

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/08/2013
Agenda Item: 4**

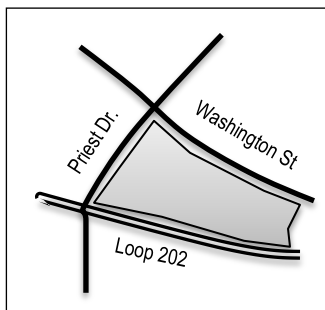
ACTION: Request for a Zoning Map Amendment from the General Industrial District to MU-4, Mixed-Use High Density District and an Amended Planned Area Development Overlay for a proposed commercial and residential development for THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street. The applicant is Papago Park Center, Inc.

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: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE GRAND AT PAPAGO PARK CENTER (PL120232) consists of a master plan development of 3,187,000 square feet of commercial space for hotel, office, retail, and up to 850 residential dwelling units. A neighborhood meeting was held on December 6, 2012. The request includes the following:

- ZON12010 Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use, High Density District on 64.7 acres.
- PAD12014 Amended Planned Area Development Overlay to modify the development standards to allow for a building height increase from 140 feet to a range of 112 to 156 feet to the top of a mechanical parapet; and a maximum density of 850 dwelling units.



Property Owner	Papago Park Center, Inc.
Applicant	Mitch Rosen, Papago Park Center
Current Zoning District	GID, General Industrial District and within the Transportation Overlay District
Gross/Net site area	64.7 acres
Total Building area	3,187,000 sf.
Lot Coverage	50 % (50% maximum allowed)
Building Height	112-156 ft. (140 ft. maximum allowed)
Building Setbacks	25' front, 25' street side, 0' sides & rear
Landscape area	20% (20% minimum required)
Vehicle Parking	10,032 spaces (9,381 minimum required)
Bicycle Parking	690 spaces (690 minimum required)

ATTACHMENTS: Ordinance, Resolution, Development Agreement, Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480-858-2393)

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located at the southeast corner of Washington Street and Priest Drive and across from the light rail station. The property site is currently vacant. The site is part of the Papago Park Center that is within the Planned Area Development Overlay. This site has previous entitlements for commercial/office development of up to 140 feet in height. This was also the former proposed site for the Arizona Cardinals football stadium.

The applicant is requesting the Development Review Commission take action on the items four and five listed above, and provide recommendations to City Council for items one through three listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale condominium units.

PUBLIC INPUT

A neighborhood meeting is required for this development because of the existing residential apartments to the east. The meeting was held on December 6, 2012, at 6 p.m. at the Rolling Hills Golf Course restaurant. There were 3 visitors in attendance for the meeting and a city staff representative as well. Refer to the neighborhood meeting summary provided by the applicant in the attachments. To date, staff has received inquiries on the project information proposed and a letter of support. The owner and city staff have also received a letter from the Union Pacific Railroad Company, which is adjacent to this development area to the south. They have provided comments pertaining to land use compatibility, noise, vibration and trespassing across the railroad tracks. A proposed stipulation is provided in the report that address.

PROJECT ANALYSIS

ZONING

The Papago Park Center site and surrounding area is primarily zoned GID, General Industrial District. To the east of the site, an apartment complex is zoned MU-4, Mixed-Use High Density District. The proposed zoning change from GID to MU-4 is consistent with the adjacent property and also conforms to the General Plan 2030 Projected Land Use "Mixed-Use" and with a Projected Residential Density of "High Density" (greater than 25 dwelling units per acre). The proposed zoning change is appropriate to the surrounding area and is justified by the proposed project and context, in relation to the defined zoning district uses and standards. This project will provide a horizontal mixed use with integrating commercial land use and residential.

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest. *This zoning change will introduce a residential component to a zoning designation that current prohibits such use. Mixed-use will further enhance the Washington Street corridor and provide a greater opportunity for Light Rail use of both residents and business employment.*
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan. *The General Plan has a projected land use of "Mixed-Use" with a projected density of "up to 25 du/ac". The MU-4 zoning district is compatible with this projection and will enhance the overall master plan of the Papago Park Center.*

PLANNED AREA DEVELOPMENT

This is a request for the 19th Amended Planned Area Development for Papago Park Center. This location had previously been planned for a commercial development consisting of approximately 1,900,000 sf. of building area and a maximum height of 140 feet. The applicant has proposed a revised master plan that rezones the property, introducing a residential element and redefines the maximum allowed building heights for the area. Through a collaborative effort in evaluating surrounding impacts, such as the Phoenix Sky Harbor Airport, the applicant has revised the maximum allowed building height envelope by incorporating the City of Phoenix's engine out operating procedures and establishing an escalating height above sea level. As an example the west half of the property has a proposed height less than 140 feet, starting from a maximum height of 112 feet, then stepping up to the east end at a maximum height of 156 feet. The project will retain the previous building setbacks along the street front (25 feet). No other development standards have been modified for this request.

One of the biggest changes to this site, that is not specific to the PAD standards, is the relocation and adaptive reuse of the above ground water canal. The canal plans to be diverted through the development and utilized as a centerpiece entrance,

along with a multi-modal pathway and other decorative features that enhance this element of the project area.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses are allowed as defined in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with provisions in Part 5. The Transportation Overlay District is exempt in this area because the prior PAD was adopted prior to the overlay provisions.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density 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 and to allow for increased heights.
4. The proposed project meets the approval criteria for a Zoning Amendment and Planned Area Development Overlay.

ZON12010 AND PAD12014

CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made on or before February 7, 2018, or the zoning of the property 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 March 9, 2013, or the zoning map amendment approval shall be null and void.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
4. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit. Any intensification in land use will require an update to the traffic study.
5. Provide Art in Private Development, pursuant to Section 4-407, for each phase of development to contribute its portion of art at the time of building permits.
6. The maximum allowed building height shall include all elements above the building roof, including mechanical, antennas, and other structural elements.
7. Upon development of any of the sites south of the canal, the developer shall provide a fencing barrier adjacent to the Union Pacific Railroad property consisting of steel vertical pickets or similar construction. The fence shall be a minimum of six (6) feet in height, measured from nearest grade, and designed with gates to provide emergency access where required. Post "no trespassing" signs every 300 feet and where gates are located.

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.

- 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.
- **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: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- **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.

HISTORY & FACTS:

July 20, 2006	The Redevelopment Review Commission approved the 18 th Amended Planned Area Development for Papago Park Center... for PAPAGO HILLS OFFICE BUILDING (RRC06016 / DS051061 / SPD-2006.51), consisting of a new 85,873 sf. building for office use on 8.01 acres, located at 1050 West Washington Street, in the GID, General Industrial Zoning District.
December 6, 2012	Applicant for THE GRAND AT PAPAGO PARK CENTER held a neighborhood meeting for this request.
January 8, 2013	Development Review Commission scheduled public hearing for this request.
January 24, 2013	Scheduled City Council introduction and first public hearing for this request.
February 7, 2013	Scheduled City Council second and final public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

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



DEVELOPMENT PROJECT FILE
for
THE GRAND AT PAPAGO PARK CENTER

ATTACHMENTS:

- 1-3. Waiver of Rights and Remedies form
- 4. Location Map
- 5. Aerial Photo
- 6-11. Letter of Explanation
- 12-24. Shared Parking Study
- 25-28. Conceptual Character Renderings
- 29-34. 19th Amended Planned Area Development Overlay / Site Plan
- 35-36. Overall Building Elevations
- 37-38. Applicant Public Outreach Summary
- 39. Neighborhood Meeting Attendance
- 40. Support Comment Card from Neighborhood Meeting
- 41. Letter from City of Phoenix, Aviation Department
- 42. Resident comments
- 43-45. Letter from Union Pacific Railroad Company

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Papago Park Center, Inc. and the Salt River Project Agricultural Improvement and Power District. (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL120232 (The Grand at Papago Park Center)** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

Parcel Nos. : 124-20-013 and 124-20-014 and an unassessed portion of land consisting of the Grand Canal

Address: 1151 West Washington Street, Tempe, Arizona, 85281



Location Map



THE GRAND AT PAPAGO PARK CENTER (PL120232)

THE GRAND at PAPAGO PARK CENTER

Applicant's Letter of Explanation Zoning Map Amendment and 19th Amended Planned Area Development Overlay

Papago Park Center, Inc. (the "Applicant") respectfully submits this application to develop approximately 67.40 net acres located at the northeast corner of Priest Drive and Loop 202 Red Mountain Freeway (the "Site") in Tempe. The Site is the last remaining development site within Papago Park Center which currently has approximately 3.2M square feet of commercial space developed accommodating over 10,000 employees. Papago Park Center is a major mixed-use development primarily consisting of office, commercial and some residential uses spanning over multiple development sites. See Exhibit A for an aerial photograph of the Site.

Application

The Applicant is submitting a zoning map amendment and planned area development (PAD) overlay amendment as part of its application for the development of the Site (the "Application").

The purpose of the zoning map amendment request is to rezone the Site from General Industrial District (GID) PAD to Mixed-Use, High Density District (MU-4) PAD to accommodate the development of a vibrant mixed-use project including office, hotel, residential, restaurant and retail uses that will provide an exciting opportunity for Tempe residents to live, work and play all within one location and walking distance of two light rail stations. The Applicant is also submitting the PAD amendment to outline the Applicant's vision in creating a vibrant mixed-use project to complement the existing uses of Papago Park Center. As part of the PAD amendment, the Applicant is proposing to establish unique site specific development standards for the Project.

The Applicant is proposing to develop up to 19 buildings and seven parking structures on the Site. At build-out, the project is proposed to provide over two million square feet of office space, 600 hotel rooms, potentially 850 multi-family residential units, 27,000 square feet of restaurant space, and 7,000 square feet of retail space, supported by approximately 10,000 parking spaces. The Project will be branded as The Grand at Papago Park Center. The goal of the Application is to create an aesthetically pleasing mixed-use development to complement the mix of office and residential uses within Papago Park Center and further stimulate economic activity in north Tempe. The purpose of this Project is to bring additional employment, residential, hotel and conference opportunities to the City of Tempe, while promoting a sustainable environment of living, staying, working and playing in one location.

For travelers arriving from any direction, the Site's highly visible location serves as a prominent entry to the City. Given its proximity to and visibility from the Red Mountain freeway and the adjoining METRO light rail line, as well as its proximity to the nearby Tempe Town Lake, the Site is a prime opportunity for development. The Site, which is currently vacant,

presents a unique opportunity to make a statement at one of the City's front doors with a high-quality and modern mixed-use development.

The proposed master development plan represents the Applicant's expectations of future market conditions. Because of the need for flexibility associated with a long-term development of multiple development sites, it is the intent of this Application that the proposed uses (office, hotel, conference, residential, retail, and parking garages) are interchangeable across the Site.

Site Area

The Site is located at the northeast corner of the Priest Drive and Loop 202 Red Mountain Freeway interchange in Tempe, Arizona. The Site consists of approximately 67.40 net acres. A legal description is included in the Application submittal.

Area Context

The Site is located within the 350-acre Papago Park Center mixed-use development. Priest Drive is the west boundary, Washington Street and the METRO light rail is the north boundary, The Lofts at Rio Salado apartment community is the east boundary and the Loop 202 Red Mountain Freeway is the south boundary. Surrounding area uses include several office buildings and complexes within the larger Papago Park Center development, including the corporate headquarters for SRP and First Solar, regional offices for State Farm, DHL, Wells Fargo and Sonora Quest Labs, as well as limited restaurant and retail space. Tempe Town Lake is approximately ¼ mile to the southeast, and the Marquee Theatre is at the southwest corner of Mill Avenue and Washington Street. Papago Park is approximately ½ mile to the east. Existing buildings within the larger Papago Park Center development typically range from one to six stories in height. See Exhibit B for an aerial photograph depicting the location of existing adjoining and surrounding uses.

Planning Context - General Plan 2030

The land use and projected residential density for the Site by General Plan 2030 is Mixed-Use and High-Density (greater than 25 units per acre). According to General Plan 2030, the Mixed-Use category is designed to accommodate land with a mixture of residential and commercial uses. This category also encourages creatively designed developments with a living environment reflecting a "village" concept where there is opportunity to live, work and play within one development or area. This Project is exactly the type of mixed-use, high-density project envisioned by General Plan 2030. The Applicant is proposing the development of office, hotel, conference, residential, restaurant and retail uses that will further energize the adjoining light rail corridor and the larger Papago Park Center development, while providing an exciting opportunity for Tempe residents to live, stay, work and play.

Current & Requested Zoning

The Site is currently zoned General Industrial District (GID) with a Planned Area Development (PAD) Overlay. The current PAD allows building heights up to 140 feet and hotel, office and retail uses. See Exhibit C for a current zoning map for the Site and surrounding area.

To accommodate the development of the Project, the Applicant is proposing to rezone the Site to the Mixed-Use, High-Density (MU-4) District and to amend the Site's PAD overlay to allow the addition of high-density residential within the mixture of uses on Site. In addition, the PAD also establishes site specific development standards, such as increased building heights up to 156 feet in conformance with FAA guidelines, and applies the Tempe Standard Shared Parking Model (TSSPM) to portions of the Project.

