

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2019  
Agenda Item: 7**

**ACTION:** Request an Amended Planned Area Development Overlay for modified building heights and reduced parking requirements for residential uses and a Development Plan Review including a landscape plan for THE GRAND AT PAPAGO PARK CENTER, located at 1151 West Washington Street. The applicant is Papago Park Center. (PL180199)

**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.

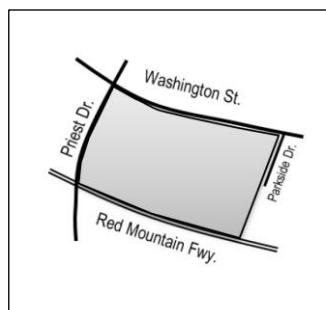
**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** THE GRAND AT PAPAGO PARK CENTER (PL180199) is an existing mixed-use development that was originally approved by City Council in February 2013. This amendment seeks to modify the previously approved building heights for eight (8) buildings and parking structures and use an alternative parking ratio for the multi-family components of the development. If the alternative parking ratio is approved, the associated Development Plan Review would reduce the number of vehicle parking spaces for The Grand at Papago Park Center – Phase 2: Broadstone at the Grand (Building G and P4), which was approved in June 2016 and is currently under construction.

The 19th through 22<sup>nd</sup> Amended PADs for The Grand at Papago Park Center noted a site area of 67.4 acres, which included the 8.84 acres of the Grand Canal. This proposed 23<sup>rd</sup> Amended PAD removes the Grand Canal from the site area, identifying the true area of the PAD as 58.56 acres, and matching the area of the subdivision plat by the same name. As a result, the density and lot coverage percentage have increased, and the landscape percentage has decreased. Except for the request to reduce parking, these modified figures do not represent an increase or decrease from the original entitlements approved in 2013 and are only updated to reflect the correct site area.

The request includes the following:

- PAD180014 Amended Planned Area Development Overlay to modify standards for building heights for eight (8) buildings and parking structures and reduce the vehicle parking requirements for residential uses.
- DPR180114 Development Plan Review including a landscape plan.



Existing Property Owner	SRPAI & PD
Applicant	Mitch Rosen, Papago Park Center
Zoning District	MU-4 PAD (Mixed-Use, High Density, Planned Area Development Overlay)
Net site area	58.56 acres (previously 67.4 acres)
Density	15 du/ac (previously 12.6 du/ac)
Number of Units	850 (850 max allowed)
Total Building Area	3,406,848 s.f.
Lot Coverage	58% (previously 50% max allowed)
Building Height	156' (156' max. allowed)
Building Setbacks	25' front (west), 25' street side (north), 0' south side, 0' rear (25', 25', 0, 0' min. required)
Landscape area	8% (previously 20% min. required)
Vehicle Parking	9,771 spaces (9,771 required through PAD; 10,032 min. required by ZDC)
Bicycle Parking	1,193 spaces (1,193 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located on the south side of Washington Street, between Priest and Parkside Drives and is within the Grand at Papago Park Center Planned Area Development (PAD) Overlay District. The Valley Metro Light Rail line runs along Washington Street, and a rail stop is located on Washington, just east of Priest. Because the PAD overlay for the site was recorded prior to the date of adoption of the TOD overlay, the TOD overlay does not apply to developments within this PAD.

Four (4) Development Plan Reviews have been approved within this PAD so far: three office buildings and one apartment building. At this time, one office building (Building D) has been completed and is occupied. One office building (Building M) and the apartment building (Building G) are currently under construction.

This request includes the following:

1. Planned Area Development Overlay to modify the allowed heights for a total of eight (8) buildings and parking structures and reduce the required off-street parking requirements for multi-family residential developments.
2. Development Plan Review which includes a modified landscape plan for The Grand at Papago Park Center – Phase 2: Broadstone at the Grand.

The applicant is requesting the Development Review Commission provide recommendations to City Council for both items above.

**PUBLIC INPUT**

- Neighborhood meeting required
- Neighborhood meeting held March 6, 2019 at Lou's Bar and Grill at the Papago Golf Course, 5595 East Karsten Way.
- Community Development staff attended the meeting.
- No members of the public attended.

**PROJECT ANALYSIS**

**PLANNED AREA DEVELOPMENT**

Previous Planned Area Development amendments approved for The Grand at Papago Park Center included The Grand Canal tract, an 8.82-acre tract that bisects the development. While this tract is a visual focal point of the development, it is not owned by SRP/Papago Park Center and is under the purview of the federal government. The 8.82 acres of the canal has been removed from the 23<sup>rd</sup> Amended PAD, decreasing the identified site area from 67.38 to 58.56 acres. This site area now matches the subdivision plat for The Grand. The development standards proposed with this PAD amendment will not change the number of dwelling units, overall maximum building heights, or building setbacks. The increased density, increased lot coverage percentage, and decreased landscape area identified in the chart below simply reflect the reduced site area due to elimination of the canal.

## THE GRAND AT PAPAGO PARK CENTER – PAD Overlay

Standard	EXISTING MU-4 PAD 67.38 ACRES	PROPOSED MU-4 PAD 58.56 ACRES	Change
Dwelling Units	850	850	--
Residential Density (du/ac)	12.6	15	Increase, due to exclusion of 8.82 acres of canal
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	156'	156'	--
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	--
Maximum Lot Coverage (% of net site area)	50%	58%	Increase, due to exclusion of 8.82 acres of canal
Minimum Landscape Area (% of net site area)	20%	8%	Decrease, due to exclusion of 8.82 acres of canal
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (Priest Dr.)	25'	25'	
Parking	20'	20'	
Side	0'	0'	--
Rear	0'	0'	
Street Side (Washington St.)	25'	25'	
Parking	20'	20'	

The original PAD restricted areas of the site with building height envelopes which lead up to a maximum 156 feet. Maximum permitted heights are increased from west to east, beginning at 112 feet and increasing to 156 feet, as the site extends east from Sky Harbor Airport (see PAD sheet A-4). These maximum building height envelopes will remain unchanged.

The PAD further identifies building heights based on building letter (see PAD sheets A-5 and A-6). The applicant proposes modifications to the PAD to allow either a height range or an increase in height for eight of the 25 buildings. The height ranges would allow flexibility in the future design of these buildings without requiring a Major PAD amendment process.

Building	Existing Heights		Proposed Heights	
	Feet	Stories	Feet	Stories
<b>C</b>	55'	4	55' - 117'	4-8
<b>P1</b>	51.5'	6	51.5' - 53.5'	6-8
<b>E</b>	56'	4	56' - 118'	4-8
<b>P2</b>	16'	3	13' - 57'	3-7
<b>I</b>	124'	5	50' - 112'	4-8
<b>P5</b>	16'	4	19' - 30'	4-5
<b>P6-A</b>	57.2'	7	59'	7
<b>P6-B</b>	57.2'	7	59'	7

The applicant proposes to increase the maximum allowed height of parking garages P2 and P5 to support the increased height and assumed increased building area and parking demand of the adjacent office buildings E and I. The maximum 30-foot height requested for P5, which is located adjacent to Priest Drive, is reasonable. Due to a 26-foot grade difference between the top of curb on Priest and the anticipated finished floor height of P5, the proposed maximum 30-foot height would result in no more than one additional garage level being visible above Priest Drive. This height is one level above what is currently permitted and five feet less than what would be permitted on the site if the original zoning of GID (General Industrial District) were still in place. In GID, the maximum building height is 35 feet.

The elevation on Washington Street identified in the PAD is 1,168 feet, where Papago Drive intersects with Washington. The grade difference between this elevation point and the finished floor of P2 (1,155') is 13 feet. The requested maximum height

of P2 is 57 feet, which would allow for a seven-level garage. With a 21-foot difference between the project's datum point of 1,176 feet (measured from Priest Drive) and the finished floor of P2, the result would be a maximum height of 78 feet from finished floor and a height of approximately 65 feet above Washington Street. The currently permitted 16-foot high maximum would result in a garage that is three levels high, 37 feet above finished floor, and only 24 feet above Washington. The request would increase the possible number of garage levels visible on Washington from two to six.

Washington has an existing garage (P1) on the west side of Papago Drive that has approximately 200 feet of frontage and an approved 186-foot addition to that garage which, when built, will total 386 feet of frontage dedicated to parking garages. Staff is unable to support the high end of the height range requested for P2 at this time. A higher garage could negatively impact the project's Washington Street frontage, which is already predominantly a garage (Building P1) and the rear of carriage units (Building G). The preferred approach is to review a significant height increase concurrent with the design of the garage and adjacent office building to evaluate its appropriateness and impact on the project as a whole.

Historically, developers in The Grand at Papago Park Center have provided vehicle parking well in excess of the code requirements. Three office buildings have been approved thus far. The total number of required spaces for those three buildings is 2,609. The total provided for those three buildings is 3,749 (not including 111 compact spaces), which is 1,140 spaces more than the code requires. When applications for development of E and P2 are submitted, if it is determined that additional parking is needed, developers should consider locating it interior to the site or below grade to de-emphasize the appearance of garages along the perimeter of the project. Additionally, future commercial development should take into consideration the proximity of the site to the light rail line and rail stop at Priest and Washington. This site's context is being considered for the residential parking components of the PAD (see Parking section below) and should be considered for the commercial components as well.

At this time, staff can support what would be permitted on the site had the zoning remained GID, which is 35 feet from top of curb on Washington. This would result in a four-level garage measured 48 feet from finished floor and a maximum of 27 feet from the PAD's height datum point at Priest Drive. A condition of approval is included to limit the height of P2 to 27 feet.

The PAD also identifies changes to the low end of the height range for garage buildings P2 and P5. The minimum heights at the low end have been modified from 16 feet for both to 13 feet (P2) and 19 feet (P5) to account for realistic garage heights for three- and four-level garages, respectively, measured from grade. The 16-foot maximum, which was identified in the original Grand at Papago Park Center (19<sup>th</sup> amended PAD) and carried through to the current 22<sup>nd</sup> amended PAD, seems to have been an oversight or miscalculation of necessary heights for the proposed garage levels. These differences are minimal, and the modifications are supported by staff.

In February 2019, the Development Review Commission approved a Development Plan Review for Building C and garage P1 with heights of 112 feet and 53.5 feet, respectively. The current application is also a clean-up of that approval, as the PAD should have been amended prior to the DPR. In addition to increasing the permitted height of Building C and garage P1, the applicant seeks to permit flexibility in development of this building, allowing lower heights if the previously approved eight-story building does not come to fruition.

## **Parking**

A parking study, which justifies the proposed PAD parking ratios, was provided by the applicant and is included as an attachment. The proposed PAD standards include a reduction in the minimum required vehicle parking spaces for multi-family residential land uses through modification of the required parking ratios. Vehicle parking ratios for commercial land uses and bicycle parking ratios for both commercial and residential land uses will follow the Zoning and Development Code.

The table below summarizes the anticipated required vehicle parking for the multi-family components of the project (what is currently required by ZDC), what would be required if the project were within the TOD Overlay, and what is requested through the PAD. The ZDC required numbers are anticipated, as only one of the two multi-family developments have been submitted and approved. The second multi-family development may have a different mix of unit types when submitted in the future.

<b>Vehicle Parking for Multi-Family Residential</b>			
<b>Unity Type/Quantity</b>	<b>ZDC Standards</b>	<b>ZDC TOD Standards (if site was in TOD)</b>	<b>Proposed Parking per PAD (with Parking Analysis)</b>
Studio: 114 units	<b>114</b> (1 /unit)	<b>85.5</b> (.75 / bedroom)	<b>172.14</b> (1.51 / unit)
1-bedroom: 370 units	<b>555</b> (1.5 / unit)	<b>277.5</b> (.75 / bedroom)	<b>558.7</b> (1.51 / unit)
2-bedroom: 354 units	<b>708</b> (2 / unit)	<b>531</b> (.75 / bedroom)	<b>534.54</b> (1.51 / unit)
3-bedroom: 12 units	<b>30</b> (2.5 / unit)	<b>27</b> (.75 / bedroom)	<b>18.12</b> (1.51 / unit)
Guest: 850 units total	<b>170</b> (.2 / unit)	<b>170</b> (.2 / unit)	<b>170</b> (.2 / unit)
<b>TOTAL</b>	<b>1,577 spaces</b>	<b>1,091 spaces</b>	<b>1,454 spaces</b>

Overall, the applicant is requesting a reduction in the number of multi-family vehicle parking spaces from 1,577 to 1,454, which is a difference of 123 spaces. If the PAD was in the TOD overlay, 1,091 spaces would be required for the multi-family use. Due to the site's proximity to the light rail line, the requested parking ratios and resulting reduction in the number of provided parking spaces are reasonable.

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

1. *The development fulfills certain goals and objectives in the General Plan. Performance considerations are established to fulfill those objectives.* The project complies with the designations identified in the General Plan Land Use Map and Project Density Map for the site, integrating commercial and residential uses into a planned development.
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 requested height increase for garage P2 does not take into consideration the location of the building and the multi-modal transportation options available to users of the site. A condition of approval is included to limit the garage height, which does not prohibit an increase to the height in the future, if deemed appropriate. The alternative parking ratios proposed for multi-family uses do take the available transportation options into consideration.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* Except for the requested height of P2, the proposed heights are appropriate for the site and immediate surroundings.

## **DEVELOPMENT PLAN REVIEW**

### **Site & Landscape Plan**

The proposed plans eliminate 40 vehicle parking spaces in a surface lot on the west side of Building G, as previously approved for The Grand at Papago Park Center – Phase 2: Broadstone at the Grand. The Development Plan Review (DPR) was approved with 562 vehicle parking spaces. After adjusting the parking ratios as proposed by the PAD, only 513 spaces would be required. The proposed plans identify 514 vehicle spaces. The remainder of the site and buildings are not modified through this request.

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; n/a*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the reduction of surface parking spaces for the project will reduce the amount of paved surface area, reducing heat gain.*

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; n/a*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; n/a*
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; n/a*
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; n/a*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient vehicular access and pedestrian access to the primary building entrance. A sidewalk along Parkside Drive will connect to Washington Street and the light rail station and bus stop on Washington.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian circulation routes are clearly delineated and separated from one another.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans will comply with CPTED requirements.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping adjacent to the building, at the main entrance, and within the auto court.*
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; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with code requirements.*

#### **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, to allow for site-appropriate heights and parking ratios.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay and Development Plan Review.

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

#### **PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)**

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

#### **General**

1. 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 Planned Area Development approval shall be null and void.

2. The Planned Area Development Overlay for the 23<sup>rd</sup> Amended Planned Area Development for Papago Park Center 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 and prior to issuance of building permits for any future development within the PAD.
3. **Building P2 shall not exceed a height of 27 feet, measured from the 1,176-foot datum elevation point. PAD sheet A-5 shall be updated to reflect this maximum height.**

#### **DEVELOPMENT PLAN REVIEW 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. Except as modified by conditions, development shall be in substantial conformance with the site plan and landscape plan dated December 18, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. All other conditions of approval of The Grand at Papago Park Center – Phase 2: Broadstone at the Grand (PL160098) shall remain in effect.

#### **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.

DEADLINE 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.

#### **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.

**FEDERAL AVIATION ADMINISTRATION:** Applicant is responsible to submit Notice of Proposed Construction or Alteration - Off Airport form to the Federal Aviation Administration (FAA) and provide documentation of building height clearance prior to issuance of building permits.

**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.

**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: <http://www.tempe.gov/home/showdocument?id=5327> . Contact the 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.

**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:**

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- . 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.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

**ZONING AND DEVELOPMENT CODE:**

- 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](http://www.tempe.gov/zoning) or purchase from Community Development.

**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](http://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:**

July 20, 2006

The Redevelopment Review Commission approved the 18<sup>th</sup> Amended Planned Area Development for Papago Park Center for PAPAGO HILLS OFFICE BUILDING (RRC06016 / DS051061 / SPD-

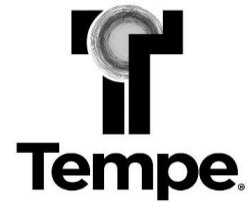


2006.51), consisting of a new 85,873 sf. building for office use on 8.01 acres, located at 1050 West Washington Street, in the GID, General Industrial Zoning District.

- January 8, 2013 Development Review Commission recommended approval of the request for 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.
- February 7, 2013 City Council held the second public hearing and approved THE GRAND AT PAPAGO PARK CENTER (PL120232), located at 1151 West Washington Street.
- October 17, 2014 Community Development Department Planning Division approved a Development Plan Review for the entry road site plan, landscape plan, and lighting plan for THE GRAND AT PAPAGO PARK CENTER – LOOP ROAD (PL120232), located at 1151 West Washington Street. This approval included the entrance drive and associated landscaping only.
- March 22, 2016 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new four-story 219,212 s.f. office building and a six-level parking garage for THE GRAND AT PAPAGO PARK CENTER – PHASE 1 (PL150314), located at 1151 West Washington Street.
- May 18, 2016 Community Development Planning Division administratively approved the 20<sup>th</sup> AMENDED PAD FOR PAPAGO PARK CENTER – THE GRAND (Site H – Buildings C, D, P1, K, L, P & Q) (PL150324), located at 1151 West Washington Street.
- June 14, 2016 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new four-story 300-unit apartment building with both sub-grade and surface parking THE GRAND AT PAPAGO PARK CENTER – PHASE 2: BROADSTONE AT THE GRAND (PL160098), located at 1003 West Washington Street.
- June 27, 2017 Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new nine-story, 359,524 s.f. office building and a seven-level parking garage for THE GRAND AT PAPAGO PARK CENTER – PHASE 3: MIDRISE BUILDING 1 (PL170124), located at 1027 West Roosevelt Way.
- June 28, 2018 City Council approved the Amended Subdivision Plat consisting of 12 lots for THE GRAND AT PAPAGO PARK CENTER (PL170436), located at 1101 W. Washington Street.
- February 26, 2019 Development Review Commission approved a Development Plan Review for a new nine-story 224,940 square-foot office building for THE GRAND AT PAPAGO PARK CENTER – PHASE 4: OFFICE BUILDING C (PL180306), located at 1121 West Washington Street.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts  
Section 6-306, Development Plan Review



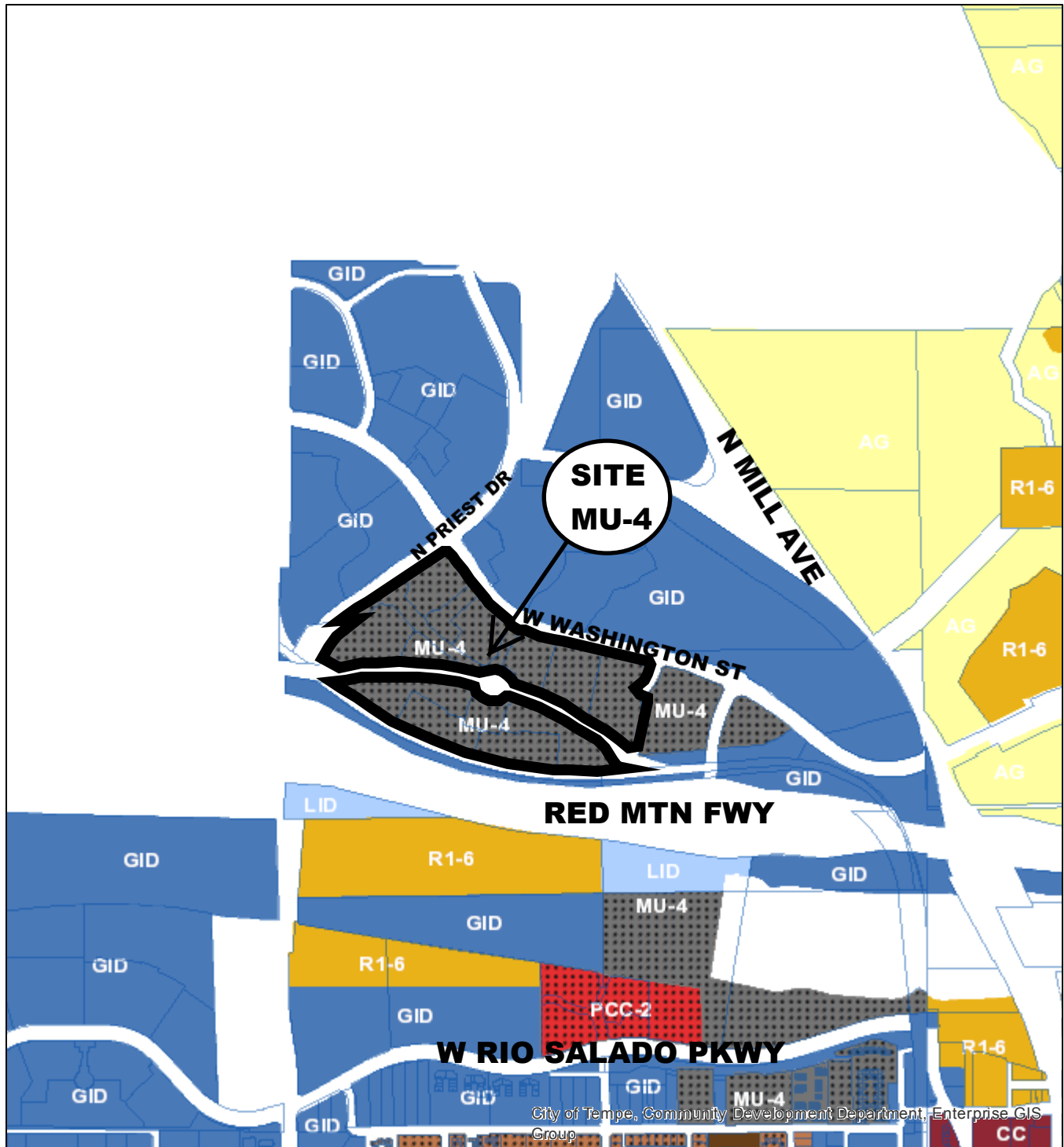
**DEVELOPMENT PROJECT FILE**  
for  
**THE GRAND AT PAPAGO PARK CENTER**  
**(PL180199)**

**ATTACHMENTS:**












- 1-2. Site context (Location Map and Aerial)
- 3-7. Applicant's letter of explanation
- 8-24. Planned Area Development Overlay (existing and proposed)
- 25-28. Site Plan and Landscape Plan (existing and proposed)
- 29-32. Supplemental Information
  - Parking Analysis

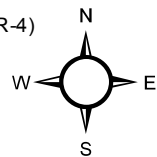
# THE GRAND AT PAPAGO PARK CENTER

PL 180199



City of Tempe, Community Development Department, Enterprise GIS Group

- |   |   |  |
|---|---|--|
|  Light Industrial District (LID)   |  Planned Commercial Center General (PCC-2) |  Multi-Family Residential General (R-4) |
|  General Industrial District (GID) |  Agricultural (AG)                         |  |
|  City Center (CC)                  |  Single-Family Residential (R1-6)          |  |
|  Mixed Use Med (MU-2)              |  Multi-Family Residential (R-2)            |  |
|  Mixed Use High (MU-4)             |  Multi-Family Residential Limited (R-3)    |  |

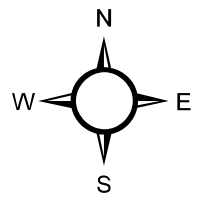


# THE GRAND AT PAPAGO PARK CENTER

PL 180199



Aerial Map





**Date: April 12, 2019**

**To:  
City of Tempe Community Development Department  
Planning Division  
Case No. PL 180199**

**Re: 23rd Amended Planned Area Development for Papago Park Center and  
Development Plan Review for The Grand at Papago Park Center: Phase II  
Broadstone at The Grand. 1151 West Washington Street, Tempe, AZ**

**Subject: Letter of Explanation**

Dear Staff Members,

Thank you again for taking the time to review and understand our submittal for the 23rd Amended Planned Area Development for Papago Park Center. The following is a response to the "Letter of Explanation" items outlined in the Planned Area Development Application.

