

4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT
A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Allen Philp Partners
architects • interiors
7154 East Station Drive | 4th Floor | Scottsdale, AZ 85251 | 480.960.2800 | allenphilp.com

100 SOUTH MILL AVENUE
TEMPE, AZ 85281

100 Mill Hotel

SUPREME BRIGHT TEMPE, LLC

REC 19150

PAD 190014

DS 180599

NUM	ISSUE TITLE	DATE
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Planned Area Development (1 of 3)

Project Sheet Date: 12/20/2019
Project Number: AP1807
Checked By: AW
Drawn By: JM/AW
NOT FOR CONSTRUCTION
KENNETH L. ALLEN
REGISTERED ARCHITECT
ARIZONA, U.S.A. 12578
PAD-1
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OWNER AUTHORIZATION

HICO 100 MILL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Chris Anderson March 3, 2020
SIGNATURE DATE

Chris Anderson, the Managing Director of JCH Investments, Inc., the General Partner of Hines Real State Holdings Limited Partnership, the sole member of HIMH GP LLC, the General Partner of Hines Investment Management Holdings Limited Partnership, the General Partner of Hines 100 MILL Associates LP, the Sole Member of Hines 100 Mill Investor LLC, the Managing Member of HICO 100 MILL LLC, a Delaware Limited Liability Company

OWNER AUTHORIZATION

HICO 100 MILL TRS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Chris Anderson March 3, 2020
SIGNATURE DATE

Chris Anderson, the Managing Director of JCH Investments, Inc., the General Partner of Hines Real State Holdings Limited Partnership, the sole member of HIMH GP LLC, the General Partner of Hines Investment Management Holdings Limited Partnership, the General Partner of Hines 100 MILL Associates LP, the Sole Member of Hines 100 Mill Investor LLC, the Managing Member of HICO 100 MILL LLC, the Sole Member of HICO 100 MILL TRS LLC, a Delaware Limited Liability Company

ACKNOWLEDGEMENT

ON THIS 3rd DAY OF March, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRIS ANDERSON, WHO ACKNOWLEDGED 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 OFFICAL SEAL

BY: Jenna Helgeson February 28, 2021
NOTARY PUBLIC MY COMMISSION EXPIRES



OWNER AUTHORIZATION

CITY OF TEMPE, AN ARIZONA MINUCIPAL CORPORATION

BY: _____ DATE _____
SIGNATURE

ITS: MAYOR

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MARK MITCHELL, WHO ACKNOWLEDGED 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 OFFICAL SEAL

BY: _____ MY COMMISSION EXPIRES
NOTARY PUBLIC

OWNER / DEVELOPER

HICO 100 MILL L.L.C. & HICO 100 MILL TRS L.L.C.
2375 E. CAMELBACK ROAD, SUITE 150
PHOENIX, AZ 85016
CONTACT: BRANDON DILLINGHAM

OWNER

CITY OF TEMPE
31 E. 5th STREET
TEMPE, AZ 85281

DEVELOPER

SUPREME BRIGHT TEMPE, LLC.
5525 South Decatur Boulevard Suite 101
Las Vegas, NV 89118
CONTACT: Jeffrey S. LaPour
PHONE: 702.222.3022
EMAIL: jlapour@lapour.com