The requested MU-4 District allows a variety of uses including high-density residential and mixed-use buildings consisting of office, hotel, residential, restaurant and retail uses, as well as associated parking structures and courtyards. According to the Zoning & Development Code, all mixed use zone districts "require the integration of commercial and residential uses to support pedestrian circulation and transit as alternates to driving, and to provide employment and housing options." The mix of uses proposed by this Application is consistent with the requested MU-4 District.

Project Description & PAD Development Standards

The Site's highly visible location at Tempe's front door for travelers from all directions provides an opportunity to make a significant statement with high-quality office, hotel, conference, residential, restaurant and retail uses. It is the Applicant's intent that these buildings will complement the existing buildings within Papago Park Center and will be representative of the ongoing private and public investment along the METRO light rail line and around nearby Tempe Town Lake.

Considering the Site's location, the Applicant strongly believes that the Project will appeal to office, hospitality, conference, restaurant and retail space users seeking space within a high-quality, mixed-use setting in proximity to public transportation, recreational amenities and entertainment uses.

The intent of the Application is to provide the following:

- 11 office buildings distributed throughout the Site providing up to a combined total of 2,133,000 square feet of office space;
- two (2) six story hotels which may include approximately 6,000 square feet of conference space and provide up to a combined total of 600 guest rooms. The two hotel buildings have a potential combined total of 400,000 square feet of building area;
- a one-story restaurant building located near the above mentioned hotels with a potential building area of 6,000 square feet and restaurant/retail buildings located at the immediate southeast corner of Priest Drive and Washington Street.

- multi-family residential buildings located at the northeast corner of the Site providing up to a combined total of 550 dwelling units with the potential for the Project to include up to an additional 300 multi-family units within the project;
- seven parking garages distributed throughout the Site and an at-grade parking courtyard located near the northwest corner of the Site.

In order to make the Grand Canal (the “Canal”) a major focus of the Project and an iconic amenity, the intent is to relocate the Canal to the center of the Site. The vision is to design the Canal to reflect the origins and history of the Salt River Project. The relocation will make the canal visible from the main entrances into the Project, as well as from each of the development sites. A significant water feature celebrating the history of the original Roosevelt Dam plays a key role in the theme and design of the entire project.

The development plan for the north side of the relocated canal consists of a mixture of uses similar to those currently found to the north across Washington Street and to the west across Priest Drive. These uses will serve as a transitional bridge between the surrounding developments and the more intense planned uses located south of the relocated canal along the Loop 202 Red Mountain Freeway frontage.

The Project’s overall architectural character will emphasize a contemporary urban design allowing for a timeless and modern look. The use of building massing to express the verticality of the structures without losing the desired pedestrian feel and scale will be paramount in the refinement of the architectural character. The primary design elements of the overall architectural character theme will be applied to all new development sites within the Project.

Project Design

The Project is a contemporary design that will fit well into both the physical and surrounding built environments and create visual interest. The primary exterior building skin materials (e.g. glass, metal and concrete) will accomplish the desired contemporary look. The primary architectural intent for the Project is the creation of an interesting and inviting development accommodating a mix of uses and users within one location. To provide visual interest, the design varies building heights and forms, as well as the use of building materials, throughout the Project.

The Project’s design requires all sides of buildings to receive consistent architectural treatments. The design heavily utilizes glass for purposes of maximizing views, providing architectural day-lighting, and contrasting elements to the other exterior building skin materials. The use of glass at the ground level of buildings will be designed to provide high visibility throughout the Project. To break-up building mass and provide visual interest, the design will employ methods for articulation (e.g. material, color and texture changes, reveals, windows etc.) for large wall surfaces. To screen roof mounted equipment, the design extends building façades and screen walls in a manner that integrates the facades and walls into the overall building design through the use of similar materials, forms and massing.

The Project will be designed to provide well lit, accessible walkways and sidewalks with minimal conflicts with vehicular circulation on the Site. The parking garages, the at-grade parking courtyard, the connections between the garages and entrances of the buildings, and the connections between the Project and public right-of-way will be well lit to increase visibility.

The Applicant believes in the incorporation of environmentally responsible design practices. For this reason, the incorporation of Leadership in Energy and Environmental Design (LEED) practices and principles will be encouraged throughout the Project.

Specific design elevation and a design review application will be separately submitted at a later date.

Landscape & Hardscape

At this point, the landscape design is conceptual. The intent is to provide an ample amount of landscaping. As shown by the conceptual landscape plan included as part of this Application, the landscape palette will include a variety of landscape materials with a range of accent colors to create visual interest. In order to establish a seamless appearance and unified theme throughout the Project, both landscape and hardscape components for each development site will follow an overall streetscape theme. Amenities and special features designed to enhance the overall shared environment between the Project's landscaping, architecture and overall pedestrian experience include enhanced landscape materials, planters, walkways, paving and seating.

Site Circulation and Parking

The Site will be accessed from ingress/egress locations located along both Priest Drive and Washington Street. The primary entrance to The Grand at Papago Park Center will be located on Priest Drive, with secondary entrances located along Washington Street. On-site circulation is accommodated by multiple interconnected private roads and drives that will provide access to each of the development sites.

Seven parking garages are distributed throughout the Site and an at-grade parking courtyard near the intersection of Priest Drive and Washington Street will serve the parking needs of residents, employees, visitors and patrons. In addition, multiple bicycle parking areas will be provided on the Site. The Site and the larger Papago Park Center development are also serviced by Bus Routes 1 and 56. Routes 1 and 56, respectively, run along Washington Street and Priest Drive. To reduce the number of vehicular trips generated, employees at The Grand at Papago Park Center will be encouraged to use alternative modes of transportation, such as riding light rail and/or the bus and biking.

The movement of pedestrians, both on foot and on bicycle, is a major element of the Project. With a mixture of office, hospitality, conference, residential, restaurant and retail uses planned for the Project, movement within the Site will mainly be achieved through the use of a comprehensive system of well lighted and accessible walkways and sidewalks designed to create an environment conducive of on-site movement. The provision of multi-use paths along the relocated Grand Canal will provide a pedestrian arterial centrally located throughout Site and easily accessible from each development site. All buildings on the Site will be linked with walkways and sidewalks which will allow movement throughout the Project. The primary goal of this system will be to establish a seamless flow between the development sites comprising the Project.

Shared Parking Study

A parking study prepared by Anaradian & Associates is provided as part of this Application submittal. The parking study applies the Tempe Standard Shared Parking Model (TSSPM) to areas within the Project where the two (2) hotel uses share a common garage with office and restaurant/retail uses. The application of the TSSPM results in a total reduction of 392.7 parking spaces for the noted areas of the Project. However, because the Application proposes flexibility to locate the hotel and restaurant/retail uses at other locations on the Site, the Application proposes that the TSSPM may be applied in another configuration in the future, possibly across any phase and/or development site of the Project, when hotel and restaurant/retail development projects are brought forward.

Phoenix Aviation Department Correspondence

Given the Site's proximity to the flight path for Sky Harbor International Airport, the Applicant contacted the Phoenix Aviation Department staff to confirm that the Project's proposed building heights are appropriate for the area. As shown by the enclosed letter dated September 17, 2012, included as part of the submittal for the Application, the Phoenix Aviation Department does not object to the proposed building heights, subject to a determination of no hazard from the Federal Aviation Administration (FAA). Future building developers will file a notice of proposed construction or alteration with the FAA as appropriate.

Conclusion

Papago Park Center, Inc. is very excited about the Site and the Project. The Applicant has developed a high-quality mixed-use design that we believe will complement and build on the ambiance, lifestyle and environment already established within Papago Park Center and around nearby Tempe Town Lake. The Project will provide residents and visitors with exciting new opportunities to live, stay, work, meet, shop and play in one location while enhancing the City's economic base at the same time. The Project will also serve as a catalyst for future development and redevelopment opportunities in the surrounding area. We look forward to discussing the proposal with you in the near future and respectfully request your support.

Shared Parking Study
for
19th Amended Planned Area Development for
THE GRAND at PAPAGO PARK CENTER



Prepared for Papago Park Center, Inc.

September 17, 2012

by
Anaradian & Associates

A PROFESSIONAL LIMITED LIABILITY COMPANY
502 SOUTH COLLEGE AVENUE FLOOR 3
TEMPE, ARIZONA 85281



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Appendices

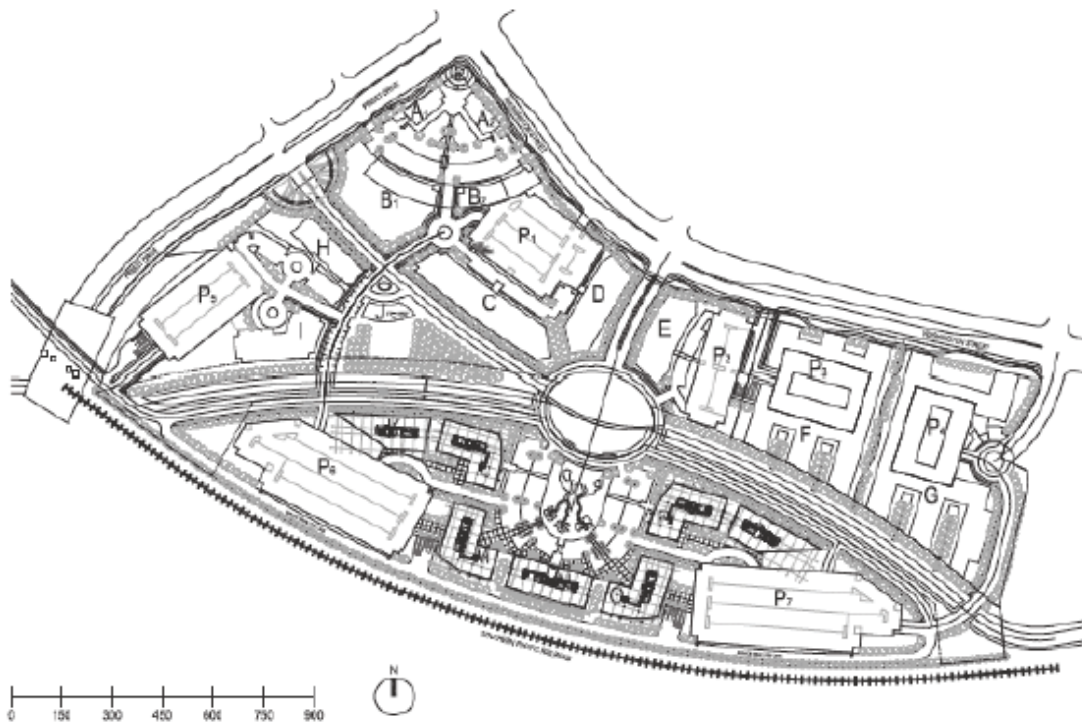
- A. Tempe Standard Shared Parking Model Applied to Phase “P1”
- B. Tempe Standard Shared Parking Model Applied to Phase “P5”

Introduction

The 19th amended PAD for Papago park center features a more specific plan for development of the “Grand” site, approximately 58.56 acres at the northeast corner of Loop 202 and Priest Drive.

The PAD application proposes a mix of uses on the site, and this Shared Parking Model study is being submitted to support the requested parking numbers in the PAD application.

It is understood that as a PAD, the “Grand” site is not subject to parking reductions provided for in Tempe’s Transportation Overlay District, and is subject to the applicable minimum parking ratios that apply under the Zoning and Development Code (ZDC).



Site Plan for 19th Amended PAD at Papago Park Center, Grand Site

Study Areas

This study conforms to Section 4-604 of the Tempe Zoning and Development Code (ZDC), and is comprised of the demand curve models provided in that ZDC Section, Appendix F. No additional reductions are being petitioned through this study.

There are two separate analyses being provided in this study. The first is for the uses contiguous to the garage identified as “P1” in the PAD application, and is referred to in this study as “Area P1”. The second is for the uses contiguous to the garage identified as “P5” in the PAD application, and is referred to in this study as “Area P5” (*see Exhibit 1 below*).

All uses within both study areas have equal access to all parking provided within each area. It is anticipated that there will be cross-access easements across property lines that are created, if any. There there will not be impediments created for sharing of parking within areas that receive the benefit of shared parking under ZDC 4-604.

Both of the study areas of the Grand Site contain uses that are complimentary from the standpoint of parking demand curves in the Tempe Standard Model. They are modeled with office and hotel uses with significant square footage, serviced by multi-story parking garages. “Area P1” also contains retail uses.