At 58.56 acres, The Grand at Papago Park Center is under development as the last parcel within the Papago Park Center Planned Area Development and is envisioned by Papago Park Center, Inc. as a legacy development, one that not only responds to current market needs but completes Papago Park Center with a project that will be recognized throughout the western United States as an exceptional mixed-use development.

This 23<sup>rd</sup> Amended Planned Area Development for Papago Park Center seeks to increase the height of the office buildings, but not increase overall square footage. And, responding to trends in the multi-family housing industry, including the increased use of ride-sharing services and the expansion of METRO Light Rail, has reduced the number of car drivers and this 23<sup>rd</sup> PAD will right-size parking requirements with the demands. Additionally, a Development Plan Review that reduces the number of surface parking spaces for Phase 2-Broadstone at The Grand, is running concurrently with the Planned Area Development application.

The Grand at Papago Park Center is located within the 300-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 Towers Watson, Wells Fargo and Sonora Quest Labs, as

well as limited restaurant and retail space. Tempe Town Lake is approximately 1/2 mile to the southeast, and the Marquee Theatre is at the southwest corner of Mill Avenue and Washington Street. Papago Park is approximately 1 mile to the north. Existing buildings within the larger Papago Park Center development typically range from one to six stories in height.

**As required for PAD Overlay District applications, this letter of explanation describes the proposed project and provides justification to address the approval criteria, outlined in ZDC Section 6-305.D.**

**1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;**

The project's goal is to create a vibrant and aesthetically pleasing mixed-use development that complements the existing collection of office, residential and retail uses within Papago Park Center and further stimulates 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 within walking distance of the METRO light rail.

The City of Tempe's 2040 General Plan articulates the City's economic vision as one that will "ensure new developments within hubs at sufficient densities to support the desired new neighborhood-oriented goods and services and provide an economic magnet for neighborhoods and ensure growth areas reach their full potential economic development". It also anticipated a Mixed Use and High Density to accommodate a mixture of residential and commercial uses creating a sustainable development with a "village" concept where residents live and work within the development area. The proposed development is the type of project envisioned by the 2040 General Plan.

**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 site's highly visible location at one of Tempe's front doors for travelers from all directions provides an opportunity to make a significant statement with high-quality office, hotel, conference, residential, restaurant and retail uses. The intent of the development is that these buildings will complement the existing structures 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.

**Building Height & Use.** The Project's buildings, site circulation, landscape elements and associated design standards, have taken into consideration the context of the area. Given the existing mixed-use setting of office and retail developments immediately to the west and north of the site as well as the multi-family residential development to the east, the Project's proposed building heights, setbacks and landscape are of an appropriate scale for the area. Structures on the site have been thoughtfully located so that the proposed office buildings will compliment those already found along Priest Drive and Washington Street. The proposed multi-family development is adjacent to the existing multi-family development, The Lofts at Rio Salado, along the eastern boundary.

The proposed building heights are equal to or lower than those outlined in the previously approved 19th Amended PAD for Papago Park Center. See drawing A-4 with the Building Height Envelope included with this submittal. Below is a comparison of the proposed building height to the currently approved and allowable building height.

	Currently Approved Height 19 <sup>th</sup> Amended PAD	Proposed Height 23 <sup>rd</sup> Amended PAD	Allowable Height 19 <sup>th</sup> Amended PAD
Building C	55 Ft / 4 Stories	55 Ft - 117 Ft / 4 - 8 Stories	128 Ft
Building E	56 Ft / 4 Stories	56 Ft - 118 Ft / 4 - 8 Stories	140 Ft
Building I	124 Ft / 4 Stories	50 Ft - 112 Ft / 4 - 8 Stories	124 Ft
Parking P1	51.5 Ft / 6 Stories	51.5 Ft - 53.5 Ft / 6-8 Stories	128 Ft
Parking P2	16 Ft / 3 Levels	13 Ft - 57 Ft / 3 - 7 Levels	140 Ft
Parking P5	16 Ft / 3 Levels	19 Ft - 30 Ft / 4 - 5 Levels	116 Ft
Parking P6-A	57.2 Ft / 7 Levels	59 Ft / 7 Levels	124 Ft
Parking P6-B	57.2 Ft / 7 Levels	59 Ft / 7 Levels	120 Ft

**Parking.** The site is proposed to have up to 850 dwelling units consisting of 1,228 total bedrooms. Per the proposed site plan, 1,454 parking spaces will be provided resulting in a parking ratio of 1.71 parking spaces per unit.

Parking ratios established by the City of Tempe Zoning Ordinance were used to calculate the required number of spaces. Code requires 1,557 parking spaces, 123 more spaces than are being provided, resulting in a ratio of 1.86 spaces per unit.

Parking Generation, (as described in the attached parking analysis developed by CivTech on January 9, 2019), is a document prepared by the Institute of Transportation Engineers that summarizes a collection of parking demand data observations, made by land use type, on the average peak parking demand. The results of Parking Generation indicate, for urban low-rise and mid-rise apartments similar to the proposed development, the peak parking demand is 1.20 vehicles per unit. This site, with 850 dwelling units, would generate a peak parking demand of 1,020 spaces, well below the 1,454 spaces being proposed.

Parking Generation also indicates that the 85<sup>th</sup> percentile of all peak parking rates observed at low/mid-rise apartments is 1.61 vehicles per unit. This figure serves as a conservative estimate for the parking likely to be observed at The Grand. Therefore, an overall parking ratio, including guests, of 1.61 is recommended. The developer is proposing a total greater than the recommendation resulting in 1.71 spaces per unit.

An in-depth comparison of parking ratios for other multi-family projects has been developed as noted in the CivTech parking analysis. The results of that research found parking ratios between 0.79 and 1.89 spaces per unit for 9 projects in the Tempe area. In summary, a parking ratio of 1.51 spaces per unit and 0.2 guest parking spaces per unit is being proposed for this site which is greater than other projects in the Tempe area and is also greater than the 1.20 vehicles per unit in the previously mentioned Parking Generation analysis.

Pedestrian circulation within the site and along its perimeter encourages the use of, and allows easy access to, the METRO Light Rail station at the intersection of Priest Drive and Washington Street. Vehicular access along Priest Drive has taken into consideration the close proximity of the 202 Red Mountain Freeway along the southern boundary of the

Project's site. A traffic analysis, submitted with the original Grand at Papago Park Center application (19<sup>th</sup> Amended PAD), was prepared to facilitate the design of the vehicular access points.

### **Development Standards**

A new subdivision plat, The Grand at Papago Park Center, revised the total area of the site and, as a result, some figures have been updated to maintain entitlements in the previously approved 19<sup>th</sup> through 22<sup>nd</sup> PAD documents. The new figures do not represent an increase or decrease in entitlement and are only an adjustment to maintain the previously approved entitlements.

At staff's direction, the canal area of approximately 8.84 acres was removed from the calculations used to determine the Site Landscape Coverage, Building Lot Coverage and Density figures. The resulting affect is that the Site Area decreased from 67.4 acres, as documented in the previously approved 19<sup>th</sup> through 22<sup>nd</sup> PAD's, to 58.56 acres in this current PAD submittal.

This change in site area is a technical change and visitors to the site will have the experience intended in the original 19<sup>th</sup> Amended PAD. The design vision is that the Grand Canal, along with the adjacent open space in Lot 8 and Tract B, provide a public amenity. These two large tracts of open space combine to create a unique park-like setting that's not only beneficial to those who live and work on the site, but is available to, and easily accessed by, the general public. This project has amenities unique to multi-use developments including the relocation of the Grand Canal to the heart of the site around which the buildings are focused; the large, iconic central water feature depicting the history of the original design of the Roosevelt Dam; and the multi-use pedestrian path that, through the implementation of a thoughtful landscape and richly textured hardscape, transforms the canal into an inviting and active space. This is an expansive public amenity unique to the valley and the entire southwest region.

The pedestrian experience for the site as envisioned in the original 19<sup>th</sup> PAD is maintained in this 23<sup>rd</sup> PAD and has not changed. Further, the intent is to maintain the previously approved entitlements and does not represent an increase or decrease from those in the previously approved 19<sup>th</sup> through 22<sup>nd</sup> PAD's.

It should be noted that in the 19<sup>th</sup> Amended PAD, the instrument which initially established the development standards for the project, the rational was to include the Grand Canal in the project and the applicant continues to believe that it is the appropriate way of depicting the project when compared to removing the canal.

### **3. The development appropriately mitigates transitional impacts on the immediate surroundings.**

All proposed uses suitably moderate the influences on adjacent properties. As previously mentioned, buildings on the site have been thoughtfully located so that the height, scale and use of the proposed structures will mirror those existing on adjacent properties to the north, east and west. The proposed building heights are lower than, and comply with, those in the previously approved 19<sup>th</sup> Amended PAD for Papago Park Center. See drawing A-4 with the Building Height Envelope included with this submittal.

A parking analysis has been conducted to ensure the requested reduction for multi-family development within the Grand at Papago Park Center does not negatively influence adjacent properties. Using criteria established by the Institute of Transportation



Engineers that summarizes a collection of parking demand data by land use type, an in-depth comparison of parking ratios for other multi-family developments has been developed. The results of the research, attached to this submittal, analyzed the ratios for eleven projects within the City of Tempe and support the requested reduction.

Additionally, the site's proximity to METRO Light Rail, the Valley Metro bus line, and the increase in alternate modes of transportation such as bicycling and ride-sharing will further reduce parking demand. These diverse options fulfill the goals outlined in the Tempe General Plan 2040 where "Tempe's vision for itself in the year 2040 is one of livability: a city with a diverse, active and engaged community; a city that is visually attractive and accessible by multiple modes of transportation." Tempe should consist of "revitalized neighborhoods that are walkable, pleasant, safe and connected within a 20-minute walk, bike or transit ride". We believe this project achieves Tempe's goal of connecting neighborhoods within 20-minutes via multiple modes of transportation.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a long horizontal line that ends in a small loop.

Brent Kendle, AIA, LEED AP

Cc: Mitch Rosen

EXISTING PAD FOR REFERENCE ONLY

# 22ND AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, K-L, M-N, O, P-Q, P6-A, P6-B, P7-A, P7-B)  
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

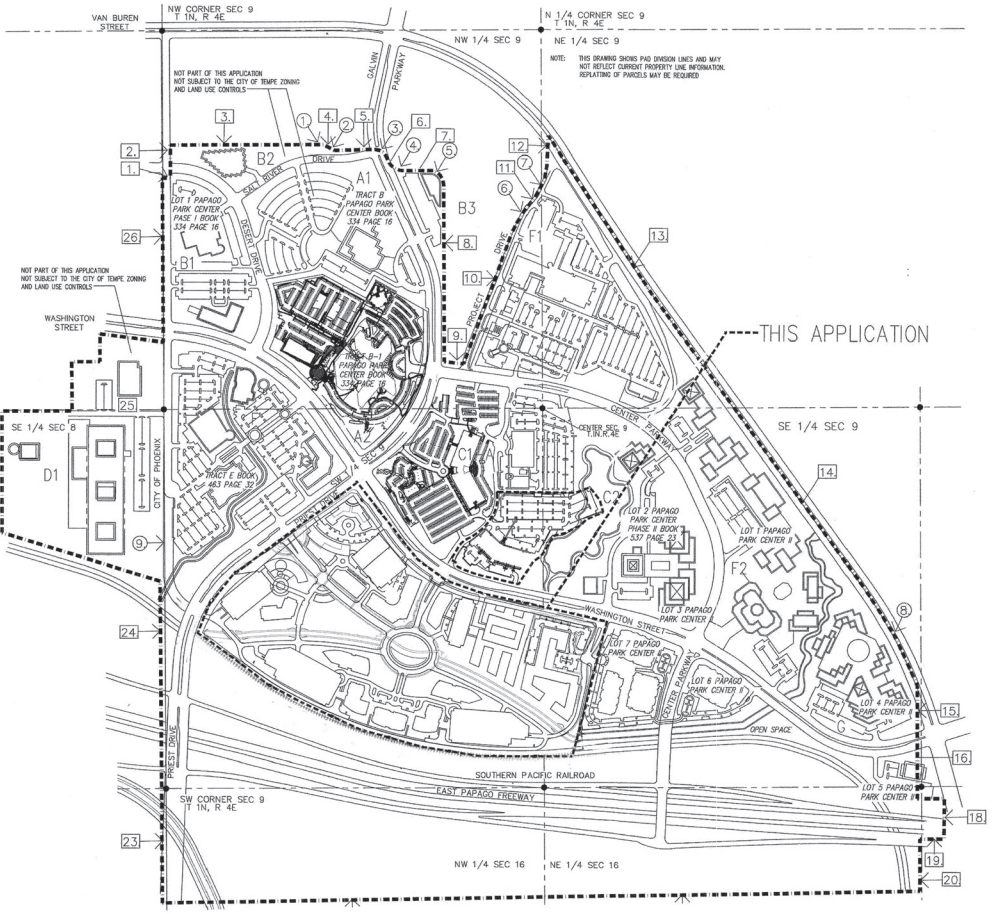
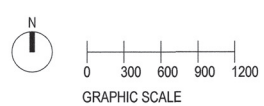
		NET ACREAGE EXCLUDING R.O.W.	F.A.R. BASED ON GROSS ACREAGE	LOT COVERAGE BASED ON NET ACREAGE	PRELIMINARY LAND USE	MAXIMUM BUILDING AREA (SQ. FT.)	MAXIMUM BUILDING HEIGHT (FEET)	AUTO PARKING REQUIRED	BICYCLE PARKING REQUIRED	OPEN SPACE PROVIDED
A1	SALT RIVER PROJECT CORPORATE HEADQUARTERS				NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS					
A2	TOSCO MARKETING COMPANY	22.46	0.56	13.3%	OFFICE	546,000	100	2,184	112	32%
B1	CORPORATE OFFICE CENTER	12.20	0.57	45%	OFFICE	164,000	128	1,300	120	30%
B2	TOVREA SUBSTATION				NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS					
B3	J.B. RODGERS CORPORATE HQ.	3.20	0.38	14.2%	OFFICE	40,000	30	160	16	42.6%
C1	PAPAGO HILLS OFFICE COMPLEX	32.42	0.48	31%	OFFICE	686,779	140	1,987	279	48%
C1-B	RETAIL/RESTAURANT	2.21	0.12	12%	RETAIL/RESTAURANT	11,391	140	109	13	20%
C2	HOTEL COMPLEX	21.37	0.65	29%	OFFICE	1,295,910	140	4,618	279	51%
C2	PAPAGO HILLS OFFICE BUILDING	9.01	0.218	10.73%	OFFICE	85,873	50	680	11	25.25%
D1	RESEARCH DEVELOPMENT MALL				NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS					
E	CORPORATE RESEARCH CENTER	30.74	0.51	19%	CORPORATE CENTER	424,000	120	1,700	240	50%
F1	PAPAGO OFFICE CENTER	28.52	0.56	38%	OFFICE	793,000	84	3,172	176	42%
F2	PAPAGO OFFICE CENTER	17.09	0.36	20%	OFFICE	330,000	84	1,320	75	60%
G	EXPOSITION CENTER	16.56	0.20	28%	EXPOSITION CENTER	176,296	56	705	320	57%
H1	THE GRAND	67.38	*NR	50%	HOTEL/OFFICE RETAIL/RES.	3,187,000	*156	10,032	690	20%
H2	RIVERWALK - RIO SALADO	12.56	0.66	29%	APARTMENTS	466,692	84	895 +23 RV	466	56%
H3	RED RIVER OPRY	4.38	0.03	22%	ENTERTAINMENT	65,000	56	260	15	68%
		304.54				7,050,971		28,700	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 12/2012

ALL AREA NUMBERS ARE APPROVED AND ARE INTENDED FOR PLANNING PURPOSES AND ARE SUBJECT TO CHANGE. REFER TO FINAL PLANS FOR FINAL VALUES.

TANGENT DATA		CURVE DATA	
BEARING	DISTANCE	BEARING	DISTANCE
S 90°27'11" E	80.00	S 45°07'00" E	50.00
N 0°27'48" E	187.20	S 45°07'00" E	50.00
S 89°17'57" E	103.11	S 45°07'00" E	50.00
S 44°41'29" E	11.81	S 45°07'00" E	50.00
S 08°41'29" E	208.85	S 45°07'00" E	50.00
S 23°41'37" E	13.12	S 45°07'00" E	50.00
S 88°41'29" E	181.34	S 45°07'00" E	50.00
S 00°17'27" E	1338.80	S 45°07'00" E	50.00
S 81°33'59" E	138.33	S 45°07'00" E	50.00
N 01°24'02" E	100.86	S 45°07'00" E	50.00
N 38°53'59" E	96.64	S 45°07'00" E	50.00
N 01°50'40" E	110.56	S 45°07'00" E	50.00
S 33°40'31" E	870.11	S 45°07'00" E	50.00
S 30°52'40" E	511.54	S 45°07'00" E	50.00
S 15°01'51" E	40.76	S 45°07'00" E	50.00
S 01°17'06" E	528.13	S 45°07'00" E	50.00
N 89°51'46" E	132.44	S 45°07'00" E	50.00
S 09°12'44" E	300.72	S 45°07'00" E	50.00
S 89°51'46" E	132.44	S 45°07'00" E	50.00
S 09°00'11" E	308.34	S 45°07'00" E	50.00
S 89°51'46" E	132.44	S 45°07'00" E	50.00
S 89°18'57" E	2753.76	S 45°07'00" E	50.00
N 01°50'40" E	643.96	S 45°07'00" E	50.00
N 01°50'40" E	1558.21	S 45°07'00" E	50.00
N 01°02'17" E	511.89	S 45°07'00" E	50.00
S 00°27'48" E	189.20	S 45°07'00" E	50.00



DS160857 PAD180010 REC18052

ATTACHMENT 8



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER  
Northeast corner of Priest Drive & The Loop 202 Freeway  
Tempe, AZ 85281

5		
4		
3		
2		
1		
MARK	DATE	DESCRIPTION
ISSUE:	FINAL SUBMITTAL	5-21-18
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:	JM	
CHECKED BY:	BK	
SHEET TITLE:		

MASTERPLAN

A-1

22 May 2018 22nd Amended PAD for Papago Park Center - Approved 5-17-18.pdf sameadrow 18:50:51 - 07:00

EXISTING PAD FOR REFERENCE ONLY

# 22ND AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, K-L, M-N, O, P-Q, P6-A, P6-B, P7-A, P7-B)  
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

### OWNER AUTHORIZATION

PAPAGO PARK CENTER, INC.

BY: [Signature]  
SIGNATURE

5/29/18  
DATE

ITS: OWNER

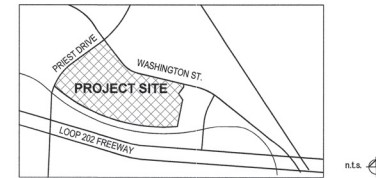
### OWNER / DEVELOPER

**OWNER:** PAPAGO PARK CENTER, INC  
1521 N.PROJECT CENTER DRIVE  
TEMPE, ARIZONA 85281

**DEVELOPER:** PAPAGO PARK CENTER, INC  
PHONE: 602.236.3647

**AGENT:** KENDLE DESIGN COLLABORATIVE  
6115 NORTH CATTLETRACK  
SCOTTSDALE, AZ 85250  
PHONE: 480.951.8558

### SITE VICINITY MAP



### ACKNOWLEDGEMENT

ON THIS 29<sup>th</sup> DAY OF May, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Mark Rosen WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: [Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES \_\_\_\_\_

### PROJECT DATA

ZONING:	MU-4/PAD
SITE AREA	67.4 AC, (2,935,944 SF)
DWELLING QUANTITY:	850
DENSITY:	12.6 DU/AC
	*ASSUMES 67.4 AC, INCLUDING CANAL TRACT
BUILDING HEIGHT:	156', SEE SHEET A-4
BUILDING LOT COVERAGE:	50%
SITE LANDSCAPE COVERAGE:	20%
	*INCLUDES CANAL TRACT
BUILDING SETBACKS:	
FRONT	25'
SIDE	NONE
REAR	NONE
STREET SIDE	25'
VEHICLE PARKING:	10,032
BICYCLE PARKING:	690
USES	OFFICE, RETAIL, RESTAURANT, MULTI-FAMILY, HOTEL, PARKING
SEE SHEETS A-4, A-5 & A-6 FOR ADDITIONAL INFORMATION	

### PREVIOUS APPROVALS

19TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 120232); FEBRUARY 7, 2013  
20TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 150324); MARCH 22, 2016  
21ST AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 170334); NOVEMBER 28, 2017

### PREVIOUS CONDITIONS OF APPROVAL: PAD12014

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE FEBRUARY 7, 2018, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN A PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
- 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 SHALL BE NULL AND VOID.
- 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.
- THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ISSUANCE OF A BUILDING PERMIT. ANY INTENSIFICATION ON LAND USE WILL REQUIRE AN UPDATE TO THE TRAFFIC STUDY.
- 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.
- THE MAXIMUM ALLOWED BUILDING HEIGHT SHALL INCLUDE ALL ELEMENTS ABOVE THE BUILDING ROOF, INCLUDING MECHANICAL, ANTENNAS, AND OTHER STRUCTURAL ELEMENTS.
- 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.

