

TEMPE DEPOT



TEMPE HISTORIC PRESERVATION COMMISSION MEETING
October 14, 2020



RED DEVELOPMENT
A COMMERCIAL REAL ESTATE COMPANY

**WHOLLY INTEGRATED, PRIVATELY HELD COMMERCIAL REAL ESTATE
COMPANY HEADQUARTERED IN DOWNTOWN PHOENIX**

**PREFERRED PARTNER OF CLASS A OFFICE TENANTS,
NATIONAL RETAILERS AND INVESTORS FOR 20+ YEARS**

**HIGH-QUALITY, MIXED-USE DEVELOPMENT PORTFOLIO TOTALING
29 PROPERTIES WITH OVER 12 MILLION SQUARE FEET IN 11 STATES**

**SIGNATURE DEVELOPMENTS INCLUDE CITYSCAPE AND BLOCK 23
IN DOWNTOWN PHOENIX AND THE UNION DALLAS IN UPTOWN DALLAS, TX**



CITYSCAPE – DOWNTOWN PHOENIX



BLOCK 23 – DOWNTOWN PHOENIX



PROPERTIES



THE UNION DALLAS – UPTOWN DALLAS, TX



44 | CAMELBACK – PHOENIX, AZ



PROPERTIES

SMITHGROUP

Founded 1853

Longest Continuously Running Firm in the U.S.