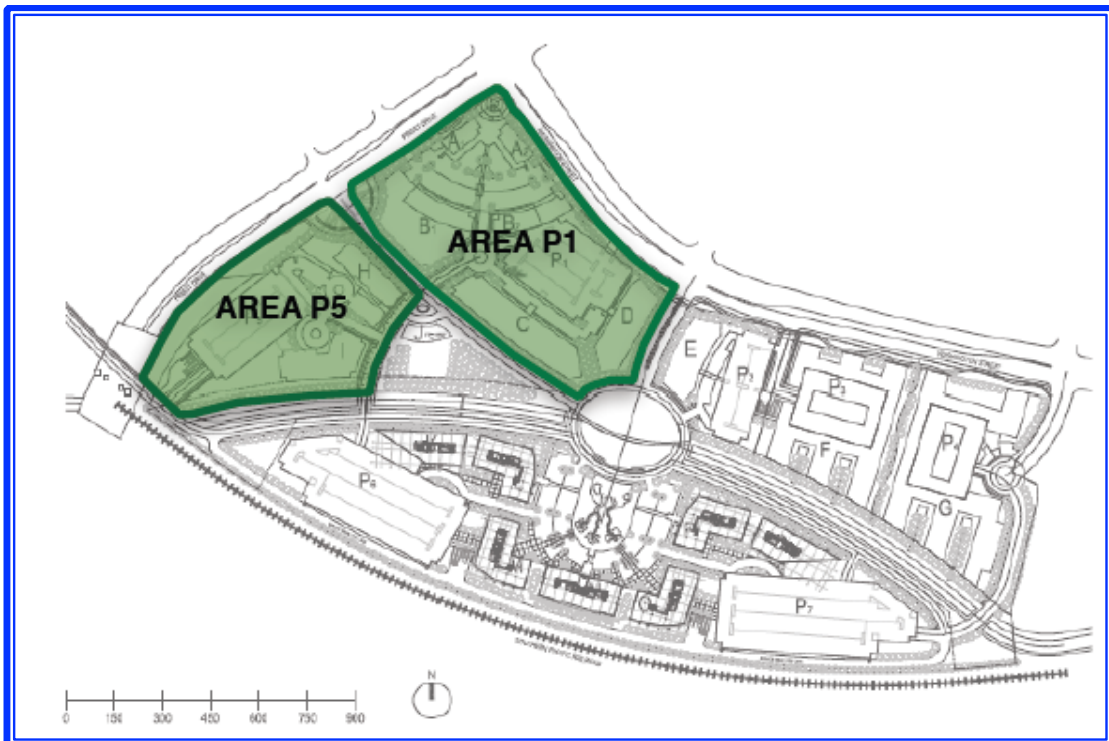


EXHIBIT 1 – Study Areas

“Area P1” Phasing and Estimated Parking Demand

The buildings and uses in proximity to “Area P1” are comprised of the following:

1. **Retail Corner “A1 and A2”**: Modeled to be constructed in the initial phases of the development of Area P1, containing 14,000 s.f. of retail and restaurant uses.



EXHIBIT 2 – Retail Corner “A1 and A2”

Based on the large amount of dedicated office space within walking distance, 75% of “A1 and A2” are modeled as dedicated **restaurant** space.

Specifically, 50% of “A1 and A2” are modeled as “Restaurant, Take-Out”; and 25% as “Restaurant, General”, (both are at 1/75 parking ratio in accordance with ZDC).

The other 25% of “A1 and A2” is modeled as **retail** ancillary to office (1/300 parking ratio in accordance with ZDC).

Therefore, at the time of completion, the parking required for these retail uses will be:

10,500 at 1/75:	140 spaces
3,500 at 1/300:	12 spaces
TOTAL REQUIRED PER ZDC:	152 spaces

2. **Surface Parking area at Retail Corner “A1 and A2”:** To be constructed along with “A1 and A2”, the surface parking area will contain the required 152 spaces.

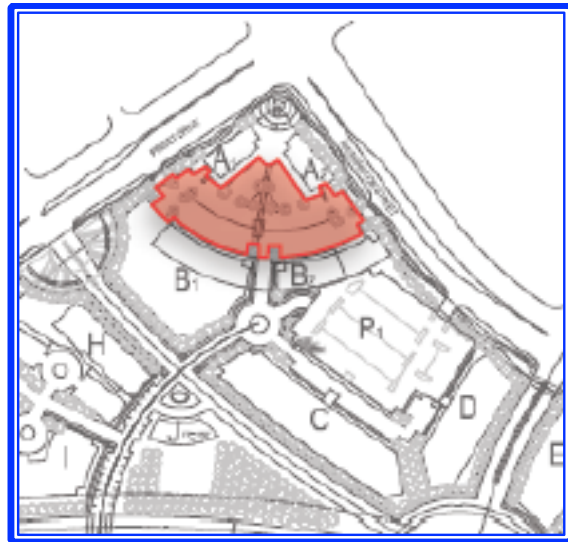


EXHIBIT 3 – Surface Parking at Retail Corner “A1 and A2”

3. **Office Building “C”:** With 125,000 square feet of office space, this building in Area 1 has been modeled with dedicated office uses, and a required parking ratio of 1/300 in accordance with the ZDC.

Therefore, at the time of completion, the parking required for this office use will be:

125,000 at 1/300: 416.7 spaces

TOTAL REQD. PER ZDC: 417 spaces



EXHIBIT 4 – Office Building “C”

4. **Surface Parking and Garage “P1”**: To be constructed along with Office Building “C”, the surface parking area and garage **will contain the 417 spaces required** in accordance with the ZDC.

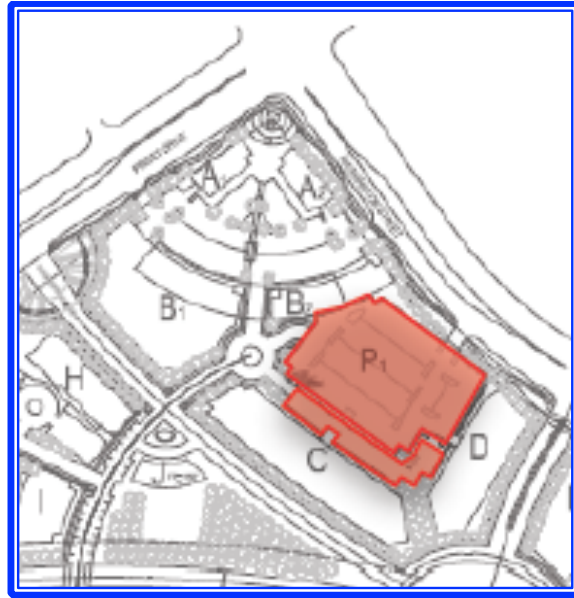


EXHIBIT 5 – Surface Parking and Garage “P1”

5. **Office Building “D”**: With 85,000 square feet of office space, this building in Area 1 has been modeled with dedicated office uses, and a required parking ratio of 1/300 in accordance with the ZDC.



EXHIBIT 6 – Office Building “D”

Therefore, at the time of completion, the parking required for this office use will be:

85,000 at 1/300: 283.3 spaces

TOTAL REQD. PER ZDC: 284 spaces

At the time of completion, Garage “P1” **will be expanded to accommodate the additional 284 spaces required** in accordance with the ZDC.

6. **Hotel “B1” and associated Retail “B2”**: With 350 rooms, and 14,000 square feet of additional retail space, these buildings in Area 1 have been modeled as follows:

- 350 Hotel Rooms (at 1/Room in accordance with ZDC): 350.0
- 750 square feet of Hotel Lobby Office function (at 1/300 in accordance with ZDC): 2.5
- 6,000 square feet of Hotel Conference function (at 1/100 in accordance with ZDC): 60.0
- 2,000 square feet of Hotel Restaurant function (at “General”, 1/75 in accordance with ZDC): 26.7



Based on the large amount of dedicated office space within walking distance, 75% of “B2” is modeled as dedicated **restaurant** space.

Specifically, 75% of “B2”, or 10,500 square feet, is modeled as “Restaurant, Take-Out”; and 25% as “Restaurant, General”, (both are at 1/75 parking ratio in accordance with ZDC): 140.0

The other 25% of “B2”, or 3,500 square feet, is modeled as **retail** ancillary to office (1/300 parking ratio in accordance with ZDC): 11.7

EXHIBIT 7 – Hotel “B1” and associated Retail “B2”

Therefore, at the time of completion, in accordance with the ZDC and without the Tempe Standard Shared Parking Model, the parking required for these uses would be:

350 Rooms at 1 per Room:	<u>350.0</u> spaces
750 square feet of Office, General at 1/300:	<u>2.5</u> spaces
6,000 square feet of Conference at 1/100:	<u>60.0</u> spaces
2,000 of Restaurant, General at 1/75:	<u>26.7</u> spaces
10,500 at 1/75:	<u>140.0</u> spaces
3,500 at 1/300:	<u>11.7</u> spaces
Total Required:	<u>590.9</u> spaces

It is at this phase of the project that the parking reduction sought by the Tempe Standard Shared Parking model would be applied on the ground.

While the retail and office buildings are phased and will be parked at or above the code requirements in the ZDC, the hotel use has a demand curve within the Tempe Shared Model that begins to make a shared parking scenario work on the ground for "Area P1".

"Area P1" Summary

The model results with all "Area P1" Phases in place shows:
(see appendix A for full model runs on "Area P1")

Parking Required:	<u>1,442.5</u>
Parking by Demand Required:	<u>1,113.6</u>

Addition of 5% for a large site with stable demand throughout the year: 55.7

Parking Required using Tempe Standard Shared Parking Model: 1,169.3

Total to be Provided: 1,170

If accepted, the Shared Parking Model for "Area P1" would require 318 additional parking spaces developed at the completion of Hotel "B1" and associated Retail "B2", as opposed to 591 additional spaces; bringing the total number of spaces to be provided to 1,170.

Note: *It is possible that Office Building "D" may precede the completion of Office Building "C". In this case, the sequencing of development may alter, but the application of the shared parking model would not. Parking would still be provided under the requirements of the ZDC for each office building, with the application of shared parking still being implemented "on the ground" at the completion of the last phase of "Area P1"'s development.*

“Area P5” Phasing and Estimated Parking Demand

The buildings and uses in proximity to “Area P5” are comprised of the following:

1. **Office Building “I”:** With 125,000 square feet of office space, this building in Area 1 has been modeled with dedicated office uses, and a required parking ratio of 1/300 in accordance with the ZDC.



Therefore, at the time of completion, the parking required for this office use will be:

125,000 at 1/300: 416.7 spaces

TOTAL REQD. PER ZDC: 417 spaces

EXHIBIT 8 – Office Building “I”

2. **Surface Parking and Garage “P5”:** To be constructed along with Office Building “I”, the surface parking area and garage **will contain the 417 spaces required** in accordance with the ZDC.

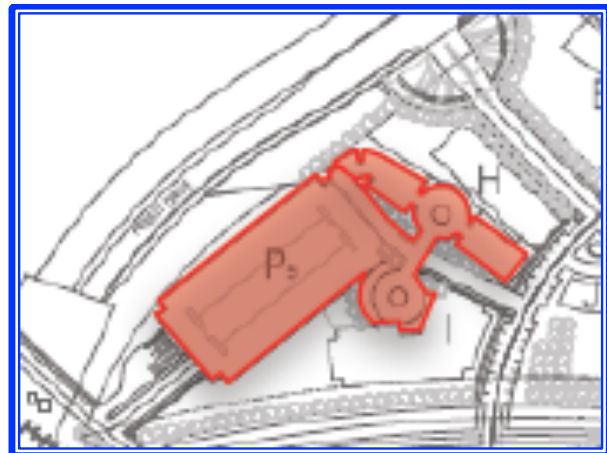


EXHIBIT 9 – Surface Parking and Garage “P5”

3. **Hotel “H”**: With 250 rooms, this building in “Area P5” has been modeled as follows:

- 250 Hotel Rooms (at 1/Room in accordance with ZDC): 250.0
- 350 square feet of Hotel Lobby Office function (at 1/300 in accordance with ZDC): 1.2
- 2,000 square feet of Hotel Conference function (at 1/100 in accordance with ZDC): 20.0
- 1,000 square feet of Hotel Restaurant function (at “General”, 1/75 in accordance with ZDC): 13.3

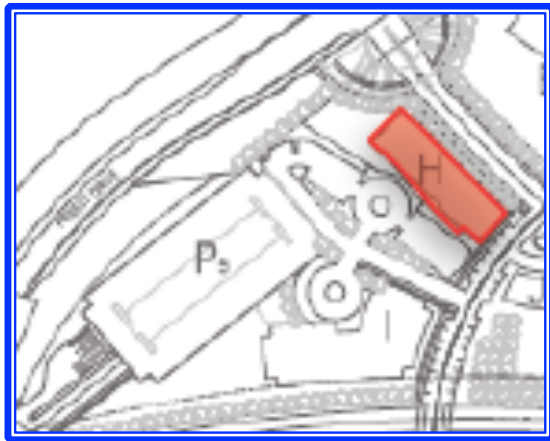


EXHIBIT 10 – Hotel “H”

Therefore, at the time of completion, in accordance with the ZDC and without the Tempe Standard Shared Parking Model, the parking required for these uses would be:

250 Rooms at 1 per Room:	<u>250.0</u> spaces
350 square feet of Office, General at 1/300:	<u>1.2</u> spaces
2,000 square feet of Conference at 1/100:	<u>20.0</u> spaces
1,000 of Restaurant, General at 1/75:	<u>13.3</u> spaces
Total Required:	<u>284.5</u> spaces

It is at this phase of the project that the parking reduction sought by the Tempe Standard Shared Parking model would be applied on the ground.

While office buildings are anticipated to be parked at or above the code requirements in the ZDC, the hotel use has a demand curve within the Tempe Shared Model that begins to make a shared parking scenario work on the ground for “Area P5”.