### 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°05'18"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 ZONING ADMINISTRATOR OF THE CITY OF TEMPE  
ON THIS 17TH DAY OF MAY, 2018.

### GENERAL NOTES

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

DS160857

PAD180010

REC18052

REC18052

PAD180010

DS160857



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER

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

5	
4	
3	
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1	

MARK DATE DESCRIPTION  
ISSUE: FINAL SUBMITTAL 5-21-18

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

SHEET TITLE:

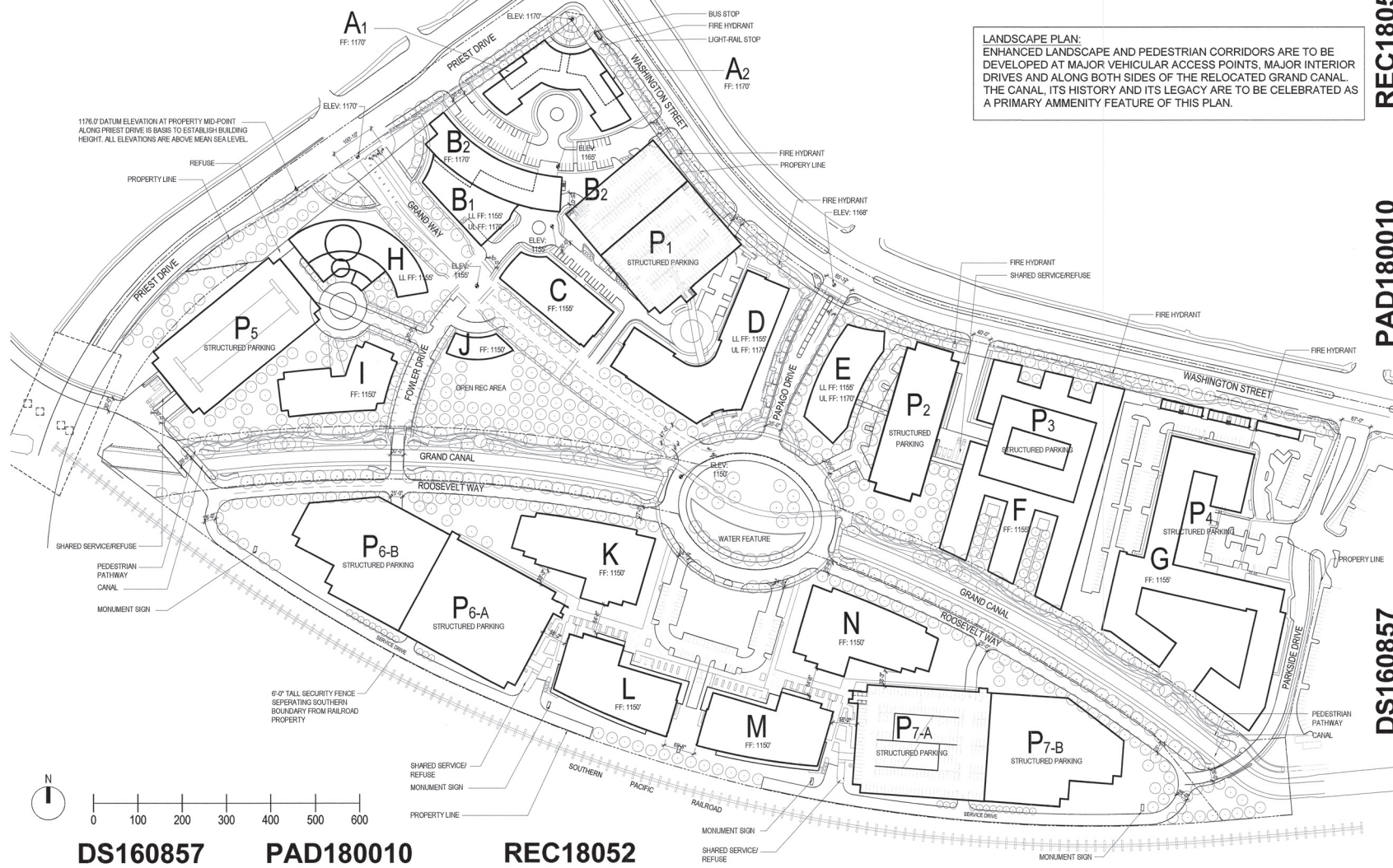
PROJECT INFORMATION

A-2

EXISTING PAD FOR REFERENCE ONLY

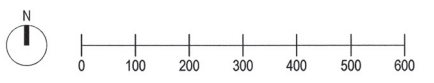
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A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**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.

1176.0' DATUM ELEVATION AT PROPERTY MID-POINT ALONG PRIEST DRIVE IS BASE TO ESTABLISH BUILDING HEIGHT. ALL ELEVATIONS ARE ABOVE MEAN SEA LEVEL.



DS160857      PAD180010      REC18052

REC18052

PAD180010

DS160857



PLANNED AREA DEVELOPMENT

"THE GRAND" AT  
PAPAGO PARK CENTER

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

5		
4		
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MARK	DATE	DESCRIPTION
ISSUE:	FINAL SUBMITTAL	5-21-18

PROJECT NO:  
CAD DWG FILE:

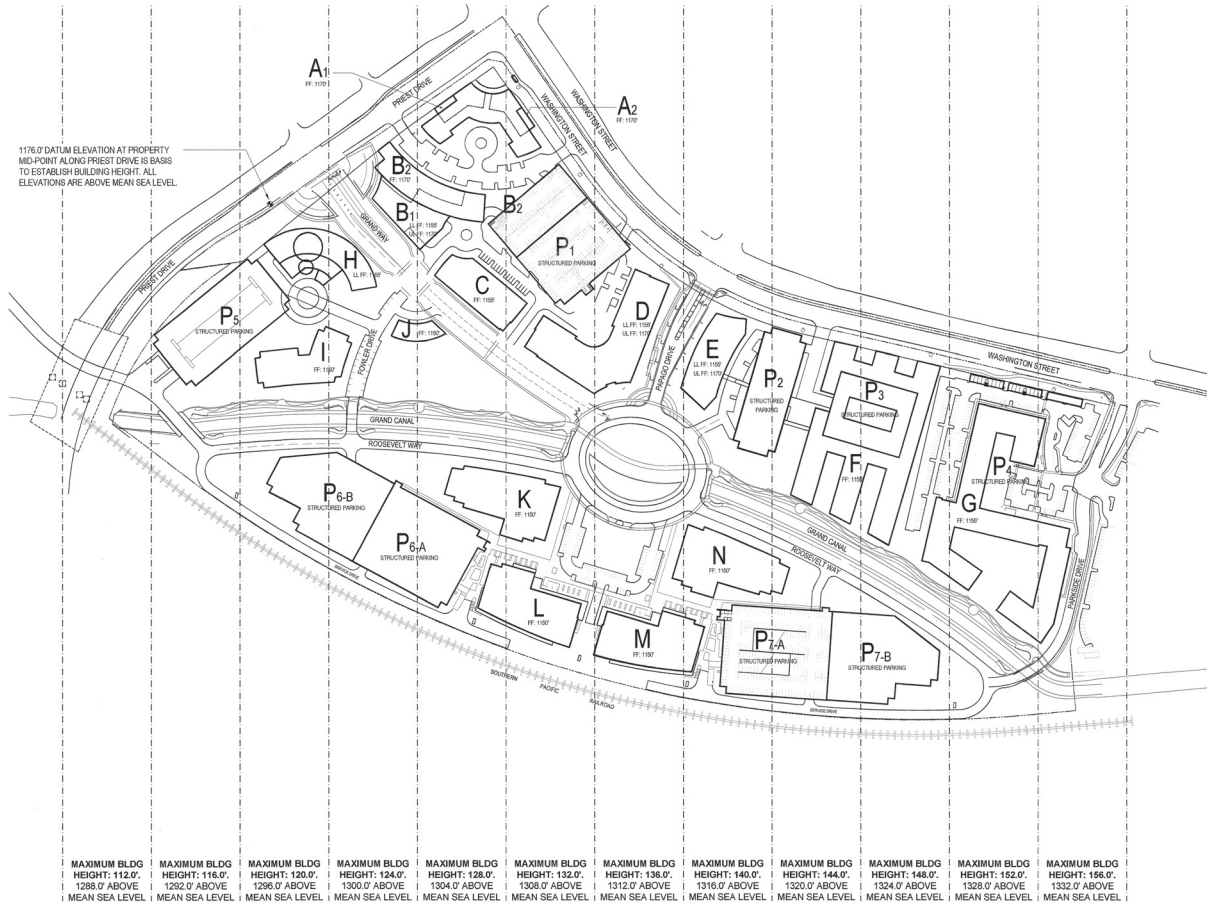
DRAWN BY: JM  
CHECKED BY: BK

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

EXISTING PAD FOR REFERENCE ONLY

# 22ND AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, K-L, M-N, O, P-Q, P6-A, P6-B, P7-A, P7-B)  
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



DS160857

PAD180010

REC18052

ATTACHMENT 11



PLANNED AREA DEVELOPMENT

"THE GRAND" AT  
PAPAGO PARK CENTER

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

5	
4	
3	
2	
1	

MARK DATE DESCRIPTION  
ISSUE: FINAL SUBMITTAL 5-21-18

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

SHEET TITLE:

BUILDING HEIGHT ENVELOPE

A-4

22 May 2018 22nd Amended PAD for Papago Park Center - Approved 5-17-18.pdf sameadrow 18:50:51 - 07:00

# 22ND AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, K-L, M-N, O, P-Q, P6-A, P6-B, P7-A, P7-B)  
 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

REC18052



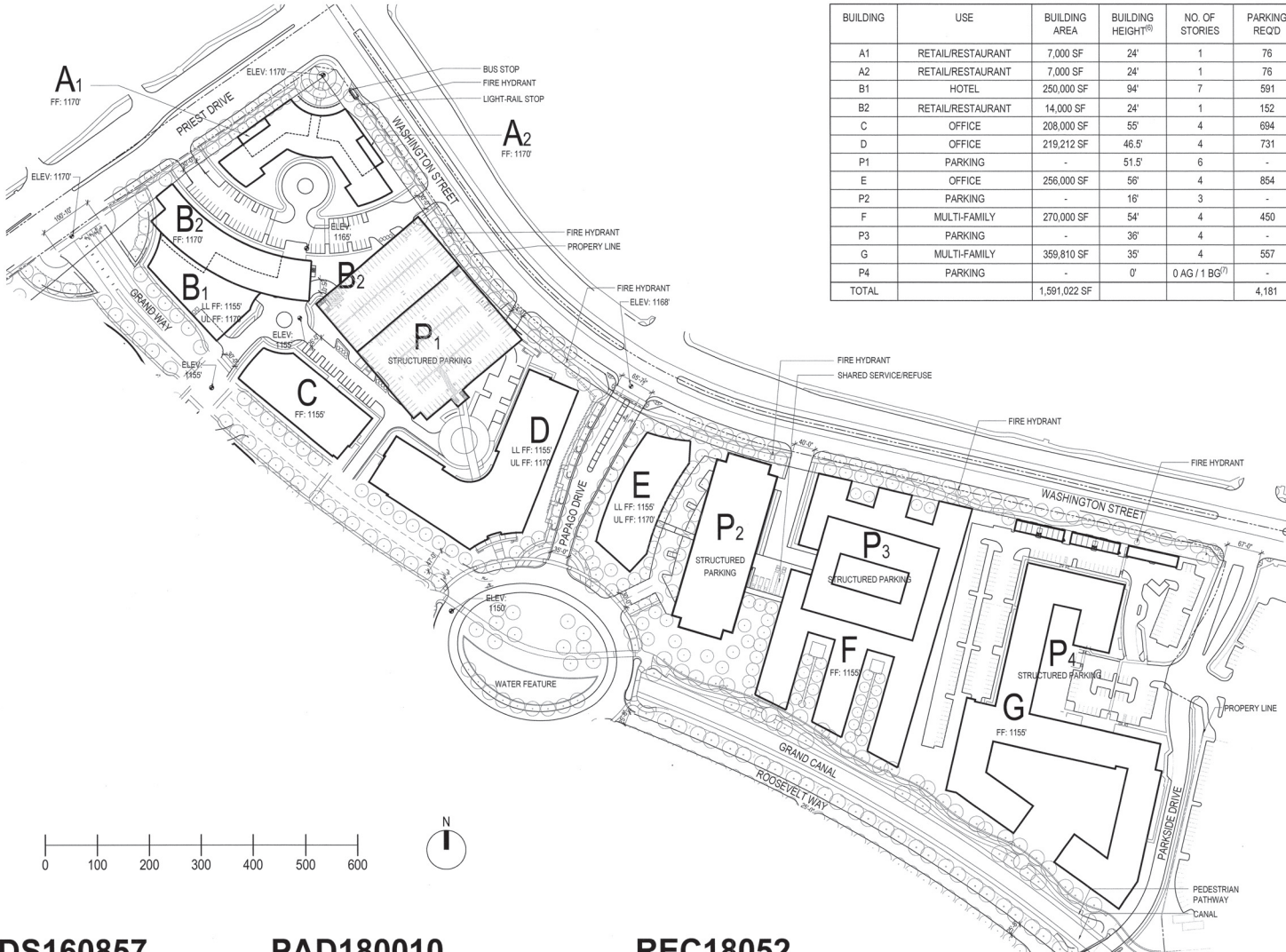
PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER  
 Northeast corner of Priest Drive & The Loop 202 Freeway  
 Tempe, AZ 85281

PAD180010

DS160857

BUILDING	USE	BUILDING AREA	BUILDING HEIGHT <sup>(1)</sup>	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	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	94'	7	591	26 (PER MODEL)	350	-	SEE SHARED PARKING STUDY
B2	RETAIL/RESTAURANT	14,000 SF	24'	1	152	152	-	-	-
C	OFFICE	208,000 SF	55'	4	694	728	-	-	SEE NOTE 1
D	OFFICE	219,212 SF	46.5'	4	731	948 <sup>(1)</sup>	-	-	SEE NOTE 1
P1	PARKING	-	51.5'	6	-	-	-	-	-
E	OFFICE	256,000 SF	56'	4	854	869 <sup>(1)</sup>	-	-	SEE NOTE 1
P2	PARKING	-	16'	3	-	-	-	-	-
F	MULTI-FAMILY	270,000 SF	54'	4	450	450	-	550	-
P3	PARKING	-	36'	4	-	-	-	-	-
G	MULTI-FAMILY	359,810 SF	35'	4	557	557	-	300	SEE NOTE 9
P4	PARKING	-	0'	0 AG / 1 BG <sup>(7)</sup>	-	-	-	-	SEE NOTE 7
TOTAL		1,591,022 SF			4,181	3,882		850	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 LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 12.6 DU/AC IS NOT EXCEEDED.

NOTE 3: THE PREVIOUS PAD, (21ST AMENDED) SHOWED A SCHEME WITH 5 OFFICE BUILDINGS SOUTH OF THE CANAL. THE CURRENT SCHEME SHOWS A 4-BUILDING SCHEME. TOTAL BUILDING AREA IS UNCHANGED.

NOTE 4: BUILDING P6 IN PREVIOUS PAD, (21ST AMENDED) WILL BE PHASED CONSTRUCTION AND HAS BEEN SUBDIVIDED INTO P6-A AND P6-B. TOTAL PARKING IS UNCHANGED.

NOTE 5: BUILDING P7 IN PREVIOUS PAD, (21ST AMENDED) WILL BE PHASED CONSTRUCTION AND HAS BEEN SUBDIVIDED INTO P7-A AND P7-B. TOTAL PARKING IS UNCHANGED.

NOTE 6: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

NOTE 7: AG - ABOVE GRADE, BG - BELOW GRADE

NOTE 8: THE 62 BELOW GRADE (BG) PARKING SPACES ARE LOCATED UNDER BUILDING O.

NOTE 9: THE 345 BELOW GRADE (BG) PARKING SPACES ARE LOCATED UNDER BUILDING G.



DS160857

PAD180010

REC18052

NORTH PARCELS  
 A-5

EXISTING PAD FOR REFERENCE ONLY

# 22ND AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, K-L, M-N, O, P-Q, P6-A, P6-B, P7-A, P7-B)  
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

REC18052



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 <sup>(1)</sup>	NO. OF STORIES	PARKING RECD	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS	REMARKS
H	HOTEL	150,000 SF	122'	6	285	76 (PER MODEL)	250	-	-
I	OFFICE	189,000 SF	124'	5	630	662	-	-	SEE NOTE 1
P5	PARKING	-	16'	4 AG	-	-	-	-	SEE NOTE 7
J	RESTAURANT	6,000 SF	4'	1	94	94	-	-	-
K	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1, 3 & 9
L	OFFICE	359,524 SF	118'	9	1,128	1,259	-	-	SEE NOTE 1, 3, 6 & 9
P6-A	PARKING	-	57.2'	7 AG	-	-	-	-	SEE NOTE 4 & 7
P6-B	PARKING	-	57.2'	7 AG	-	-	-	-	SEE NOTE 4 & 7
M	OFFICE	359,524 SF	118'	9	1,128	1,613 AG / 62 BG	-	-	SEE NOTE 1, 3, 6, 7, 8 & 9
N	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1, 3 & 9
P7-A	PARKING	-	57.2'	7 AG	-	-	-	-	SEE NOTE 5 & 7
P7-B	PARKING	-	57.2'	7 AG	-	-	-	-	SEE NOTE 5 & 7
TOTAL		1,822,048 SF			5,793	6,420		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.

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NOTE 5: BUILDING P7 IN PREVIOUS PAD, (21ST AMENDED) WILL BE PHASED CONSTRUCTION AND HAS BEEN SUBDIVIDED INTO P7-A AND P7-B. TOTAL PARKING IS UNCHANGED.

NOTE 6: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

NOTE 7: AG - ABOVE GRADE, BG - BELOW GRADE

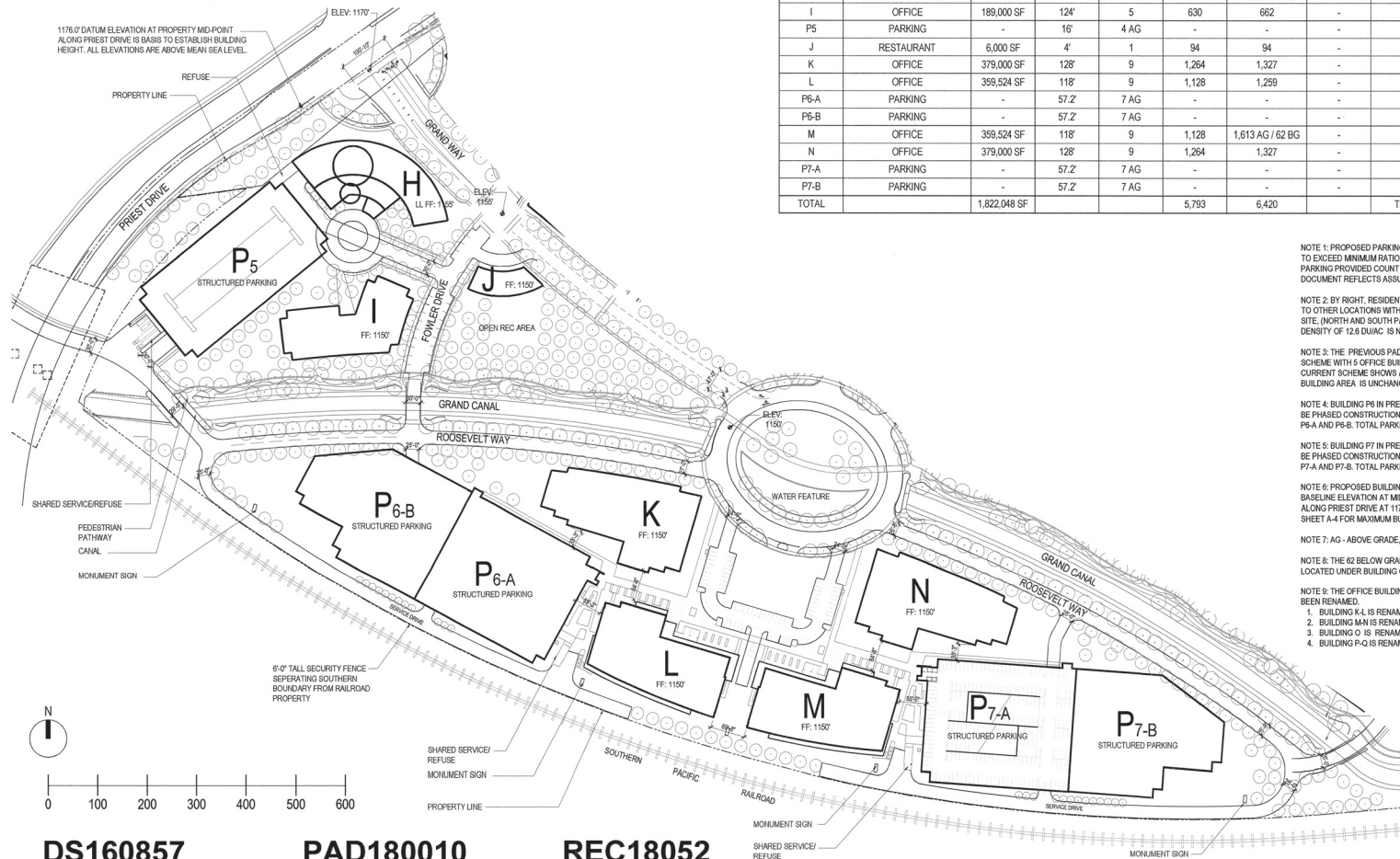
NOTE 8: THE #2 BELOW GRADE (BG) PARKING SPACES ARE LOCATED UNDER BUILDING O.

