FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IDEA TEMPE

A PORTION OF THE NORTH HALF OF SECTION 16. TOWNSHIP 1 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

CITY OF TEMPE

BY: Andrew B. Ching — City Manager
NAME — POSITION

Andrew B. Ching — January 28, 2019
SIGNATURE — DATE

ACKNOWLEDGEMENT

ON THIS 28th DAY OF January, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Andrew B. Ching, 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: Erin Fillmore — 07.06.22
NOTARY PUBLIC — MY COMMISION EXPIRES

Notary Public State of Arizona
Maricopa County
Erin Fillmore
My Commission Expires 07/06/2022
Commission Number 547721

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE NEXT PAGE FOR CONTINUATION.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 9th DAY OF JANUARY, 2019.

OWNER

CITY OF TEMPE
31 EAST 5TH ST
TEMPE, AZ 85281

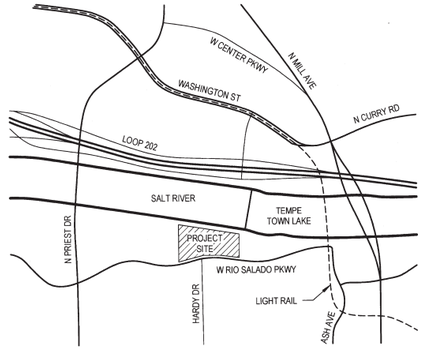
DEVELOPER

THE BOYER COMPANY, L.C
101 S 200 E
SUITE 200
SALT LAKE CITY, UT 84111
CONTACT: MATT JENSEN
P. (801) 366.8029
mjensen@boyercompany.com

PROJECT DATA

PAD OVERLAY DEVELOPMENT STANDARDS: ALL PHASES	
STANDARD	PROVIDED PCC-2 PAD
ZONING TABLE	4-203A
GENERAL PLAN LAND USE	COMMERCIAL
OVERALL SITE AREA	759,767 sf (18.268 ac)
OVERALL SITE BUILDING FOOTPRINT AREA	293,800 - 303,300 sf
OVERALL SITE TOTAL BUILDING AREA	1,295,500 - 2,295,500 sf
RESIDENTIAL DENSITY (DU/ACRE)	0
BUILDING HEIGHT	
Building Height Maximum	185 ft
Building Height Step-Back Required Adjacent to SF or MF District	YES
MAXIMUM LOT COVERAGE (% of net site area)	50.0%
MINIMUM LANDSCAPE AREA (% of net site area)	15.0%
PERIMETER SETBACKS	
Front (South)	20 ft
Parking (South)	20 ft
Side (West)	10 ft
Side (East)	20 ft
Rear (North)	0 ft
Interior Property Lines	0 ft

VICINITY MAP



CONDITIONS OF APPROVAL: PL180160

SEE SHEET PAD 3.0

GENERAL NOTES

MASTER DEVELOPMENT AGREEMENT:
MASTER DEVELOPMENT AGREEMENT (IDEA TEMPE CAMPUS) BETWEEN THE CITY OF TEMPE AND BOYER IDEA TEMPE, L.C., A UTAH LIMITED LIABILITY COMPANY. CITY OF TEMPE CONTRACT NO. C2017-279

REC18184

PL180160

DS170022

IDEA TEMPE

800-1070 W RIO SALADO PKWY
TEMPE, ARIZONA

SMITHGROUP

455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602 265 2200
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ISSUED FOR	REV	DATE
PRELIMINARY SITE PLAN REVIEW		02APR 18
PAD SUBMITTAL		21MAY 18
PAD/DPR REVIEW RESUBMITTAL		02JUL 18
PAD RECORD FILE		22OCT 18
FIRST AMENDED PAD		12DEC 18

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
35861
MICHAEL L. KRAGER
Date Signed 12/12/2018
ARIZONA, U.S.A.
Expires: 3-31-2019

NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

SHEET TITLE
PAD COVER SHEET

20963.000
PROJECT NUMBER

PAD 1.0
SHEET NUMBER

Plot Date: 12/12/2018 6:00:31 PM Author

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IDEA TEMPE

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF ELEMENTS AT TEMPE CENTER FOR THE ARTS IN BOOK 1021, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT THAT BEARS SOUTH 05 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 1497.39 FEET;

THENCE DEPARTING SAID SOUTHEAST CORNER OF LOT 5, CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 05 MINUTES 48 SECONDS, AN ARC LENGTH OF 551.35 FEET;

THENCE SOUTH 73 DEGREES 55 MINUTES 57 SECONDS WEST, A DISTANCE OF 270.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.92 FEET;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 53 MINUTES 06 SECONDS, AN ARC LENGTH OF 92.16 FEET TO THE SOUTHWEST CORNER LOT 6 OF THE AFORESAID ELEMENTS AT TEMPE CENTER FOR THE ARTS IN BOOK 1021, PAGE 49;

THENCE DEPARTING SAID SOUTHWEST CORNER OF LOT 6, NORTH 00 DEGREES 48 MINUTES 04 SECONDS WEST, A DISTANCE OF 785.26 FEET THE NORTHWEST CORNER LOT 3 OF THE AFORESAID ELEMENTS AT TEMPE CENTER FOR THE ARTS IN BOOK 1021, PAGE 49;

THENCE DEPARTING SAID NORTHWEST CORNER OF LOT 3, SOUTH 81 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 470.74 FEET;

THENCE SOUTH 71 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 122.55 FEET;

THENCE SOUTH 86 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 82 DEGREES 05 MINUTES 43 SECONDS EAST, A DISTANCE OF 716.97 FEET;

THENCE SOUTH 01 DEGREES 43 MINUTES 42 SECONDS EAST, A DISTANCE OF 482.47 FEET;

THENCE NORTH 82 DEGREES 31 MINUTES 14 SECONDS WEST, A DISTANCE OF 389.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1497.39 FEET;

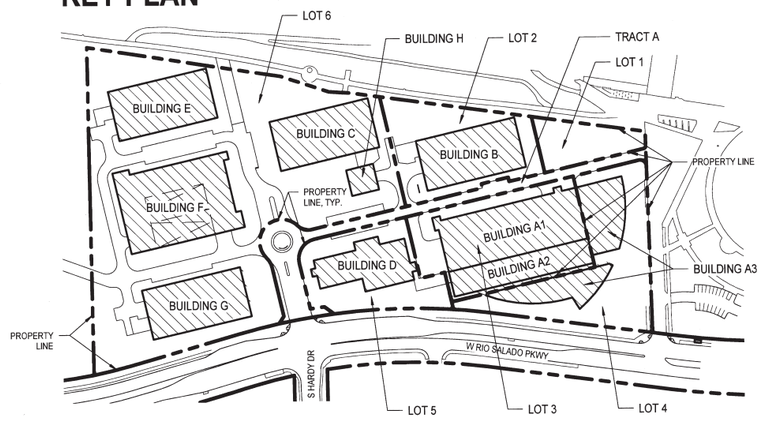
THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 27 MINUTES 01 SECONDS, AN ARC LENGTH OF 64.04 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 759,163 SQUARE FEET OR 17.428 ACRES OF LAND, MORE OF LESS.