“Area P5” Summary

The model results for all “Area P5” Phases in place shows:
(see appendix A for full model runs on “Area P5”)

Parking Required: 701.2
Parking by Demand Required: 552.6

Addition of 5% for a large site with stable demand throughout the year: 27.7

Parking Provided using Tempe Standard Shared Parking Model: 580.3

Total to be Provided: 581

Therefore, if accepted, the Shared Parking Model would require 164 additional parking spaces developed at the completion of Hotel “H”, as opposed to 284.50 additional spaces; bringing the “Area P5” total number of spaces to 581 Provided.

Note: *It is possible that Hotel “H” may precede the completion of Office Building I. In this case, the sequencing of development may alter, but the application of the shared parking model would not. Parking would still be provided under the requirements of the ZDC for each office building, with the application of shared parking still being implemented “on the ground” at the completion of the last phase of “Area P5”’s development.*

Summary

Parking provided in the application for the 19th Amended PAD for the Grand Site at Papago Park Center reflects the results of the Tempe Standard Shared Parking Model applied for “Area P1” and “Area P5”, as reflected in this Study.

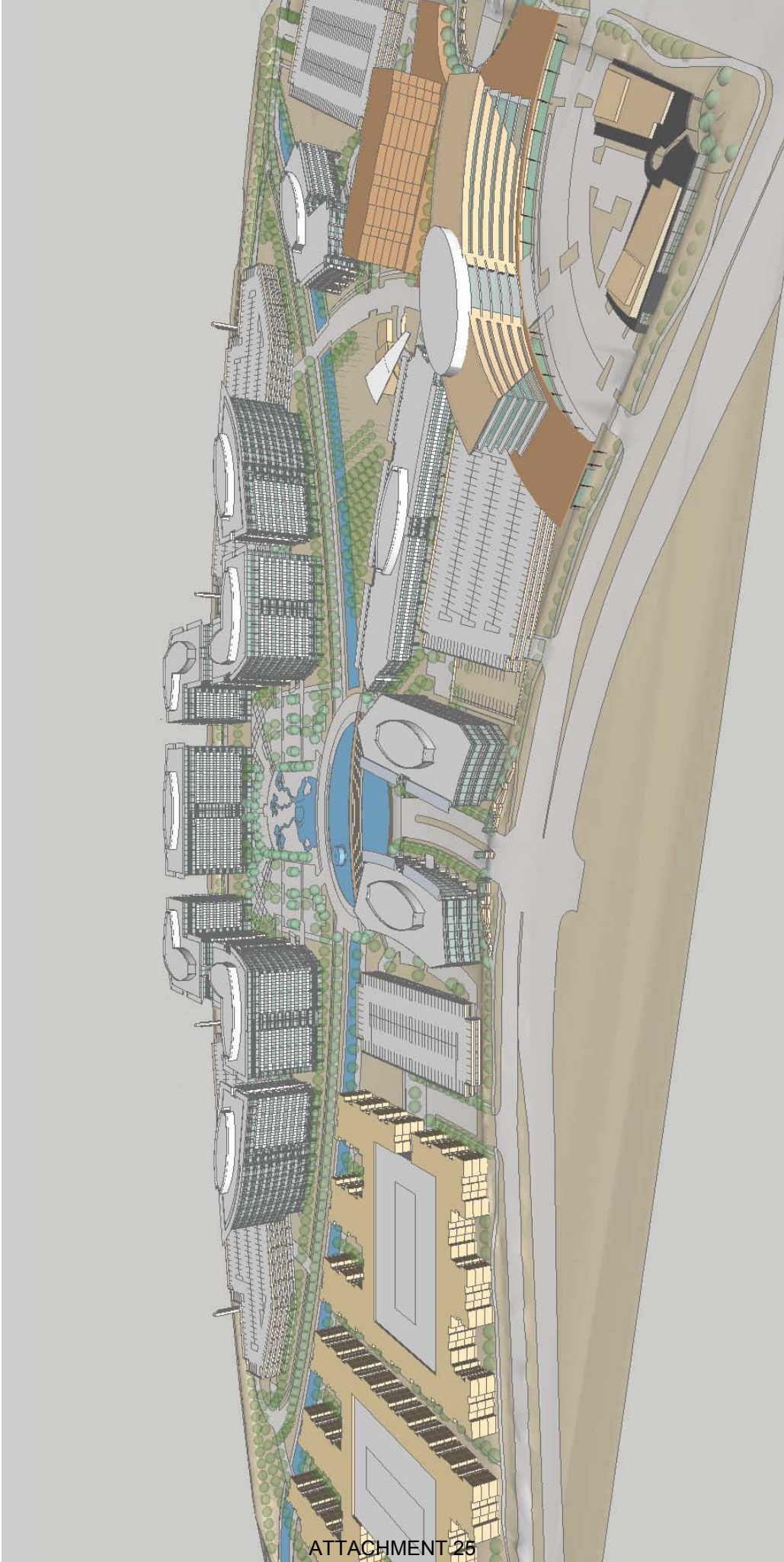
As expressed within the ZDC, the Tempe Standard Shared Parking Model is available for projects with a mix of uses like those in “Area P1” and “Area P5”, to reduce the number of parking spaces needed to meet overall parking demand of the project. This Study has applied the Tempe Standard Model, without additional variations or suggested amendments or other rationalizations for adjusted parking counts.

The introduction of hotel uses at two locations that have a common garage with office, and, retail uses (in the case of “Area P1”) makes the application of the Tempe Standard Shared Parking Model relevant to “Area P1” and “Area P5”, as each of these identified Areas of the Grand Site achieves full build-out.

While this Study models the available reductions with the Tempe demand curves and mix of uses proposed at the Grand Site, please note that the tenanting of the office buildings in this plan may result in parking ratios for the office buildings that exceed the ZDC minimum of 1 per 300 square feet. In fact, **the PAD application already pre-supposes a required office ratio of 1 per 250 square feet.** The Grand Site would accommodate increased office parking tenant demand by adding to structured parking within the approved garages. Current reductions sought from use of the Tempe Standard Shared Parking model in this study would still apply to the retail, hotel, and uses that are complimentary to the office demand curves of Tempe’s standard model.

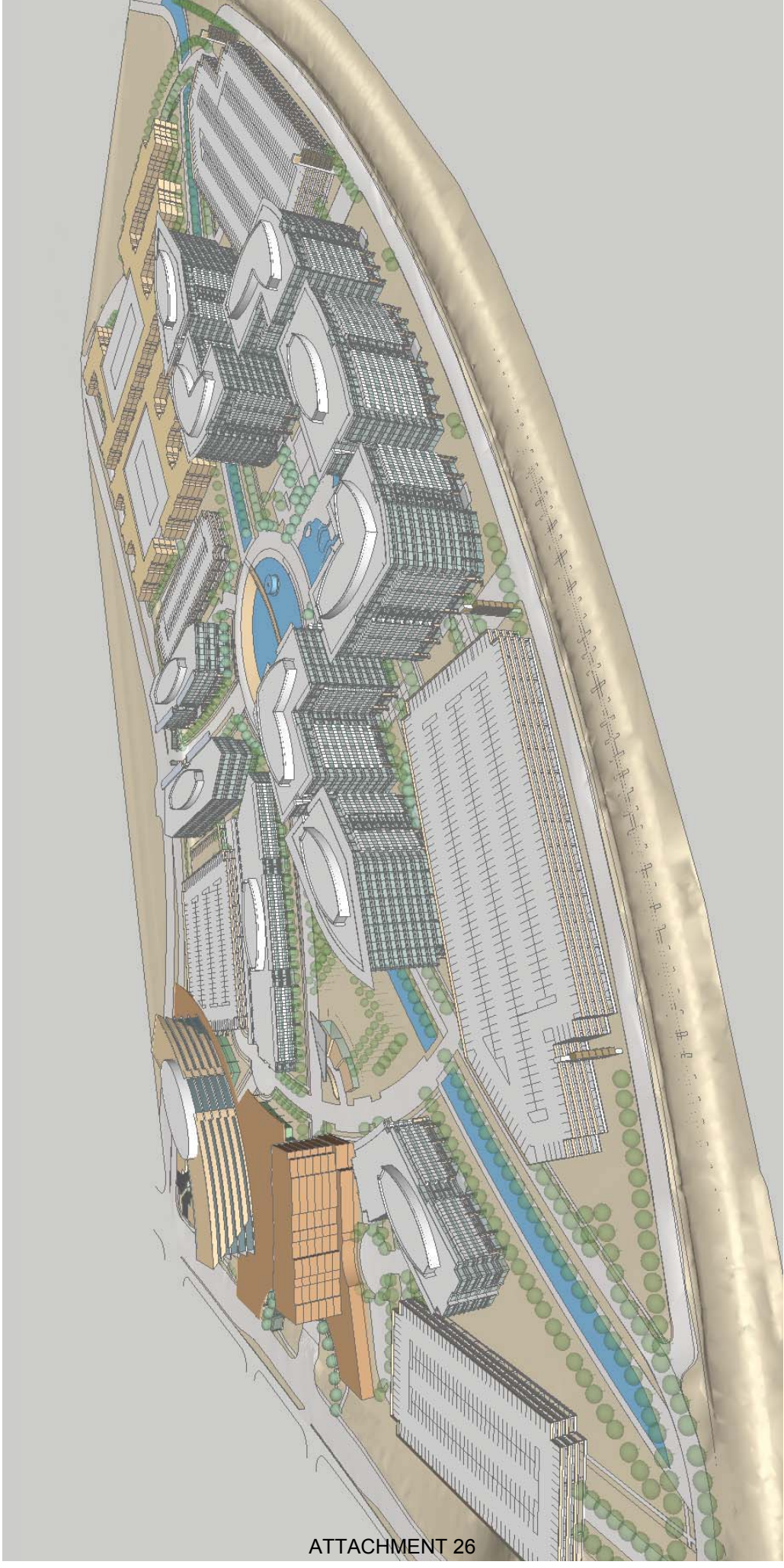
Please also not that this Study analysis has been applied specifically to study areas “Area P1” and “Area P5”. However, the PAD Amendment request provides for flexibility to locate a hotel or retail uses in other areas within The Grand. As such, the hotel or retail uses within this study may be applied in another configuration in the future, possibly across any of the phases of The Grand, when hotel and/or retail development projects are brought forward.

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER
AN AMENDED PAD FOR THE GRAND (SITE H-1)



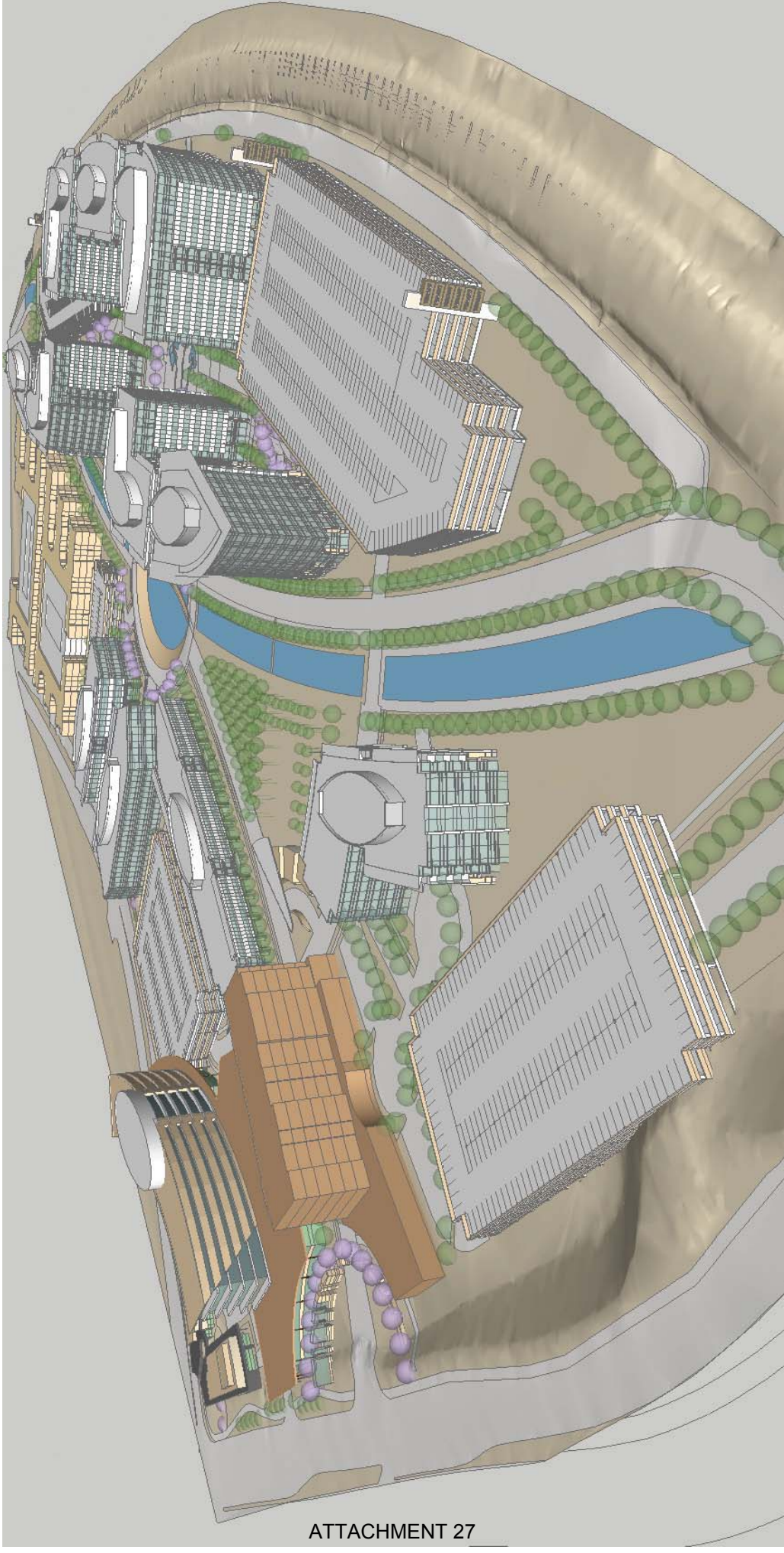
ATTACHMENT 25

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER AN AMENDED PAD FOR THE GRAND (SITE H-1)