NOTE 9: THE OFFICE BUILDINGS SOUTH OF THE CANAL HAVE BEEN RENAMED:

1. BUILDING K-L IS RENAMED BUILDING K
2. BUILDING M-N IS RENAMED BUILDING L
3. BUILDING O IS RENAMED BUILDING M
4. BUILDING P-Q IS RENAMED BUILDING N

PAD180010

DS160857



5
4
3
2
1

MARK	DATE	DESCRIPTION
-	-	ISSUE: FINAL SUBMITTAL 5-21-18

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

SHEET TITLE:

SOUTH  
PARCELS

A-6

DS160857

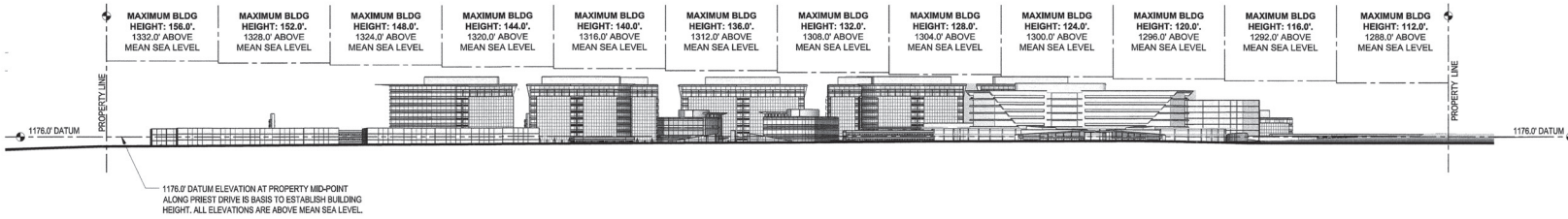
PAD180010

REC18052

EXISTING PAD FOR REFERENCE ONLY

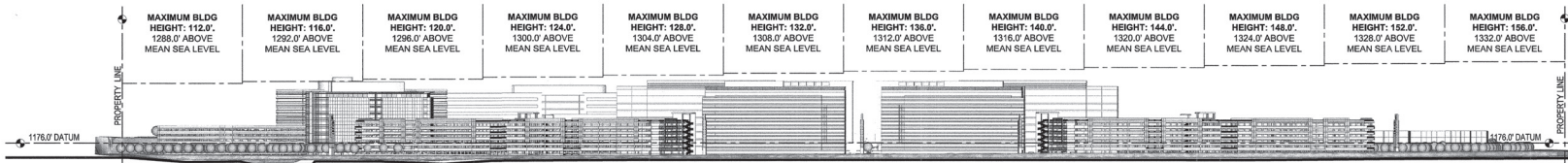
# 22ND AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, K-L, M-N, O, P-Q, P6-A, P6-B, P7-A, P7-B)  
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



NORTH ELEVATION

NTS



SOUTH ELEVATION

NTS

DS160857

PAD180010

REC18052

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



KENDLE DESIGN COLLABORATIVE  
6115 NORTH CATTLETRACK  
SUITE 100, PHOENIX, ARIZONA 85028  
PH: 480.951.8558  
FAX: 480.951.8559  
BRENDEL@KENDLEDESIGN.COM  
KENDLEDESIGN.COM



EXPIRES 6/30/18

PLANNED AREA DEVELOPMENT

REC18052

PAD180010

DS160857

"THE GRAND" AT  
PAPAGO PARK CENTER  
Northeast corner of  
Priest Drive & The  
Loop 202 Freeway  
Tempe, AZ 85281

5		
4		
3		
2		
1		
MARK	DATE	DESCRIPTION
ISSUE: FINAL SUBMITTAL 5-21-18		

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

ELEVATIONS

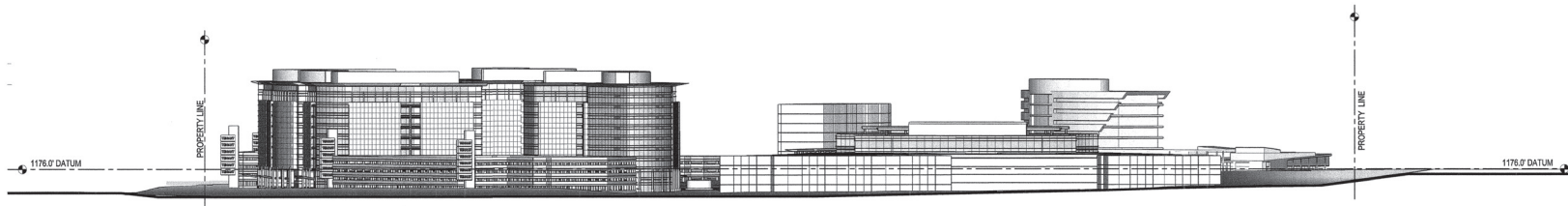
A-7



EXISTING PAD FOR REFERENCE ONLY

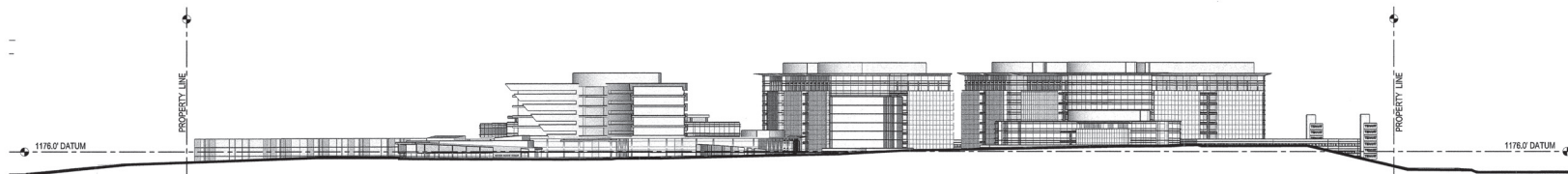
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A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



EAST ELEVATION

NTS



WEST ELEVATION

NTS

DS160857

PAD180010

REC18052

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

REC18052

PAD180010

DS160857



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BIRKEL@KDCGROUP.COM  
KENDLEDESIGN.COM



EXPIRES 6/30/18

PLANNED AREA  
DEVELOPMENT

"THE GRAND" AT  
PAPAGO PARK  
CENTER

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

5	
4	
3	
2	
1	

MARK	DATE	DESCRIPTION
ISSUE: FINAL SUBMITTAL 5-21-18		

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

SHEET TITLE:

ELEVATIONS

A-8

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

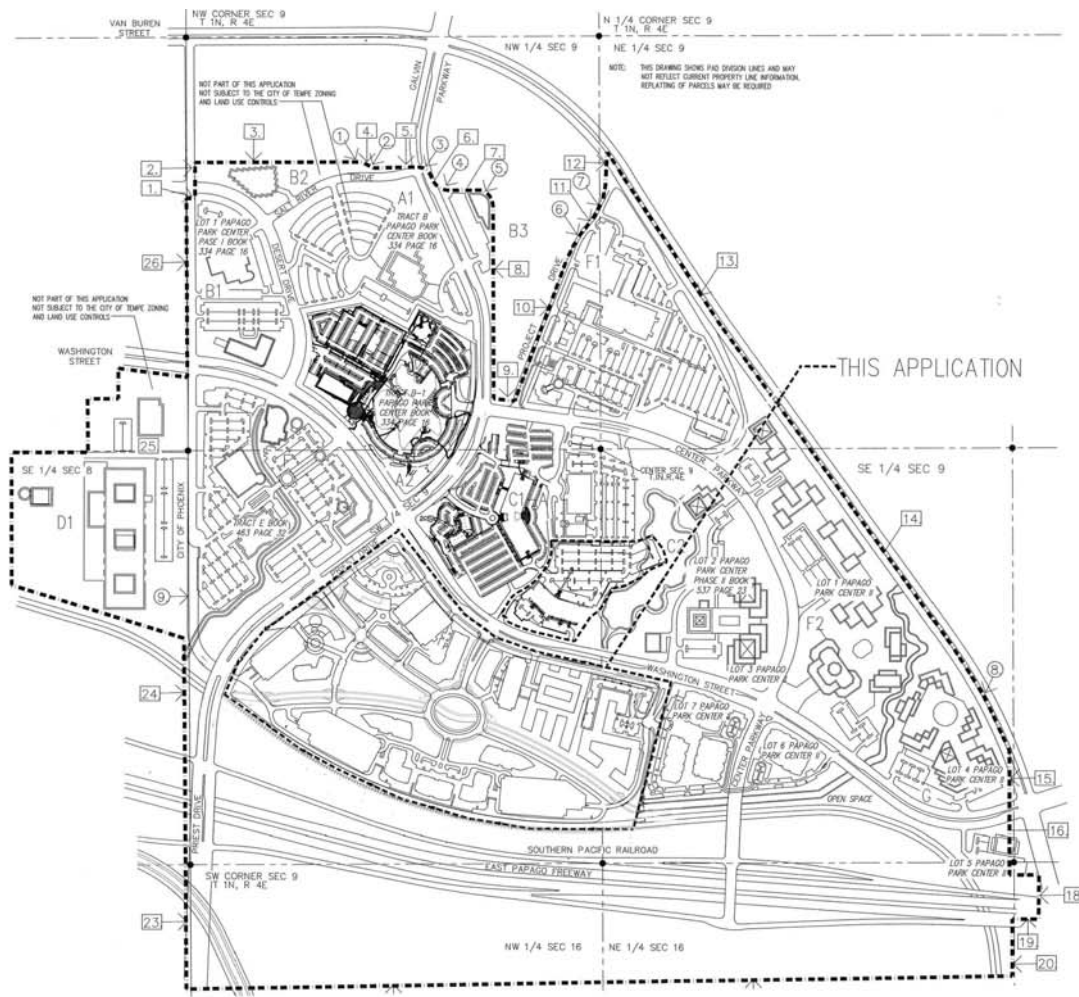
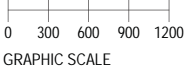
AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

		NET ACREAGE EXCLUDING F.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)	AUTO PARKING REQUIRED	BICYCLE PARKING REQUIRED	OPEN SPACE PROVIDED
A1	SALT RIVER PROJECT CORPORATE HEADQUARTERS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
A2	TOSCO MARKETING COMPANY	22.46	0.56	13.3%	OFFICE	546,000	100	2,184	112	32%
B1	CORPORATE OFFICE CENTER	12.20	0.57	45%	OFFICE	164,000	128	1,300	120	30%
B2	TOVREA SUBSTATION	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
B3	J.B. RODGERS CORPORATE HQ.	3.20	0.38	14.2%	OFFICE	40,000	30	160	16	42.6%
C1	PAPAGO HILLS OFFICE COMPLEX	32.42	0.48	31%	OFFICE	686,779	140	1,987	279	48%
C1	RETAIL/RESTAURANT	2.21	0.12	12%	RETAIL/RESTAURANT	11,391	140	109	13	20%
C2	HOTEL COMMERCE COMPLEX	21.37	0.65	29%	OFFICE	1,295,910	140	4,618	279	51%
C2	PAPAGO HILLS OFFICE BUILDING	9.01	0.218	10.73%	OFFICE	85,873	50	660	11	25.25%
D1	RESEARCH DEVELOPMENT MALL	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
E	CORPORATE RESEARCH CENTER	30.74	0.51	19%	CORPORATE CENTER	424,000	120	1,700	240	50%
F1	PAPAGO OFFICE CENTER	28.52	0.56	38%	OFFICE	793,000	84	3,172	176	42%
F2	PAPAGO OFFICE CENTER	17.09	0.36	20%	OFFICE	330,000	84	1,320	75	60%
G	EXPOSITION CENTER	16.56	0.20	28%	EXPOSITION CENTER	176,296	56	705	320	57%
H1	THE GRAND	67.38	**NR	50%	HOTEL/OFFICE RETAIL/RES.	3,187,000	*156	10,032	690	20%
H2	RIVERWALK - RIO SALADO	12.56	0.66	29%	APARTMENTS	466,692	84	895 +23 RV	466	56%
H3	RED RIVER SPRY	4.38	0.03	22%	ENTERTAINMENT	65,000	56	260	15	68%
		304.54				7,050,971		28,700	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

ALL BEARING NUMBERS ARE APPROXIMATE AND ARE INTENDED FOR PLANNING PURPOSES AND ARE SUBJECT TO CHANGE.  
REFER TO FINAL PLANS FOR FINAL DATA.

TANGENT DATA		CURVE DATA	
BEARING	DISTANCE	BEARING	DISTANCE
S 00°23'11" E	80.00'	S 00°00'00" E	50.00'
S 00°22'49" E	187.50'	S 00°00'00" E	50.00'
S 00°41'20" E	103.11'	S 00°00'00" E	136.25'
S 04°41'20" E	11.81'	S 00°00'00" E	115.15'
S 00°41'20" E	308.85'	S 00°00'00" E	170.25'
S 23°41'20" E	13.12'	S 00°00'00" E	188.47'
S 00°41'20" E	181.24'	S 00°00'00" E	152.75'
S 00°41'20" E	124.84'	S 00°00'00" E	145.47'
S 01°51'01" E	136.53'	S 00°00'00" E	145.57'
S 01°51'01" E	164.58'		
S 38°50'51" E	95.84'		
S 00°10'50" W	110.36'		
S 33°00'51" E	87.61'		
S 30°42'48" E	311.04'		
S 10°51'01" W	40.70'		
S 01°51'01" E	328.13'		
S 00°51'01" E	133.44'		
S 00°51'01" E	200.75'		
S 00°51'01" W	158.78'		
S 00°51'01" E	208.54'		
S 00°51'01" W	270.55'		
S 00°18'37" W	270.55'		
S 01°01'01" E	64.68'		
S 01°01'01" E	108.82'		
S 01°01'01" E	81.68'		
S 00°52'47" E	168.55'		



REC18125

PAD18014

DS160133



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	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: 4TH SUBMITTAL 1-11-19

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

MASTERPLAN

A-1

DS160133

PAD18014

REC18125

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
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

## OWNER AUTHORIZATION

PAPAGO PARK CENTER, INC.

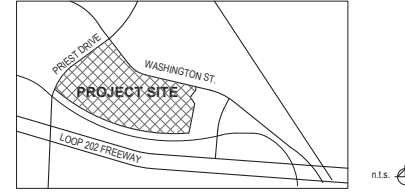
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE

ITS: OWNER

## OWNER / DEVELOPER

OWNER: PAPAGO PARK CENTER, INC.  
REPRESENTATIVE: MITCHELL B. ROSEN  
1521 N. PROJECT CENTER DRIVE  
TEMPE, ARIZONA 85281

## SITE VICINITY MAP



## 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 PURPOSES THEREIN CONTAINED.

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

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

## LEGAL DESCRIPTION

LOTS 1 THROUGH 12 AND TRACTS "A" THROUGH "I" OF SUBDIVISION PLAT FOR "THE GRAND AT  
PAPAGO PARK CENTER", AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA  
COUNTY, ARIZONA, BOOK 716 OF MAPS, PAGE 37.

## APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ZONING DISTRICT: MU-4/PAD	
TABLE 4-203B DEVELOPMENT STANDARDS IN MIXED USE DISTRICTS	
	PAD PROVIDED
GENERAL PLAN USE	MIXED USE
GENERAL PLAN DENSITY	MIXED USE, HIGH DENSITY
ZONING	MU-4/PAD
SITE AREA	58.56 AC (2,550,779 SF)
DWELLING QUANTITY	850
DENSITY	15.0 D.U./AC. (SEE NOTE 3)
BUILDING HEIGHT	150', SEE SHEET A-4
BUILDING LOT COVERAGE	58% (SEE NOTE 3)
SITE LANDSCAPE COVERAGE	8% (SEE NOTE 3)
BUILDING SETBACKS	
FRONT (PRIEST)	25'-0"
SIDE	NONE
REAR	NONE
STREET SIDE (WASHINGTON)	25'-0"
VEHICLE PARKING QUANTITY (SEE SHEETS A-5 & A-6)	
RETAIL ( 2000 SF)	24 SPACES (@ 1/300 SF)
RESTAURANT ( 27000 SF)	360 SPACES (@ 1/750 SF)
HOTEL (600 UNITS) (SEE SHARED USE PARKING STUDY)	102 SPACES (@ 1 PER UNIT)
OFFICE ( 2349260 SF)	7,831 SPACES (@ 1/300 SF)
RESIDENTIAL (850 UNITS)	
(PER PARKING ANALYSIS DATED 1.9.19)	
GUEST	170 SPACES (@ 0.20 PER UNIT)
STUDIO UNITS (114 UNITS)	172.14 SPACES (@ 1.51 PER UNIT)
1-BEDROOM UNITS (370 UNITS)	558.7 SPACES (@ 1.51 PER UNIT)
2-BEDROOM UNITS (354 UNITS)	534.54 SPACES (@ 1.51 PER UNIT)
3-BEDROOM UNITS (12 UNITS)	18.12 SPACES (@ 1.51 PER UNIT)
SUBTOTAL RESIDENTIAL VEHICLE PARKING	1,454 SPACES
TOTAL VEHICLE PARKING PROVIDED	9,771 SPACES
BICYCLE PARKING QUANTITY	
RETAIL ( 2000 SF)	4 SPACES (@ 1/7,500 SF, MIN 4)
RESTAURANT ( 27000 SF)	54 SPACES (@ 1/500 SF)
HOTEL (600 UNITS) (SEE SHARED USE PARKING STUDY)	30 SPACES (@ 1/20 UNITS)
OFFICE ( 2349260 SF)	294 SPACES (@ 1/8,000 SF, MIN 4)
RESIDENTIAL (850 UNITS)	
GUEST	170 SPACES (@ 0.20 PER UNIT)
STUDIO UNITS (114 UNITS)	85.5 SPACES (@ .75 PER UNIT)
1-BEDROOM UNITS (370 UNITS)	277.5 SPACES (@ .75 PER UNIT)
2-BEDROOM UNITS (354 UNITS)	265.5 SPACES (@ .75 PER UNIT)
3-BEDROOM UNITS (12 UNITS)	12 SPACES (@ 1 PER UNIT)
SUBTOTAL RESIDENTIAL VEHICLE PARKING	811 SPACES
TOTAL BICYCLE PARKING PROVIDED	1,193 SPACES
USES	
RETAIL	7,000 SF
RESTAURANT	27,000 SF
HOTEL (600 UNITS)	400,000 SF
OFFICE	2,349,260 SF
RESIDENTIAL	623,588 SF
TOTAL AREA	3,406,848 SF

## PREVIOUS APPROVALS

19TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PAD 12014); FEBRUARY 7, 2013  
20TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 150324); MARCH 22, 2016  
21ST AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 170334); NOVEMBER 28, 2017  
22ND AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PAD 180010); MAY 17, 2018

## CONDITIONS OF APPROVAL: PAD180014

## GENERAL NOTES

- A TRAFFIC IMPACT ANALYSIS WAS SUBMITTED WITH THE 19TH AMENDMENT, WHICH ESTABLISHED THE GRAND AT PAPAGO PARK CENTER
- A SHARED PARKING STUDY WAS SUBMITTED WITH THE 19TH AMENDMENT, WHICH ESTABLISHED THE GRAND AT PAPAGO PARK CENTER
- THE AREA OF THE GRAND CANAL WAS REMOVED FROM THE SITE AREA, REDUCING THE ACREAGE FROM 67.38 TO 58.56. THIS MATCHES THE ACREAGE OF THE "THE GRAND AT PAPAGO PARK CENTER" SUBDIVISION PLAT. AS A RESULT, SOME FIGURES HAVE BEEN UPDATED TO MAINTAIN ENTITLEMENTS IN THE PREVIOUSLY APPROVED 19TH THROUGH 22ND PAD DOCUMENTS. THE NEW FIGURES DO NOT REPRESENT AN INCREASE OR DECREASE IN ENTITLEMENT AND ARE ONLY AN ADJUSTMENT TO MAINTAIN THE PREVIOUSLY APPROVED ENTITLEMENTS.