PROJECT DATA

Phase/Date (based on 3 year phases from DDA)	Lot #./ Bldg. #	Lot Size (s.f.)	Ground Floor Building Area	Total Building Area (s.f.)	Building Height (to top of top) (Max. allowed per FAA Regulations)	# of stories	Lot Coverage (s.f. & %)	Landscape Area (s.f. & %)	Use	Gross Square Footage (per use/keys)	Net Square Footage (per use/key)	ZDC Parking Ratio per use	Required Parking (per ZDC)	Required Parking (per PAD)	Provided Parking	Bike Parking Ratio (per ZDC)	Required Bike Parking (per ZDC)	Required Bike Parking (per PAD)	Provided Bike Parking	ADA Parking Required	ADA Parking Provided
Tract A	N/A	40,569	0	0	0	0	N/A	1,538 sf (3.8%)	Road	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-
Jan-21	1	22,732	0	0	0	0	N/A	18,138 sf (79.8%)	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-
Jan-21	2/B	69,676	29,768	185,759	82'-185'	6	29,768 sf (42.7%)	20,265 sf (29.1%)	Office	185,759	176,471	1/300 S.F	588.24	588.24	588.24	1/8000 sf	22.06	22.06	22.06	-	-
Jan-21	3/A1	88,767	43,656	269,379	50'-185'	4-16	43,656 sf (49.2%)	28,652 sf (32.3%)	Parking	N/A	N/A	N/A	N/A	N/A	**823**	-	-	-	-	**17**	**17**
Jan-21	*4/temp. pkg*	*84,458*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*42,670 sf (50.5%)*	*Parking*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*112*	-	-	-	-	*2***	*3*
																					***when combined with A1 garage*
Parking for Lot #1 is in Phase I garage on Lot #3 150 dedicated parking for TCA patrons and staff in garage 1 - satisfies the 150 spaces for the existing TCA East per the parking study - there is also a temporary lot adjacent to garage that will accomodate 112 cars this has not been included in the provided parking numbers.														150	150						
Total Required Parking - Phase 1													588.24	**738.24**	**823**		22.06	22.06	**66**		
Jan-24 TCA Annex	4 / A3	84,458	40,000	40,000	18'-185'	2	40,000 sf (47.4%)	41,133 sf (48.7%) total lot 4	Theater/ Classrooms/ Office/ Assembly (inclusive of ancillary uses)	N/A	N/A	N/A	N/A	150	150	-	-	-	-	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Theater (seats)	100	100	1/3 seats	33.33			1/30 seats	3.33	3.33	3.33	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Classrooms	5,800	5,800	1/200 s.f.	29			1/1500 sf	3.87	3.87	3.87	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Offices	2,080	2,080	1/300 s.f.	6.93			1/8000 sf	4	4	4	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Assembly	2,400	2,400	1/125 s.f.	19.2			1/2000 sf	1.2	1.2	1.2	-	-
	4 / A3	84,458	0	9,295	18'-185'	1	0	N/A	Restaurant	9,295	8,830	1/75 s.f.	117.74	23.55	23.55	1/500 sf	19	19	19	-	-
	4 / A3	84,458	0	5,135	N/A	N/A	0	N/A	Outdoor Dining	5,135	4,878	1/150 s.f.	30.52	6.1	6.1	1/2000 sf	2.44	2.44	2.44	-	-
Jan-24 Phase IB garage expansion	3 / A2	88,767	20,988	133,371	50'-185'	4-16	20,988 sf (23.6%)	7,664 sf (8.6%) total lot 3	Parking	N/A	N/A	N/A	N/A	N/A	**444**	-	-	-	-	*6***	**6**
Total Required Parking - Phase 2 Lot #4													236.73	**179.65**	**444**		33.84	33.84	0		
Parking for Lot #4 is in Phase IB garage on Lot #3 150 dedicated parking for TCA patrons and staff in garage expansion															150						***when combined with A1 garage*
Jan-24 - Jan 33	5 / D	58,273	20,485	*150-200 keys	50'-185'	5-12	20,485 sf (35.2%)	27,992 sf (48.0%)	Hotel (keys)	200	200	1/key	200	100	100	1/20 keys	10	10	10	-	-
Jan-24-Jan-33	*5 / D - alternate*	*58,273*	**29,258*	**148,000-300,000*	*82'-185'*	*5-10*	*29,258 sf (50.2%)*	*21,313 sf (36.6%)*	*Office*	*148,000*	*140,600*	*1/300 S.F*	*468.67*	*Not Used*	-	-	-	-	-	-	-
Parking for Lot #5 is in Phase IB garage on Lot #3													200	**100**			10	10	0		
Total Parking - Phase 2 Lot #5 (part of Phase IB garage)														***-78.72***							
Shared Parking Reduction for Mixed Use Project - Phase 1 & Phase 2														***939.17***	**1,267**		65.9	65.9	**66**	**23**	**23**
Total PAD Required/Provided Parking - Phase 1 & Phase 2																					
Jan-24-Jan-33	6 / C	395,291	*29,768	*148,000-300,000	82'-185'	5-10	29,768 sf (7.4%)	143,150 sf (36.2%) total lot 4	Office	*148,000*	*140,600*	1/300 S.F	468.67	468.67	142 min.	1/8000 sf	17.58	17.58	17.58	-	-
Lot #6 office buildings may use remaining spaces from Lot 3 garage Phase IB (327) and Lot 6 garage (142) combined to meet requirements															*327*						
Jan-24-Jan-33	6 / E	395,291	*29,768	*148,000-300,000	82'-185'	5-10	29,768 sf (7.4%)	143,150 sf (36.2%) total lot 4	Office	*148,000*	*140,600*	1/300 S.F	468.67	468.67	469 min.	1/8000 sf	17.58	17.58	17.58	-	-
Jan-24-Jan-33	6 / G	395,291	*29,768	*148,000-300,000	82'-185'	5-10	29,768 sf (7.4%)	143,150 sf (36.2%) total lot 4	Office	*148,000*	*140,600*	1/300 S.F	468.67	468.67	469 min.	1/8000 sf	17.58	17.58	17.58	-	-
Jan-24-Jan-33	6 / H	395,291	*6,000	*4,500 -*8,000	18'-185'	1	6,000 sf (1.5%)	143,150 sf (36.2%) total lot 4	Restaurant	6,000	5,700	1/75 s.f.	76	15.20	16 min.	1/500 sf	11.4	11.4	11.4	-	-
	6 / H	395,291	*2,000		N/A	1			Outdoor Dining	2,000	1,900	1/150 s.f.	10.67	2.13	3 min.	1/2000 sf	0.8	0.8	0.8	-	-
Jan-24-Jan-33	6 / F	395,291	*51,000	*204,000-306,000	50'-185'	4-8	51,000 sf (12.9%)	143,150 sf (36.2%) total lot 4	Parking	N/A	N/A	N/A	N/A	N/A	**1082 min.**	-	-	-	-	-	-
Parking for Lot #6 is in garage on Lot #6													1492.68	**1423.34**	1424		64.94	64.94	64.94	**25**	**25**
Total PAD Required/Provided Parking - Phase 3 Lot #6														***-92.5***							
Shared Parking Reduction for Mixed Use Project - Phase 1, Phase 2 & Phase 3													**2517.64**	***2348.73***	**2349**		130.84	130.84	**131**	**48**	**48**
Total PAD Required/Provided Parking - Phase 1, Phase 2 & Phase 3																					