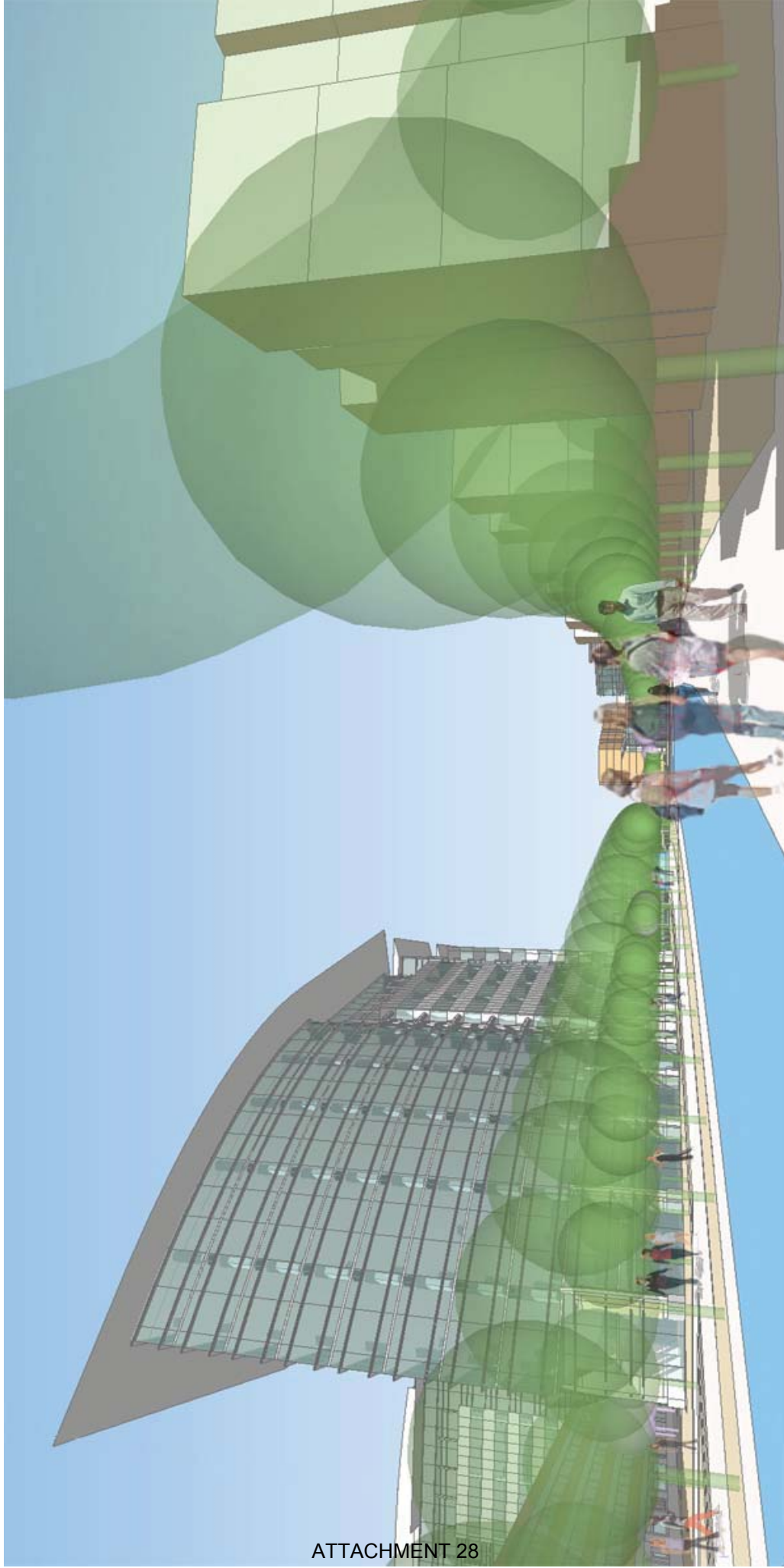
ATTACHMENT 26

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER
AN AMENDED PAD FOR THE GRAND (SITE H-1)



ATTACHMENT 27

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER
AN AMENDED PAD FOR THE GRAND (SITE H-1)



ATTACHMENT 28



CONCEPTUAL CHARACTER - CANAL VIEW LOOKING WEST



19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1)
 A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KREIBER DESIGN
 COLLABORATIVE
 5000 W. CENTRAL AVENUE
 SCOTTSDALE, ARIZONA 85259
 PHONE: 480.351.1559
 FAX: 480.351.1558
 WWW.KREIBERDESIGN.COM



PLANNED AREA
 DEVELOPMENT

"THE GRAND" AT
 PAPAGO PARK
 CENTER

Northeast corner of
 Priest Drive & The
 Loop 202 Freeway
 Tempe, AZ 85281

MARK	DATE	DESCRIPTION
1	12/20/12	ISSUE
2		
3		
4		
5		

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: JMI
 CHECKED BY: BK
 SHEET TITLE:

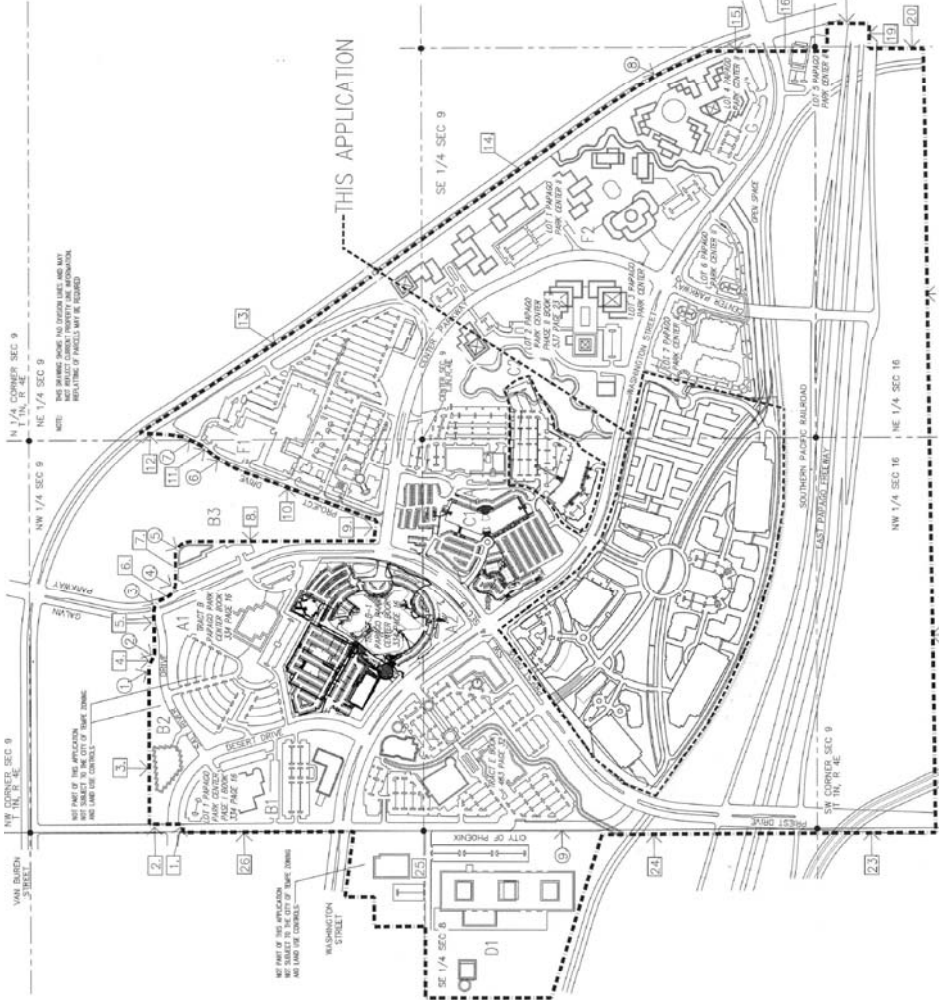
MASTERPLAN

A-1

REC12041

PAD12014

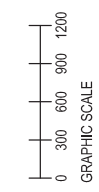
DS120695



NET ACREAGE EXCLUDING R.O.W.	F.A.R. BASED ON GROSS ACREAGE	LOT COVERAGE BASED ON NET ACREAGE	PRELIMINARY LAND USE	MAXIMUM BUILDING AREA (SQ. FT.)	MAXIMUM BUILDING HEIGHT (FEET)	ALTO PARKING REQUIRED	BI-CYCLE PARKING REQUIRED	OPEN SPACE PROVIDED
NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	OFFICE	548,000	100	2,194	112	3.2%
22.48	0.56	13.3%	OFFICE	164,000	128	1,300	120	3.0%
12.20	0.57	4.5%	OFFICE	164,000	128	1,300	120	3.0%
NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	OFFICE	40,000	30	160	16	42.6%
32.42	0.48	3.1%	OFFICE	685,779	140	1,887	279	4.8%
2.21	0.12	1.2%	RETAIL/RESTAURANT	11,951	140	108	13	2.0%
21.37	0.65	2.9%	OFFICE	1,295,910	140	4,618	279	5.1%
9.01	0.218	10.33%	OFFICE	85,873	50	660	11	35.22%
NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS	CORPORATE CENTER	424,000	100	1,700	240	5.0%
28.82	0.56	3.8%	OFFICE	783,000	84	5,172	175	4.2%
17.09	0.36	2.0%	OFFICE	330,000	84	1,320	75	6.0%
16.56	0.20	2.8%	EXPOSITION CENTER	176,296	56	706	320	5.7%
67.38	*19%	5.0%	HOTEL/OFFICE RETAIL/RES.	3,187,000	*156	10,032	680	2.0%
12.56	0.68	2.5%	APARTMENTS	466,682	84	423	465	5.6%
4.38	0.03	2.2%	ENTERTAINMENT	65,000	56	250	15	6.8%
304.54				7,050,971		26,703	2,596	

* NOTE: MEASURED FROM MID-POINT PRIEST DRIVE (ELEVATION 1176.00) ABOVE MEAN SEA LEVEL
 ** NR: NOT REQUIRED PER CURRENT CITY OF TEMPE ZONING 12/20/12

TANGENT DATA	CURVE DATA
1. 2.0000' E 90.00° 0.00' 0.00"	1. 100.00' RADIUS
2. 2.0000' E 90.00° 0.00' 0.00"	2. 100.00' RADIUS
3. 2.0000' E 90.00° 0.00' 0.00"	3. 100.00' RADIUS
4. 2.0000' E 90.00° 0.00' 0.00"	4. 100.00' RADIUS
5. 2.0000' E 90.00° 0.00' 0.00"	5. 100.00' RADIUS
6. 2.0000' E 90.00° 0.00' 0.00"	6. 100.00' RADIUS
7. 2.0000' E 90.00° 0.00' 0.00"	7. 100.00' RADIUS
8. 2.0000' E 90.00° 0.00' 0.00"	8. 100.00' RADIUS
9. 2.0000' E 90.00° 0.00' 0.00"	9. 100.00' RADIUS
10. 2.0000' E 90.00° 0.00' 0.00"	10. 100.00' RADIUS
11. 2.0000' E 90.00° 0.00' 0.00"	11. 100.00' RADIUS
12. 2.0000' E 90.00° 0.00' 0.00"	12. 100.00' RADIUS
13. 2.0000' E 90.00° 0.00' 0.00"	13. 100.00' RADIUS
14. 2.0000' E 90.00° 0.00' 0.00"	14. 100.00' RADIUS
15. 2.0000' E 90.00° 0.00' 0.00"	15. 100.00' RADIUS
16. 2.0000' E 90.00° 0.00' 0.00"	16. 100.00' RADIUS
17. 2.0000' E 90.00° 0.00' 0.00"	17. 100.00' RADIUS
18. 2.0000' E 90.00° 0.00' 0.00"	18. 100.00' RADIUS
19. 2.0000' E 90.00° 0.00' 0.00"	19. 100.00' RADIUS
20. 2.0000' E 90.00° 0.00' 0.00"	20. 100.00' RADIUS



19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KENDLE DESIGN
COLLABORATIVE
SCOTTSDALE OFFICE
SCOTTSDALE, ARIZONA 85259
P.O. BOX 1011559
HERNDON, VIRGINIA 22042
TEL: 480.351.7558
WWW.KENDLEDESIGN.COM

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ DATE _____
PAPAGO PARK CENTER, INC.
BY: _____ OWNER _____ DATE _____

LEGAL DESCRIPTION

LOT 1 AND TRACT "A", PAPAGO PARK CENTER PHASE 1, TRACT D, ACCORDING TO BOOK 716 OF MAPS, PAGE 37,
RECORDS OF MARICOPA COUNTY, ARIZONA.
BASIS OF BEARING IS S77°05'19"E ALONG THE CENTERLINE OF WASHINGTON STREET, AS SHOWN ON THE FINAL PLAT
OF PAPAGO PARK CENTER PHASE 1, TRACT D, AS RECORDED IN BOOK 716, PAGE 37, RECORDS OF MARICOPA
COUNTY, ARIZONA.
BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A FOUND BRASS CAP IN HAND HOLE, POINT
332 ON THE CITY OF TEMPE, ARIZONA, SURVEY CONTROL MAP,
ELEVATION = 1170.01
FINAL PLAT OF PAPAGO PARK CENTER PHASE 1, TRACT D PER BOOK 716, PAGE 37, M.C.R.
FINAL PLAT OF PAPAGO PARK CENTER PHASE 1 PER BOOK 334, PAGE 16, M.C.R.
WASHINGTON ST. MONUMENTATION - CORNER RECORD SHEETS PER BOOK 1037, PAGE 13, M.C.R.