1,000+ Professionals in Ten Offices

30 Years in Arizona

**2015 AIA Firm of the Year
Western Mountain Region**

**2011 ASLA Firm of the Year
American Society of Landscape Architects**

**Leader in Sustainability
Arizona's first net-zero-energy office building**

**Multiple 2016 Arizona Forward Awards
Commitment to Healthier Communities**





 TEMPE DEPOT PROJECT SITE

SITE LOCATION

EXISTING SITE CONDITION



LOOKING NORTHEAST FROM ASH AVENUE

EXISTING SITE CONDITION

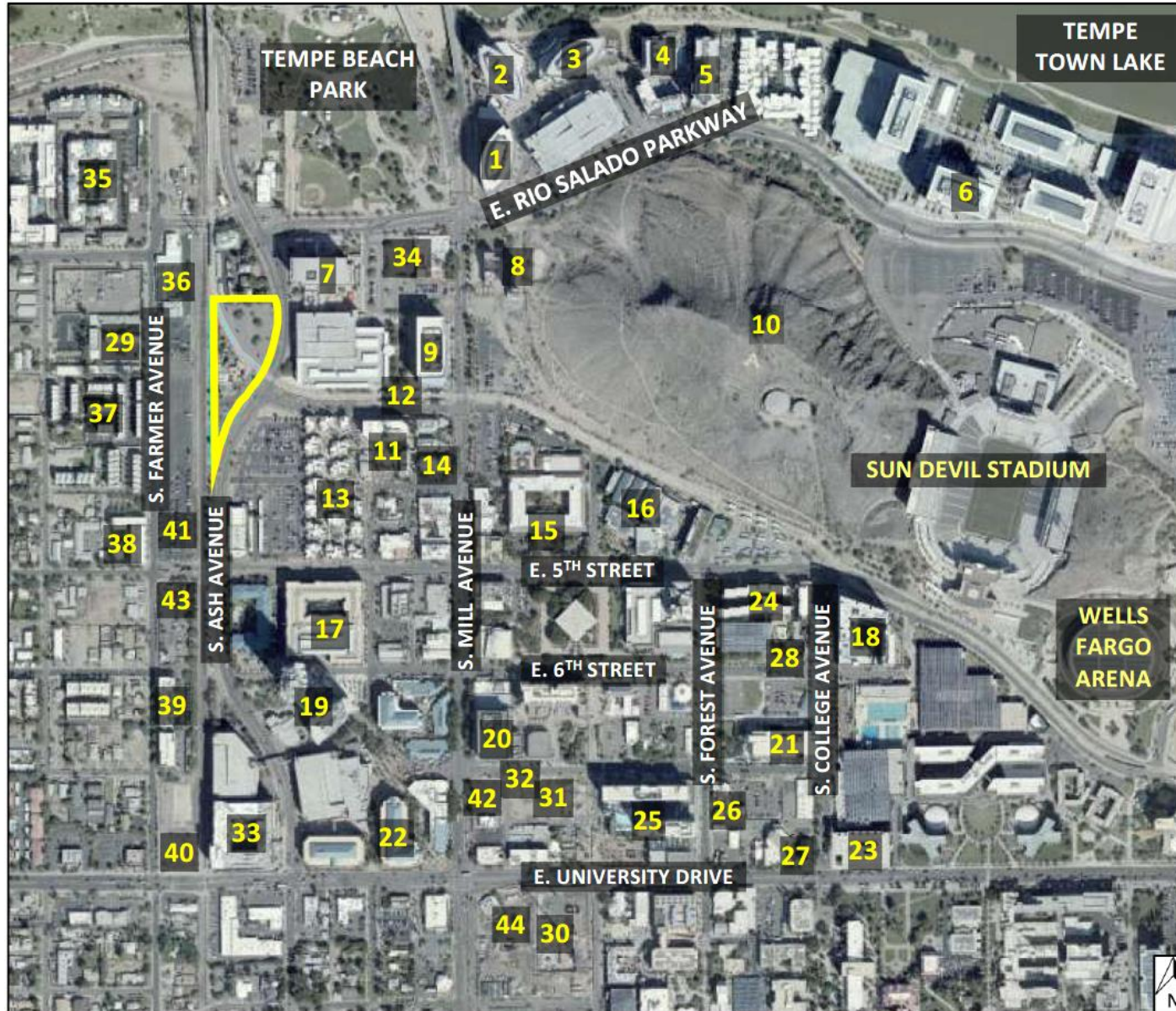


LOOKING WEST FROM W. 3RD STREET AND S. ASH AVENUE

PHOTOGRAPH OF 1924 TRAIN DEPOT STRUCTURE



SURROUNDING USES



 TEMPE DEPOT PROJECT SITE

1. Hayden Ferry Phase III (10-stories)
2. Hayden Ferry Phase II (12-stories)
3. Hayden Ferry Phase I (8-stories)
4. Hayden Ferry Edgewater (8-stories)
5. Hayden Ferry Bridgeview (12-stories)
6. State Farm at Marina Heights (253')
7. 111 W. Rio / ADP (144')
8. Hayden Flour Mill (58'-161')
9. Tempe Gateway Mixed-Use (132')
10. Tempe Hayden Butte (333')
11. Hayden Station (83')
12. Light Rail Station at 3rd Street and Mill Avenue
13. Hayden Square Condominiums (3-stories above podium garage)
14. Casa Loma Offices (48')
15. Tempe Mission Palms Hotel (52')
16. Tempe Transportation Center
17. Emerson Mill Avenue (85')
18. University House (195')
19. West Sixth (258'-343')
20. Brickyard (75'-96')
21. College Avenue Commons (5-stories)
22. Centerpoint Chase (81'-109')
23. ASU Foundation Center (72')
24. University Towers (8-stories)
25. Union Tempe (240')
26. 707 S. Forest Apartments (Approved for 235')
27. All Saints Catholic Newman Center
28. 6th & College Hotel (Approved for 170')
29. First and Farmer (Approved for 72')
30. Mirabella at ASU (250' – Under Const.)
31. The Collective (252' – Under Const.)
32. Westin Tempe (225' – Under Const.)
33. The Local (118')
34. 100 Mill (Approved for 229')
35. Regatta Pointe (4-stories)
36. The Yard at Farmers Art District and Culinary Dropout
37. 330 S. Farmer Condos (3-stories)
38. Riverside Offices (3-stories)
39. Encore on Farmer (5-stories)
40. Farmer Arts District – Parcel 1, Lot 1 (85' – Under Const.)
41. The Beam on Farmer (Approved for 5-stories)
42. HILO Tempe (Approved for 136')
43. VIB TEMPE (Approved for 72')
44. Omni Tempe Hotel (Approved for 179')

New commercial development consisting of:

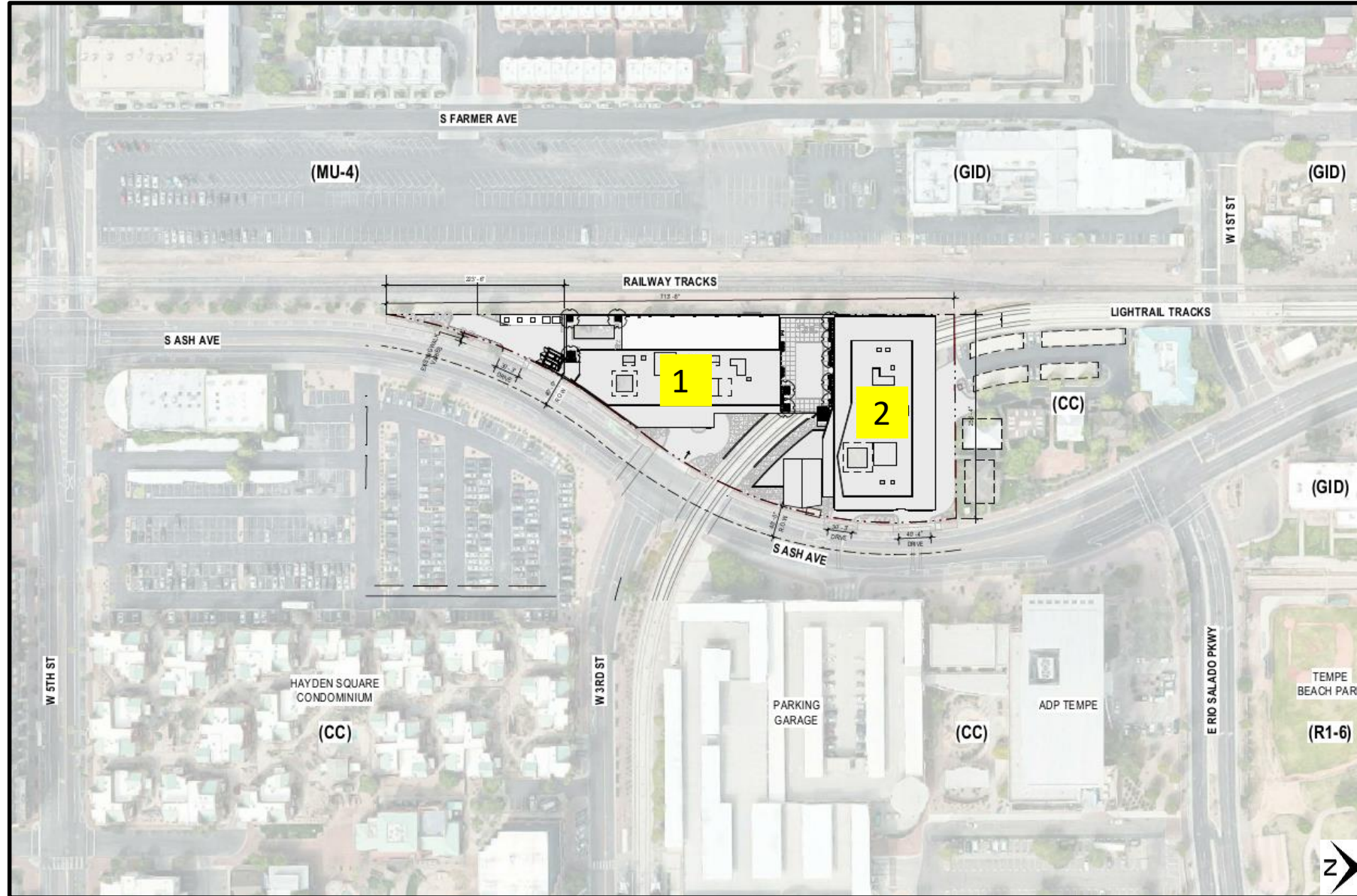
- **Preservation and rehabilitation of train depot structure built in 1924;**
- **17-story office tower with +/- 319,410 sf of office space;**
- **18-story hotel tower with 280 guest rooms and 9,415 sf of hotel meeting space;**
- **+/- 23,970 square feet of indoor retail/restaurant/bar use space;**
- **+/- 4,600 sf of outdoor dining / patio space;**
- **+/-22,650 sf of public gathering / plaza space at street-level;**
- **Shared amenity deck with hotel pool deck on 8th floor / level;**
- **Seven-level parking structure providing 1,118 vehicle spaces;**
- **Substantial landscape (soft and hardscape) enhancements; and,**
- **102 bicycle spaces**