PROJECT DATA

CC(H) PAD TOD STATION AREA	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE (more than 65 du/ac)
SITE AREA (LOTS 1-3)	109,293 SF (2.51 ACRES)
BUILDING HEIGHT	
HOTEL TOWER - PHASE 3 (PH3)	164'-0"
OFFICE TOWER - PHASE 1 (PH1)	229'-0"
HAYDEN HOUSE - PHASE 2 (PH2)	EXISTING SINGLE STORY
MAXIMUM LOT COVERAGE	58% FOR OVERALL SITE (LOTS 1-3)
PH1 OFFICE TOWER (LOT 1)	35.52% OF OVERALL SITE (LOTS 1-3)
PH2 HAYDEN HOUSE (LOT 2)	7.85% OF OVERALL SITE (LOTS 1-3)
PH3 HOTEL TOWER (LOT3)	14.63% (115,412 SF) OF OVERALL SITE (LOTS 1-3)
MINIMUM LOT LANDSCAPE COVERAGE	26% FOR OVERALL SITE (LOTS 1-3)
PH1 OFFICE TOWER (LOT 1)	19.95% OF OVERALL SITE (LOTS 1-3)
PH2 HAYDEN HOUSE (LOT 2)	3.75% OF OVERALL SITE (LOTS 1-3)
PH3 HOTEL TOWER (LOT 3)	2.3% (2,520 SF) OF OVERALL SITE (LOTS 1-3)
BUILDING SETBACKS (MINIMUM)	
FRONT	0'-0"
SIDE	0'-0"
REAR	0'-0"
STREET SIDE	0'-0"
PARKING SETBACK	20'-0"
VEHICLE PARKING	
HOTEL ROOMS (237 KEYS, 0.3 PER ROOM)	72 (W/IN PH1 OFFICE TOWER GARAGE)
HOTEL COMMERCIAL	1 (W/IN PH1 OFFICE TOWER GARAGE)
HOTEL CONFERENCE	1 (W/IN PH1 OFFICE TOWER GARAGE)
HAYDEN HOUSE	15 (ON PH1 OFFICE TOWER LOT)
COMMERCIAL OFFICE	698 (949 including 251 compact)
SHARED	26
TOTAL	819 incl. 6 on-street (1,070 incl. 251 compact)
BICYCLE PARKING	
HOTEL ROOMS	12
HOTEL AMENITY/ LOBBY/ FITNESS	0
HOTEL CONFERENCE	0
HOTEL CONFERENCE LOBBY	0
HOTEL OFFICE SPACE	4
HOTEL SERVICE	4
HOTEL INDOOR RESTAURANT	8
OFFICE	32
HOTEL OUTDOOR RESTAURANT	0
RETAIL	0
TOTAL	60 (50 ON PH1 OFFICE TOWER LOT (LOT 1); 10 ON PH2 HOTEL TOWER LOT (LOT 3))
USES	
OFFICE	300,875 GSF (250,000 NSF)
OFFICE PARKING	398,000 SF
HAYDEN HOUSE	11,007 SF
HOTEL	137,137 SF
HOTEL RETAIL	0 SF
HOTEL RESTAURANT	3,994 SF
HOTEL CONFERENCE	9,732 SF
HOTEL GARAGE	0 SF
TOTAL USES	860,745 SF

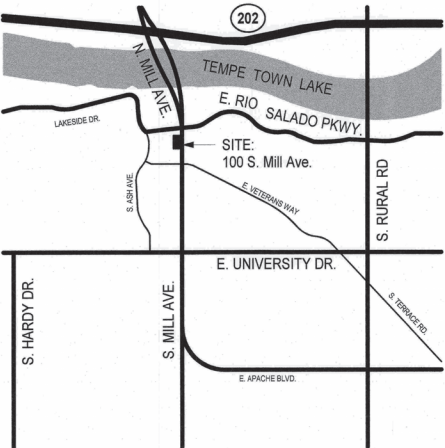
LEGAL DESCRIPTION

LOTS 1, 2, AND 3, OF ONE HUNDRED MILL, ACCORDING TO THE PLAT OF RECORD IN BOOK 1441,
PAGE 17 OF THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS
30th DAY OF JANUARY 2020.

SITE VICINITY MAP



PREVIOUS APPROVALS

PAD07021 - JANUARY 10, 2018
PAD14012 -
MAY 7, 2015 - ORIGINAL APPROVAL
MAY 25, 2017 - TIME EXTENSION APPROVAL
JUNE 28, 2018 - SECOND TIME EXTENSION APPROVAL
PAD18007-DECEMBER 13, 2018
PAD 19008-July 11, 2019

CONDITIONS OF APPROVAL:

- General:**
- The 4th Amended Planned Area Development for 100 MILL dated December 20, 2019, shall be put into proper engineered format that is sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signatures, and kept on file with the City of Tempe's Community Development Department.
 - All conditions originally approved with the Planned Area Development PAD190008 are null and void and shall be replaced by the conditions within this Amended PAD190014.
 - All requirements of the Development Agreement (Ordinance No. O2018.60) shall be met in accordance with the schedule of performance within the agreement.
 - If a complete application for a building permit has not been submitted within two (2) years after the approval date, a meeting with the city council shall be held to determine the processing of a revocation for the PAD. 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 or failure to submit the building permit application will result in automatic scheduling of a meeting with city council. A reversion shall be processed in accordance with the public hearing procedures with the City Council.

CONDITION MET

(Conditions of Approval Continued on the Following Page)

4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT
A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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100 SOUTH MILL AVENUE
TEMPE, AZ 85281

CONDITIONS OF APPROVAL: (continued from cover sheet)

5. The north elevation of the hotel shall comply with all building code requirements for fire separation distance and percentage of allowable openings, based on proximity to the property lines or assumed property lines, the existing adjacent designated buildings and structures, and an approved design for future phase two. Phase two design shall be approved by the Historic Preservation Commission and City Council.