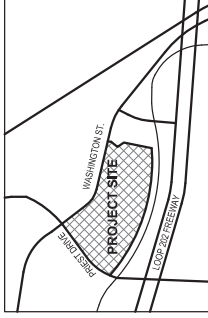
APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 20____

OWNER / DEVELOPERS

OWNER: PAPAGO PARK CENTER, INC.
1521 N. PROJECT CENTER DRIVE
TEMPE, ARIZONA 85281
DEVELOPER: PAPAGO PARK CENTER, INC.
PHONE: 602.236.3847
AGENT: KENDLE DESIGN COLLABORATIVE
6113 NORTH CATTLETRACK
SCOTTSDALE, AZ 85250
PHONE: 480.351.7558

SITE VICINITY MAP



PROJECT DATA

ZONING:	EXISTING GID/PAD	PROPOSED MUL/PAD
DWELLING QUANTITY:		850
DENSITY:		12.6 DU/AC 850 DU
*ASSUMES 67.4 AC, INCLUDING CANAL TRACT		
BUILDING HEIGHT:	140'	156'
BUILDING LOT COVERAGE:	50%	50%
SITE LANDSCAPE COVERAGE:	20%	20%
*INCLUDES CANAL TRACT		
BUILDING SETBACKS:		
FRONT:	25'	25'
SIDE:	NONE	NONE
REAR:	NONE	NONE
STREET SIDE:	25'	25'
VEHICLE PARKING:	REC: 9,381	10,032
BICYCLE PARKING:	REC: 690	690

SEE SHEETS A-4 & A-5 FOR ADDITIONAL INFORMATION

CONDITIONS OF APPROVAL: PAD12014

PAD CONDITIONS OF APPROVAL

GENERAL NOTES

1. A TRAFFIC IMPACT ANALYSIS HAS BEEN SUBMITTED WITH THIS APPLICATION.
2. A SHARED PARKING STUDY HAS BEEN SUBMITTED WITH THIS APPLICATION.

REC12041

PAD12014

DS120695

"THE GRAND" AT PAPAGO PARK CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
5		
4		
3		
2		
1		

PROJECT NO: _____
CAD DWG FILE: _____
DRAWN BY: JMI
CHECKED BY: BK
SHEET TITLE: _____

PROJECT INFORMATION

A-2

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KREBS DESIGN
COLLABORATIVE
SCOTT W. KREBS, ARCHITECT
SCOTT DALE ANTONIAZZI, DESIGNER
PAUL R. HARRIS, DESIGNER
BENJAMIN B. HARRIS, DESIGNER
INDEPENDENCE



PLANNED AREA
DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
5		
4		
3		
2		
1		

PROJECT NO:
CAD DWG FILE:
DRAWN BY: JMI
CHECKED BY: BK

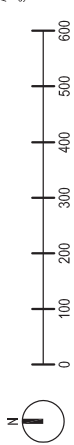
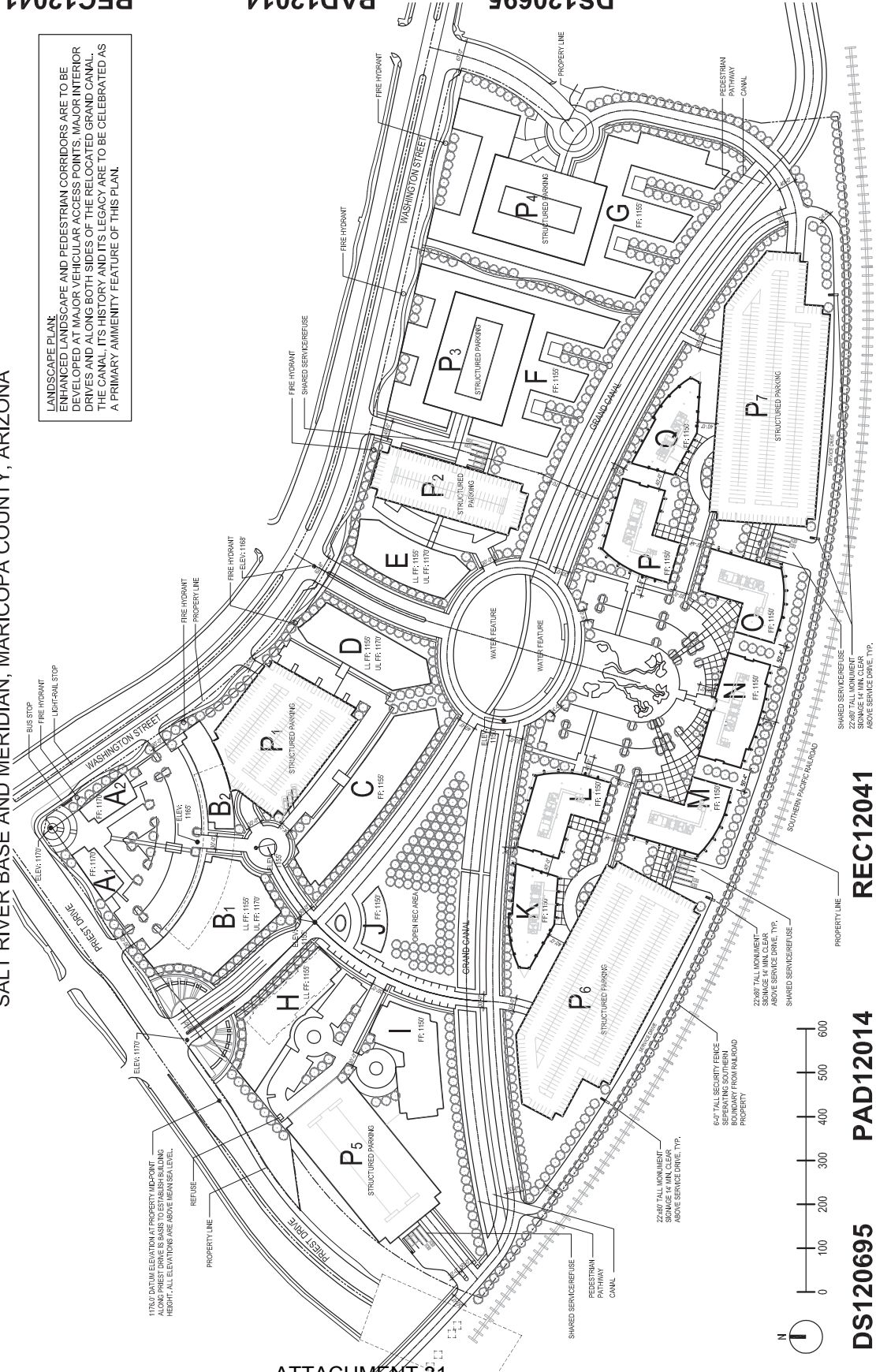
SHEET TITLE:
**SITE PLAN &
ILLUSTRATIVE
LANDSCAPE
PLAN**
A-3

REC12041

PAD12014

DS120695

LANDSCAPE PLAN
ENHANCED LANDSCAPE AND PEDESTRIAN CORRIDORS ARE TO BE DEVELOPED AT MAJOR VEHICULAR ACCESS POINTS, MAJOR INTERIOR DRIVES AND ALONG BOTH SIDES OF THE RELOCATED GRAND CANAL. THE CANAL, ITS HISTORY AND ITS LEGACY ARE TO BE CELEBRATED AS A PRIMARY AMMUNITY FEATURE OF THIS PLAN.



REC12041

PAD12014

DS120695

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND FOR THE GILA AND
PAPAGO PARK CENTER

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC12041



KREIBER DESIGN
COLLABORATIVE
SCOTTsdale, ARIZONA 85259
PH: 480.951.1559
FAX: 480.951.1558
WWW.KREIBERDESIGN.COM



PLANNED AREA
DEVELOPMENT

PLANNED AREA
DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

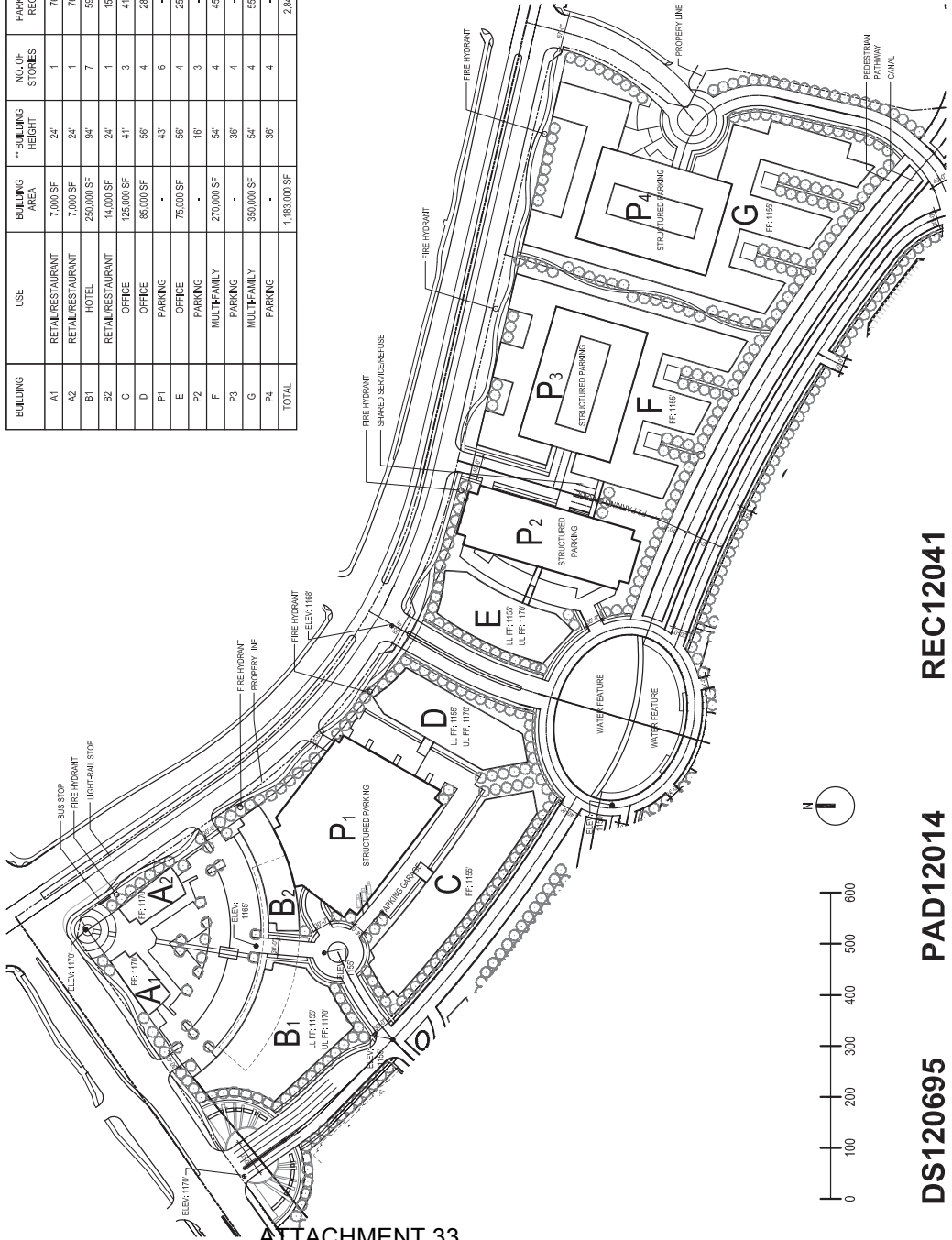
BUILDING	USE	BUILDING AREA	** BUILDING HEIGHT	NO. OF STORIES	PARKING RECD	PARKING PROVIDED	GUEST ROOMS	DWELLING UNITS	REMARKS
A1	RETAIL RESTAURANT	7,000 SF	24'	1	76	76	-	-	75% RESTAURANT
A2	RETAIL RESTAURANT	7,000 SF	24'	1	76	76	-	-	75% RESTAURANT
B1	HOTEL	250,000 SF	84'	7	591	26 PER MODEL	350	-	SEE SHARED PARKING STUDY
B2	RETAIL RESTAURANT	14,000 SF	24'	1	162	162	-	-	-
C	OFFICE	125,000 SF	41'	3	417	500	-	-	SEE NOTE 1
D	OFFICE	85,000 SF	56'	4	284	340	-	-	SEE NOTE 1
E	OFFICE	75,000 SF	55'	4	250	300	-	-	SEE NOTE 1
F2	PARKING	-	16'	3	-	-	-	-	-
F	MULTI-FAMILY	270,000 SF	54'	4	450	450	-	400	-
F3	PARKING	-	36'	4	-	-	-	-	-
G	MULTI-FAMILY	350,000 SF	54'	4	550	550	-	450	-
P4	PARKING	-	36'	4	-	-	-	-	-
TOTAL		1,183,000 SF			2,846	2,470		850	SEE NOTE 2

*NOTE 1: PROPOSED PARKING PROVIDED SHALL BE ALLOWED TO EXCEED MINIMUM PARKING REQUIREMENTS PER LOCAL ORDINANCES. THIS DOCUMENT REFLECTS ASSUMED CURRENT MARKET RATIO.