*approximate value for conceptual planning purposes

KEY PLAN



DS170022 PL180160 REC18184

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IDEA TEMPE

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PAD RECORD FILE		22OCT 18
FIRST AMENDED PAD		12DEC 18

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
95861
MICHAEL L. KRAGER
Date Signed 12/12/2018
ARIZONA, U.S.A.
Expires: 3-31-2019

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CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

SHEET TITLE

PAD COVER SHEET

20963.000
PROJECT NUMBER

PAD 2.0
SHEET NUMBER

Plot Date: 12/12/2018 6:00:31 PM Author

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IDEA TEMPE

CONDITIONS OF APPROVAL: PL180160

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.

2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment and PAD approval shall be null and void.

3. The Planned Area Development Overlay for IDEA TEMPE 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.

4. The Phase 1 parking structure walls shall not encroach into the future TCA development area. The developer shall continue to work with Community Services to identify an adequate footprint that meets the needs specified in the August 22, 2017 Conceptual Design Theatrical Program. Prior to issuance of building permits for building A1 parking garage, the Community Services Department must approve the footprint of the structure and certify to Community Development that adequate space exists for the future TCA phase.

5. The proposed three Site Plan Options A, B & C shall be modified as follows:
   a. Option B to be modified to show buildings A2 & A3 as presented on Options A and C.
   b. Option C to be modified to show building D as presented on Options A and B.

6. Art in Private Development (AIPD) is required. The developer shall comply with the requirements outlined within the MDA. Applicant must detail which artwork is proposed as the AIPD requirement and which works are determined to be additional art per the MDA. The Preliminary Art Project Plan for the Planned Area Development is required prior to issuance of the Certificate of Occupancy of Building B. This includes information regarding the Phase 1 artist's biography, medium, materials, estimated costs, and placement per the AIPD guidelines and proposed locations and types of artwork for all future phases of development with estimated value based on square footages presented. Unless all phases of artwork are proposed to be completed in Phase 1, the actual art value for future phases will be determined at the time of the phase being implemented, based on current AIPD requirements at that time.

7. Details regarding any modification, alteration, or removal of existing artworks (including associated signage), known as The Windows of Dialectic Views by Thomas Strich with Ruben Valenzuela and Virginia Senior, on the site must be reviewed by the Public Art Staff and by the Artist for comment per the Federal Law known as the Visual Artists Rights Act (VARA).

8. The developer is responsible for maintaining the current condition of the existing artwork and related signage during construction; after completion of site work, when the existing artwork and signage is incorporated into development, it shall remain within the City Public Art Collection and shall be maintained by the City.

9. The 0' internal property line setbacks between phased buildings shall accommodate pedestrian paths and landscape at the ground level on all phases.

10. A minimum of 10 public surface parking spaces will be provided near the trailhead connection north of Hardy Drive.

11. All surface parking spaces shall be either parallel or 60-degree angled spaces, for safe on-site circulation.

12. The parking study dated June 18, 2018 for IDEA TEMPE shall be updated prior to entitlements for development on lot 4, to evaluate the peak parking demand within the shared model, and adjust as necessary based on the existing conditions of the built phases, prior to design approval of the second garage on lot 4.

13. Access for Solid Waste vehicles shall be provided at the west end of the property, connecting to the signalized intersection at Hardy Drive. Details regarding the design of this access, and any proposed gates, shall be reviewed and approved by Public Works Solid Waste and Traffic Engineering staff prior to issuance of building permits for either buildings F or G in the future phases on Lot 4.

14. Should future phases of the development require closure of the west side Public Works (PW) access, the access shall be relocated west of the site to provide safe egress for the PW vehicles. A new signalized location on Rio Salado Pkwy shall be approved by the Public Works department and shall meet the design requirements of Traffic Engineering. The cost of design and construction of the approach, intersection and traffic signals is part of the cost of traffic infrastructure for the new development, and will be paid for by the developer. The intersection shall be constructed and opened prior to closing of the existing PW access at Hardy Drive.

15. The site plan shall show full traffic improvements on the PAD. Phasing of the improvements is subject to determination by the Public Works Transportation Division and shall be submitted to Traffic Engineering prior to building permits for Phase 1. This plan shall show all required improvements at the TCA east drive and the Hardy drive entrance.