6. The owner shall not allow the Historic Property to fall into a state of disrepair, so as to result in the deterioration of any significant exterior feature, which would have a detrimental effect on the distinctive character of the property itself. The condition of the property at the time of its designation shall be the standard of reference for the evaluation of maintenance and future deterioration. The details of this condition shall comply with Tempe City Code, Historic Preservations Ordinance Section 14A-9.

7. Submit proposed Art in Private Development (AIPD) for the site to the Community Services Cultural Services Division prior to submittal of construction documents for building permit review. Coordinate the proposed artwork with construction documents to assure timely completion of the proposed project.

8. 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 thirty days from the date of the final decision, or the PAD approval shall be null and void.
CONDITION MET

9. The applicant shall provide proof of Federal Aviation Administrative (Form 7160-1) clearance for the building height to the top of the highest structural element prior to issuance of Building Permits.

10. The applicant shall contact the Federal Aviation Administration (Form 7160-1) for clearance on construction equipment incidentals necessary for the construction of tall buildings within the flight path prior to issuance of Building Permits.

11. Phase II historic building to remain, no additional building structure above the roof of the historic L-shaped Sonoran row-house portion of the building located along Mill Avenue and Rio Salado Parkway (approximately 20' along each frontage).

12. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
c. any other requirements described by the encroachment permit or the building code.

13. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
CONDITION MET
14. Any alteration or demolition of the existing building or new construction within the legally described boundaries of the History Overlay of the Hayden House shall require the review of and a decision by the Historic Preservation Commission prior to any other decision by staff, Development Review Commission or City Council. Pursuant to City Code Section 14A-8, the Historic Preservation Commission's decision may be appealed to the City Council.

15. The maximum building height shall include all mechanical, screening devices and other structures on the building.

16. The easternmost building adjacent to Mill Avenue, south of the Hayden House, shall maintain a 25-foot step back away from the eastern property line, for the portion of building taller than 40 feet, as indicated on the plans presented (dated November 13, 2018). The new hotel building envelope shall have a minimum step-back of 15'-8" on the southern portion of the site and a maximum step-back of 43'-8" to the north, providing an overall average building step-back of 29'-8", pursuant to PL190037, the Zoning Administrator Opinion ZOA190003.

17. Tempe Historic Preservation Office ("HPO") Historic Preservation Commission ("HPC") review and decisionmaking authority pertaining to the Mill & Rio Salado development site ("Overall Site") is limited to the historic 1873-1924 building courtyard ("Historic Property"), which is currently defined as a rectangular area measuring 76' 6" by 134' 6", more or less, located at the northeast corner of the overall development site. This 76' 6" by 134' 6" area is described in Historic Preservation Designation Report HPO- 99.76 and, more specifically, in the "Preliminary 1873-1924 C. T. Hayden House Building Courtyard Description" issued by HPO on December 19, 2014. A final legal description will be issued following a survey of the site, the results of which require approval of both applicant and the Community Development Department.

18. No excavation, demolition, new construction, alterations, modifications, or other development shall occur on the Overall Site until a protection plan, as detailed below, has been approved by the Community Development Department. The protection plan shall include:
a. prior to issuance of building permits, the Geotechnical Report, including an analysis of subsurface conditions for the Overall Site, shall be submitted documenting soil conditions of the property and construction methodologies for subterranean shoring to prevent erosion or structural damage to the portion of the Historic Property.
b. an analysis of said conditions by a structural engineer experienced with historic adobe buildings I structures ("Qualified Engineer"), along with a shoring and protection plan for preventing damage to, or structural failure of, the Historic Property resulting from any and all excavation construction dewatering activities on the Overall Site.
c. prior to issuance of building permits, the Structural Report shall document construction methods to prevent vibrational damage to the portion of the Historic Property during construction.

19. Phase one subsurface excavation on the Overall Site shall be held back a minimum of 7 (seven) feet from the Historic Property.
20. Dewatering shall not begin until the Qualified Engineer has reviewed and revised, as necessary, a plan for preventing damage to, or structural failure of, the Historic Property. Prior to issuance of building permits, a Hydrological Report shall be submitted documenting aquifer levels of the property and construction methodologies for dewatering and subsidence prevention for protection of the Historic Property Easement"), respectively, of City of Tempe contract number C2014-226 ("226").

