central spine of the building.

April 25, 2016: Formal submittal was made.

May 4, 2016: Second Site Plan Review determined that the first amendment application had not been finalized, and required completion prior to this request. The predominant comments were regarding formatting on the plans. Staff requested 3' screen walls around parking spaces. The applicant indicated this design was the same design as the existing structures and was located behind existing buildings and not a street front condition. The applicant kept the painted tilt concrete so that a uniform finish could be provided and maintained long term. Staff continued discussions regarding the need for shelter at the entrances and stairwells; significant shelter is provided along the frontage of the building along an arcade created by a recessed first floor, and shelter over the stairwells and entry points was added.

May 26, 2016: Final set of documents was provided to address all comments.

PUBLIC INPUT

- Neighborhood meeting was required for the PAD amendment.
- Neighborhood meeting held: May 26th 2016 from 6:00 p.m. to 7:00 p.m. at the lobby of 1910 W Rio Salado Parkway.
- Community Development staff did not attend the meeting.
- There were no members of the public that attended the meeting, only the applicant was present.
- Development Review Commission heard this request on June 28, 2016, there were no members of the public who wished to speak about this request. The Commission discussed the continuity of the design to other existing buildings within the Liberty Development, asked about traffic generation, and inquired about shower facilities for employees. The applicant indicated that shower facilities would be determined by the tenants in the building; the interior design is flexible to allow this amenity for bicyclists. The building is designed for LEED certification and encourages employee use of the multi-modal path to the north.

PROJECT ANALYSIS

CHARACTER AREA PLAN

The site is located at the north west end of Character Area Three, known as the Downtown Tempe/Rio Salado/ASU character area which is currently in progress.

PLANNED AREA DEVELOPMENT

The requested amendment to the PAD is to allow an increase in building height for a three-story office building with general office and call center uses. The General Industrial District restricts building heights to 35 feet. The originally approved PAD building height increase to 80 feet was based on constraints identified by the Federal Aviation restrictions on height adjacent to the Doppler Very High Frequency Radio Range Tactical Air Navigation (DVORTAC) to the west of the development.

LPT RIO IV – PAD Overlay			
Standard	EXISTING GID PAD LOT 2	PROPOSED 2nd Amended GID PAD	Change
Building Height (feet) [Exceptions, see Section 4-205(A)] Building Height Maximum	80 ft.	From 44' to 62' for Lot 2	Increase
Maximum Lot Coverage (% of net site area)	100%	42%	No Change
Minimum Landscape Area (% of net site area)	10%	20%	No Change
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	25 ft	25 ft	No Change
Side	0 ft	0 ft	
Rear	0 ft	0 ft	
Vehicle Parking	345 required & 458 provided for office use	1,424 required & 1,434 provided 203 for office and 1221 for call center use	Increase from prior PAD, Meets Code for specified uses.
Bicycle Parking (Office & Call Center)	10 required & provided for office use	31 required & 32 provided for call center use	Meets Code

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans.* The site is located in an industrial employment center, increasing the size of the building provides greater opportunity for residents to work near home. The proximity to the freeway and existing bike path and mass transit facilitates a 20 minute city with easy access to employment.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The location is predominantly 1-2 story buildings, the hotels across the street are 6 stories, the proposed increase in height is appropriate for the surrounding context and remains within the allowable range of building heights near the DVORTAC and Sky Harbor International Airport.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed building is adjacent to existing buildings and parking structures within Liberty Center, another development will be built to the east of this lot. The property is the northern-most lot and terminates at the Salt River Channel with landscaped multi-modal path serving employees who may use the path for commuting or recreation.

DEVELOPMENT PLAN REVIEW

Site Plan

The building is oriented with the long axis facing north and south and narrow ends on the east and west. The building is split slightly in the middle to break the rectangular form with a central spine with primary building entrances on both north and south sides adjacent to the surface parking. The parking structure to the east provides covered stairways, a landscaped plaza transitioning to the building, and a sheltered pedestrian arcade on both the north and south sides of the building from the plaza to the building entry. The arcade is created by a recessed first floor, and projecting upper floor levels supported by

large columns. The site connects to adjacent properties to the south accessing Rio Salado Parkway, and shares a common drive to the west that terminates at a Salt River Channel overlook with landscape and hardscape features and a connection to the multi-modal path along the top of the levee. The vacant lot to the east is planned for future development, and may provide future street access to Priest Drive.