16. The TCA driveway shall be improved to align with the drive to the south side of Rio Salado Parkway, designed to Traffic Engineering standards. Based on the submitted Traffic Study, a dedicated right turn ingress lane shared with an improved bus stop with shelter shall be installed with Phase 1. Improvements shall be designed with sufficient room for future traffic signals and left turn exit lanes. Installation of the signal shall be completed when warranted by a traffic engineering study and/or safety analysis. All traffic improvements to be paid for by the development as a part of the necessary transportation infrastructure to serve the new uses on site. The Traffic Study shall be updated prior to design approval of each new building.

17. The Hardy Drive intersection shall be shall be designed to Traffic Engineering standards, with sufficient room for replacement/relocation of the existing traffic signals and required street profile at Hardy as identified in the Traffic Study dated June 18, 2018 (minimum 10' left turn lanes, 10' inside thru lanes, 11' outside lanes and 6' bike lanes). In addition, 8' sidewalk shall be provided on both sides of Hardy Drive with transition to the 10' multi-use path. Install far side bus pull-out with Type B shelter. Maintain existing bike lanes on Rio Salado Parkway and add bike lanes to the north side Hardy Drive alignment.

18. The street intersection improvements shall be completed based on the Traffic Study warrants. The cost of reconstruction of the intersection and relocation of the traffic signals is part of the cost of traffic infrastructure for the new development, and will be paid for by the developer.

19. The final bike lanes can follow the future street layout. The north bound 8' sidewalk continuation from Rio Salado would transition after the roundabout to a 10' multi-modal path heading directly north to connect to the existing multimodal path at the notch in the existing plat. Relocate and add BIKEiT signage on site, as appropriate, to provide consistent wayfinding through the site.

20. If a Use Permit for a hotel is approved, the developer shall provide a minimum 150 key hotel in a future phase of the development, as identified within the PAD.

21. The future TCA Annex Development Plan Review application shall provide a neighborhood meeting, site sign posting and mailing notification pursuant to the requirements of the Zoning and Development Code for input on the design of the annex. The Development Plan Review for the TCA Annex, shall be reviewed by the Development Review Commission and heard for final approval by City Council.

22. The future Phases shall provide a neighborhood meeting, site sign posting and mailing notification prior to the standard Development Plan Review application process; future phases in conformance with the general design standards determined in the PAD will be heard with the Development Review Commission as the decision-making body.

23. The future phases shall provide architecture generally in conformance with the materials approved within this Planned Area Development. This PAD approval is for the entire 17-acre site, the Development Plan Review is for Phase 1 building design only. Future phases of building design shall:
   a. provide variation in building height of at least 20' between adjacent buildings (separated by less than 100 feet);
   b. provide variation in building footprint to not replicate the rectangular floorplate of Phase 1;
   c. provide variation in the building elevations to provide diverse continuity in the architecture between each phase. This may be achieved by changes in fenestration, elevation modulation, and variation in material finish or color.

Plot Date: 12/12/2018 6:00:31 PM Author

REC18184

PL180160

DS170022

IDEA TEMPE

800-1070 W RIO SALADO PKWY
TEMPE, ARIZONA

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KRAGER
Date Signed 12/12/2018
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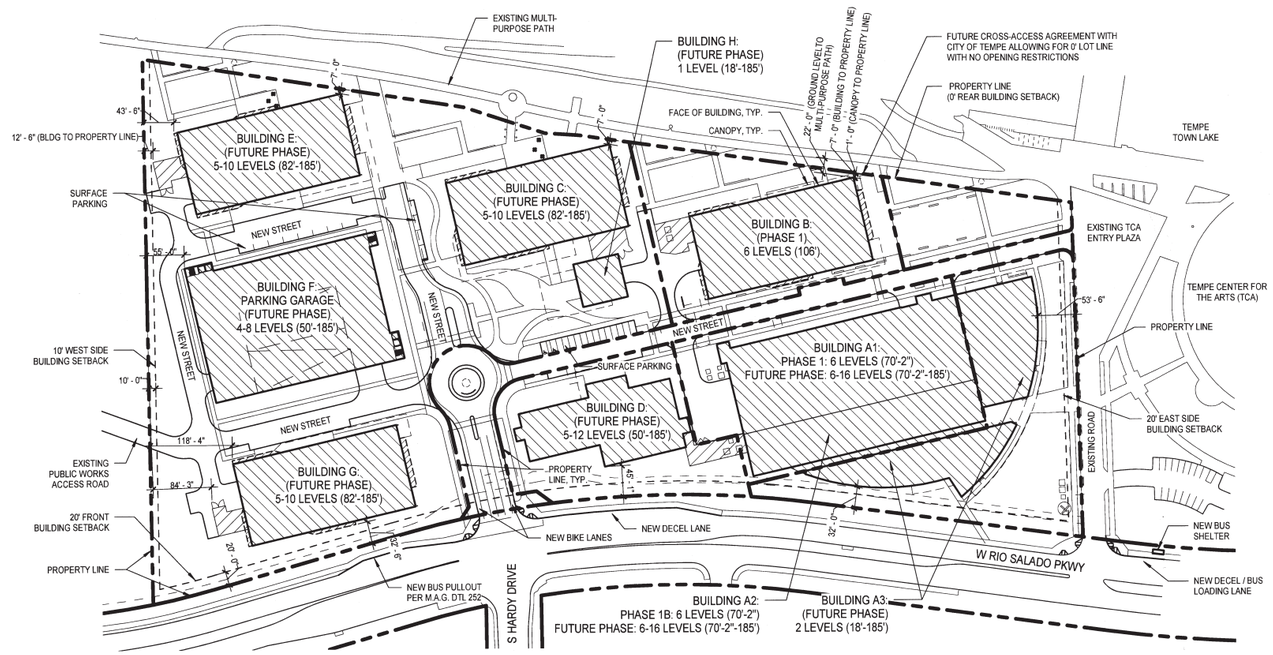
FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IDEA TEMPE
SITE PLAN - OVERALL DEVELOPMENT