NOTE 2: BY RIGHT RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE COVERED SITE (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.

** PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1170' MEAN SEA LEVEL.

*** AG - ABOVE GRADE, BG - BELOW GRADE



PAD12014

DS120695

REC12041

PAD12014

DS120695

NORTH
PARCELS

A-5

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND FOR THE GRAND (SITE H-1)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC12041



KREIBERLUSION
COLLABORATIVE
SCOTTSDALE, ARIZONA 85259
PH: 480.951.1559
FAX: 480.951.1558
WWW.KREIBERLUSION.COM



PLANNED AREA
DEVELOPMENT

PLANNED AREA
DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

BUILDING	USE	BUILDING AREA	**BUILDING HEIGHT	NO. OF STORIES	PARKING RECD	PARKING PROVIDED	GUEST ROOMS	DWELLING UNITS	REMARKS
H	HOTEL	150,000 SF	122'	6	285	76 (PER CODE)	250	-	-
I	OFFICE	125,000 SF	124'	5	417	500	-	-	SEE NOTE 1
P5	PARKING	-	18'	4 AG**	-	-	-	-	-
J	RESTAURANT	6,000 SF	4'	1	84	94	-	-	-
K	OFFICE	200,000 SF	128'	10	687	800	-	-	SEE NOTE 1
L	OFFICE	262,500 SF	132'	10	875	1,050	-	-	SEE NOTE 1
M	OFFICE	262,500 SF	132'	10	875	1,050	-	-	SEE NOTE 1
P6	PARKING	-	36'	5 AG / 1 BG***	-	-	-	-	-
N	OFFICE	277,000 SF	136'	10	910	1,092	-	-	SEE NOTE 1
O	OFFICE	262,500 SF	140'	10	875	1,050	-	-	SEE NOTE 1
P	OFFICE	282,500	147'	10	875	1,050	-	-	SEE NOTE 1
Q	OFFICE	200,000	144'	10	687	800	-	-	SEE NOTE 1
P7	PARKING	-	36'	5 AG / 2 BG***	-	-	-	-	-
TOTAL		2,094,000 SF			6,540	7,582		TBD	SEE NOTE 2

**NOTE 1: PROPOSED PARKING PROVIDED SHALL BE ALLOWED TO EXCEED MINIMUM RATIO REQUIREMENTS, PROPOSED PARKING PROVIDED COUNT PRESENTED ON THIS DOCUMENT REFLECTS ASSUMED CURRENT MARKET RATIO.

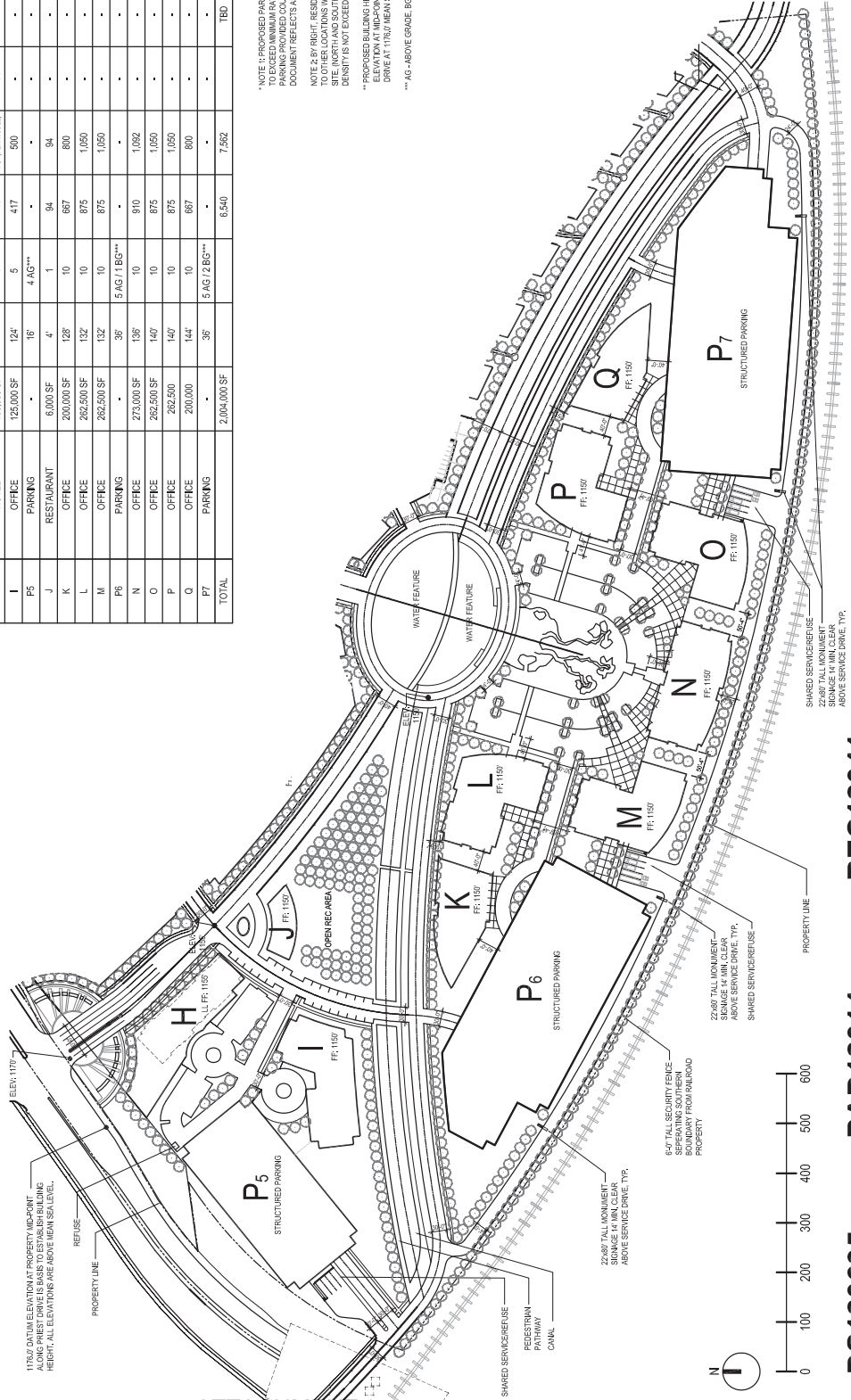
NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOTS WITHIN THE BUILDING FOOTPRINT ON THE SMALL SIDE OF LOT LINES OR PARCELS, AS LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.

**PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MIDPOINT OF PROPERTY LINE ALONGS PRIEST DRIVE AT 1178.7 MEAN SEA LEVEL.

***AG - ABOVE GRADE, BG - BELOW GRADE

PAD12014

DS120695



ATTACHMENT 34

REC12041

PAD12014

DS120695



MARK	DATE	DESCRIPTION
5		
4		
3		
2		
1		

ISSUE: 12/20/12

PROJECT NO: _____

CAD DWG FILE: _____

DRAWN BY: JMI

CHECKED BY: BK

SHEET TITLE: _____

SOUTH PARCELS

A-6

19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KRELL DESIGN
COLLABORATIVE
3015 N. CENTRAL EXPRESSWAY
SCOTTSDALE, ARIZONA 85259
PH: 480.951.1559
FAX: 480.951.1558
INFO@KRELLDESIGN.COM



PLANNED AREA
DEVELOPMENT

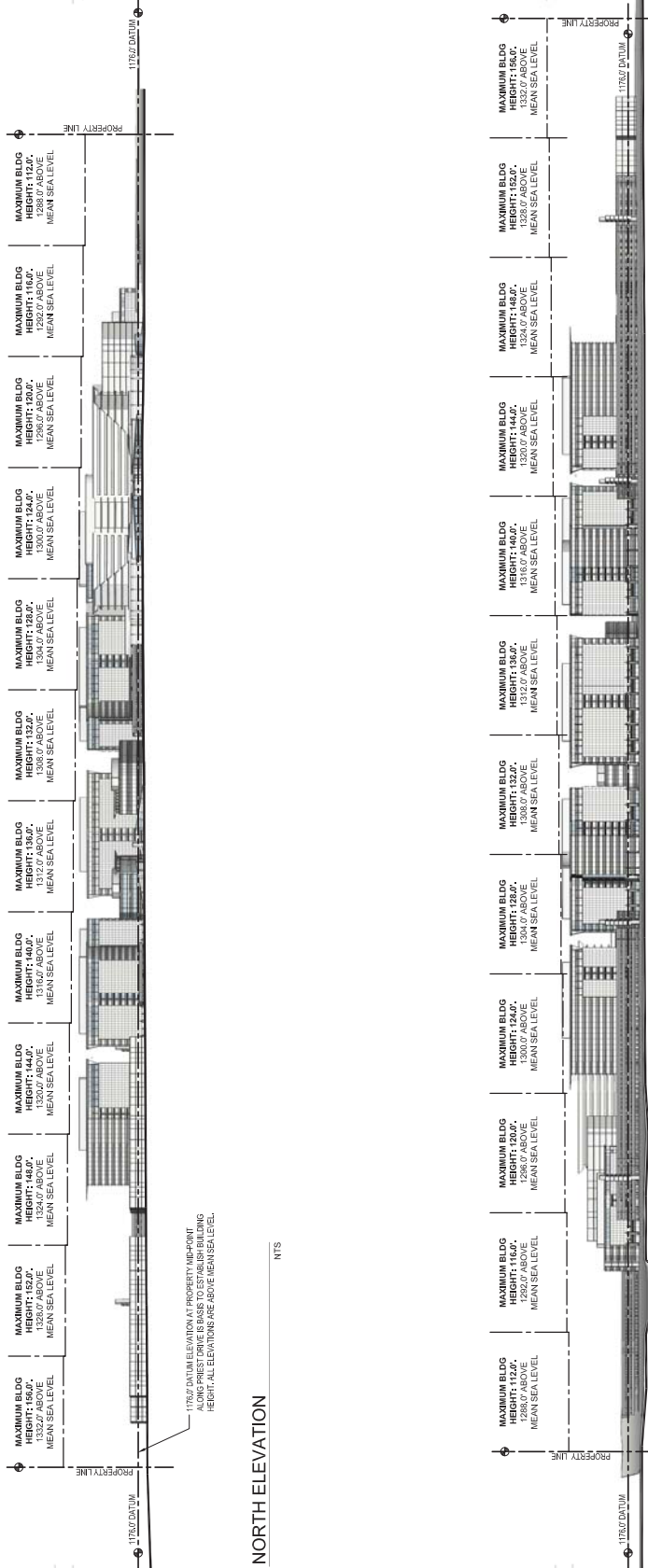
"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

REC12041

PAD12014

DS120695



19TH AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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SCOTTSDALE OFFICE
SCOTTSDALE, ARIZONA 85259
PH: 480.951.1559
FAX: 480.951.1558
WWW.KREBSDESIGN.COM



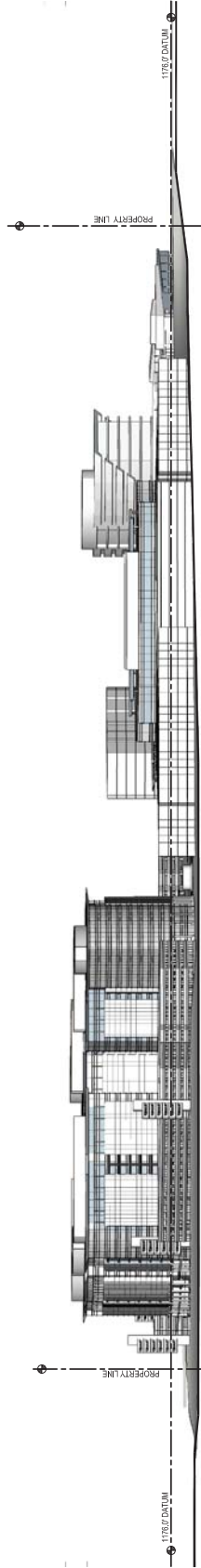
PLANNED AREA
DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

EAST ELEVATION

NTS



PAD12014
REC12041

WEST ELEVATION

NTS



DS120695
PAD12014
REC12041

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

DS120695

MARK	DATE	DESCRIPTION
5		
4		
3		
2		
1		

ISSUE: 12/20/12
PROJECT NO:
CAD DWG FILE:
DRAWN BY: JMI
CHECKED BY: BK
SHEET TITLE:

ELEVATIONS

A-8



PAPAGO PARK CENTER

VIA ELECTRONIC DELIVERY

TO: Ryan Levesque, Senior Planner
City of Tempe Community Development Department

FROM: Mitchell Rosen, Development Manager

DATE: December 10, 2012

SUBJECT: Summary of public outreach update regarding The Grand at Papago Park Center Zoning map amendment and PAD Overlay amendment application (PL120232) Approx. 67.38 acres located at the NEC of Priest Drive and Loop 202

The project team has made a concentrated effort to reach out to the community. The project team has and will continue to address any questions and/or comments that may arise throughout the application process.

