

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 323 EAST VETERANS WAY



AN AMENDED PAD OF "ARMORY" (REC07001), LOCATED IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

ON THIS 26th DAY OF March, 2012 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED DAVID
NELSON 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 HEREUNTO SET MY HAND
AND OFFICIAL SEAL

BY: Amy Kinney 04/19/14
NOTARY PUBLIC MY COMMISSION EXPIRES

CORE CAMPUS COMMUNITIES TEMPE I, LLC

BY: [Signature] 3-26-12
OWNER DATE

LEGAL DESCRIPTION:

PARCEL NO. 1:
LOT 1, 323 EAST VETERAN'S WAY, ACCORDING
TO BOOK 954 OF MAPS, PAGE 20, RECORDS OF
MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
THAT BENEFICIAL AND APPURTENANT
EASEMENT FOR INGRESS AND EGRESS AS SET
FORTH IN RECORDING NO. 2006-1648123.

OWNER:

CORE CAMPUS TEMPE I, LLC
540 W MADISON ST.
SUITE 2500
CHICAGO, IL 60661

DEVELOPER:

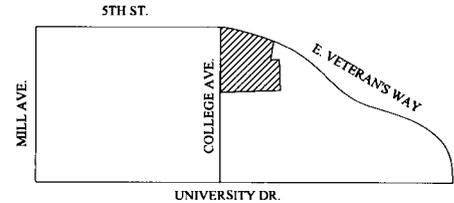
CORE CAMPUS, LLC
2234 W NORTH AVE.
CHICAGO, IL 60647

PROJECT DATA:

500,000 SF 19-STORY, MULTI-USE PROJECT
W/ 423 RESIDENTIAL DWELLING UNITS
(291 PHASE I; 132 PHASE II), 23,400 SF OF
GROUND FLOOR COMMERCIAL AND
3-LEVEL PARKING GARAGE. REFER TO
A1.0 FOR ADDITIONAL DATA.

APPROVAL:

APPROVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF TEMPE ON THIS
3RD DAY OF NOVEMBER, 2011.
(ADOPTED ORDINANCE NO. 2011.45)



LOCATION MAP

CONDITIONS OF APPROVAL:

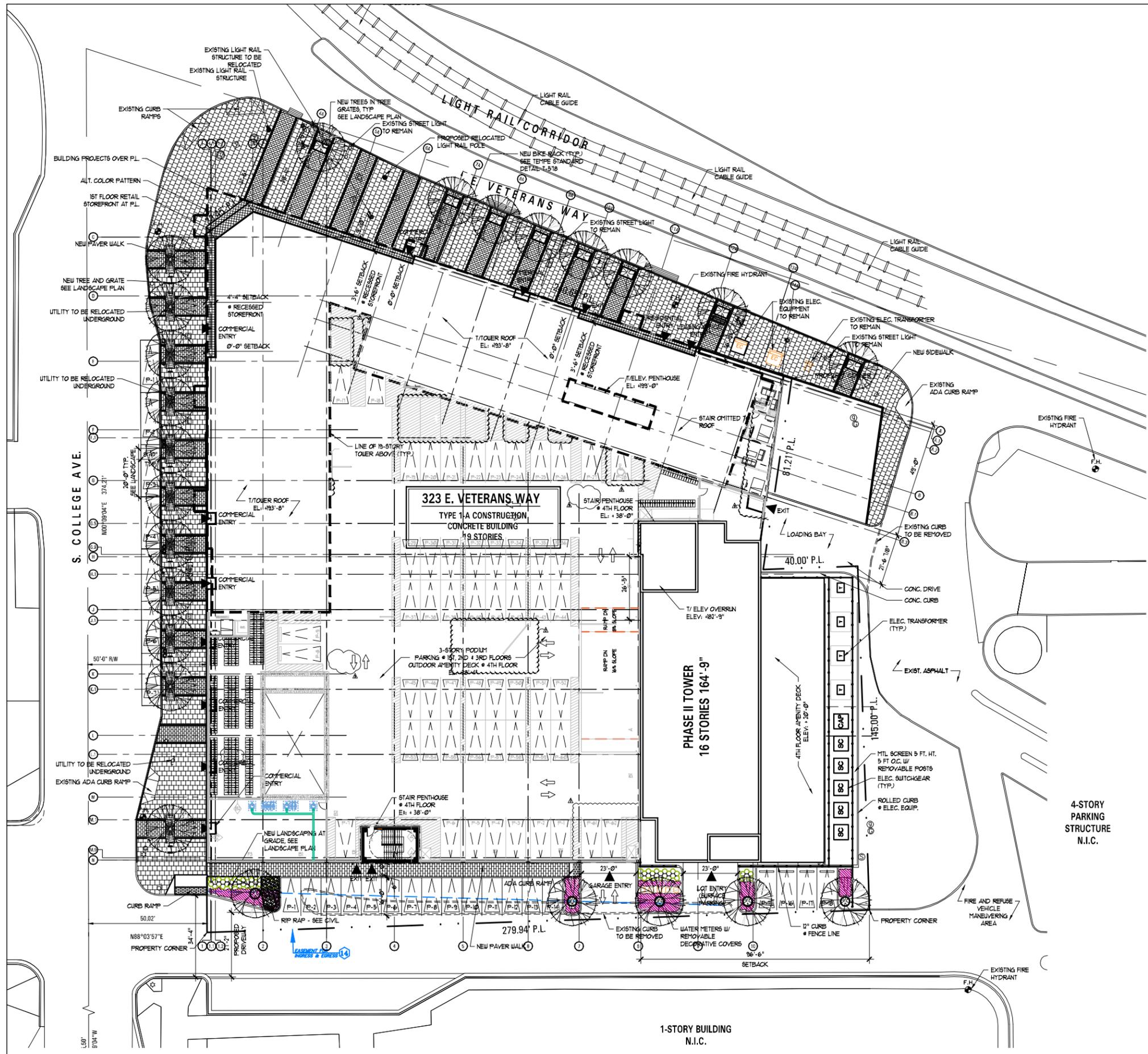
PAD11009
SEE FOLLOWING SHEET

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 323 EAST VETERANS WAY

*AN AMENDED PAD OF "ARMORY" (REC07001), LOCATED IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.*

*CONDITIONS OF APPROVAL:
PAD11009*

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
2. THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. THE PHASE II TOWER BUILDING WILL BE CAPPED IN HEIGHT AT 195 FEET OVERALL HEIGHT, INCLUDING ALL MECHANICAL AND PARAPET.
4. THE PHASE I TOWER WILL BE CAPPED IN HEIGHT AT 225 FEET OVERALL HEIGHT, INCLUDING ALL MECHANICAL AND PARAPET.
5. PHASE I MINIMUM VEHICLE PARKING REQUIREMENTS SHALL PROVIDE, ON-SITE, NO LESS THAN 159 SPACES. PHASE II PARKING REQUIREMENTS SHALL BE BROUGHT BACK TO THE DECISION-MAKING BODY, AS AN AMENDED PAD, WITH AN ANALYSIS OF THE PHASE I PARKING NEEDS TO DETERMINE PHASE II TOTAL PARKING NEEDS FOR THE DEVELOPMENT.
6. 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 DECEMBER 2, 2011, OR THE PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
7. THE PLANNED AREA DEVELOPMENT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURES AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.



1 SITE PLAN
SCALE: 1" = 20'-0"



1-STORY BUILDING
N.I.C.

4-STORY
PARKING
STRUCTURE
N.I.C.

DS100606

PAD11009

REC11053

REC11053

PAD11009

DS100606

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval in conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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323 E. Veterans Way
Tempe, AZ

DATE	ISSUED FOR
01/03/12	FDN PERMIT REV 1
01/24/12	FDN PERMIT REV 2
02/01/12	BUILDING PERMIT REV 3
02/06/12	STRUCTURAL PERMIT
02/08/12	FDN CONSTRUCTION
03/15/12	PAD SHEET REVISIONS

hpa

Hartshorne Plunkard Architecture
232 North Central, Chicago, IL, 60610
P: 312 266 4400
F: 312 266 4400
www.hpaarchitect.com

CK. BY:	TP
DN. BY:	JA / KF
DATE:	11-20-12
SCALE:	
PROJ. #	1014

SITE PLAN
PHASE I & II

A1.0A

DEVELOPMENT DATA

APPLICANT: CORE CAMPUS, LLC
 2234 W NORTH AVE, CHICAGO, IL 60647
CONTACT: MARC LIFSHIN
 (P) 773-227-2850 (F) 773-227-5350
PROJECT ARCHITECT: HARTSHORNE PLUNKARD ARCHITECTURE
 232 N. CARPENTER ST, CHICAGO, IL 60607
CONTACT: TOM POPE
 (P) 312-226-4488 (F) 312-226-4499
PROJECT ADDRESS: 323 E. VETERANS WAY, TEMPE, AZ 85821
PROJECT DESCRIPTION: MULTI-STORY, MULTI-USE PROJECT W/ 423 RESIDENTIAL DWELLING UNITS, GROUND FLOOR COMMERCIAL AND 2-LEVEL PARKING GARAGE. PROJECT IS MULTI-PHASE. PHASE I HAS 291 UNITS / 606 BEDS. PHASE II HAS 132 UNITS / 273 BEDS. (PER PAD APPROVAL)
DWELLING UNITS/ACRE: 423 / 1.616 = 262

LOCATION MAP



LEGAL DESCRIPTION:

PARCEL NO. 1: LOT 1, 323 EAST VETERAN'S WAY, ACCORDING TO BOOK 954 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: THAT BENEFICIAL AND APPURTENANT EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN RECORDING NO. 2006-1648123.