PLANNING APPLICATION REQUESTS

1. Planned Area Development (PAD) Overlay to establish site specific development standards
2. Development Plan Review (site and landscape plans and building elevations)
3. Use Permit to allow tandem parking in City Center zoning district
4. Administrative finding that project design generally conforms to intent of the Transportation Overlay District

CONTEXT SITE PLAN



1. HOTEL TOWER

2. OFFICE TOWER

SITE / LANDSCAPE PLAN

RAILWAY TRACKS

TRAIN DEPOT STRUCTURE

RETAIL

HOTEL

RETAIL

LIGHT RAIL TRACKS

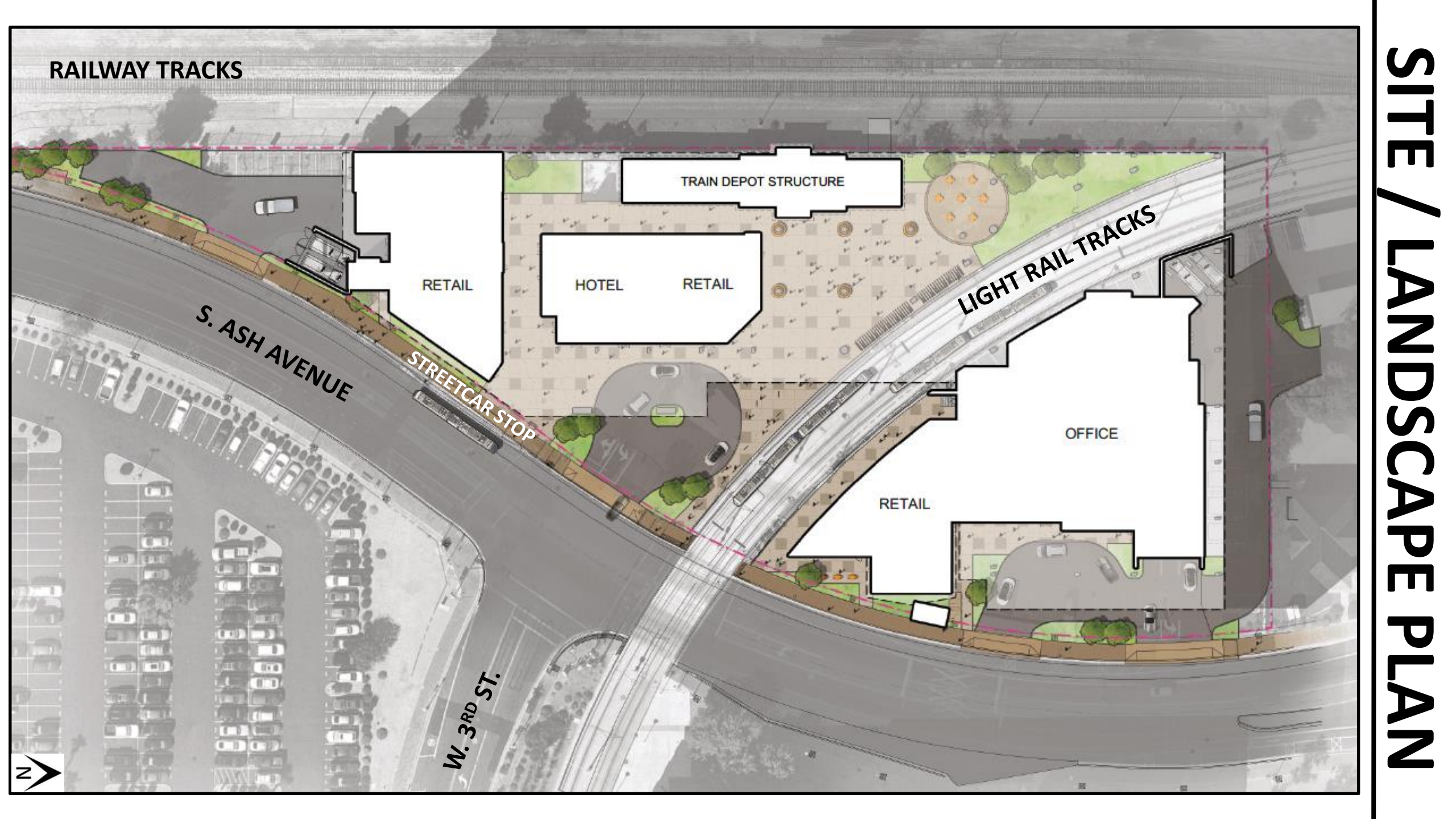
S. ASH AVENUE

STREETCAR STOP

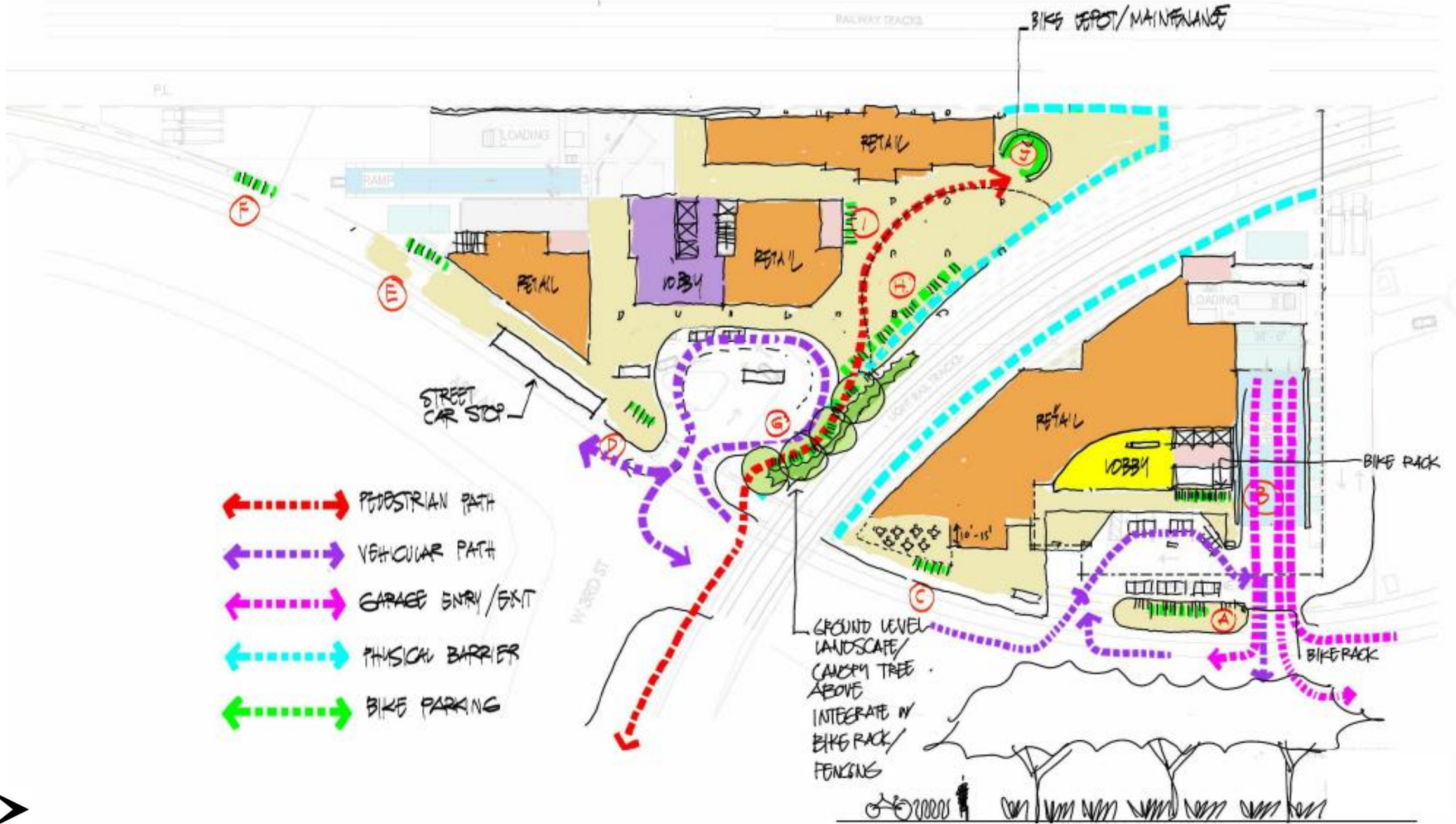
OFFICE

RETAIL

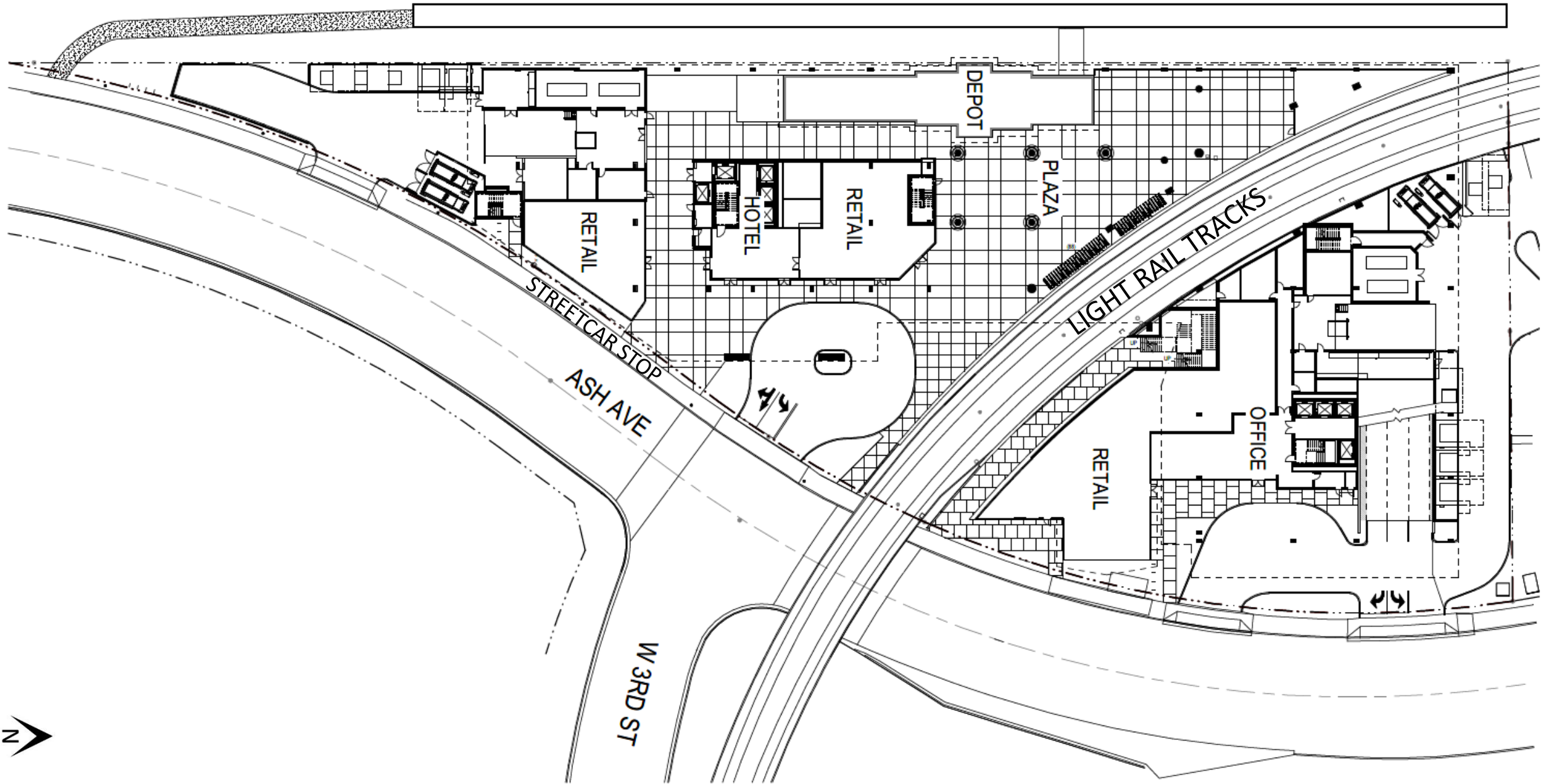
W. 3RD ST.