Posting & Notification:

Pursuant to applicable City requirements, on November 13, 2012, the applicant sent first class letters to all property owners within 300 feet of the project site, chairpersons of registered neighborhood associations, sub-lease land tenants, and property managers representing building owners within the vicinity of the project site. Notification was provided to interested parties regarding the proposed development that a scheduled neighborhood meeting was set for December 6, 2012.

In addition, the respective dates, locations, and times for; i) the neighborhood meeting; ii) scheduled public hearings; and, iii) the applicant's contact information were posted on the project site on November 15, 2012. Copies of the mailing notice, notification list, and photos of the public hearing notice signs posted on the site are enclosed with this summary.

Phone Calls, Letters, E-mails and Faxes:

The applicant received one phone call from Ms. Anna Palmer with Union Pacific Railroad, an adjacent property owner. The general concern expressed by Union Pacific was how the project would mitigate access by the public to the railroad tracks south of the project and issues surrounding trespassing and public safety.

The applicant informed Ms. Palmer that these issues were a concern of the master developer and would be addressed. A letter from Union Pacific is forthcoming.

The applicant's legal representative received an email from Alex Oreschak expressing support for the project on December 8, 2012. The referenced email is enclosed with this summary.

Neighborhood Meeting of December 6, 2012:

The neighborhood meeting was held at Caddy Shack Sports Grill at the clubhouse of the Rolling Hills Golf Course, 1415 North Mill Avenue in Tempe, AZ on December 6, 2012. The meeting began at approximately 6:00pm. Representatives from Papago Park Center, Inc., Gammage & Burnham, P.L.C. and the City of Tempe Transportation Overlay District were present. Three members of the public attended the meeting. The public members included a property manager representing nearby building owners, an adjacent neighbor, and a resident of Tempe, Arizona interested in the project. Questions asked by the public members pertained to: 1) proposed uses within the project; 2) the type and proposed use of the multi-use path; and, 3) height restrictions due to the proximity of Sky Harbor airport. All members of the public were overwhelmingly in support of the development project. The meeting adjourned shortly after 7:00pm. Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheet.

Sky Harbor:

Since the site is located within close proximity of Sky Harbor International Airport, the applicant contacted the Phoenix Aviation Department staff to discuss the project's proposed height. Based on the attached correspondence with Phoenix Aviation Department staff, the project's proposed maximum height of development has been determined as per the attached Airport Height Limits overlay map. The Phoenix Aviation Department has also stated they will not object to development that does not exceed the height limitations as indicated on the overlay map.

Encl.: November 13, 2012 mailing notification packet
November 13, 2012 mailing notification list
Map of properties located with 300 feet of the project site
November 15, 2012 affidavit of signs posting and photo of posted sign
December 6, 2012 neighborhood meeting sign-in sheet and submitted comment sheet
Affidavit of public hearing notification
September 17, 2012 City of Phoenix Aviation Department letter and attachments
December 8, 2012 email from Alex Oreschak

NEIGHBORHOOD MEETING
The Grand at Papago Park Center
December 6, 2012 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
ELIZABETH WULFF	1050 W Washington St Tempe 85281	480-894-1286	ewulff@chamberlainenterprisesaz.com
Nancy Ryan	City of Tempe PO Box 5093 Tempe AZ	480-350-8090	nancy-ryan@tempe.gov
Alex Oreschak	1081 N Parkside Dr Tempe AZ	702-241-8643	a_oreschak@yahoo.com
BRYAN MARSH	1521 N. PROJECT DR TEMPE, AZ	602.236.3674	BRYAN.MARSH@SRPNET.COM
Albert Dane	1212 N. Harold Tempe AZ	480-968 0910	albertdane@earthlink.net

NEIGHBORHOOD MEETING
The Grand at Papago Park Center
December 6, 2012 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:

This project must be built!

NAME: *Albert Daresk.*
ADDRESS: *1212 N. Harold St*
TELEPHONE: *480-968-6910*
EMAIL:

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: ROB LANE
2 N. CENTRAL AVENUE, 15TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM



City of Phoenix
AVIATION DEPARTMENT

September 17, 2012

Mitchell Rosen
Development Manager for Papago Park Center
Salt River Project
P.O. Box 52025
Phoenix, AZ 85072-2025

Dear Mr. Rosen,

Thank you for the opportunity to comment on the proposed development, The Grand at Papago Park Center, to be located east of Phoenix Sky Harbor International Airport, on the southeast corner of Washington Street and Priest Drive in Tempe, Arizona.

As you have indicated, SRP is requesting approval from the City of Tempe for additional height than is currently zoned for the project area. As you know, any height that could potentially interfere with flight operations or established safety procedures will not be supported by the Airport. We appreciate your willingness to coordinate with the Airport to determine acceptable maximum building heights. Following discussions with our Airport planning staff, your team developed a proposed maximum height of development map (Attachment 1) to illustrate height limitations on the site.

When a final design is determined, a Federal Aviation Administration (FAA) 7460 Obstruction Evaluation form must be submitted for structures and any temporary equipment, such as cranes that exceed any proposed structure heights and receive a FAA "No Hazard" determination. The City of Phoenix Aviation will not object to the proposed conceptual development conditioned upon a FAA No Hazard determination and maximum development heights not exceeding the height limitations on the maximum developable height map (Attachment 1).

As a reminder, the City of Phoenix Aviation Department defines maximum building height to include all rooftop appurtenances, obstructions lights, lighting arresting devices, and buildings mechanical equipment. This information is illustrated in Attachment 2.

Thank you for coordinating with us early in the development process. If you have any questions regarding the FAA process or the Airport, please contact me at 602-273-4072 or you may also contact Randy Payne, Project Manager at 602-273-2058.

Judy M. Ross
Deputy Aviation Director
City of Phoenix

Attachments

CC: Jeff Kulaga, City of Tempe Assistant City Manager
Ryan Levesque, City of Tempe Community Development Department
Tamie Fisher, City of Phoenix Assistant Aviation Director

PHX DVT BYR
● CITY OF PHOENIX AVIATION DEPARTMENT

3400 East Sky Harbor Boulevard, Suite 3300 • Phoenix, Arizona 85034-4405 • Phone 602-273-3321 • FAX 602-273-2100 • TTY 1-800-781-1010 skyharbor.com

Recycled Paper
ATTACHMENT 41

From: Alex Oreschak
To: Robert Lane
Sent: Sat Dec 08 10:10:35 2012
Subject: Re: Neighborhood Meeting for "The Grand"
To whom it may concern,

I am writing to express my support for the general concept plan presented on 12/6/12 regarding "The Grand" at Papago Park Center. This site is a prime location for potential development, and the ideas that were presented are very encouraging as to the future of this location. I have included some comments about the project below.

As this project moves forward, I hope the developers take into consideration its proximity to the nearby light rail stations and the presence of the Grand Canal path system. While not technically in Tempe's transportation overlay zoning district, this site has tremendous opportunity to take advantage of the light rail system. The potential residents of the multi-family aspect (who may work or attend school along the line), the hotel guests (who would be just one stop away from Sky Harbor Airport), and the office tenants and visitors (who may live on/near the line or utilize one of the many park and rides to avoid traffic congestion on the freeways) can all benefit from incorporating an overall design that encourages walkability throughout the site and connecting to the station. Most interesting to me personally, the relocation of the canal, the proposed adjacent path, and the innovative water feature would be a tremendous asset to the community and help bridge an important gap in the Grand Canal path. I would encourage the developer to ensure build-out of this important feature as early in the overall site development as possible. Additionally, I hope that the housing aspect will complement (though not replicate) the adjacent Lofts at Rio Salado, and that the office aspect will complement (though not replicate) Hayden Ferry Lakeside.

Finally, I hope that that, going forward, the developer/project manager opens a dialogue with Valley Metro about the potential to incorporate a "park and ride" lot within one of the proposed garages near the light rail station at Priest and Washington. As the nearest park and rides are at Dorsey/Apache and 38th St/Washington, this would be an ideal location for Valley Metro to draw in potential riders from south Scottsdale, and from Tempe residents near downtown and along Priest. In addition to providing a regional benefit in this regard, exposing your development to the positive press, eco-friendliness, and advertising associated with the light rail system and to a new customer base of commuting park-and-riders and special event riders would prove invaluable to The Grand. Daily riders (as well as special event riders) will walk by your retail space every trip, and be exposed to the hotel and office spaces as well, expanding your potential client and customer base. Additionally, providing a dedicated space for these riders will discourage them from attempting to park wherever they feel like on your site (this mostly applies for special events; as a resident of The Lofts, I have noticed that every time there is a major event along Mill or at ASU, we get large numbers of outside drivers that take over our parking spaces, precisely because there is no park-and-ride nearby, and they don't want to pay for the parking offered by the First Solar garage).

Overall, I am impressed with the proposal that was presented at the neighborhood meeting, I would appreciate any opportunity to be involved with this process as it moves ahead, and look forward to seeing The Grand develop into a successful addition to Papago Park Center, to Tempe, and to the region.

--

Alex Oreschak
1081 N Parkside Dr, #311
Tempe, AZ 85281

UNION PACIFIC RAILROAD
1400 Douglas Street, Stop 1580
Omaha, Nebraska 68179

Patrick R. McGill/UPC Senior Counsel-Real Estate, Law Dept.

P 402 544 5761
F 402 997 3603
prmcgill@up.com

December 13, 2012

VIA OVERNIGHT MAIL

Papago Park Center
PO Box 52025
Phoenix, AZ 85072-2025

City of Tempe
Development Department
31 East 5th Street
Tempe, AZ

Re: Comments to Notice of Neighborhood Meeting and Public Hearings on Zoning Map Amendment and PAD Overlay Amendment Applications for 67.38 acres near Priest Drive in Tempe, AZ, Planning Case Number PL120232, The Grand at Papago Park Center ("Project")

To Whom It May Concern:

Union Pacific Railroad Company, a Delaware corporation ("UP"), is delivering this letter in response to the above notice. It appears from the Site map that the Project is located next to UP's main line rail corridor. Accordingly, UP wishes to raise the following issues.

UP believes that maintaining industrial use areas along existing rail corridors reflects good land use planning. UP requests that if the City does consider approving the rezoning for the Project, the City should examine the risks associated with locating residential and retail uses so near to the rail corridor. Locating residential and retail uses next to the rail corridor will result in increased pedestrian and vehicular traffic near and over the railroad tracks. Increased likelihood of trespassing on the railroad right of way should be expected as well. If the zoning change is approved, we ask that the City require the developer to mitigate the safety risks. In particular, the City should consider requiring the developer to install barrier walls or block fences, and/or "no trespassing" signs designed to prevent local residents from being too near or



Papago Park Center
City of Tempe
December 13, 2012

trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right of way.

Additionally, we ask that the City keep in mind that any development of this type near operating right of way can negatively impact freight rail service and create unintended consequences that are in neither the railroad's nor the public's best interests, including land use conflicts due to the nature of rail operations that may cause mechanical odor, noise and vibration.

If increased numbers of cars and pedestrians in the area conflict with train operations, trains may be forced to proceed more slowly through the City, and/or make more frequent emergency stops, which would make rail service less effective and efficient. In the event of train slowdowns or stoppages, train cars may be forced to block at-grade roadway intersections, causing traffic disruptions. Should this Project continue, we ask that the City examine any projected increase in pedestrian and vehicular traffic in the area and the impacts on any nearby at-grade road crossing to see if any mitigation measures should be included in the Project and then require such measures be implemented as part of the Project.

UP's rail operations generate the noise one would expect from an active railway. Should this Project continue, UP requests that, as a mitigation measure, the City should at least require the developer to disclose to the general public the daytime and nighttime noise levels naturally occurring with UP's long-standing freight rail service. The City also should consider requiring appropriate noise mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques in constructing buildings in the Project.

It is well-known that rail operations generate also vibration normally associated with an active railway. UP requests that, as a mitigation measure, the City should at least require the developer to disclose to the general public this pre-existing and predictably-occurring vibration.

UP appreciates the City giving due consideration to the above concerns, as this Project may result in significant impacts to land use, traffic, and public safety.

Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Kristian Ehrhorn
Manager, Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690
Omaha, NE 68179

Papago Park Center
City of Tempe
December 13, 2012

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Sincerely,



Patrick R. McGill
Senior Counsel
Union Pacific Railroad Company

cc: Kristian Ehrhorn (via email)
Zoe Richmond (via email)
Alexander Popovici (via email)