21. Applicant's phase two proposal including a rehabilitation plan for work on the Historic Property will be submitted to the Community Development Department and in accordance with the Historic Preservation Ordinance. The rehabilitation plan may propose:
a. appropriate alterations and modifications to the Historic Property, including the construction of new and or additional support functions (i.e. kitchen and restrooms), circulation areas, and dining rooms areas;
b. the demolition of historic and or non-historic elements of the Historic Property;
c. the introduction of significant new elements, and;
d. additional subsurface excavation that may encroach upon the boundaries of the Historic Property.

22. The rehabilitation plan shall include the full description of the "Structure" and "Airspace" to be added to Exhibit 8 of Exhibits D ("Facade Conservation Easement") and E ("Airspace Conservation Easement"), respectively, of City of Tempe contract number C2014-226 ("226").

23. Any work involving the Historic Property, including investigative removal or other exploratory procedures necessary to gather information relating to the integrity and or significance of any element of the Historic Property prior to drafting a rehabilitation plan, must be reviewed and approved by the Community Development Department.

24. Applicant shall contract with a qualified firm for preparation of an outline format Historic American Buildings Survey ("HABS") report documenting the entirety of the Historic Property, which is to be completed prior to commencement of any excavation construction, etc., on the overall development site. A duplicate copy of all HABS material submitted to the National Park Service shall be deposited with the Community Development Department.

25. Onsite archaeological monitoring shall be provided during any demolition or excavation activities occurring on the Overall Site. Should said archaeological survey reveal the existence of any extraordinary prehistoric or historic artifacts not funerary in nature, the developer, in consultation with the Community Development Department, shall endeavor to salvage, or, at minimum, thoroughly document said artifacts.

26. Prior to Certificate of Occupancy, the developer shall provide a minimum of 74 vehicle parking spaces and 18 bicycle parking spaces in the office garage for the hotel use.

27. Prior to Certificate of Occupancy, the developer shall record a signed and notarized Covenant and Agreement regarding maintenance of off-street parking. All required parking specified in this PAD (dated December 20, 2019) for the Office, Hayden House and Hotel (Lots 1-3) shall be provided on Lot 1 to satisfy the minimum required parking spaces for all uses on each lot.

REC 19150

PAD 190014

DS 180599

100 Mill Hotel
SUPREME BRIGHT TEMPE, LLC

NUM	ISSUE TITLE	DATE
Planned Area Development (2 of 3)		
<div><div><div>REGISTERED ARCHITECT KENNETH L. ALLEN No. 017215 ARIZONA, U.S.A.</div><div>NOT FOR CONSTRUCTION</div></div><div>Project Sheet Date: 12/20/2019 Project Number: AP1807 Checked By: AW Drawn By: JM/AW</div></div>		
PAD-2		© 2019 copyright ALLEN PHILP PARTNERS PC