Building Elevations

The three story building is 62' tall to the highest mechanical screening. Materials are consistent with existing Liberty Center office buildings on site. Materials include a combination of painted tilt slab concrete panels, painted exterior insulated stucco, painted structural steel, dark spandrel glazing, grey solarban glass, clear glass with white silk screening on glass piers (on the east and west ends of the building). Rusted gabion basket columns and monument walls are filled with site cobble fill, reminiscent of older construction in the area that utilized river rock from the Salt River. The neutral cream, taupe and tan colors are accented by a dark rust/brick red that ties in to the natural patina of the gabion baskets and pulls color from the stone. The energy efficient design shelters pedestrians from the parking areas to the building entrances. The colors and materials tie in the natural desert palette with a reference to cobblestone found in the Salt River bottom and red Papago Butte and Camelback bedrock seen across the channel and freeway to the north and north east.

Landscape Plan

The Rio Salado Landscape Masterplan identified two zones of vegetative palettes within the overlay; the portion closest to the river reflective of a riparian environment with use of Desert Willow, Cottonwood and Ash trees, the portion further from the river reflective of the bosque environment with use of Palo Verde, Mesquite, Ironwood, Acacia and more xeric plants. Although this site is adjacent to the Salt River, it is in a portion that is planned to remain dry with only ephemeral water released during storm events. The proximity to the airport limits the plant palette to less riparian plants to discourage wildlife habitation close to the runways. Due to these contextual factors, the Liberty Center plant palette is a large and diverse representation of native, hybrid and xeric plants from similar environments in Texas and Mexico. The parking area uses Thornless hybrid Blue Palo Verde, the base of the building is shaded by Thornless hybrid Mesquite, Mesquite and Desert willing are used as a perimeter tree on the north edge of the landscape areas, Ironwood accent the entryways, accents of smaller Anacacho Orchid, Chitalpa and Texas Mountain Laurel are used in narrower planting areas. The proposed project limits the landscape area to that surrounding the building and parking area, and does not address the property located from the south edge of the bike path to the tow of the levee. Decorative rock has been added to the slope of the retention basin, but it lacks vegetation. Due to ongoing discussions with Maricopa County Flood Control District and the Army Corps of Engineers, this portion of landscape is being deferred for further review, and is conditioned for an administrative approval at a later date. It is undetermined if trees will be allowed on the south side of the multi-modal path, due to changes to flood control regulations. The expected palette in this area would be combinations of native grasses, ground cover and shrubs, emphasizing the wave pattern of the rocks, as viewed from the air, with an emphasis on low water use non-invasive species.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building has no streetfront visibility but is viewed from the multi-modal path to the north. The building is designed with two fronts, facing north and south, and is articulated by changes in colors, materials, a slight break in the center of the building, and the use of projected and recessed areas and metal trellises that use light and shadow to provide variation to the building throughout the day.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the building orientation provides high energy efficient windows, shade from projected upper floors and ground level shade trees and lighter building colors to mitigate heat gain and conserve energy. The landscaped plaza and shaded arcade provide a comfortable pedestrian experience leading to and from the building.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials are predominantly the same as other buildings on site, however the use of natural stone veneer found on other street front buildings in Liberty Center is not used on this building; rock gabions are used.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the office building and parking structure with surrounding landscape are appropriately scaled to the site, which allows up to 80 feet in height.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; building masses are broken up by the rock gabion columns, metal trellises, combinations of glazing, and the different colors of concrete and EFIS, with a projected upper floor shading the pedestrian walkway and creating a defined base and upper floor façade with a sense of movement along the arcade.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building is simple in material and form, similar to other structures within the development, with a strong rhythm in the façade.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site relies heavily on vehicle access due to location, but has the multi-modal path to the north for cyclists living further east along the lakefront.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the parking lots and garage are designed for safe circulation of the site for pedestrians, with shaded sidewalks leading to the building.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the project has been reviewed by police staff and designed for easy surveillance of surrounding areas. Activation of the site with call center tenants will provide more surveillance through evening hours.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the proposed landscape defines areas by the use of specific plants and continues a planting theme started with the first five lots developed within Liberty Center.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs were not a part of this request, and will be handled separately.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting was reviewed for minimum light levels and adjustments made to minimize visibility of the light fixtures on the garage, and reduce the light levels to prevent glare to surrounding areas.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Amended Planned Area Development and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit application shall be made within two years of the date of City Council approval or the Planned Area Development may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Second Amended Planned Area Development approval shall be null and void.
3. The Second Amended Planned Area Development Overlay for LIBERTY CENTER AT RIO SALADO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
4. An amended Subdivision Plat to modify the south property line is required for this development and shall be recorded prior to issuance of building permits.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

Site Plan

1. The site plan is approved as submitted (May 26, 2016), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

6. Exit Security:
 - a. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
7. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.