CODE / ZONING

SITE DATA:
PARCEL # 1 A.P.N. # 132-26-101
GENERAL PLAN 2030
PROJECTED LAND USE: MIXED USE
PROJECTED DENSITY: HIGH DENSITY (> 25 DU/ACRE)
EXISTING ZONING: MU-4 WITH TOD OVERLAY, STATION AREA (PAD)
PROPOSED ZONING: MU-4 WITH TOD OVERLAY, STATION AREA (PAD)
CONSTRUCTION TYPE: TYPE 1-A PER 2006 IBC/SPRINKLERED
GROSS & NET ACRES: 1.616 ACRES (70,386 S.F.)
BUILDING AREA: 500,000 G.S.F.
LANDSCAPE COVERAGE AREA: 43% (30,264 S.F.)
FIRST FLOOR PARKING ISLANDS: 1,052 SF
3RD FLOOR TERRACE: 24,616 SF
3RD FLOOR PRIVATE TERRACE: 4,596 SF
TOTAL COMMERCIAL: 23,400 S.F. +/-
RETAIL = 17,400SF, RESTAURANT = 6,000SF
PARKING: 63,348 S.F. +/-
% OF LOT COVERAGE: 95 %
BUILDING HEIGHT ALLOWED: 225 FT (TOWER 1) 196 FT (TOWER 2) PER PAD
PROPOSED NEW BUILDING HEIGHT: PHASE I = 195'-0", PHASE II = 182'-9"
NUMBER OF STORIES: 19 (PHASE I) 16 (PHASE II)

PARKING

REQUIRED PARKING
RESIDENTIAL PARKING: 879 TOTAL BEDROOMS x .75 SPACES/BEDRM = 659.25 SPACES
VISITOR PARKING: (.20) SPACES/UNIT x 423 DU = 84.6 SPACES
COMMERCIAL PARKING: 1 SPACE/300 SF W/ 50% PARKING REDUCTION = 29.0 SPACES
 17,400 SF/300 x .50 REDUCTION
RESTAURANT PARKING: 1 SPACE/75 SF = 46.66 SPACES
 6,000-2,500 = 3,500 SF/75
TOTAL PARKING REQUIRED = 819.52 SPACES

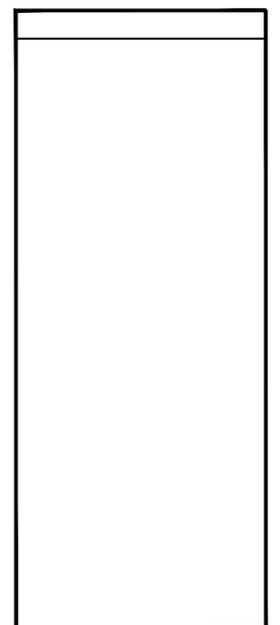
PARKING PROVIDED
RESIDENTIAL PARKING: 879 TOTAL BEDROOMS x .14 SPACES/BEDRM = 124.0 SPACES
VISITOR PARKING: (.011) SPACES/UNIT x 423 DU = 5.0 SPACES
COMMERCIAL PARKING: 1 SPACE/300 SF W/ 50% PARKING REDUCTION = 29.0 SPACES
 17,400 SF/300 x .50 REDUCTION
RESTAURANT PARKING: 1 SPACE/75 SF = 47.0 SPACES
 6,000-2,500 = 3,500 SF/75 = 47.0 SPACES
 47.0 x .50 REDUCTION (APPROVED BY PAD) = 23.3 SPACES
TOTAL ON-SITE PARKING PROVIDED = 198 SPACES
ACCESSIBLE PARKING PROVIDED = 6 SPACES (INC. 1 VAN ACCESSIBLE)
ON-STREET PARKING PROVIDED = 7 SPACES (USED TOWARDS COMM)
TOTAL PARKING PROVIDED INCLUDING ACCESSIBLE PARKING AND ON-STREET = 205 SPACES