REC18125

PAD18014

DS160133



## 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	3-19-19	FOR REVIEW
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: 4TH SUBMITTAL 1-11-19

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

SHEET TITLE:

## PROJECT INFORMATION

A-2

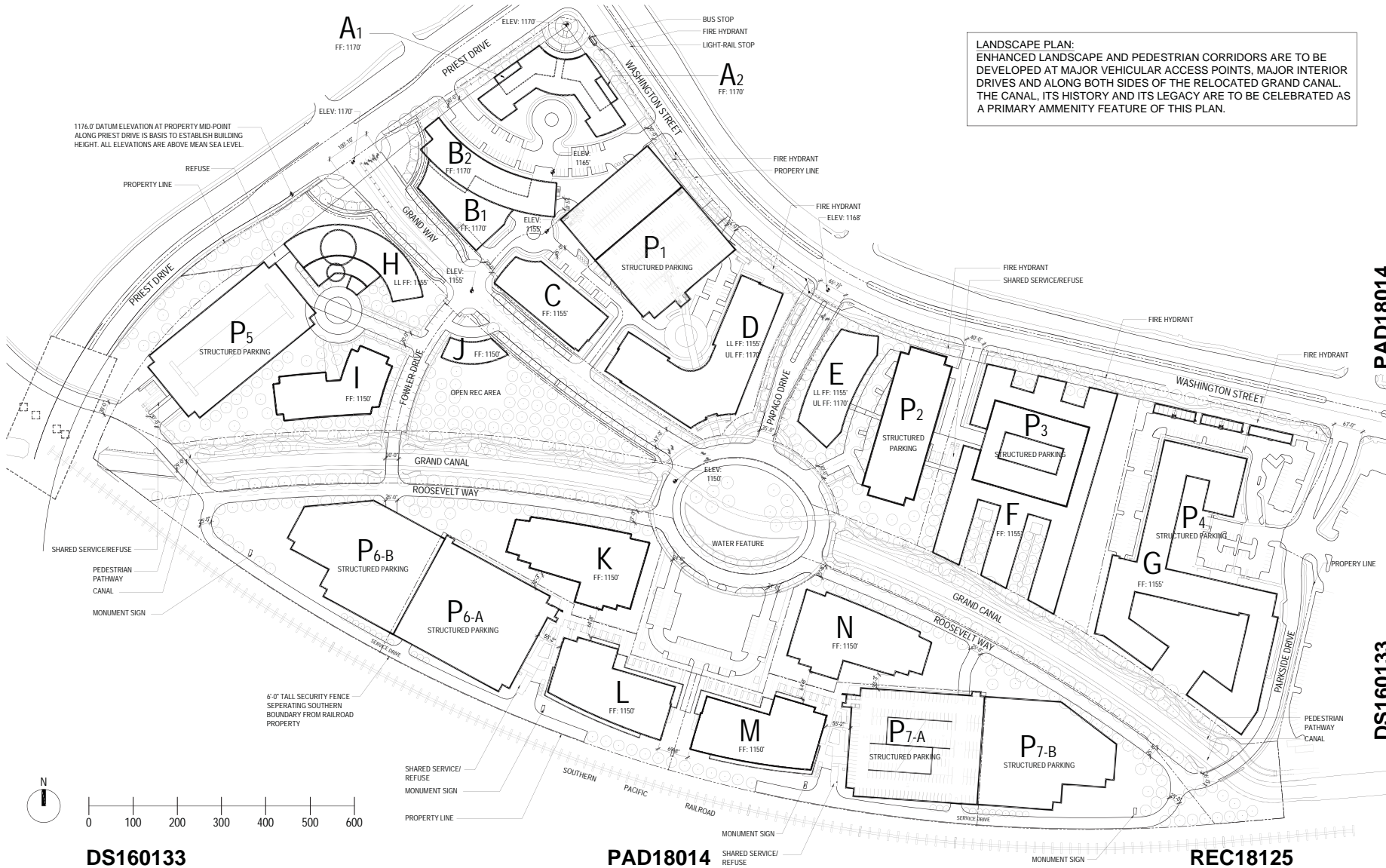
DS160133

PAD18014

REC18125

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
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



**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 AMMENITY FEATURE OF THIS PLAN.

REC18125

PAD18014

DS160133



PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER  
Northeast corner of Priest Drive & The Loop 202 Freeway  
Tempe, AZ 85281

5		
4		
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE: 4TH SUBMITTAL 1-11-19		

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

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

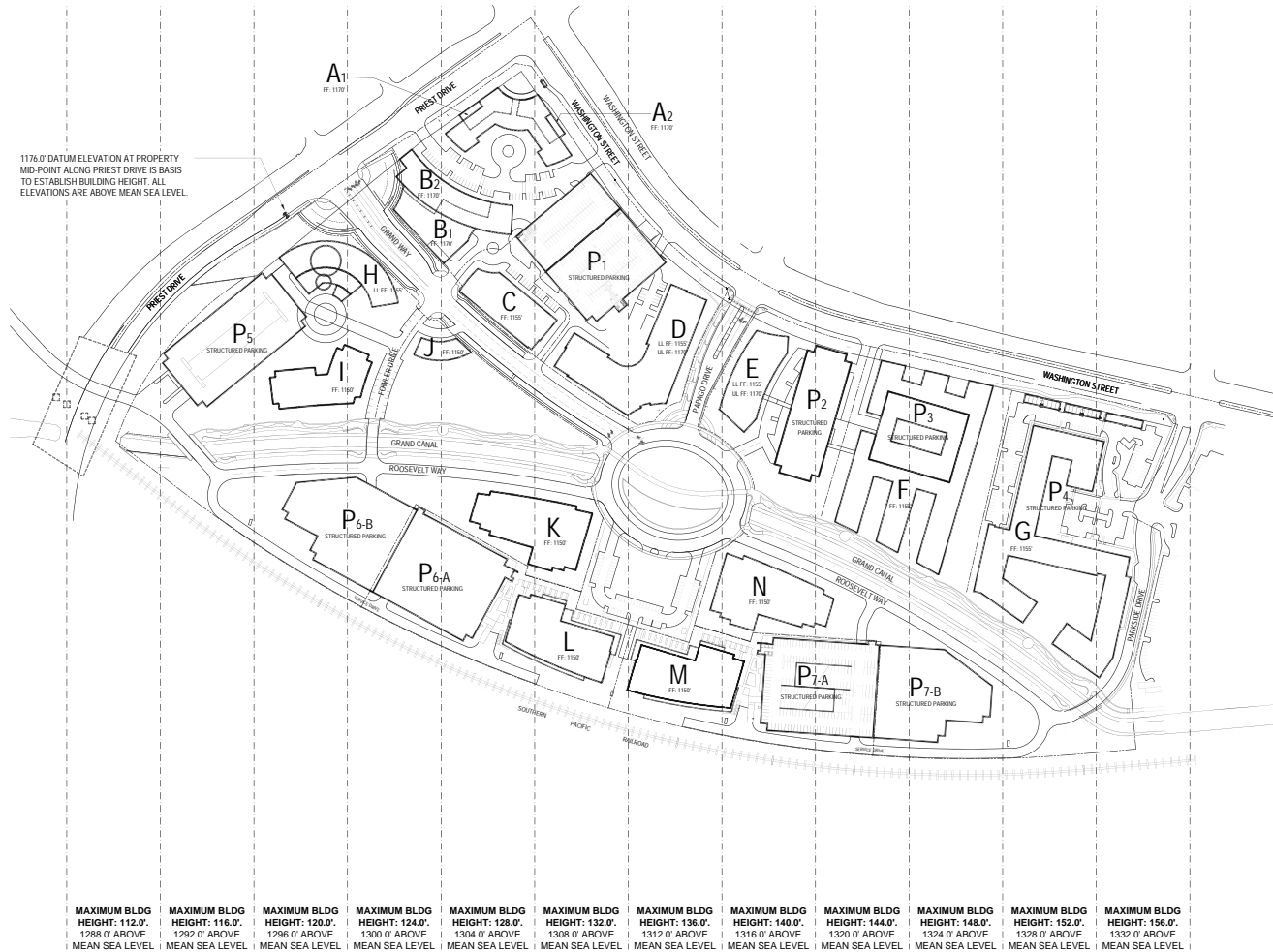
DS160133

PAD18014

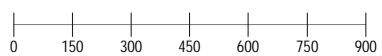
REC18125

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
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



MAXIMUM BLDG HEIGHT: 112.0'	MAXIMUM BLDG HEIGHT: 116.0'	MAXIMUM BLDG HEIGHT: 120.0'	MAXIMUM BLDG HEIGHT: 124.0'	MAXIMUM BLDG HEIGHT: 128.0'	MAXIMUM BLDG HEIGHT: 132.0'	MAXIMUM BLDG HEIGHT: 136.0'	MAXIMUM BLDG HEIGHT: 140.0'	MAXIMUM BLDG HEIGHT: 144.0'	MAXIMUM BLDG HEIGHT: 148.0'	MAXIMUM BLDG HEIGHT: 152.0'	MAXIMUM BLDG HEIGHT: 156.0'
1288.0' ABOVE MEAN SEA LEVEL	1292.0' ABOVE MEAN SEA LEVEL	1296.0' ABOVE MEAN SEA LEVEL	1300.0' ABOVE MEAN SEA LEVEL	1304.0' ABOVE MEAN SEA LEVEL	1308.0' ABOVE MEAN SEA LEVEL	1312.0' ABOVE MEAN SEA LEVEL	1316.0' ABOVE MEAN SEA LEVEL	1320.0' ABOVE MEAN SEA LEVEL	1324.0' ABOVE MEAN SEA LEVEL	1328.0' ABOVE MEAN SEA LEVEL	1332.0' ABOVE MEAN SEA LEVEL



BUILDING HEIGHTS FOR STRUCTURES BRIDGING MULTIPLE HEIGHT LIMITATION ZONES MAY SLOPE OR STEP IN ELEVATION TO ACHIEVE MAXIMUM HEIGHT.

\*NOTE: THE INFORMATION PROVIDED IN THIS DIAGRAM IS BASED ON THE CITY OF PHOENIX AIRPORT ZONING MAP, OCTOBER 2007.

DS160133

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PLANNED AREA DEVELOPMENT

PAD18014

"THE GRAND" AT  
PAPAGO PARK CENTER

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

5		
4		
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE: 4TH SUBMITTAL 1-11-19

PROJECT NO:  
CAD DWG FILE:

DRAWN BY: JM  
CHECKED BY: BK

DS160133

SHEET TITLE:  
**BUILDING  
HEIGHT  
ENVELOPE**

A-4

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
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

REC18125



PLANNED AREA  
DEVELOPMENT

"THE GRAND" AT  
PAPAGO PARK  
CENTER  
Northeast corner of  
Priest Drive & The  
Loop 202 Freeway  
Tempe, AZ 85281

PAD18014

BUILDING	USE	BUILDING AREA	BUILDING HEIGHT <sup>(2)</sup>	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS <sup>(2),(8)</sup>	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	94'	7	591	26	350	-	SEE SHARED PARKING STUDY
B2	RETAIL/RESTAURANT	14,000 SF	24'	1	152	152	-	-	75% RESTAURANT
C	OFFICE	208,000 SF	55' - 117'	4 - 8	694	728	-	-	SEE NOTE 1
D	OFFICE	219,212 SF	46.5'	4	731	948 <sup>(1)</sup>	-	-	SEE NOTE 1
P1	PARKING	-	51.5' - 53.5'	6 - 8	-	-	-	-	-
E	OFFICE	256,000 SF	56' - 118'	4 - 8	854	869 <sup>(1)</sup>	-	-	SEE NOTE 1
P2	PARKING	-	13' - 57'	3 - 7	-	-	-	-	-
F	MULTI-FAMILY	270,000 SF	54'	4	940 <sup>(9)</sup>	940	-	550	SEE NOTE 9
P3	PARKING	-	36'	4	-	-	-	-	-
G	MULTI-FAMILY	353,588 SF	35'	4	513 <sup>(9)</sup>	514	-	300	SEE NOTES 6, 7 & 9
P4	PARKING	-	0'	0 AG / 1 BG <sup>(4)</sup>	-	-	-	-	-
TOTAL		1,584,800 SF			4,627	4,329		850	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 LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 15.0 DU/AC IS NOT EXCEEDED.

NOTE 3: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

NOTE 4: AG - ABOVE GRADE, BG - BELOW GRADE

NOTE 5: THE 62 BELOW GRADE (BG) PARKING SPACES ARE LOCATED UNDER BUILDING O.

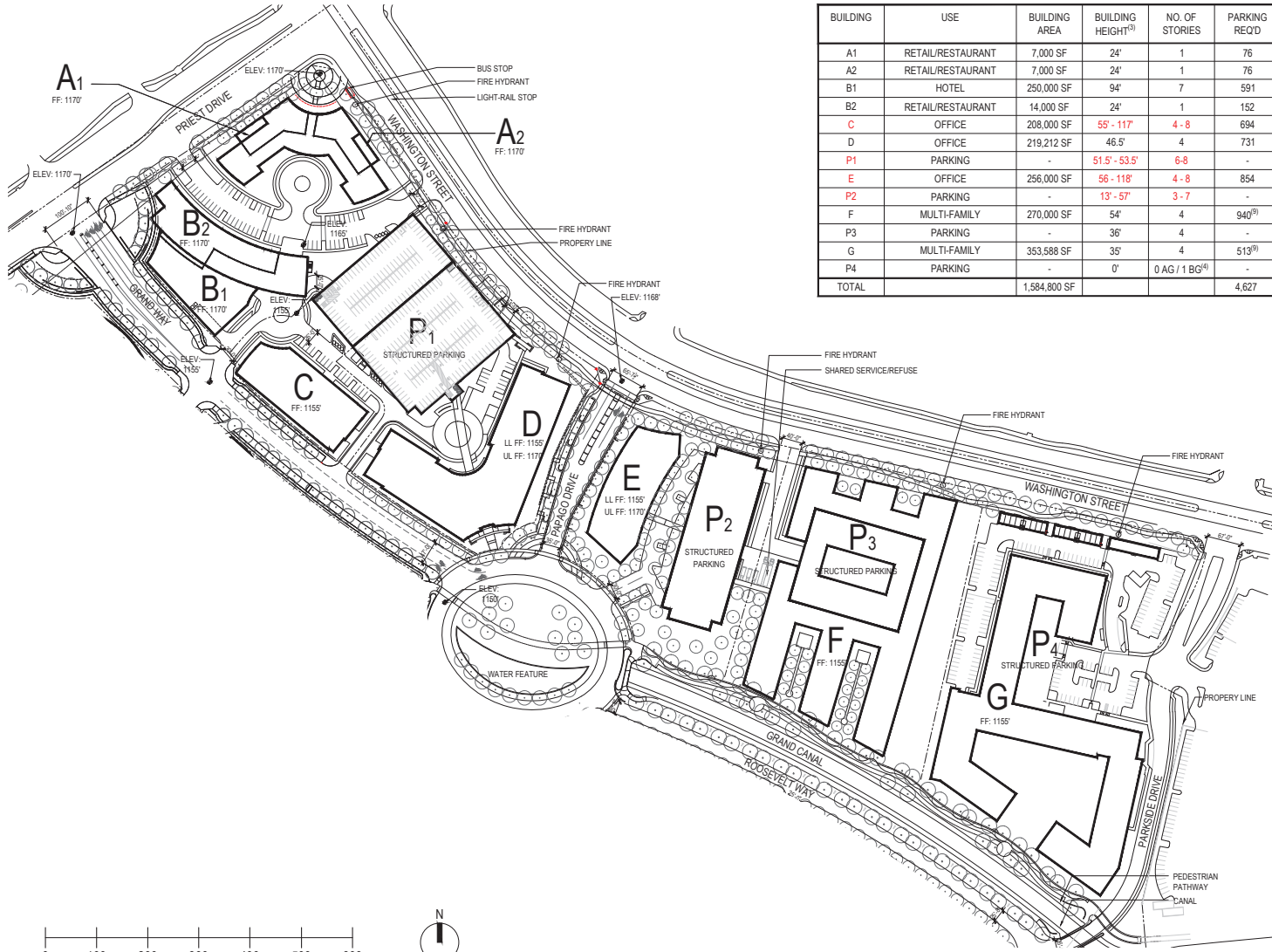
NOTE 6: 345 OF THE 514 PROVIDED ARE BELOW GRADE (BG) PARKING SPACES LOCATED UNDER BUILDING G.

NOTE 7: THE PREVIOUS 22ND AMENDED PAD MISTAKENLY INCLUDED THE SQUARE FOOTAGE OF THE PARKING GARAGE IN THE FIGURE FOR THE BUILDING AREA. THIS REVISED NUMBER IS ONLY A CORRECTION AND DOES NOT REFLECT A CHANGE IN THE BUILDING'S DESIGN.

NOTE 8: THIS PROJECT MAINTAINS THE ENTITLEMENT TO 850 TOTAL DWELLING UNITS DOCUMENTED IN THE PREVIOUSLY APPROVED 22ND PAD.

NOTE 9: MULTIFAMILY "PARKING REQUIRED" BASED ON FIGURES FROM CIVITECH PARKING ANALYSIS DATED JANUARY 9, 2019 SUBMITTED WITH 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

DS160133



DS160133

PAD18014

REC18125

NORTH  
PARCELS  
A-5

MARK	DATE	DESCRIPTION
5	4-12-19	FOR REVIEW
4	3-19-19	FOR REVIEW
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: 4TH SUBMITTAL 1-11-19

PROJECT NO: \_\_\_\_\_  
CAD DWG FILE: \_\_\_\_\_  
DRAWN BY: JM  
CHECKED BY: BK  
SHEET TITLE: \_\_\_\_\_

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND  
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REC18125



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PLANNED AREA  
DEVELOPMENT

"THE GRAND" AT  
PAPAGO PARK  
CENTER

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

PAD18014

BUILDING	USE	BUILDING AREA	BUILDING HEIGHT <sup>(3)</sup>	NO. OF STORIES	PARKING REQD	PARKING PROVD	GUEST ROOMS	DWELLING UNITS	REMARKS
H	HOTEL	150,000 SF	122'	6	285	76 (PER MODEL)	250	-	-
I	OFFICE	189,000 SF	50' - 112'	4 - 8	630	662	-	-	SEE NOTE 1
P5	PARKING	-	19' - 30'	4 - 5 AG <sup>(4)</sup>	-	-	-	-	-
J	RESTAURANT	6,000 SF	4'	1	94	94	-	-	-
K	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1
L	OFFICE	359,524 SF	118'	9	1,128	1,259	-	-	SEE NOTE 1
P6-A	PARKING	-	59'	7 AG <sup>(4)</sup>	-	-	-	-	-
P6-B	PARKING	-	59'	7 AG <sup>(4)</sup>	-	-	-	-	-
M	OFFICE	359,524 SF	118'	9	1,128	1,675	-	-	SEE NOTE 1 & 5
N	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1
P7-A	PARKING	-	57.2'	7 AG <sup>(4)</sup>	-	-	-	-	SEE NOTE 5
P7-B	PARKING	-	57.2'	7 AG <sup>(4)</sup>	-	-	-	-	SEE NOTE 5
TOTAL		1,822,048 SF			5,793	6,420	250	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 LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 16.0 DU/AC IS NOT EXCEEDED.

NOTE 3: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

NOTE 4: AG - ABOVE GRADE, BG - BELOW GRADE

NOTE 5: THE 62 OF THE 1,675 PARKING SPACES PROVIDED ARE BELOW GRADE (BG), LOCATED BELOW BUILDING M.

NOTE 6: THIS PROJECT MAINTAINS THE ENTITLEMENT TO 850 TOTAL DWELLING UNITS DOCUMENTED IN THE PREVIOUSLY APPROVED 22ND PAD.

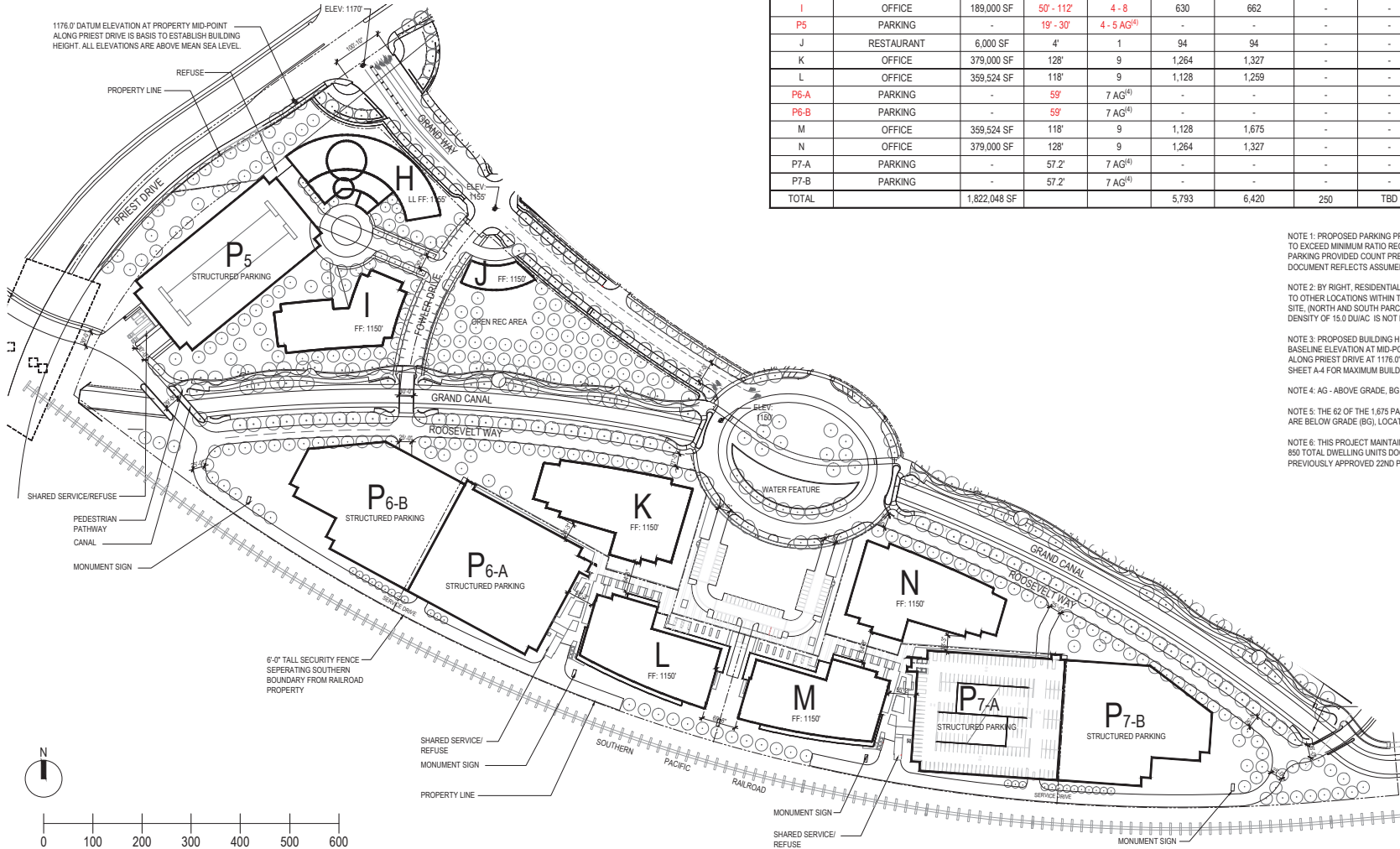
DS160133

5	4-11-19	FOR REVIEW
4	3-19-19	FOR REVIEW
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE: 4TH SUBMITTAL 1-11-19		

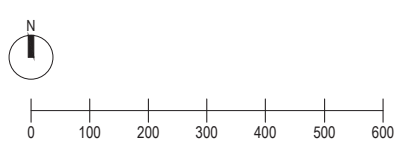
PROJECT NO:  
CAD DWG FILE:  
DRAWN BY: JM  
CHECKED BY: BK  
SHEET TITLE:

SOUTH  
PARCELS

A-6



1176.0' DATUM ELEVATION AT PROPERTY MID-POINT ALONG PRIEST DRIVE IS BASIS TO ESTABLISH BUILDING HEIGHT. ALL ELEVATIONS ARE ABOVE MEAN SEA LEVEL.