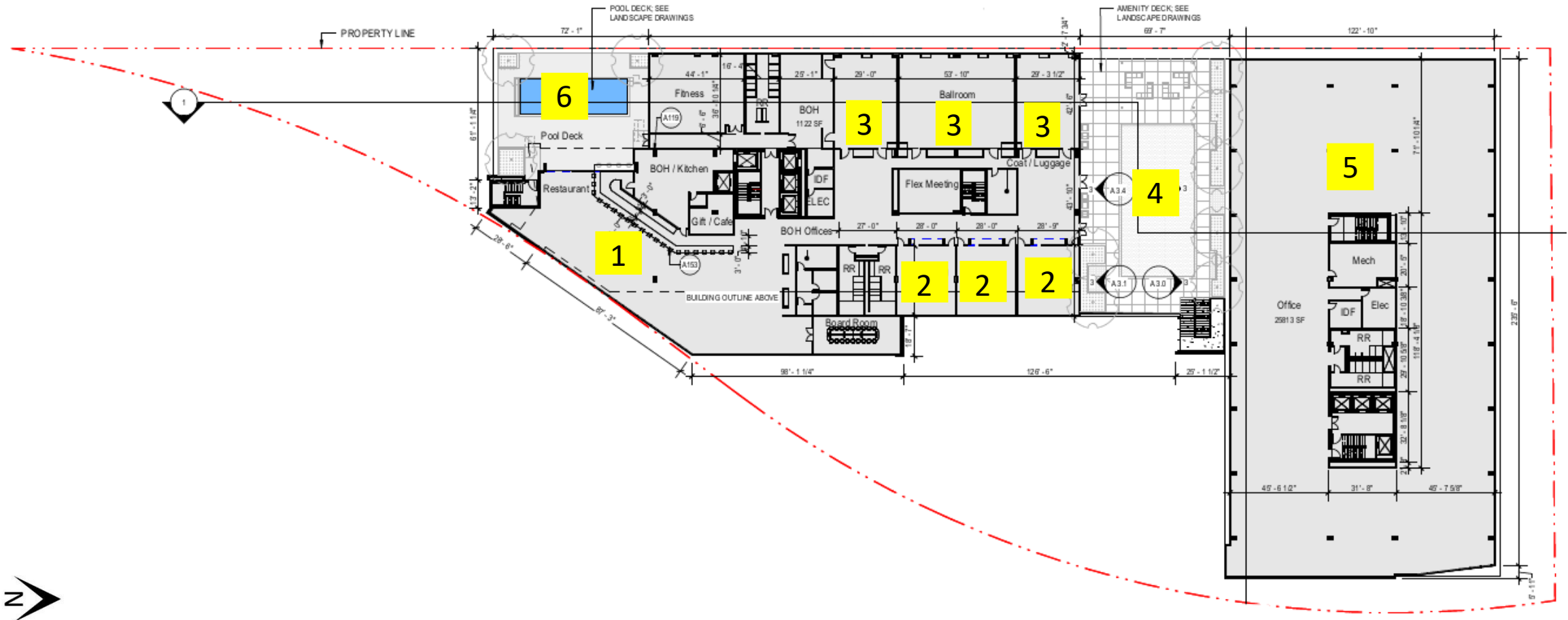
SITE CIRCULATION



STREET-LEVEL PLAN



EIGHTH-LEVEL FLOOR PLAN



1. RESTAURANT/BAR 2. MEETING ROOMS 3. BALLROOM(S) 4. AMENITY DECK 5. OFFICE SPACE 6. POOL DECK



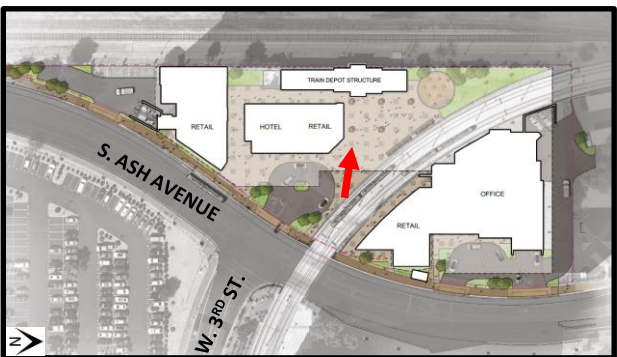
AERIAL RENDERING
LOOKING NORTHWEST FROM W. 3RD STREET

STREET-LEVEL RENDERING