PARKING

BICYCLE PARKING WITHIN COMMUTE AREA
RESIDENTIAL BICYCLE PARKING REQUIRED:
 (35) 5 BEDROOM x 1.0 PER UNIT = 35 SPACES
 (39) 4 BEDROOM x 1.0 PER UNIT = 39 SPACES
 (58) 3 BEDROOM x 1.0 PER UNIT = 58 SPACES
 (83) 2 BEDROOM x .75 PER UNIT = 62 SPACES
 (128) 1 BEDROOM x .75 PER UNIT = 96 SPACES
 (80) STUDIO x .75 PER UNIT = 60 SPACES
VISITOR PARKING = 84.6 SPACES
TOTAL RESIDENTIAL BICYCLE PARKING: = 434.6 SPACES

COMMERCIAL BICYCLE PARKING:
 (1) SPACE PER 7500 S.F. (4 MIN.) = 4 SPACES
RESTAURANT BICYCLE PARKING
 (1) SPACE PER 500 S.F. = 20 SPACES

TOTAL BICYCLE PARKING REQUIRED = 459 SPACES
TOTAL BICYCLE PARKING PROVIDED = 459 SPACES

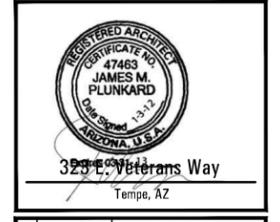


Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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DATE	ISSUED FOR
01/03/12	FDN PERMIT REV 1
01/24/12	FDN PERMIT REV 2
02/01/12	BUILDING PERMIT REV 3
02/06/12	STRUCTURAL PERMIT
02/08/12	FDN CONSTRUCTION
03/15/12	PAD SHEET REVISIONS



CK. BY:	TP
DN. BY:	JA / KF
DATE:	
SCALE:	1" = 20'-0"
PROJ. #	1014

SITE DATA
PHASE I & II

A1.0B

REC11053

PAD11009

DS100606

DEVELOPMENT DATA

APPLICANT: CORE CAMPUS, LLC
 2234 W NORTH AVE, CHICAGO, IL 60647
CONTACT: MARC LIFSHIN
 (P) 773-227-2850 (F) 773-227-5350
PROJECT ARCHITECT: HARTSHORNE PLUNKARD ARCHITECTURE
 232 N. CARPENTER ST, CHICAGO, IL 60607
CONTACT: TOM POPE
 (P) 312-226-4488 (F) 312-226-4499
PROJECT ADDRESS: 323 E. VETERANS WAY, TEMPE, AZ 85821
PROJECT DESCRIPTION: 19-STORY, MULTI-USE PROJECT W/ 269 RESIDENTIAL DWELLING UNITS,
 GROUND FLOOR COMMERCIAL AND 3-LEVEL PARKING GARAGE.
DWELLING UNITS/ACRE: 269 / 1.616 = 166

LOCATION MAP



LEGAL DESCRIPTION:
PARCEL NO. 1: LOT 1, 323 EAST VETERAN'S WAY, ACCORDING TO BOOK 954 OF MAPS, PAGE 20,
 RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2: THAT BENEFICIAL AND APPURTENANT EASEMENT FOR INGRESS AND EGRESS AS SET
 FORTH IN RECORDING NO. 2006-1648123.

PARKING

REQUIRED PARKING
RESIDENTIAL PARKING: 637 TOTAL BEDROOMS x .75 SPACES/BEDRM = 477.75 SPACES
VISITOR PARKING: (.20) SPACES/UNIT x 269 DU = 53.80 SPACES
COMMERCIAL PARKING: 1 SPACE/300 SF W/ 50% PARKING REDUCTION = 26.59 SPACES
 15,954 SF/300 x .50 REDUCTION
RESTAURANT PARKING: 1 SPACE/75 SF = 94.90 SPACES
 9,618-2,500 = 7,118 SF/75
TOTAL PARKING REQUIRED = 653 SPACES

PARKING PROVIDED
RESIDENTIAL PARKING: 637 TOTAL BEDROOMS x .19 SPACES/BEDRM = 80.0 SPACES
VISITOR PARKING: (.019) SPACES/UNIT x 269 DU = 5.0 SPACES
COMMERCIAL PARKING: 1 SPACE/300 SF W/ 50% PARKING REDUCTION = 26.59 SPACES
 15,954 SF/300 x .50 REDUCTION
RESTAURANT PARKING: 1 SPACE/75 SF = 94.90 SPACES
 9,618-2,500 = 7,118 SF/75 = 94.90 SPACES
 94.90 x .50 REDUCTION (APPROVED BY PAD) = 47.50 SPACES
TOTAL ON-SITE PARKING PROVIDED = 199 SPACES
ACCESSIBLE PARKING PROVIDED = 6 SPACES (INC. 1 VAN ACCESSIBLE) PER NET TOTAL
ON-STREET PARKING PROVIDED = 7 SPACES (ACCESSORY TO COMMERCIAL USE)
TOTAL PARKING PROVIDED INCLUDING
ACCESSIBLE PARKING AND ON-STREET = 212 SPACES