4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

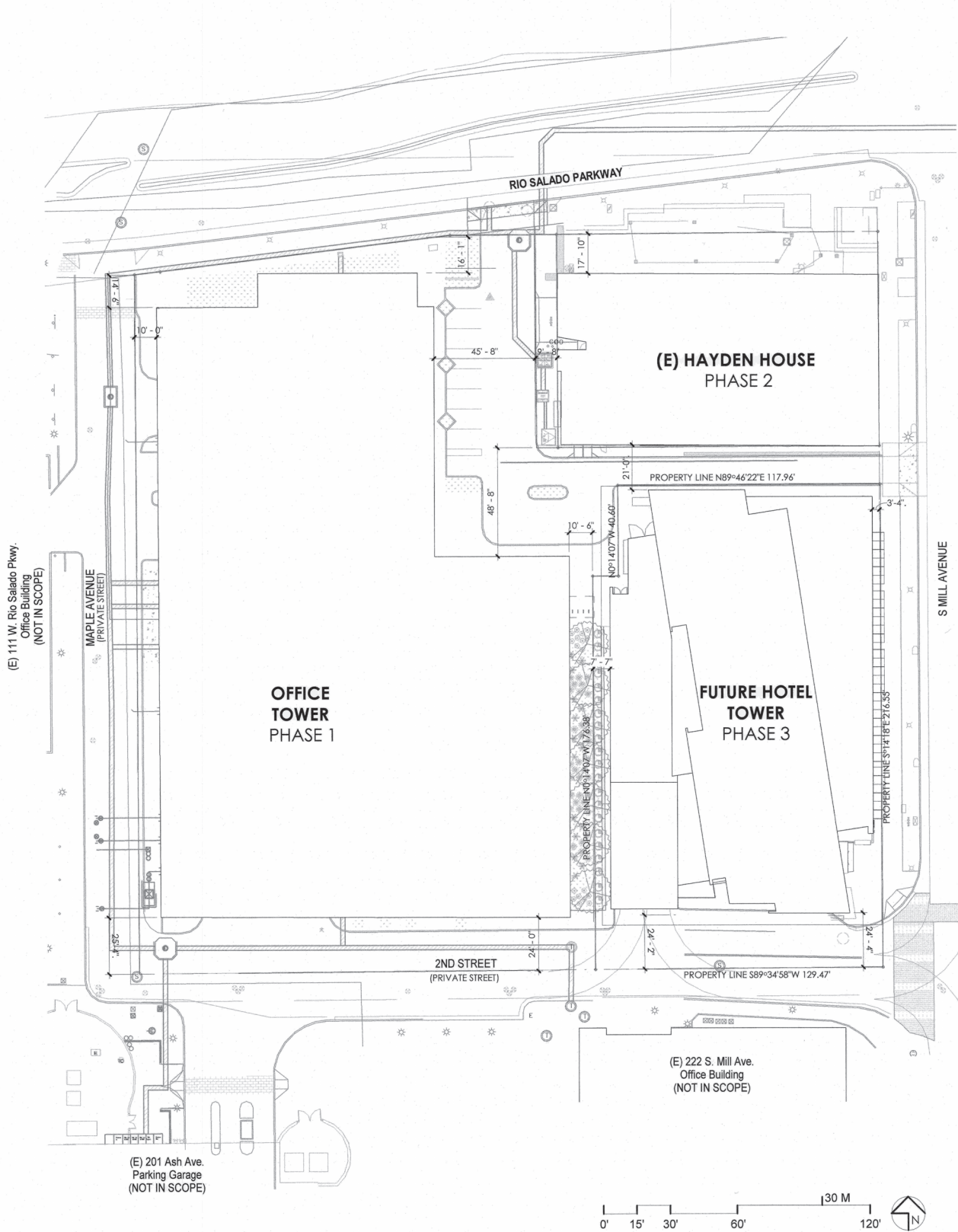
AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT
A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
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100 SOUTH MILL AVENUE
TEMPE, AZ 85281