PROJECT DATA

INCLUDED FOR REFERENCE - SEE ENLARGED TABLE ON SHEET PAD 2.0

Phase/Date (based on 3 year phases from DDA)	Lot # / Bldg. #	Lot Size (s.f.)	Ground Floor Building Area	Total Building Area (s.f.)	Building Height (to top of roo) (Max. allowed per FAA Regulations)	# of stories	Lot Coverage (s.f. & %)	Landscape Area (s.f. & %)	Use	Gross Square Footage (per use/keys)	Net Square Footage (per use/key)	ZOC Parking Ratio per use	Required Parking (per ZOC)	Required Parking (per PAD)	Provided Parking	Bike Parking Ratio (per ZOC)	Required Bike Parking (per ZOC)	Required Bike Parking (per PAD)	Provided Bike Parking	ADA Parking Required	ADA Parking Provided
Tract A	N/A	40,569	0	0	0	0	N/A	1,538 sf (3.8%)	Road	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-
Jan-21	1	22,732	0	0	0	0	N/A	18,138 sf (79.8%)	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-
Jan-21	2/B	69,676	29,768	185,759	82'-185'	6	29,768 sf (42.7%)	20,265 sf (29.1%)	Office	185,759	176,471	1/300 S.F	588.24	588.24	588.24	1/8000 sf	22.06	22.06	22.06	-	-
Jan-21	3/A1	88,767	43,656	269,379	50'-185'	4-16	43,656 sf (49.2%)	28,652 sf (32.3%)	Parking	N/A	N/A	N/A	N/A	N/A	823	-	-	-	-	17	17
Jan-23	*4/temp. pkg*	84,458	N/A	N/A	N/A	N/A	N/A	*42,670 sf (50.5%)*	Parking	N/A	N/A	N/A	N/A	N/A	*112*	-	-	-	-	*2***	*3*
Parking for Lot #1 is in Phase I garage on Lot #3 150 dedicated parking for TCA patrons and staff in garage 1 - satisfies the 150 spaces for the existing TCA East per the parking study - there is also a temporary lot adjacent to garage that will accomodate 112 cars this has not been included in the provided parking numbers.														150	150						***when combined with A3 garage*
Total Required Parking - Phase 1													588.24	**738.24**	**823**		22.06	22.06	**66**		
Jan-24 TCA Annex	4 / A3	84,458	40,000	40,000	18'-185'	2	40,000 sf (47.4%)	41,133 sf (48.7%) total lot 4	Theater/ Classrooms/ Office/ Assembly (inclusive of ancillary uses)	N/A	N/A	N/A	N/A			-	-	-	-	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Theater (seats)	100	100	1/3 seats	33.33			1/30 seats	3.33	3.33	3.33	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Classrooms	5,800	5,800	1/200 s.f.	29	150	150	1/1500 sf	3.87	3.87	3.87	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Offices	2,080	2,080	1/300 s.f.	6.93			1/8000 sf	4	4	4	-	-
	4 / A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Assembly	2,400	2,400	1/125 s.f.	19.2			1/2000 sf	1.2	1.2	1.2	-	-
	4 / A3	84,458	0	9,295	18'-185'	1	0	N/A	Restaurant	9,295	8,830	1/75 s.f.	117.74	23.55	23.55	1/500 sf	19	19	19	-	-
	4 / A3	84,458	0	5,135	N/A	N/A	0	N/A	Outdoor Dining	5,135	4,878	1/150 s.f.	30.52	6.1	6.1	1/2000 sf	2.44	2.44	2.44	-	-
Jan-24 Phase III garage expansion	3 / A2	88,767	20,988	133,371	50'-185'	4-16	20,988 sf (23.6%)	7,664 sf (8.6%) total lot 3	Parking	N/A	N/A	N/A	N/A	N/A	**444**	-	-	-	-	*6***	**6**
Total Required Parking - Phase 2 Lot #4													236.73	**179.65**	**466**		33.84	33.84	0		***when combined with A3 garage*
Parking for Lot #4 is in Phase III garage on Lot #3 150 dedicated parking for TCA patrons and staff in garage expansion															150						
Jan-24 - Jan 33	5 / D	58,273	20,485	*150-200 keys	50'-185'	5-12	20,485 sf (35.2%)	27,992 sf (48.0%)	Hotel (keys)	200	200	1/key	200	100	100	1/20 keys	10	10	10	-	-
Jan-24-Jan-33	*5 / D - alternate*	58,273	*29,258	*148,000-300,000	*82'-185'*	*5-10*	29,258 sf (50.2%)	*21,313 sf (36.6%)*	*Office*	*148,000*	*140,600*	*1/300 S.F*	*468.67*	*Not Used*	-	-	-	-	-	-	-
Parking for Lot #5 is in Phase III garage on Lot #3																					
Total Parking - Phase 2 Lot #5 (part of Phase III garage)													200	**100**			10	10	0		
Shared Parking Reduction for Mixed Use Project - Phase 1 & Phase 2														**-78.72**							
Total PAD Required/Provided Parking - Phase 1 & Phase 2														**939.17**	**1,267**		65.9	65.9	**66**	**23**	**23**
Jan-24-Jan-33	6 / C	395,291	*29,768	*148,000-300,000	82'-185'	5-10	29,768 sf (7.4%)	143,150 sf (36.2%) total lot 4	Office	*148,000*	*140,600*	*1/300 S.F*	*468.67*	*468.67*	*142 min.*	*1/8000 sf*	*17.58*	*17.58*	*17.58*	-	-
									Lot #6 office buildings may use remaining spaces from Lot 3 garage Phase III (327) and Lot 6 garage (142) combined to meet requirements					*327*							
Jan-24-Jan-33	6 / E	395,291	*29,768	*148,000-300,000	82'-185'	5-10	29,768 sf (7.4%)	143,150 sf (36.2%) total lot 4	Office	*148,000*	*140,600*	*1/300 S.F*	*468.67*	*468.67*	*469 min.*	*1/8000 sf*	*17.58*	*17.58*	*17.58*	-	-
Jan-24-Jan-33	6 / G	395,291	*29,768	*148,000-300,000	82'-185'	5-10	29,768 sf (7.4%)	143,150 sf (36.2%) total lot 4	Office	*148,000*	*140,600*	*1/300 S.F*	*468.67*	*468.67*	*469 min.*	*1/8000 sf*	*17.58*	*17.58*	*17.58*	-	-
Jan-24-Jan-33	6 / H	395,291	*6,000	*4,500 -*8,000	18'-185'	1	6,000 sf (1.5%)	143,150 sf (36.2%) total lot 4	Restaurant	6,000	5,700	1/75 s.f.	76	15.20	16 min.	1/500 sf	11.4	11.4	11.4	-	-
	6 / H	395,291	*2,000		N/A	1			Outdoor Dining	2,000	1,900	1/150 s.f.	10.67	2.13	3 min.	1/2000 sf	0.8	0.8	0.8	-	-
Jan-24-Jan-33	6 / F	395,291	*51,000	*204,000-306,000	50'-185'	4-8	51,000 sf (12.9%)	143,150 sf (36.2%) total lot 4	Parking	N/A	N/A	N/A	N/A	N/A	**1082 min.**	-	-	-	-	-	-
Parking for Lot #4 is in garage on Lot #4																					
Total PAD Required/Provided Parking - Phase 3 Lot #6													1492.68	**1423.34**	1424		64.94	64.94	64.94	**25**	**25**
Shared Parking Reduction for Mixed Use Project - Phase 1, Phase 2 & Phase 3														**-92.5**							
Total PAD Required/Provided Parking - Phase 1, Phase 2 & Phase 3													**2517.64**	**2348.73**	**2349**		130.84	130.84	**131**	**48**	**48**