CODE / ZONING

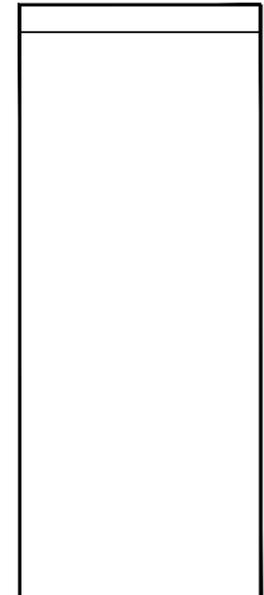
SITE DATA:
PARCEL # 1 A.P.N. # 132-26-101
GENERAL PLAN 2030
PROJECTED LAND USE: MIXED USE
PROJECTED DENSITY: HIGH DENSITY (> 25 DU/ACRE)
EXISTING ZONING: MU-4 WITH TOD OVERLAY, STATION AREA (PAD)
PROPOSED ZONING: MU-4 WITH TOD OVERLAY, STATION AREA (PAD)
CONSTRUCTION TYPE: TYPE 1-A PER 2006 IBC/SPRINKLERED
GROSS & NET ACRES: 1.616 ACRES (70,386 S.F.)
BUILDING AREA: 410,147 G.S.F.
LANDSCAPE COVERAGE AREA: 39% (27,796 S.F.)
FIRST FLOOR PARKING ISLANDS: 958 SF
3RD FLOOR TERRACE: 26,838 SF
TOTAL COMMERCIAL: 25,572 S.F.
 22,522 + 3,050 S.F. MEZZ @ REST.
 RETAIL = 15,954 SF, RESTAURANT = 9,618 SF
 70,195 S.F. +/-
PARKING:
% OF LOT COVERAGE: 72 %
BUILDING HEIGHT ALLOWED: 225 FT PER PAD
PROPOSED NEW BUILDING HEIGHT: 205'-0"
NUMBER OF STORIES: 19

PARKING

BICYCLE PARKING WITHIN COMMUTE AREA
RESIDENTIAL BICYCLE PARKING REQUIRED:
 (30) 5 BEDROOM x 1.0 PER UNIT = 30 SPACES
 (34) 4 BEDROOM x 1.0 PER UNIT = 34 SPACES
 (37) 3 BEDROOM x 1.0 PER UNIT = 37 SPACES
 (72) 2 BEDROOM x .75 PER UNIT = 54 SPACES
 (54) 1 BEDROOM x .75 PER UNIT = 40.5 SPACES
 (42) STUDIO x .75 PER UNIT = 31.5 SPACES
 (269) GUEST x .20 PER UNIT = 53.8 SPACES
TOTAL RESIDENTIAL BICYCLE PARKING: = 335 SPACES

COMMERCIAL BICYCLE PARKING:
 (1) SPACE PER 7500 S.F. (4 MIN.) = 4 SPACES
RESTAURANT BICYCLE PARKING
 (1) SPACE PER 500 S.F. = 23 SPACES (24 PROVIDED AT R.O.W.)
 2 EA. @ ALTERNATING TREE GRATES, PER SITE PLAN

TOTAL BICYCLE PARKING REQUIRED = 362 SPACES
TOTAL BICYCLE PARKING PROVIDED = 362 SPACES

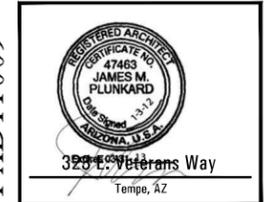


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DATE	ISSUED FOR
07/05/11	P.A.D. SUBMITTAL
08/25/11	P.A.D. REVISIONS
09/13/11	SD PROGRESS SET
11/09/11	ADMIN. AMENDMENT
11/14/11	FOUNDATION PERMIT
12/05/11	BUILDING PERMIT
01/03/12	FDN PERMIT REV 1
01/24/12	FDN PERMIT REV 2
02/01/12	BUILDING PERMIT REV 3
03/15/12	PAD SHEET REVISIONS



CK BY:	TP
DN BY:	DH JA
DATE:	05/27/12 (PROJECT START DATE)
SCALE:	
PROJ. #	1014

SITE DATA
PHASE I

A1.0B
PHASE I

REC11053

PAD11009

DS100606