DS160133

PAD18014

REC18125

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND  
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REC18125

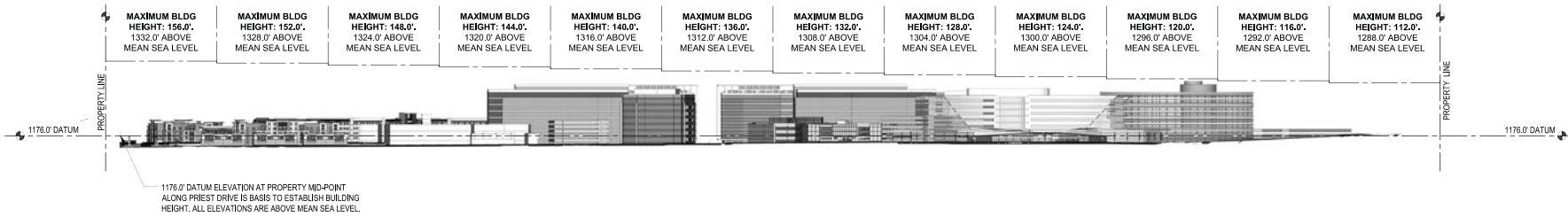


PLANNED AREA  
DEVELOPMENT

PAD18014

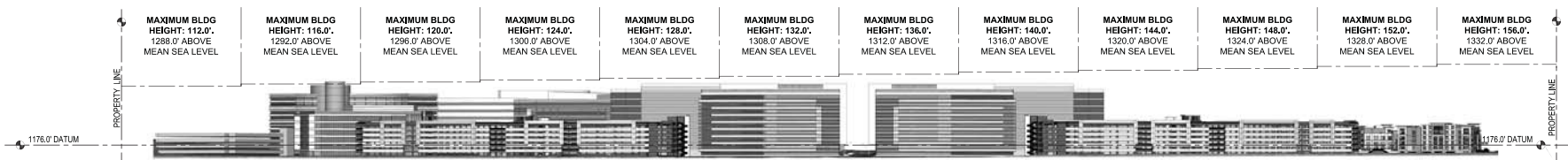
"THE GRAND" AT  
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Northeast corner of  
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Tempe, AZ 85281

DS160133



NORTH ELEVATION

NTS



SOUTH ELEVATION

NTS

DS160133

PAD18014

REC18125

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

5		
4		
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION
ISSUE: 4TH SUBMITTAL 1-11-19		
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY: JM		
CHECKED BY: BK		
SHEET TITLE:		

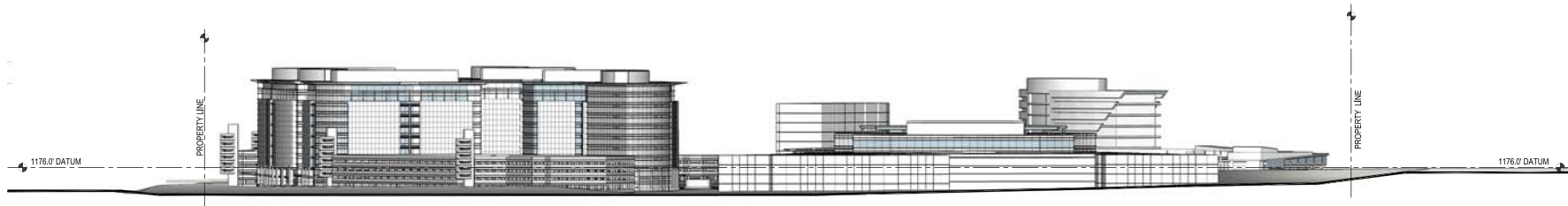
ELEVATIONS

A-7



# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)  
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND  
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EAST ELEVATION

NTS



WEST ELEVATION

NTS

DS160133

PAD18014

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

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PLANNED AREA  
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Northeast corner of  
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4		
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1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE: 4TH SUBMITTAL 1-11-19

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

ELEVATIONS

A-8

# 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

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 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

REC18125



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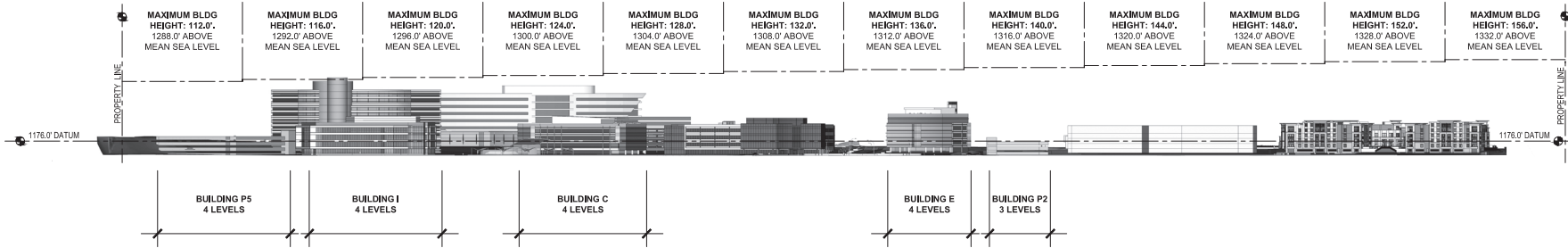


PLANNED AREA DEVELOPMENT

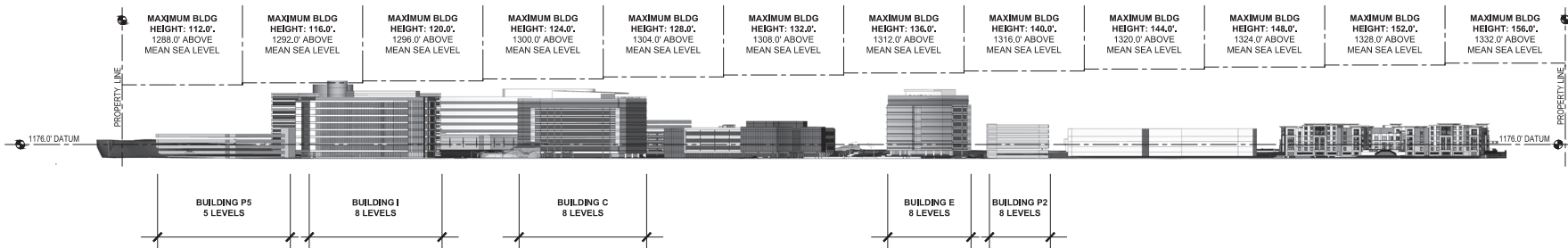
"THE GRAND" AT PAPAGO PARK CENTER  
 Northeast corner of Priest Drive & The Loop 202 Freeway  
 Tempe, AZ 85281

PAD18014

DS160133



CANAL ELEVATION LOOKING NORTH: OPTION 1  
 NTS



CANAL ELEVATION LOOKING NORTH: OPTION 2  
 NTS

DS160133

PAD18014

REC18125

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

ELEVATIONS

A-9

# EXISTING APPROVED SITE PLAN FOR PL160098 BROADSTONE AT THE GRAND FOR REFERENCE ONLY

## KEYNOTES

- 8.5'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
- 15'x45' WIDE X 18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG.
- TRASH YARD AREA WITH COMPACTOR AND BIN FOR RECYCLING WITH 8' H. OAU ENCLOSURE WITH STUCCO FINISH.
- ELECTRONIC VEHICULAR GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN CROSSWALK WITH CONCRETE PAVERS.
- EXISTING PERMETER WALL.
- 8" H. TUBULAR STEEL VIEW FENCE - SEE DETAIL 03/A1.20.
- SEWERAL CONNECTING TO CANAL TO BE CONSTRUCTED IN FUTURE PHASE.
- COMBO WALL, 3" CMU AND 3" TUBULAR STEEL FENCE - SEE DETAIL 03/A1.20.
- PEDESTRIAN ENTRY GATE.
- POOL FENCE - SEE DETAIL 03/A1.20.
- POOL GATE.
- FIRE TRUCK TURN AROUND.
- CALL BOX AND DIRECTORY.
- RESIDENTS ONLY VEHICULAR GATE.
- EXISTING BENCH.
- 45' UNOBSTRUCTED APPROACH LANE FOR REFUSE PICK-UP.
- DEORINATE PAVERS.
- EMERGENCY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS.
- MOUNTABLE CURB.
- FIRE LANE.
- ACCESSIBLE CURB RAMP.
- BICYCLE PARKING LOCATION.
- TURN AROUND SPACE TO BE STRIPE AND SIGN AS NO PARKING.
- EXISTING FIRE HYDRANT.
- NEW FIRE HYDRANT.
- DRIVEWAY CURB PER CITY DETAIL T-348.
- 3" CMU SCREEN WALL WITH STUCCO FINISH.
- DRIVEWAY CURB PER CITY DETAIL T-348.
- PEDESTRIAN BUILDING ACCESS POINT.

## DEVELOPMENT DATA

### ZONING:

EXISTING: MU-4 PAD

### GENERAL PLAN:

RESIDENTIAL MEDIUM/HIGH DENSITY - 25 DU/ACRE

### SPRINKLERS & FIRE ALARMS:

TO BE PROVIDED PER APPLICABLE CODES

### CONSTRUCTION TYPE:

TYPE VA - LEVEL P1 (GARAGE UNDERGROUND)

OCCUPANCY S-2 555 OCCUPANTS

TYPE VA - LEVELS L1, L2, L3, L4

OCCUPANCY R-2 1,725 OCCUPANTS

OCCUPANCY A-3 703 OCCUPANTS

OCCUPANCY B 13 OCCUPANTS

### UNIT MIX:

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
L1	10	36	31	-	80
L2	10	30	34	-	74
L3	10	30	35	-	75
L4	6	30	31	4	71
<b>TOTAL</b>	<b>36</b>	<b>129</b>	<b>131</b>	<b>4</b>	<b>300</b>

## STANDARDS:

	REQUIRED BY PAD	PROPOSED BY PHASE 1 & 2	PROPOSED WITHIN LEASE AREA (BLDG G - BROADSTONE)
LOT AREA (ACRES)	67.38	67.38	6.74
DENSITY (DU/AC)	12.6 MAX	4.45	44.51
BUILDING HEIGHT (BUILDING G)*	152' (54', 4 STORES) MAX	46.5' (46.5', 4 STORES) MAX	35' (35', 4 STORES) MAX
LOT COVERAGE	50% MAX	41%	35%
MIN. LANDSCAPE AREA	20% MIN	23%	24%
SETRACKS	25'	25'	30'-1"
FRONT SIDE	0'	0'	16'-8"
REAR	0'	0'	10'-0"
STREET SIDE	25'	25'	58'-2"

\* MEASURE FROM MID-POINT PIREST DRIVE, ELEVATION 1176.00' ABOVE MEAN SEA LEVEL.

### BUILDING AREAS:

LEVEL	S-2 P1	U GAR	R-2 RES.	REC FITNESS	A-3 ASSEMBLY POOL-HOUSE	B TOTAL LEASING	TOTAL
L1	119,563	-	-	-	-	-	119,563
L2	6,222	86,818	4,548	3,333	1,668	9,549	102,707
L3	-	91,744	-	1,000	-	-	92,744
L4	-	86,839	-	-	-	-	86,839
<b>TOTAL</b>	<b>119,563</b>	<b>6,222</b>	<b>397,040</b>	<b>4,548</b>	<b>4,333</b>	<b>10,549</b>	<b>488,689</b>

## VEHICLE PARKING:

REQUIRED:	SPACES/UNIT	SPACES REQ.
STUDIO	1	36 U
1 BEDROOM	1.5	193.5
2 BEDROOM	2	262.0
3 BEDROOM	2.5	10.0
GUEST	0.2	60.0
<b>TOTAL PARKING REQUIRED</b>		<b>562</b>

PROVIDED:  
OPEN ON SITE (UNRESERVED) (8.5'x18') 186 P.S.  
GARAGE (CARRIAGE) (10'x20') 24 P.S.  
STRUCTURE P1 LEVEL (8.5'x18') 352 P.S.

**TOTAL PARKING PROVIDED 562 P.S.**

PARKING PER UNIT 1.87 P.S.

ACCESSIBLE PARKING: (INCLUDED IN COUNT ABOVE)

REQUIRED: (28) 11 P.S.

PROVIDED:  
OPEN ON SITE (UNRESERVED) (8.5'x18') 3 P.S.  
GARAGE (CARRIAGE) (10'x20') 1 P.S.  
STRUCTURE P1 LEVEL (8.5'x18') 1 P.S.

**TOTAL PARKING PROVIDED 11 P.S.**

## BICYCLE PARKING:

REQUIRED:	SPACES/UNIT	SPACES REQ.
STUDIO	0.75	27.00
1 BEDROOM	0.75	96.75
2 BEDROOM	0.75	98.25
3 BEDROOM	1	4.00
GUEST	0.2	60.00
<b>TOTAL REQUIRED</b>		<b>286</b>

PROVIDED:  
ON SITE 32

STRUCTURE P1 LEVEL 52

GARAGE (CARRIAGE) 24

STORAGE IN CORRIDOR AREAS 128

OVERLAPPING UNITS 42

**TOTAL PROVIDED 286**

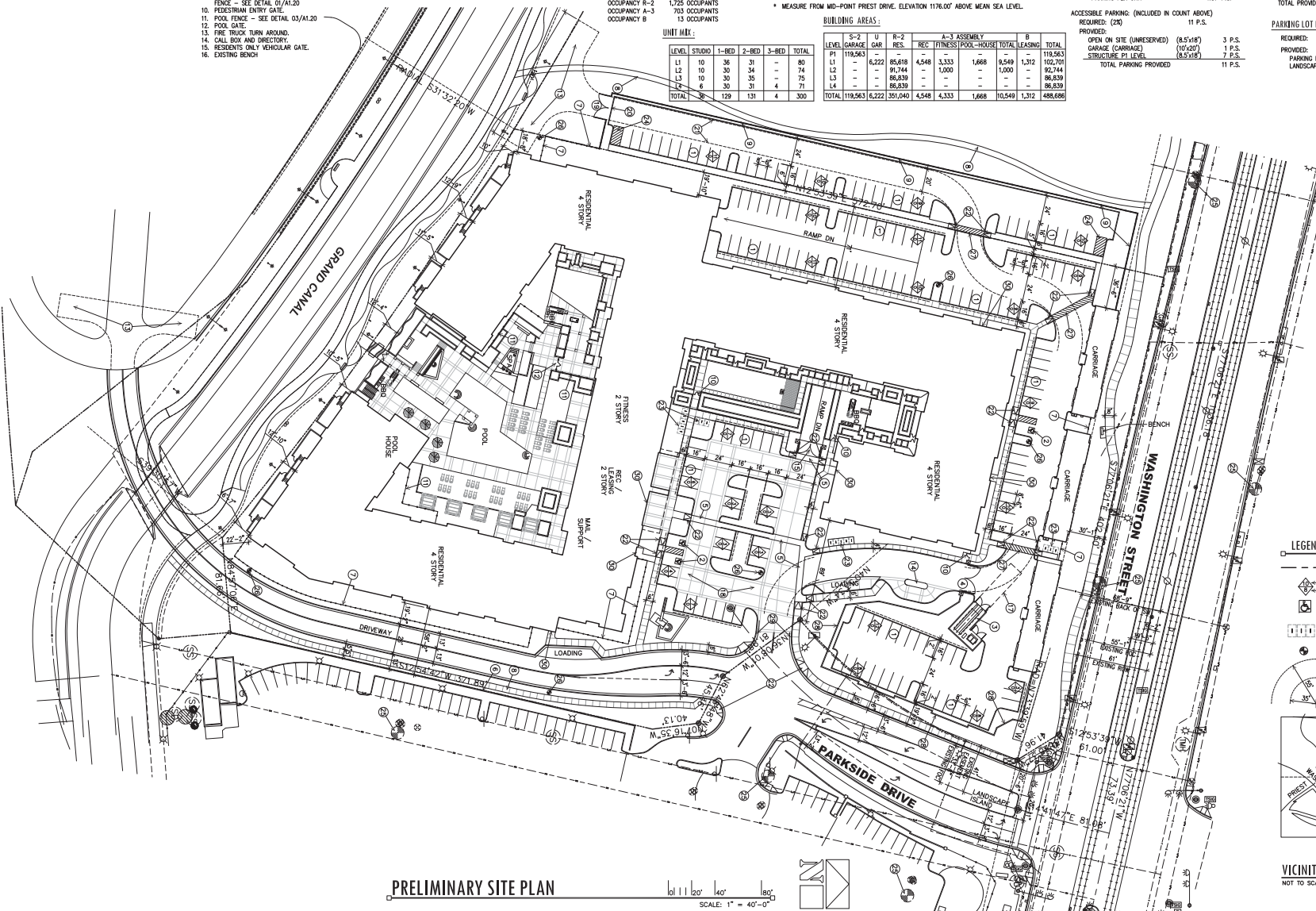
### PARKING LOT LANDSCAPE:

REQUIRED: 10%

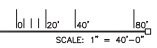
PROVIDED: 12%

PARKING LOT AREA 54,691 S.F.

LANDSCAPE AREA 6,712 S.F.

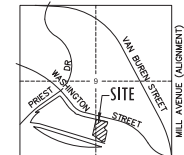


PRELIMINARY SITE PLAN



## LEGEND

- DENOTES PROPERTY LINE
- ⊠ NO. OF PARKING SPACES
- ⊠ NO. OF TANDEN SPACES
- ⊠ DENOTES ACCESSIBLE PARKING
- ⊠ DENOTES BICYCLE PARKING
- ⊠ FIRE HYDRANT
- ⊠ FIRE TRUCK TURNING LANE



LOOP 202 T.I.N., R.4E.