- d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
8. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

9. The materials and colors are approved as presented (May 26, 2016):
 - Roof – flat with parapet
 - Conc-1 - Primary Building – Tilt Panel Concrete with reveals – painted PT-1 – Dunn Edwards High Noon DEC743 (beige)
 - Conc-2 – Primary Building – Tilt Panel Concrete smooth faced – painted PT-2 Dunn Edwards Oatmeal Cookie DEA763 (cream) has a light reflectance value (LRV) of 78 and will need to be modified to comply with light reflectance level of no greater than 75.
 - Conc-2 –Building Accent – Tilt Panel Concrete smooth faced – painted PT-4 Sherwin Williams Dorian Grey SW7017 (medium warm grey)
 - EIFS-1 – Building Accent – Exterior Insulated Stucco System sand finished – PT-3 Dunn Edwards Cellar Door DEA157 (brick brown/red)
 - Stone-2 – Building columns and parking garage stair wall – rusted gabion basket with native site cobble fill
 - GL-1 - Windows – Solarban Gray Glass with clear anodized aluminum frame
 - GL-2 – Windows – Clear Spandrel Glass with Opacicoat (Harmony Solex) with clear anodized aluminum frame
 - GL-3 – Windows – Clear glass with white silk screen, with clear anodized aluminum frame
 - MTL-1 – Structural Steel trellis, canopy and accent – painted PT-3 Dunn Edwards Cellar Door DEA157 (brick brown/red)
 - MTL-2 – Metal deck – painted PT-2 Dunn Edwards Oatmeal Cookie DEA763

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
14. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

15. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
17. A separate landscape plan for the remainder of the property (north of the limit of work line indicated on plans presented)

shall be submitted prior to issuance of building permits, for the completion of the landscape area adjacent to the multi-modal path. This plan shall include (but not be limited to) native grasses, combinations of non-invasive xeric ground cover and shrubs, designed to reflect the wave-pattern of the Rio Salado Landscape Masterplan. Location of trees to maximize shade is encouraged; however this plan will require coordination with the Flood Control District of Maricopa County prior to administrative approval by Planning staff.

18. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
19. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
21. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Addressing

22. Provide address numerals on all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS: THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link : <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **POLICE DEPARTMENT SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide

high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- TRAFFIC ENGINEERING:
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- CIVIL ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- SOLID WASTE SERVICES:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
 - Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosures shall be open from 6:00am to 4:30pm on collection days.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected"

trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

- SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.
- DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

February 14, 2013 City Council approved and entered into a Development Agreement with Liberty Property Limited Partnership.

July 23, 2013 Development Review Commission recommended approval of a Planned Area Development Overlay and approved a Development Plan Review for six (6) new 2-story office development complex consisting of 600,000 sf. of total building area for LIBERTY CENTER AT RIO SALADO (PL130192), located at 1850 West Rio Salado Parkway.

July 30, 2013 City Council introduced and held the first public hearing for LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.

August 22, 2013 City Council held the 2nd and final public hearing and approved LIBERTY CENTER AT RIO SALADO (PL130192) consisting of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following: (PAD13009) Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.

October 24, 2013 City Council approved an Amended Subdivision Plat for LIBERTY CENTER AT RIO SALADO (PL130192) located at 1850 West Rio Salado Parkway. The request includes the following: SBD13019 Amended Subdivision Plat consisting of three (3) lots.

February 11, 2014 Development Review Commission approved a Development Plan Review consisting of a new warehouse building for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is Deutsch Architecture Group.

March 25, 2014 Development Review Commission approved a Development Plan Review consisting of a new parking structure for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway.

NOTE: Prior Development Plan Review entitlements for this project were authorized by approval of the Development Review Commission. Modifications to the Planned Area Development process subsequently revised the authorizing body for Development Plan Reviews associated with a Planned Area Development. All future new or major developments within Liberty Center will be heard for recommendation by the Development Review Commission, and taken to City Council for decision of the design entitlements associated with the Planned Area Development.

June 3, 2016 Community Development Department Planning Division administratively approved the First

Amended Planned Area Development of LIBERTY CENTER AT RIO SALADO, for site plan modifications.

June 28, 2016 Development Review Commission heard and recommended approval of the Second Amended Planned Area Development for LPT RIO IV, including the Development Plan Review for a new office building, parking structure and associated landscape and site improvements.

August 4, 2016 This request is scheduled for the introduction and first City Council public hearing.

August 18, 2016 This request is scheduled for the second City Council public hearing.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts

Section 6-306, Development Plan Review