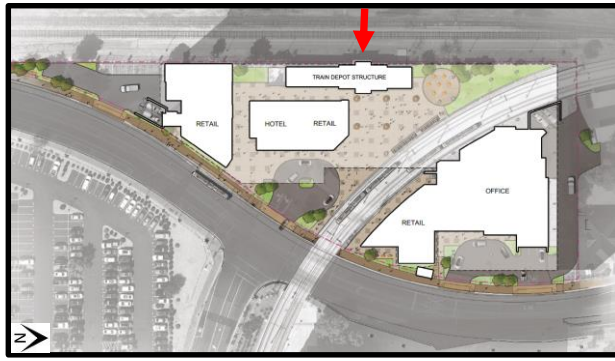
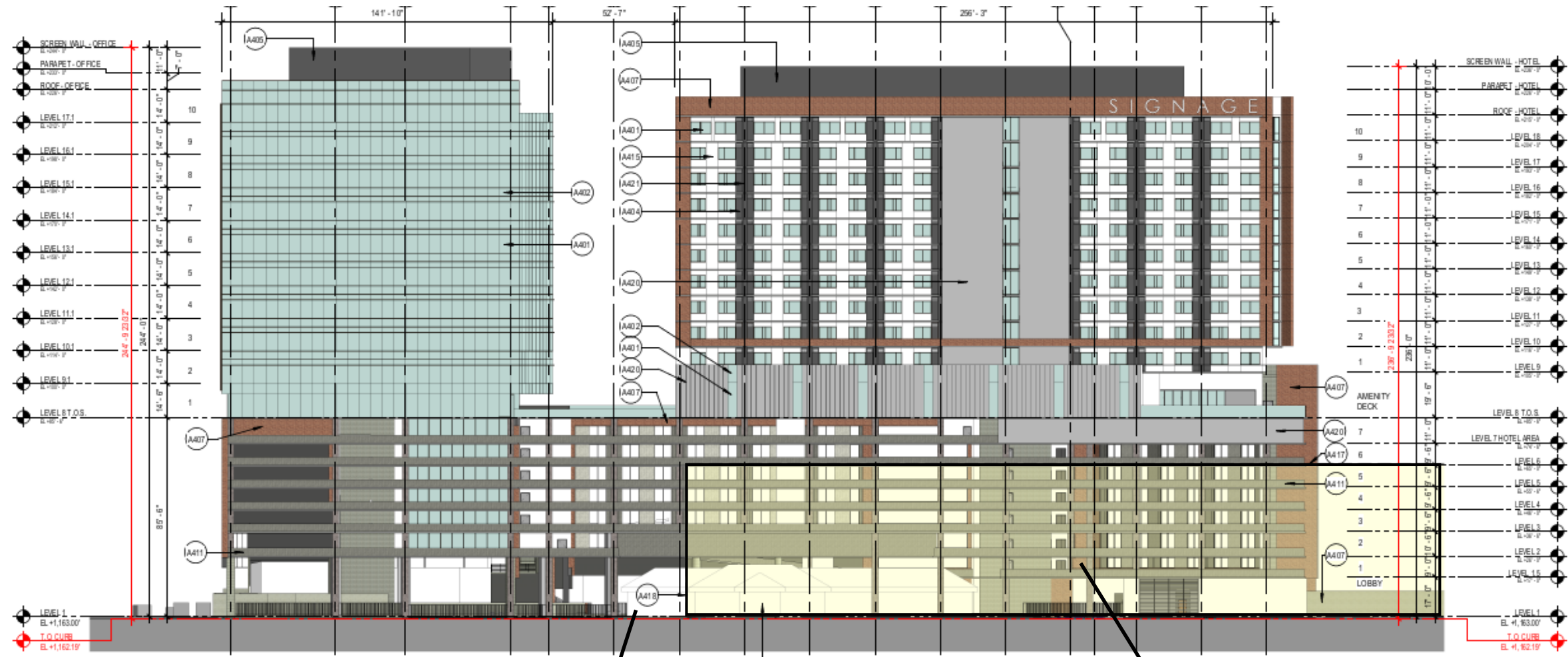
LOOKING WEST FROM S. ASH AVENUE



STREET-LEVEL RENDERING PLAZA & TRAIN DEPOT STRUCTURE



WEST BUILDING ELEVATION



**TRAIN DEPOT
STRUCTURE**

**OUTLINE OF APPROVED
BEAM DEVELOPMENT
TO WEST ACROSS RAILWAY TRACKS**

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