**approximate value for conceptual planning purposes*



ARCHITECTURAL SITE PLAN - OVERALL DEVELOPMENT
SCALE: 1" = 100'-0"

PROJECT STANDARDS DATA

PAD OVERLAY DEVELOPMENT STANDARDS: ALL PHASES				
STANDARD	EXISTING R1-6	EXISTING GID	EXISTING MU-4 PAD	PROVIDED PCC-2 PAD
ZONING TABLE	4-202A	4-204	4-203B	4-203A
GENERAL PLAN LAND USE	SINGLE-FAMILY	OFFICE/ INDUSTRIAL	MIXED-USE	COMMERCIAL
OVERALL SITE AREA	135,763 sf (3.12 ac)	149,394 sf (3.43 ac)	1,046,362 sf (25.021 ac)	759,767 sf (18.268 ac)
OVERALL SITE BUILDING FOOTPRINT AREA	0 sf	0 sf	64,839 sf	293,800 - 303,300 sf
OVERALL SITE TOTAL BUILDING AREA	0 sf	0 sf	84,028 sf	1,295,500 - 2,295,500 sf
RESIDENTIAL DENSITY (DU/ACRE)	4	NA	NA	0
BUILDING HEIGHT				
Building Height Maximum	30 ft	35 ft	100 ft	185 ft
Building Height Step-Back Required Adjacent to SF or MF District	NO	YES	YES	YES
MAXIMUM LOT COVERAGE (% of net site area)	45%	NS	NS	50%
MINIMUM LANDSCAPE AREA (% of net site area)	NS	10%	20%	15%
PERIMETER SETBACKS				
Front (South)	20 ft	25 ft	25 ft	20 ft
Parking (South)	-	20 ft	20 ft	20 ft
Side (West)	5 ft	0 ft	0 ft	10 ft
Side (East)	15 ft	25 ft	25 ft	20 ft
Rear (North)	15 ft	0 ft	0 ft	0 ft
Interior Property Lines	-	-	0 ft	0 ft

NOTE:
ALL SITE PLAN OPTIONS SHOWN ON SHEET PAD 5.0
COMPLY WITH THE STANDARDS LISTED IN THIS TABLE.

LEGEND

- BUILDING OUTLINE - AT GROUND PLANE
- EQUIPMENT WALL ENCLOSURE - AT GROUND PLANE
- BUILDING OUTLINE - FLOOR ABOVE
- CANOPY ABOVE

DS170022 PL180160 REC18184

Plot Date: 12/12/2018 6:00:33 PM Author

REC18184 PL180160 DS170022

IDEA TEMPE
800-1070 W RIO SALADO PKWY
TEMPE, ARIZONA

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Dibble Engineering
CIVIL ENGINEER
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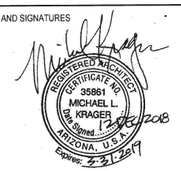
Phoenix, AZ 85020
602-957-1155

PK Associates LLC
STRUCTURAL ENGINEER
7434 East McDonald Drive
Scottsdale, AZ 85250
480-922-8854

ISSUED FOR	REV	DATE
PREAPPLICATION SUBMITTAL	-	03JAN 17
PRELIMINARY SITE PLAN REVIEW	-	02APR 18
PAD SUBMITTAL	-	21MAY 18
PAD/DPR REVIEW RESUBMITTAL	-	02JUL 18
PAD RECORD FILE	-	22OCT 18
FIRST AMENDED PAD	-	12DEC 18

SEALS AND SIGNATURES



NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

NORTH

0 100' 200' 300'
GRAPHIC SCALE: 1" = 100' - 0"