VICINITY MAP NOT TO SCALE

**BROADSTONE**  
at "THE GRAND"  
1003 WEST WASHINGTON STREET  
TEMPE, ARIZONA

Office of Rich Barber  
**ORB**  
Architecture, LLC

WorldHQ@ORBArch.com



**ALLIANCE**  
RESIDENTIAL COMPANY

Architect

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Tel: 602.957.4530  
Fax: 602.717.4035  
Contact: Rich Barber

Owner/Developer

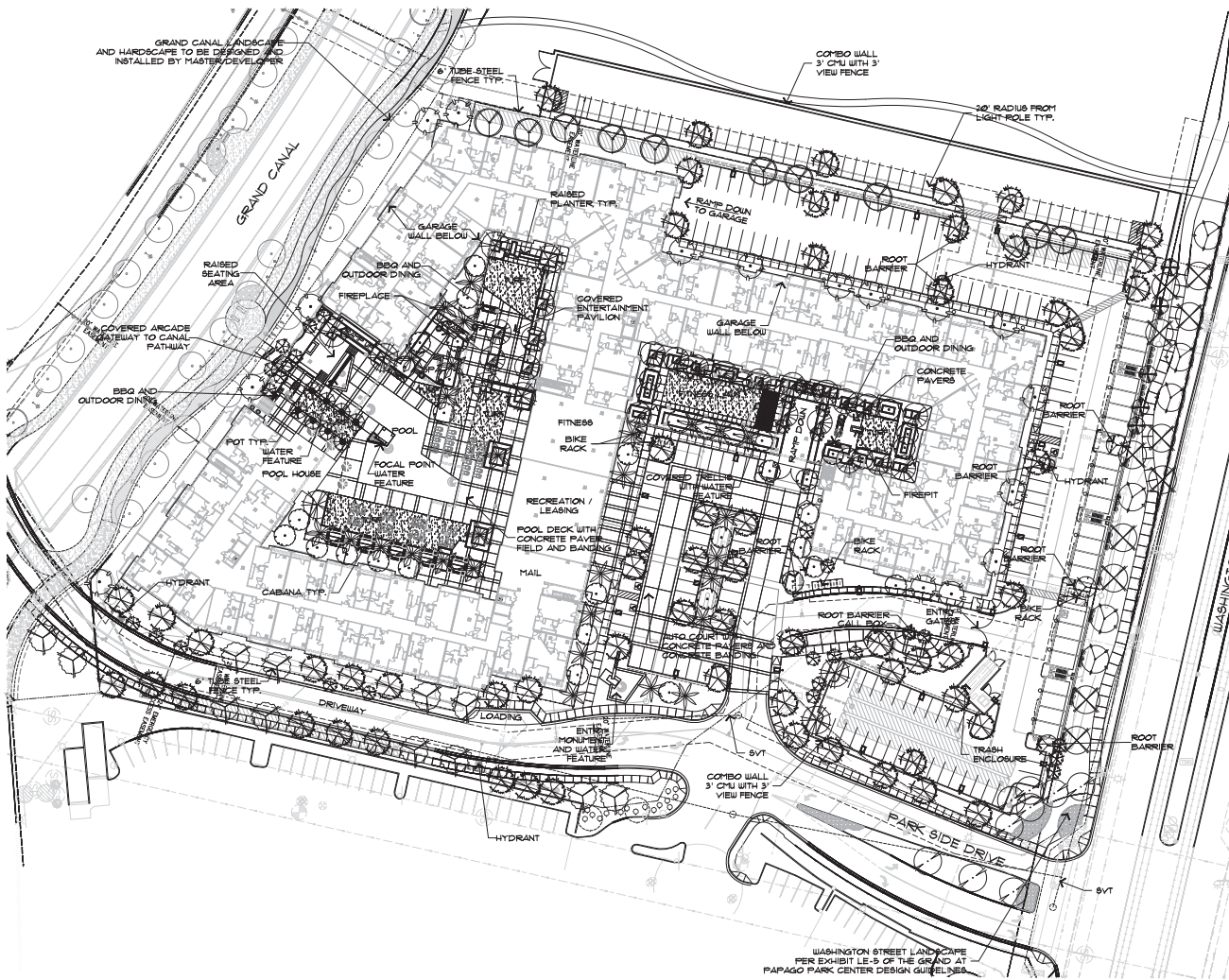
ALLIANCE RESIDENTIAL CO.  
2415 E. Camelback Rd., Suite 400  
Phoenix, Arizona 85016  
Tel: 602.778.2800  
Fax: 602.778.9530  
Contact: Tom Lewis

DATE: MAY 26, 2016 ORB # 15-228

**A1.10**

SITE PLAN  
PRELIMINARY

# EXISTING APPROVED LANDSCAPE PLAN FOR PL160098 BROADSTONE AT THE GRAND FOR REFERENCE ONLY



## PLANT LEGEND

BOTANICAL NAME	COMMON NAME	NOTE: ALL TREES TO MIN. 18" CALIFER	PLANTING SIZE	MATURE SIZE	QTY	COMMENTS
<b>TREES</b>						
Chrysothamnus	Desert Willow		28" Canopy	3		Standard Truck, Dense Canopy
Chrysothamnus	Chrysothamnus		48" Box 18" Cal. min.	25	9	Standard Truck, Dense Canopy
Delonix regia	Siaco		38" Canopy	10		Dense Canopy
Eucalyptus globulus	Ghost Gum		38" Canopy	16		Standard Truck, Dense Canopy
Lagerflora x	Makogee Grape Myrtle		38" Canopy	5		Standard Truck, Dense Canopy
Olea europaea	Bain Hill Olive		28" Canopy	36		Multi-Truck, Dense Canopy
Olea europaea	Ironwood		30" Canopy	9		Multi-Truck, Dense Canopy
Farknoria floridum	Blue Palo Verde		30" Canopy	11		Multi-Truck, Dense Canopy
Phoenix dactylifera	Medjool Date Palm		38" Canopy	14		See Plan, Plant Dense Trunk
Phoenix hybrid	Desert Museum		38" Canopy	61		Multi-Truck, Dense Canopy
Citrus species	As Selected		25" Canopy	8		Single Truck, Dense Canopy
Prosopis hybrid	Thornless Mesquite		30" Canopy	12		Multi-Truck, Dense Canopy
Prosopis juliflora	Native Mesquite		30" Canopy	6		Multi-Truck, Dense Canopy
Quercus virginiana	Southern Live Oak		30" Canopy	21		Standard Truck, Dense Canopy
Washingtonia robusta	Mexican Fan Palm		40" Canopy	15		See Plan, Plant Dense Trunk
Bauhinia luminosa	Anacacho Orchid		19" Canopy	5		Multi-Truck, Dense Canopy
Cassia grandis	Yellow Bird of Paradise		18" Canopy	31		Multi-Truck, Dense Canopy
<b>ACCENTS/VINES</b>						
Agave palmier	Palmier Agave		5 Gal.	4 H.	15	As Per Plan
Agave americana	Century Agave		5 Gal.	4 H.	15	As Per Plan
Agave murphyi	Murphy Agave		5 Gal.	3 H.	50	As Per Plan
Aloe barbadensis	Medicinal Aloe (Yellow Flower)		5 Gal.	2 H.	84	As Per Plan
Aloe barbadensis	Medicinal Aloe (Orange Flower)		5 Gal.	2 H.	31	As Per Plan
Aloe x Topaz	Topaz Aloe		5 Gal.	12 H.	229	As Per Plan
Muhlenbergia 'Nashville'	Nashville grass		5 Gal.	2 H.	78	As Per Plan
Bougainvillea	Vine Bougainvillea		5 Gal.	10 H.	28	As Per Plan
Bougainvillea	Torch Glow Bougainvillea		5 Gal.	8 H.	4	As Per Plan
Hesperaloe parviflora	Giant Hesperaloe		5 Gal.	4 H.	150	As Per Plan
Daylily laxum	Green Spoon		5 Gal.	4 H.	148	As Per Plan
Daylily quadrangulum	Toothless Spoon		5 Gal.	4 H.	286	As Per Plan
Echinocactus grusonii	Golden Barrel Cactus		12" Dia.	12 H.	214	As Per Plan
Hesperaloe parviflora	Breakeight Red Yucca		5 Gal.	2 H.	345	As Per Plan
Nolina microcarpa	Bear Grass		5 Gal.	3 H.	66	As Per Plan
Podalyria microcarpa	Lady Slipper Plant		5 Gal.	3 H.	210	As Per Plan
Podalyria microcarpa	Lady Slipper Plant		5 Gal.	3 H.	38	As Per Plan
Trichocereus candicans	Argentine Giant Cactus		5 Gal.	3 H.	12	As Per Plan
Phoenix roebelinii	Pinyon Date Palm		24" Box	8 H.	18	As Per Plan
Phoenix roebelinii	Palm Turpet Vine		5 Gal.	28 H.	12	As Per Plan
Rosa laurina	Lady Banks Rose		5 Gal.	28 H.	3	As Per Plan
Yucca elata	Spiky Yucca		36" Box	12 H.	3	As Per Plan
Cycas revoluta	Sago Palm		5 Gal.	4 H.	20	As Per Plan
Diuris vegeta	Butterfly Iris		5 Gal.	2 H.	76	As Per Plan
<b>SHRUBS</b>						
Ambrosia deltoidea	Burrage		5 Gal.	2 H.	75	As Per Plan
Dodonaea viscosa	Purple Hopseed Bush		5 Gal.	8 H.	3	As Per Plan
Bredonia hydropapha	Blue Bell		5 Gal.	2 H.	41	As Per Plan
Erenophora glabra	Winter Blaze		5 Gal.	2 H.	102	As Per Plan
Calliandra californica	Beja Fairy Duker		5 Gal.	3 H.	78	As Per Plan
Eriocarya loricifolia	Turpentine Bush		5 Gal.	3 H.	178	As Per Plan
Leucophyllum langmaniae	Lyme Legacy Sage		5 Gal.	4 H.	111	As Per Plan
Leucophyllum langmaniae	'Rio Bravo' Sage		5 Gal.	4 H.	11	As Per Plan
Ruellia paniculata	Beja Ruellia		5 Gal.	4 H.	193	As Per Plan
Myrsine communis	Dwarf Myrtle		5 Gal.	10 H.	500	As Per Plan
Plumbago auriculata	Cape Plumbago		5 Gal.	3 H.	43	As Per Plan
Tasota hybrid	Bells of Fire		5 Gal.	3 H.	181	As Per Plan
Tasota stans	Yellow Bells		5 Gal.	6 H.	69	As Per Plan
Tasota stans	Orange Jubilee		5 Gal.	8 H.	156	As Per Plan
Tasota stans	Orange Jubilee		5 Gal.	2 H.	41	As Per Plan
<b>GROUND COVERS</b>						
Bougainvillea	'Alexandra' Bougainvillea		5 Gal.	2 H.	180	As Per Plan
Lantana hybrid	Red Lantana		3 Gal.	2 H.	245	As Per Plan
Lantana hybrid	New Gold Lantana		5 Gal.	12 H.	673	As Per Plan
Lantana hybrid	Purple Trailing Lantana		5 Gal.	12 H.	189	As Per Plan
Euphorbia rigida	Gopher Plant		5 Gal.	2 H.	228	As Per Plan
Liriope Muscari	Lily Turf		5 Gal.	2 H.	91	As Per Plan
Tournefortia chenopodii	Gemander		5 Gal.	12 H.	73	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine		5 Gal.	12 H.	105	As Per Plan
Wedelia trilobata	Wedelia		3 Gal.	10 H.	405	As Per Plan
Erenophora glabra	Outback Sunrise		3 Gal.	10 H.	10	As Per Plan
Lonicera japonica	Hall's Honeyuckle		3 Gal.	10 H.	92	As Per Plan
Seasonal Annuals	Seasonal Annuals		4" Pots			8" O.C. Per Plan
<b>MISCELLANEOUS</b>						
Decomposed Granite - Color: Autumn Gold or equal - Size: 1/2" Screened						
Fractured Granite - Color: Autumn Gold or equal - Size: 1"-2 1/2"						
Synthetic Turf - EasyTurf Revolution Olive Lush or equal						

OVERALL PRELIMINARY LANDSCAPE PLAN  
SCALE: 1" = 40'-0"

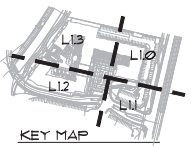
**BROADSTONE**  
at "THE GRAND"  
1003 WEST WASHINGTON STREET  
TEMPE, ARIZONA

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**ORB**  
Architecture, LLC  
WorldHQ@ORBarch.com



EXPIRES: 08/30/2016

**ALLIANCE**  
RESIDENTIAL COMPANY



FILE: \\Volume\landscape\Alliance Residential\Broadstone Grand\_Tempe\Design\_Review\The Grand - L.S.dwg USER: Collaborator\VP DATE: May, 26, 2016 TIME: 08:25 am

DATE: MAY 18, 2016 ORB # 15-220

**L.O.O**

OVERALL LANDSCAPE PLAN

FILE1:\VA\ORB Job Files\15-220\_AR\_The Grand\_SPH\LOAD Files\Construction Phase\US2D\_A110 Site Plan DPR.dwg USER: jca DATE: Dec, 18, 2018 TIME: 0:14 pm

**KEYNOTES**

1. 8.5'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL
2. 11'x5' AISLE X 18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG
3. TRASH YARD AREA (WITH COMPACTOR AND BIN FOR RECYCLING) WITH 8' H. OAU ENCLOSURE WITH STUCCO FINISH
4. ELECTRONIC VEHICULAR GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS
5. PEDESTRIAN CROSSWALK WITH CONCRETE PAVERS
6. EXISTING PERIMETER WALL
7. 6" H. TUBULAR STEEL VIEW FENCE - SEE DETAIL 03/A1.40
8. VEHICULAR GATE, PROVIDE FIRE DEPARTMENT ACCESS LOCK - SEE DETAIL 08/A1.40
9. COMBO WALL, 3' OAU AND 3' TUBULAR STEEL FENCE - SEE DETAIL 03/A1.40
10. PEDESTRIAN ENTRY GATE
11. POOL FENCE - SEE DETAIL 03/A1.40
12. POOL GATE
13. FIRE TRUCK TURN AROUND
14. CALL BOX AND DIRECTORY
15. RESIDENTS ONLY VEHICULAR GATE
16. EXISTING BENCH
17. 45' UNOBSTRUCTED APPROACH LANE FOR RETIREE PICK-UP
18. DECORATIVE PAVING, SEE HARDSCAPE DRAWINGS
19. EMERGENCY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS
20. MOUNTABLE CURB
21. FIRE LANE
22. ACCESSIBLE CURB RAMP
23. BICYCLE PARKING LOCATION
24. TURN AROUND SPACE TO BE STRIPE AND SIGN AS NO PARKING
25. EXISTING FIRE HYDRANT
26. NEW FIRE HYDRANT
27. PEDESTRIAN CROSSING WITH STRIPING ON ASPHALT
28. COMBO WALL, 3' OAU AND 3' TUBULAR STEEL FENCE - SEE DETAIL 03/A1.40
29. DRIVEWAY CURB PER CITY DETAIL T-348
30. PEDESTRIAN BUILDING ACCESS POINT
31. NEW 5' SIDEWALK CONNECTING TO CANAL
32. RETAINING WALL, REFER TO CIVIL AND STRUCTURE

**DEVELOPMENT DATA**

**ZONING:**  
EXISTING: MU-4 PAD

**GENERAL PLAN:**  
RESIDENTIAL MEDIUM/HIGH DENSITY - 25 DU/ACRE

**SPRINKLERS & FIRE ALARMS:**  
TO BE PROVIDED PER APPLICABLE CODES

**CONSTRUCTION TYPE:**  
TYPE IA - LEVEL P1 (GARAGE UNDERGROUND)  
OCCUPANCY S-2 556 OCCUPANTS  
TYPE VA - LEVELS L1, L2, L3, L4  
OCCUPANCY R-2 1,725 OCCUPANTS  
OCCUPANCY A-3 703 OCCUPANTS  
OCCUPANCY B 13 OCCUPANTS

**STANDARDS:**

	REQUIRED BY PAD	PROPOSED BY PHASE 1 & 2	PROPOSED WITHIN LEASE AREA (BLDG G - BROOKSTONE)
LOT AREA (ACRES)	67.38	67.38	6.74
DENSITY (DU/AC)	12.6 MAX	4.45	44.51
BUILDING HEIGHT (BUILDING FT)	120' (54', 4 STORES) MAX	46.5' (46.5', 4 STORES) MAX	35' (35', 4 STORES) MAX
LOT COVERAGE	50% MAX	41%	30%
MIN. LANDSCAPE AREA	20% MIN	23%	24%
SETBACKS			
FRONT	25'	25'	30'-1"
SIDE	0'	0'	18'-8"
REAR	0'	0'	10'-0"
STREET SIDE	25'	25'	58'-2"

**VEHICLE PARKING:**

REQUIRED:	SPACES/UNIT	SPACES REQ.
STUDIO	1.51	65.40
1 BEDROOM	1.51	187.81
2 BEDROOM	1.51	188.74
3 BEDROOM	1.51	6.04
GUEST	0.2	60.00
<b>TOTAL PARKING REQUIRED</b>		<b>513</b>
PROVIDED:		
OPEN ON SITE (UNRESERVED)	(8.5'x18')	146 P.S.
GARAGE (GARAGE)	(10'x20')	23 P.S.
STRUCTURE P1 LEVEL	(8.5'x18')	345 P.S.
<b>TOTAL PARKING PROVIDED</b>		<b>514 P.S.</b>
PARKING PER UNIT		1.71 P.S.
ACCESSIBLE PARKING: (INCLUDED IN COUNT ABOVE)		
PROVIDED:		
OPEN ON SITE (UNRESERVED)	(8.5'x18')	3 P.S.
GARAGE (GARAGE)	(10'x20')	1 P.S.
STRUCTURE P1 LEVEL	(8.5'x18')	7 P.S.
<b>TOTAL PARKING PROVIDED</b>		<b>11 P.S.</b>

**BICYCLE PARKING:**

REQUIRED:	SPACES/UNIT	SPACES REQ.
STUDIO	0.75	30.00
1 BEDROOM	0.75	98.25
2 BEDROOM	0.75	93.75
3 BEDROOM	1	4.00
GUEST	0.2	60.00
<b>TOTAL REQUIRED</b>		<b>286</b>
PROVIDED:		
ON SITE		34
STRUCTURE P1 LEVEL		44
GARAGE (GARAGE)		23
STORAGE IN CORRIDOR AREAS		143
DWELLING UNITS		42
<b>TOTAL PROVIDED</b>		<b>286</b>

**PARKING LOT LANDSCAPE:**

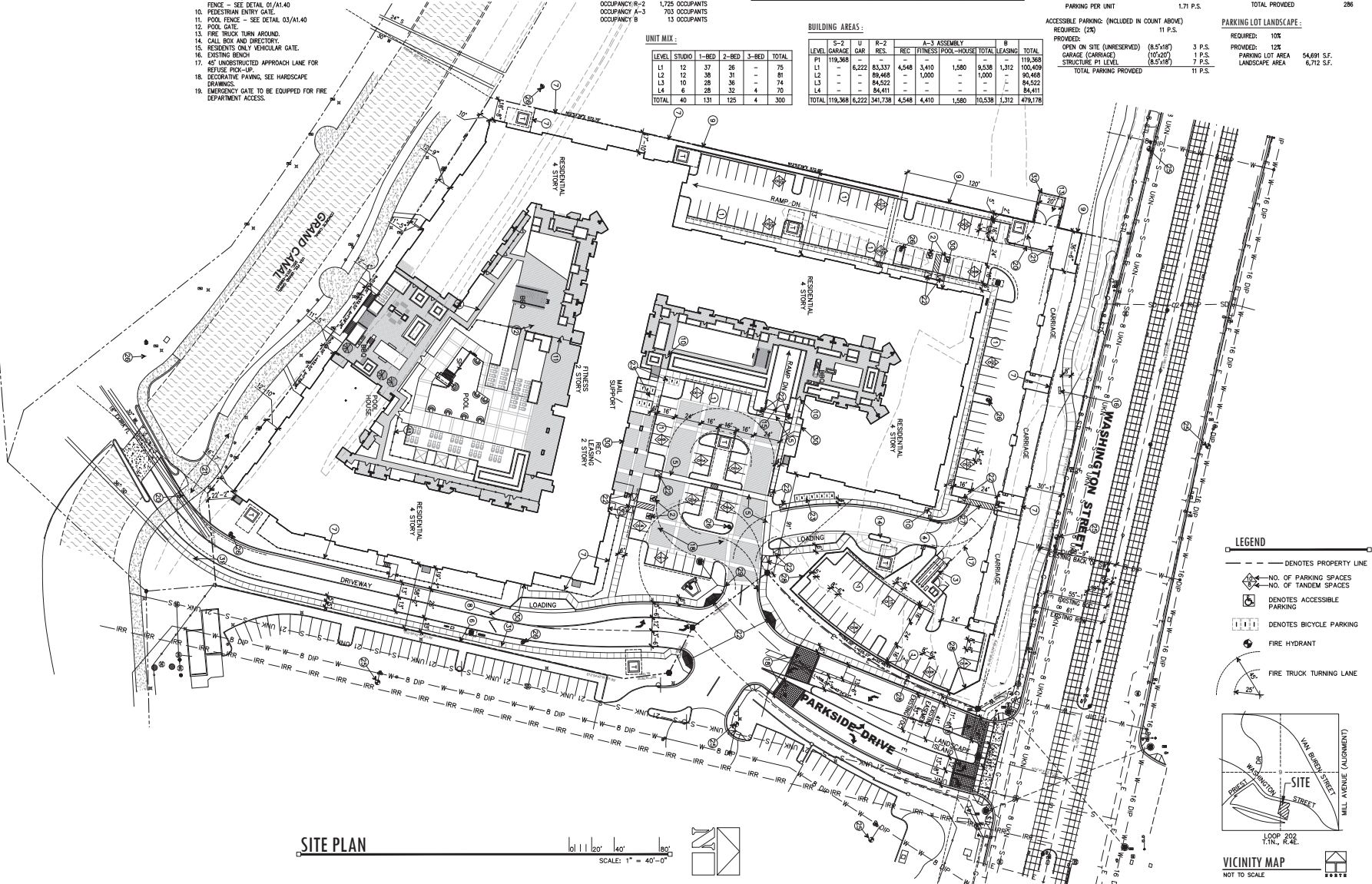
REQUIRED:	PROVIDED:
10%	12%
PARKING LOT AREA	54,891 S.F.
LANDSCAPE AREA	6,712 S.F.

**UNIT MIX:**

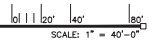
LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
L1	12	37	26	-	75
L2	12	38	31	-	81
L3	10	28	36	-	74
L4	6	28	32	4	70
<b>TOTAL</b>	<b>40</b>	<b>131</b>	<b>125</b>	<b>4</b>	<b>300</b>

**BUILDING AREAS:**

LEVEL	S-2	U	R-2	REC	FITNESS	POOL-HOUSE	TOTAL	R	TOTAL
P1	119,368	-	-	-	-	-	119,368	-	119,368
L1	-	8,222	83,337	4,548	1,550	9,538	1,312	-	100,499
L2	-	-	89,468	1,000	-	-	-	-	90,468
L3	-	-	84,322	-	-	-	-	-	84,322
L4	-	-	84,411	-	-	-	-	-	84,411
<b>TOTAL</b>	<b>119,368</b>	<b>8,222</b>	<b>341,738</b>	<b>4,548</b>	<b>4,410</b>	<b>1,550</b>	<b>10,538</b>	<b>1,312</b>	<b>479,178</b>

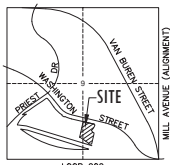


**SITE PLAN**



**LEGEND**

- DENOTES PROPERTY LINE
- ⊠ NO. OF PARKING SPACES
- ⊠ NO. OF TANDEM SPACES
- ⊠ DENOTES ACCESSIBLE PARKING
- ⊠ DENOTES BICYCLE PARKING
- ⊠ FIRE HYDRANT
- ⊠ FIRE TRUCK TURNING LANE



**VICINITY MAP**  
NOT TO SCALE

**BROADSTONE at "THE GRAND"**  
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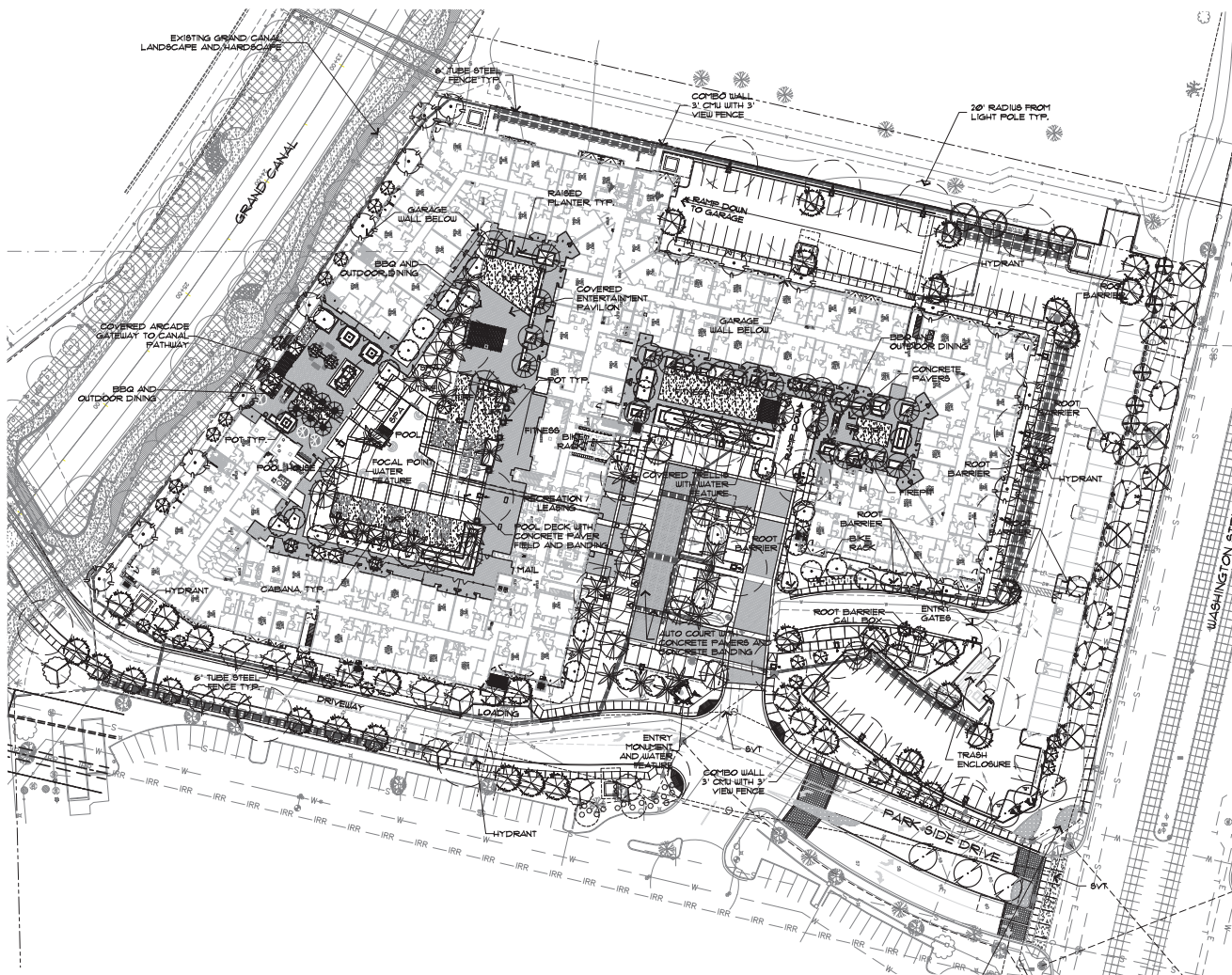
Architect  
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Contact: Tom Lewis

DATE: DECEMBER 18, 2018 ORB # 15-220

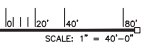
**A1.10**

SITE PLAN



WASHINGTON STREET LANDSCAPE PER EXHIBIT LE-5 OF THE GRAND AT PAPAGO PARK CENTER DESIGN GUIDELINES

OVERALL LANDSCAPE PLAN



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QTY	COMMENTS
<b>TREES</b>					
<i>Chrysalidocarpus</i>	Desert Willow	36" Box	25' Canopy	2	Standard Trunk, Dense Canopy
<i>Chitalpa</i>	Chitalpa	15" Cal. 15"	35' Canopy	20	Standard Trunk, Dense Canopy
<i>Delonix elaeagn</i>	Sisaco	48" Box	35' Canopy	3	Standard Trunk, Dense Canopy
<i>Eucalyptus papuana</i>	Ghost Gum	36" Box	35' Canopy	7	Standard Trunk, Dense Canopy
<i>Lagerströmia x Myrtale</i>	Kingswood Grape Myrtle	36" Box	20' Canopy	8	Standard Trunk, Dense Canopy
<i>Olea europaea</i>	Sloan Hill Olive	48" Box	35' Canopy	36	Multi-Trunk, Dense Canopy
<i>Olea tomentosa</i>	Ironwood	15" Cal. 15"	30' Canopy	6	Multi-Trunk, Dense Canopy
<i>Parkinsonia florida</i>	Blue Palo Verde	48" Box	30' Canopy	11	Multi-Trunk, Dense Canopy
<i>Phoenix dactylifera</i>	Medjool Date Palm	48" Box	35' Canopy	13	Diamond Cut
<i>Phoenix hybrid 'Desert Museum'</i>	Desert Museum Palo Verde	15" Cal. 15"	30' Canopy	42	Multi-Trunk, Dense Canopy
<i>Citrus Species</i>	As Selected	36" Box	25' Canopy	6	Single Trunk, Dense Canopy
<i>Prosopis hybrid</i>	Thornless Mesquite	36" Box	30' Canopy	10	Multi-Trunk, Dense Canopy
<i>Prosopis juliflora</i>	Native Mesquite	36" Box	30' Canopy	4	Multi-Trunk, Dense Canopy
<i>Quercus virginiana</i>	Southern Live Oak	36" Box	30' Canopy	11	Standard Trunk, Dense Canopy
<i>Washingtonia robusta</i>	Mexican Fan Palm	18" Cal. 18"	40' Canopy	14	As Per Plan
<i>Banksia lanarioides</i>	Anacacho Orchid	36" Box	15' Canopy	5	Multi-Trunk, Dense Canopy
<i>Cassipouira gilliesii</i>	Yellow Bird of Paradise	36" Box	18' Canopy	4	Multi-Trunk, Dense Canopy
<b>ACCENTS/VINES</b>					
<i>Agave palm</i>	Palmer Agave	15 Gal.	4 H.	12	As Per Plan
<i>Agave desertiana</i>	Smooth Agave	15 Gal.	4 H.	12	As Per Plan
<i>Aloe barbadensis</i>	Medicinal Aloe (Yellow Flower)	5 Gal.	2 H.	33	As Per Plan
<i>Aloe barbadensis</i>	Medicinal Aloe (Orange Flower)	5 Gal.	2 H.	31	As Per Plan
<i>Ruellia equisetifolia</i>	Coral Fountain	5 Gal.	2 H.	216	As Per Plan
<i>Muhlenbergia 'Nashville'</i>	Nashville grass	10 Gal.	2 H.	264	As Per Plan
<i>Bougainvillea</i>	Vine Bougainvillea	15 Gal.	10 H.	42	As Per Plan
<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea	15 Gal.	8 H.	31	As Per Plan
<i>Hesperaloe parviflora</i>	Giant Hesperaloe	15 Gal.	4 H.	108	As Per Plan
<i>Daylily laxum</i>	Green Spoon	5 Gal.	1 H.	168	As Per Plan
<i>Daylily quadrangulum</i>	Toothless Spoon	5 Gal.	1 H.	324	As Per Plan
<i>Echinocactus grusonii</i>	Golden Barrel Cactus	12" Dia.	12 H.	204	As Per Plan
<i>Hesperaloe parviflora</i>	Breaklights Red Yucca	5 Gal.	2 H.	333	As Per Plan
<i>Nolina microcarpa</i>	Bear Grass	5 Gal.	3 H.	63	As Per Plan
<i>Nolina nelsonii</i>	Blue Nolina	5 Gal.	2 H.	83	As Per Plan
<i>Pedicularis macrocarpa</i>	Lady Slipper Plant	5 Gal.	3 H.	36	As Per Plan
<i>Pedicularis macrocarpa</i>	Lady Slipper Plant	5 Gal.	3 H.	36	As Per Plan
<i>Trichocereus candicans</i>	Argentine Giant Cactus	5 Gal.	3 H.	12	As Per Plan
<i>Phoenix roebelinii</i>	Fragry Date Palm	24" Box	8 H.	18	As Per Plan
<i>Piscocactus viscosus</i>	Pink Trumpet Vine	15 Gal.	20 H.	38	As Per Plan
<i>Yucca elata</i>	Sage Palm	36" Box	12 H.	3	As Per Plan
<i>Cycas revoluta</i>	Sage Palm	15 Gal.	4 H.	16	As Per Plan
<i>Rose banksia</i>	Lady Banksia Rose	5 Gal.	4 H.	14	As Per Plan
<b>SHRUBS</b>					
<i>Ambrosia deltoidea</i>	Bursage	5 Gal.	2 H.	65	As Per Plan
<i>Dioscorea viscosa</i>	Purple Hopedseed Bush	5 Gal.	2 H.	24	As Per Plan
<i>Eriophora hygrophila</i>	Blue Bell	5 Gal.	2 H.	81	As Per Plan
<i>Eriophora glabra</i>	Winter Blaze	5 Gal.	2 H.	81	As Per Plan
<i>Calliandra californica</i>	Baja Paly Duker	5 Gal.	3 H.	45	As Per Plan
<i>Briarrose lanarioides</i>	Desert Mountain Turpentine Bush	5 Gal.	3 H.	30	As Per Plan
<i>Lynne Legacy Sage</i>	Lynne Legacy Sage	5 Gal.	4 H.	33	As Per Plan
<i>Leucosiphon thymifolius</i>	Rio Bravo Sage	5 Gal.	4 H.	22	As Per Plan
<i>Ruellia brittaniana</i>	Baja Bell	5 Gal.	4 H.	183	As Per Plan
<i>Myrtle compacta</i>	Dwarf Myrtle	5 Gal.	18" H.	324	As Per Plan
<i>Taxodium strictum</i>	Bells of Fire	5 Gal.	3 H.	178	As Per Plan
<i>Taxodium strictum</i>	Yellow Bell	15 Gal.	6 H.	62	As Per Plan
<i>Tecoma stans</i>	Orange Jubilee	15 Gal.	2 H.	81	As Per Plan
<i>Vigilera parviflora</i>	Goldensage	5 Gal.	2 H.	41	As Per Plan
<b>GROUND COVERS</b>					
<i>Bougainvillea 'Alexandra'</i>	Alexandra Bougainvillea	5 Gal.	2 H.	93	As Per Plan
<i>Lamana hybrid</i>	Red Lamana	5 Gal.	2 H.	231	As Per Plan
<i>Lamana hybrid 'New Gold'</i>	New Gold Lamana	5 Gal.	12" H.	246	As Per Plan
<i>Lantana rugosa/candida</i>	Purple Trailing Lantana	5 Gal.	12" H.	216	As Per Plan
<i>Banksia rigida</i>	Copper Plant	5 Gal.	2 H.	216	As Per Plan
<i>Liriodendron</i>	Lily Turf	5 Gal.	2 H.	18	As Per Plan
<i>Taxodium chamedryfolia</i>	Germanard	5 Gal.	12" H.	78	As Per Plan
<i>Trachelocapsam anatum</i>	Asiatic Jasmine	5 Gal.	12" H.	181	As Per Plan
<i>Wendelia trilobata</i>	Wendelia	5 Gal.	18" H.	494	As Per Plan
<i>Brenonipia glabra</i>	Outdoor Burial	5 Gal.	18" H.	14	As Per Plan
<i>Beesocal Annals</i>	Beesocal Annals	1 Gal.	12" O.C. Per Plan		As Per Plan

**Decomposed Granite** - Color: Autumn Gold or equal - Size: 1/2" Screened  
 2" Depth in All Planting Areas (Typ.)  
**Fractured Granite** - Color: Autumn Gold or equal - Size: 1"-2 1/2"  
 3" Depth in All Planting Areas (Typ.)  
**Synthetic Turf** - EasyTurf Revolution Olive Lush or equal

ROOT BARRIER - ANY TREE WITH N 1/4" OF WATER OR SEWER LINE MUST BE ACCOMPANIED BY A ROOT BARRIER OFF-SET A MINIMUM OF 6" FROM WATER OR SEWER LINE. ROOT BARRIER MUST BE A MINIMUM OF 20" THICK INSTALLED 2" ABOVE GRADE TO A DEPTH OF 8" BELOW GRADE.

**BROADSTONE at "THE GRAND"**  
 1003 WEST WASHINGTON STREET  
 TEMPE, ARIZONA

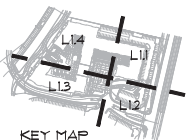
Office of Rich Barber  
**ORB**  
 Architecture, LLC  
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EXPIRES 06/30/2019

**ALLIANCE**  
 RESIDENTIAL COMPANY

COLLABORATIVE V  
 DESIGN STUDIO INC.  
 7116 EAST 1ST AVENUE #103  
 SCOTTSDALE, ARIZONA 85251  
 OFFICE: 480-347-0590  
 FAX: 480-346-6012  
 MATT DRAGER  
 MATTDRAGER@COLLABORATIVEV.COM



Contractor must verify all dimensions of project before proceeding with this work.

Do not remove these symbols and specifications. Without the approved written permission of the architect, no part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

**Notice of alternate billing (or payment) cycle**  
 This contract does not include the owner's right to require the submission of bills or estimates in billing cycles other than 30 days. This contract may also allow the owner to make payment in some alternate schedule after discussion and approval of billing and estimates. A written description of such other billing (estimate) cycle applies to the project is available from the architect or the architect's approved agent of sales & construction. (ORCA 32-2002, at 3002 and the same or 000-778-282)

**REVISIONS**

DATE	DESCRIPTION
11/15/17	DESIGN TEAM COORDINATION
11/15/17	1ST CITY REVIEW CORRECTIONS
1/8/18	2ND CITY REVIEW CORRECTIONS
3/8/18	3RD CITY REVIEW CORRECTIONS
3/15/18	OWNER CHANGES
05/15/18	RELEASING COORDINATION CITY REVIEW REVISIONS
	VE CHANGES - 2ND SUBMITTAL

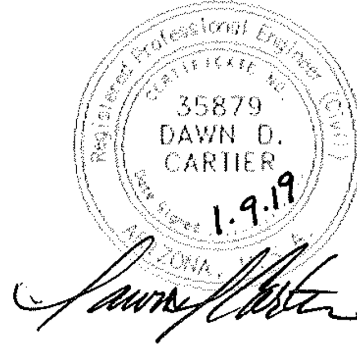
DATE: JULY 26, 2018 ORB # 15-270

**L1.0**  
 OVERALL LANDSCAPE PLAN



January 9, 2019

Mr. Tom Lewis  
Managing Director, Southwest  
Alliance Residential  
2525 E. Camelback Rd Suite 500  
Phoenix, Arizona 85016  
Office: 602-778-2817  
Mobile: 480-239-3812  
e-mail: tlewis@allresco.com



**RE: Parking Analysis for The Grand at Papago Park Center - 1151 West Washington Street, Tempe, Arizona**

Dear Mr. Lewis:

CivTech is pleased to present you with this parking analysis for the proposed 'The Grand at Papago Park Center' mixed-use development located at 1151 West Washington Street in the City of Tempe, Arizona. This analysis was completed to meet the City of Tempe standards as presented in their Zoning and Development Code.

The site is proposed to have 850 dwelling units consisting of 1,228 total bedrooms. Per the proposed site plan (dated August 22, 2017), 1,454 parking spaces will be provided resulting in a parking ratio of 1.71 parking spaces per unit. The apartment mix per the site plan is summarized in **Table 1**.

**Table 1: Proposed Residential Units**

Apartment Type	Number of Units	Number of Bedrooms
Studio	114	114
One-Bedroom	370	370
Two-Bedroom	354	708
Three-Bedroom	12	36
<b>TOTAL</b>	<b>850</b>	<b>1,228</b>

**PARKING REQUIREMENTS BY CODE**

Parking rates established by the City of Tempe Zoning Ordinance were used to calculate the required number of parking spaces. City of Tempe requires guest parking spaces to be calculated based off of the total amount of units, with a rate of 0.2 per unit. **Table 2** summarizes the parking requirements.

Code requires 123 more parking spaces than are being provided in The Grand at Papago Park Center site plan.

**Table 2: Spaces Required by Code**

Apartment Type	Number of Units	Spaces per Unit	Parking Spaces
Guest	850	0.2	170
Studio	114	1	114
One-Bedroom	370	1.5	555
Two-Bedroom	354	2	708
Three-Bedroom	12	2.5	30
<b>Total Required</b>	<b>850</b>	-	<b>1,577</b>
<b>Spaces Provided</b>		<b>1.71</b>	<b>1,454</b>
<b>Number Below ZDC Requirement</b>			<b>123</b>

**PROPOSED PARKING REDUCTION**

*Parking Generation* is a document prepared by the Institute of Transportation Engineers (ITE) that summarizes a collection of parking demand data observations made all over the world by land use type. *Parking Generation* provides statistics on the average peak parking demand. For urban low- and mid-rise apartments, the average peak parking demand is 1.2 vehicles per unit. This site, with 850 apartment units, would generate a peak parking demand of 1,020 spaces, well below the 1,454 spaces being proposed. *Parking Generation* also indicates that the 85<sup>th</sup> percentile of all peak parking rates observed at low/mid-rise apartments is 1.61 vehicles per dwelling unit. This value serves as a conservative estimate for the parking likely to be experienced at The Grand. Therefore, an overall parking rate, including guests, of 1.61 is recommended. The developer is proposing a supply greater than the recommendation resulting in 1.71 spaces per unit.

The proposed 1,454 parking spaces will be provided, resulting in a parking ratio of 1.51 parking spaces per unit and 0.2 guest parking spaces per unit. The proposed parking rate for The Grand at Papago Park Center can be identified in **Table 3**.

**Table 3: Proposed Residential Units**

Apartment Type	Number of Units	Spaces per Unit	Number of Bedrooms
Guest	850	0.2	170.00
Studio	114	1.51	172.14
One-Bedroom	370	1.51	558.70
Two-Bedroom	354	1.51	534.54
Three-Bedroom	12	1.51	18.12
<b>Total Proposed</b>	<b>850</b>	-	<b>1,454</b>

An in-depth comparison of parking ratios for other multifamily developments has been developed. The results of the research are documented in **Table 4** below. Parking ratios between 0.79 and 1.89 spaces per unit for eleven projects in Tempe are documented. A comparison to the parking ratio provided for The Grand at Papago Park Center and ITE *Parking Generation* manual are included.





**Table 4: Comparison of Parking Provided at Other Developments**

<b>Project</b>	<b># of Units</b>	<b>Parking Required</b>	<b>Parking Provided</b>	<b>Per Unit Parking</b>
University Village 2.0	260	639	470	1.81
922 Place	132	369	249	1.89
Broadstone Lakeside	168	314	269	1.6
Hanover	341	620	271	0.79
Residences @ University Center	296	378	432	1.46
Jefferson Town Lake	244	432	432	1.77
The Motley	399	523	607	1.52
SALT	264	528	459	1.74
Skyview	392	521	462	1.17
<b>The Grand at Papago Park Center</b>	<b>300</b>	<b>557</b>	<b>514</b>	<b>1.71</b>
ITE Parking Generation 85 <sup>th</sup> Percentile of all Peaks	70	-	-	1.61

The results between similar researched developments and ITE provided a range of rates that varied around the 1.71 proposed rate. The proposed rate of 1.71 spaces per unit would be applied regardless of the number of bedrooms for this analysis.

**SITE’S PROXIMITY TO ALTERNATE MODES OF TRANSPORTATION**

Per the Tempe General Plan 2040, “Tempe’s vision for itself in the year 2040 is one of livability: a city with a diverse, active and engaged community; a city that is visually attractive and accessible by multiple modes of transportation.” And consisting of “revitalized neighborhoods that are walkable, pleasant and safe, and connected within a 20-minute walk, bike or transit ride.” Tempe’s goal of connecting neighborhoods within 20-minutes via multiple modes of transportation has resulted and will continue to result in numerous transportation options throughout the City.

**RAIL**

The project site is approximately 800 feet west of the Priest/Washington light rail stop. This proximity and the ability of residents to ride bicycles or walk to the station, will reduce parking demand.

**BUS**

Valley Metro routes 1 and 56 operate on Priest Drive, approximately one-quarter mile from the site.

**PEDESTRIAN/BICYCLE**

Tempe has a long-standing commitment to encourage bicycling since the inception of the Tempe Bicycle Program. The site will have a high volume of pedestrian and bicycle activity due to its close proximity to the light rail. The sidewalks along West Washington Street tie into the existing pedestrian facilities and are pedestrian friendly with ample landscaping and benches. The development is being designed with pedestrians and bicyclists in mind and will provide sidewalks that preserve the character of Tempe. West Washington Street has dedicated bicycle lanes.



The Grand at Papago Park Center will provide significant bicycle parking spaces. It is anticipated that these spaces will be highly utilized given the multimodal percentages shown in the census data for this zip code.

## CONCLUSIONS

- At full build-out, the site will consist of 850 apartment units (1,228 bedrooms).
- The proposed site will provide a total of 1,454 parking spaces. ITE *Parking Generation* predicts an average peak parking demand of 1,020 spaces, significantly below the 1,454 being provided, resulting in a parking ratio of 1.71 parking spaces per unit.
- The guest parking rate should continue to provide 0.2 spaces per unit, resulting in a proposed parking rate of 1.51 spaces per unit for residents.
- The *Parking Generation* 85<sup>th</sup>-percentile of all peaks resulted in a rate of 1.61 spaces per unit inclusive of guest parking. The parking required when using the 1.61 spaces per unit is 1369 parking spaces.
- The proposed rate of 1.71 spaces per unit requires 1,454 spaces with an excess of 84 spaces compared to the ITE *Parking Generation* 85<sup>th</sup>-percentile rate of 1.61 spaces per unit at 1369 spaces, and 433 excess spaces when compared to *Parking Generation* average rate of 1.2 spaces per unit at 1,020 spaces.
- The per unit parking spaces for The Grand at Papago Park Center are at the high end of similar other developments within the City of Tempe as shown in **Table 4**.
- The proximity of the site to light rail transit will also contribute to a lower parking demand at The Grand at Papago Park Center.
- The proposed number of vehicle and bicycle parking spaces are more than sufficient to meet the needs of the development.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,



Dawn Cartier, P.E., PTOE  
President