SHEET TITLE
PAD SITE PLAN - OVERALL DEVELOPMENT

20963.000
PROJECT NUMBER

PAD 4.0
SHEET NUMBER

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR IDEA TEMPE
SITE PLAN - OVERALL DEVELOPMENT OPTIONS

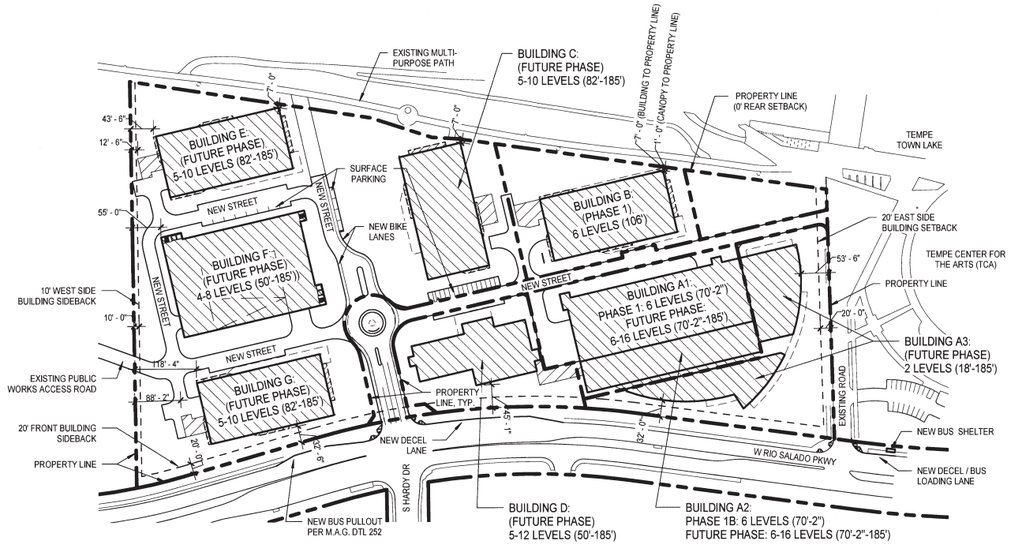
REC18184

PL180160

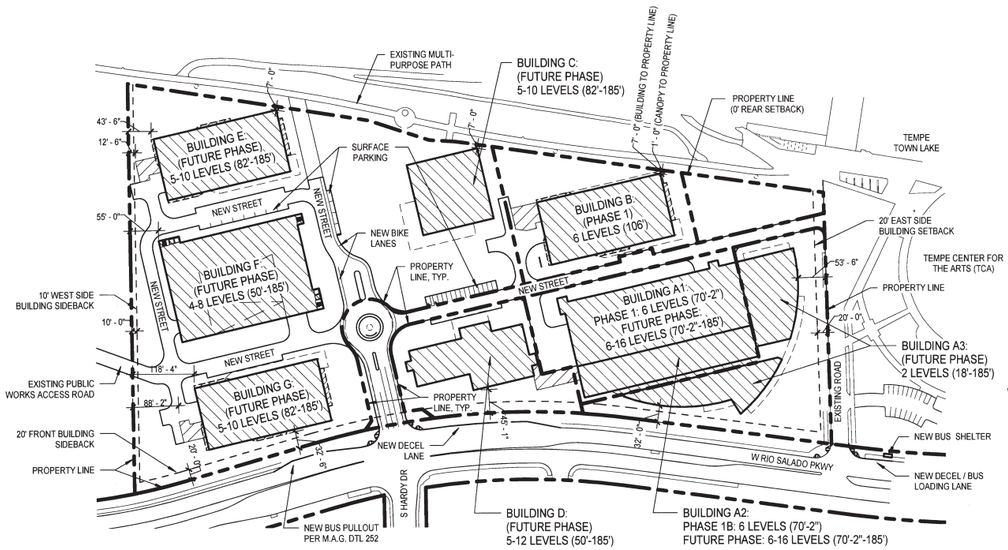
DS170022

LEGEND

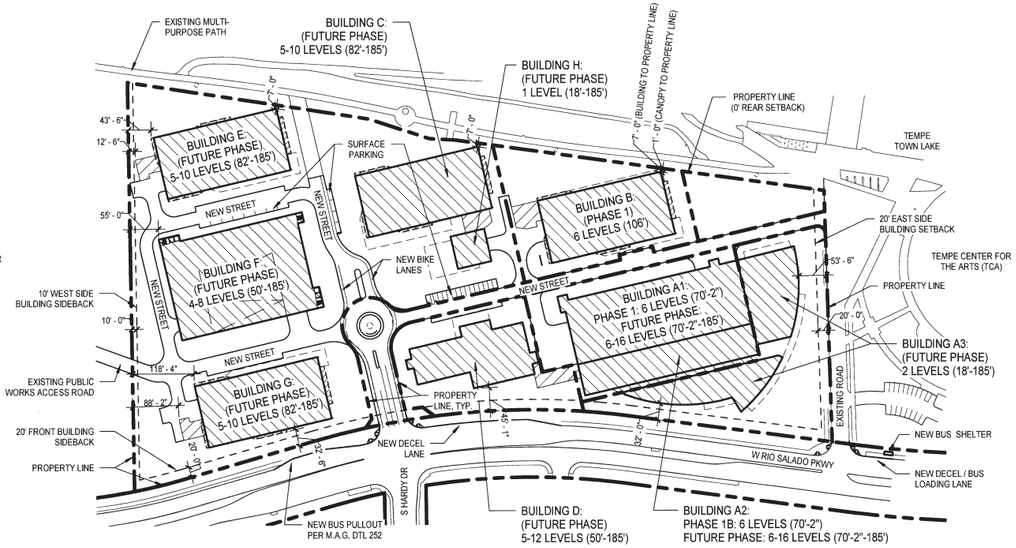
- BUILDING OUTLINE - AT GROUND PLANE
- EQUIPMENT WALL ENCLOSURE - AT GROUND PLANE
- BUILDING OUTLINE - FLOOR ABOVE
- CANOPY ABOVE



2 ARCHITECTURAL SITE PLAN - OPT B
SCALE: 1 : 1600



3 ARCHITECTURAL SITE PLAN - OPT C
SCALE: 1 : 1600



1 ARCHITECTURAL SITE PLAN - OPT A
SCALE: 1 : 1600

DS170022

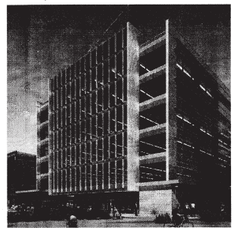
PL180160

REC18184

Plot Date: 12/12/2018 6:00:34 PM Author

IDEA TEMPE

800-1070 W RIO SALADO PKWY
TEMPE, ARIZONA



SMITHGROUP

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Phoenix, AZ 85020
602-957-1155

PK Associates LLC
STRUCTURAL ENGINEER
7434 East McDonald Drive
Scottsdale, AZ 85250
480-922-8854

ISSUED FOR	REV	DATE
PAD/DPR REVIEW RESUBMITTAL		02JUL 18
PAD RECORD FILE		22OCT 18
FIRST AMENDED PAD		12DEC 18

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
35861
MICHAEL L. KRAGER
Date Signed 12/12/2018
ARIZONA, U.S.A.
Expires: 9-30-2019

NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

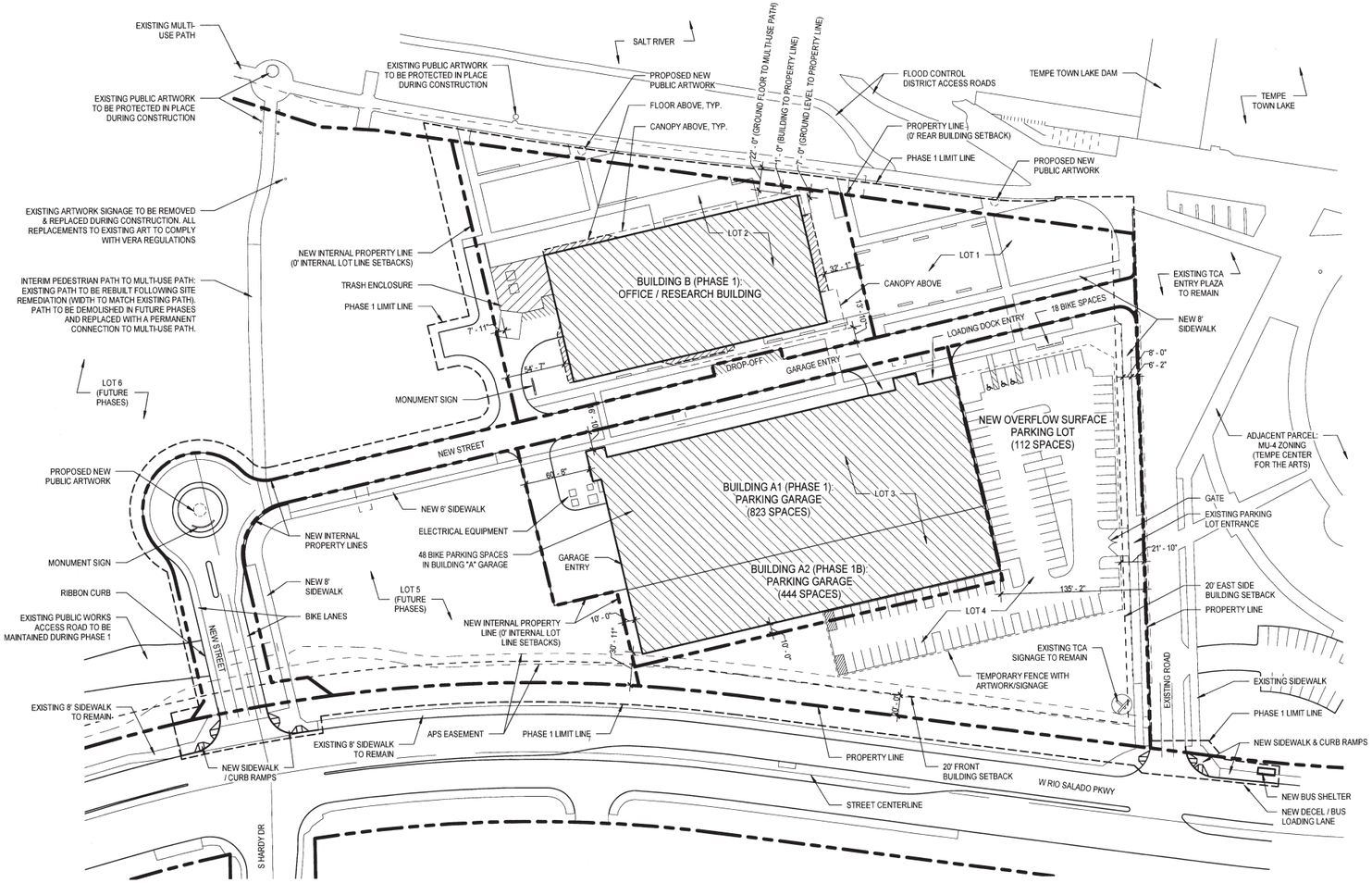
SHEET TITLE

PAD SITE PLAN - CONCEPTUAL FUTURE PHASE OPTIONS

20963.000
PROJECT NUMBER

PAD 5.0
SHEET NUMBER

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IDEA TEMPE
SITE PLAN - PHASE 1



ARCHITECTURAL SITE PLAN - PHASE 1
SCALE: 1" = 60'-0"

PROJECT DATA

PAD OVERLAY DEVELOPMENT STANDARDS: PHASE 1	
STANDARD	PROVIDED PCC-2 PAD
ZONING TABLE	4-203A
GENERAL PLAN LAND USE	COMMERCIAL
SITE AREA	
Lot 1	22,732 sf (0.52 ac)
Lot 2	69,676 sf (1.60 ac)
Lot 3	88,447 sf (2.03 ac)
Lot 4	84,458 sf (1.94 ac)
Overall Site (All Lots & Tracts)	759,767 sf (18.268 ac)
SITE BUILDING FOOTPRINT AREA	
Building B (Lot 2)	29,769 sf
Building A1 & A2 (Lot 3)	64,644 sf
Total Phase 1 Building Footprint Area	94,413 sf
SITE TOTAL BUILDING AREA	
Building B (Lot 2)	185,759 SF
Building A1 & A2 (Lot 3)	402,750 SF
Total Phase 1 Building Area	588,509 SF
RESIDENTIAL DENSITY (DU/ACRE)	0
BUILDING HEIGHT	
Building Height Maximum Allowed	185 ft
Building Height Maximum Provided	106 ft
Building Height Step-Back Required Adjacent to SF or MF District	YES
MAXIMUM LOT COVERAGE (% of net site area)	50%
MINIMUM LANDSCAPE AREA (% of net site area)	15%
PERIMETER SETBACKS	
Front (South)	20 ft
Parking (South)	20 ft
Side (West)	10 ft
Side (East)	20 ft
Rear (North)	0 ft
Interior Property Lines	0 ft

LEGEND

- BUILDING OUTLINE - AT GROUND PLANE
- EQUIPMENT WALL ENCLOSURE - AT GROUND PLANE
- BUILDING OUTLINE - FLOOR ABOVE
- CANOPY ABOVE

REC18184

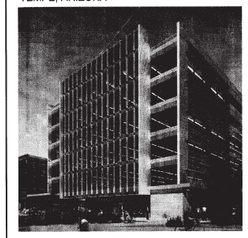
PL180160

DS170022

Plot Date: 12/12/2018 6:00:34 PM Author

DS170022 PL180160 REC18184

IDEA TEMPE
800-1070 W RIO SALADO PKWY
TEMPE, ARIZONA



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ISSUED FOR	REV	DATE
PAD SUBMITTAL		21MAY 18
PAD/DPR REVIEW RESUBMITTAL		02JUL 18
PAD RECORD FILE		22OCT 18
FIRST AMENDED PAD		12DEC 18

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
35561
MICHAEL L. KRAGER
Date Signed 12/12/2018
ARIZONA, U.S.A.
Expires: 3-31-2019

NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

NORTH

0 60' 120' 180'
GRAPHIC SCALE: 1" = 60' - 0"

SHEET TITLE
PAD SITE PLAN - PHASE 1

20963.000
PROJECT NUMBER

PAD 6.0
SHEET NUMBER