100 Mill Hotel

SUPREME BRIGHT TEMPE, LLC



CC(H) PAD TOD STATION AREA	CC	EXISTING APPROVED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE (more than 65 du/ac)	HIGH DENSITY-URBAN CORE (more than 65 du/ac)	HIGH DENSITY-URBAN CORE (more than 65 du/ac)
SITE AREA (LOTS 1-3)		109,293 SF (2.51 ACRES)	109,293 SF (2.51 ACRES)
BUILDING HEIGHT	50'	229'-0" MAX.	229'-0"
HOTEL TOWER - PHASE 3 (PH3)	50'	180'-2"	164'-0"
OFFICE TOWER - PHASE 1 (PH1)	50'	229'-0"	229'-0"
HAYDEN HOUSE - PHASE 2 (PH2)	EXISTING SINGLE STORY	EXISTING SINGLE STORY	EXISTING SINGLE STORY
MAXIMUM LOT COVERAGE	NS	58%	58% FOR OVERALL SITE (LOTS 1-3) 35.52% OF OVERALL SITE (LOTS 1-3) 7.85 % OF OVERALL SITE (LOTS 1-3) 14.63% (15,412 SF) OF OVERALL SITE (LOTS 1-3)
MINIMUM LOT LANDSCAPE COVERAGE	NS	26%	26% FOR OVERALL SITE (LOTS 1-3) 19.95% OF OVERALL SITE (LOTS 1-3) 3.75 % OF OVERALL SITE (LOTS 1-3) 2.3% (2,520 SF) OF OVERALL SITE (LOTS 1-3)
BUILDING SETBACKS (minimum)			
FRONT	0'-0"	0'-0"	0'-0"
SIDE	0'-0"	0'-0"	0'-0"
REAR	0'-0"	0'-0"	0'-0"
STREET SIDE	0'-0"	0'-0"	0'-0"
PARKING SETBACK	20'-0"	20'-0"	20'-0"
VEHICLE PARKING			
HOTEL ROOMS (237 KEYS)	72 (0.3 per room)	240 (PH3)	72 (W/IN PH1 OFFICE TOWER GARAGE)
HOTEL COMMERCIAL	0 (-5,000 SF : 1 per 500 SF)	0	1 (W/IN PH1 OFFICE TOWER GARAGE)
HOTEL CONFERENCE	0 (-10,000 SF : 1 per 300 SF)	0	1 (W/IN PH1 OFFICE TOWER GARAGE)
HAYDEN HOUSE	12 (-5,000 SF : 1 per 500 SF)	15 (ON PH1 OFFICE TOWER LOT)	15 (ON PH1 OFFICE TOWER LOT)
COMMERCIAL OFFICE	490 (-5,000 SF : 1 per 500 SF)	499(1,018 including 519 compact)	698 (949 including 251 compact)
SHARED	0	26 (PH1)	26 (PH1)
TOTAL	574	780 (1,299 including compact)	819 incl. 6 on-street (1,070 incl. compact)
BICYCLE PARKING			
HOTEL ROOMS	12 (1 per 20 rooms)	20 (PH3)	12
HOTEL AMENITY/LOBBY/FITNESS	0	0	0
HOTEL CONFERENCE	0	5 (PH3)	0
HOTEL CONFERENCE LOBBY	0	0	0
HOTEL OFFICE SPACE	4 (1 per 8,000 SF, 4 min.)	10 (PH3)	4
HOTEL SERVICE	4 (1 per 7,500 SF, 4 min.)	10 (PH3)	4
HOTEL INDOOR RESTAURANT	8 (1 per 500 SF)	40 (PH3)	8
OFFICE	32 (1 per 8,000 SF, 4 min.)	32 (PH1)	32
HOTEL OUTDOOR RESTAURANT	0	5 (PH3)	0
RETAIL	0	5 (PH3)	0
TOTAL	60	127 (32PH1, 95PH3)	60 (50 ON PH1 OFFICE TOWER LOT (LOT 1); 10 ON PH3 HOTEL TOWER LOT (LOT 3))
USES			
OFFICE		300,875 GSF (250,000 NSF)	300,875 GSF (250,000 NSF)
OFFICE PARKING		398,000 SF	398,000 SF
HAYDEN HOUSE		11,007 SF	11,007 SF
HOTEL		174,096 SF	137,137 SF
HOTEL RETAIL		2,216 SF	0 SF
HOTEL RESTAURANT		3,312 SF	3,994 SF
HOTEL CONFERENCE		9,355 SF	9,732 SF
HOTEL GARAGE		237,352 SF	0 SF
TOTAL USES		1,136,213 SF	860,745 SF

REC 19150

PAD 190014

DS 180599

NUM	ISSUE TITLE	DATE
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Planned Area Development (3 of 3)



Project Sheet Date: 12/20/2019
Project Number: AP1807
Checked By: AW
Drawn By: JM/AW

PAD-3

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DS 180599

PAD 190014

REC 19150

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT

PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

HICO 100 MILL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] 2/17/19
SIGNATURE DATE

Chris Anderson, the Managing Director of JCH Investments, inc., the General Partner of Hines Real Estate Holdings Limited Partnership, the sole member of HIMH GP LLC, the General Partner of Hines Investment Management Holdings Limited Partnership, the General Partner of Hines 100 MILL Associates LP, the Sole Member of Hines 100 Mill Investor LLC, the Managing Member of HICO 100 MILL LLC, a Delaware Limited Liability Company

OWNER AUTHORIZATION

HICO 100 MILL TRS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] 2/17/19
SIGNATURE DATE

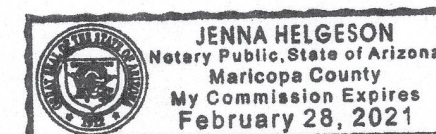
Chris Anderson, the Managing Director of JCH Investments, inc., the General Partner of Hines Real Estate Holdings Limited Partnership, the sole member of HIMH GP LLC, the General Partner of Hines Investment Management Holdings Limited Partnership, the General Partner of Hines 100 MILL Associates LP, the Sole Member of Hines 100 MILL Investor LLC, the Managing Member of HICO 100 MILL LLC, the Sole Member of HICO 100 MILL TRS LLC, a Delaware Limited Liability Company

ACKNOWLEDGEMENT

ON THIS 17th DAY OF July, 2019, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED CHRIS ANDERSON, WHO ACKNOWLEDGED 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: [Signature] February 28, 2021
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOTS 1, 2, AND 3, OF ONE HUNDRED MILL, ACCORDING TO THE PLAT OF RECORD IN BOOK 1441, PAGE 17 OF THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 11th DAY OF July, 2019.

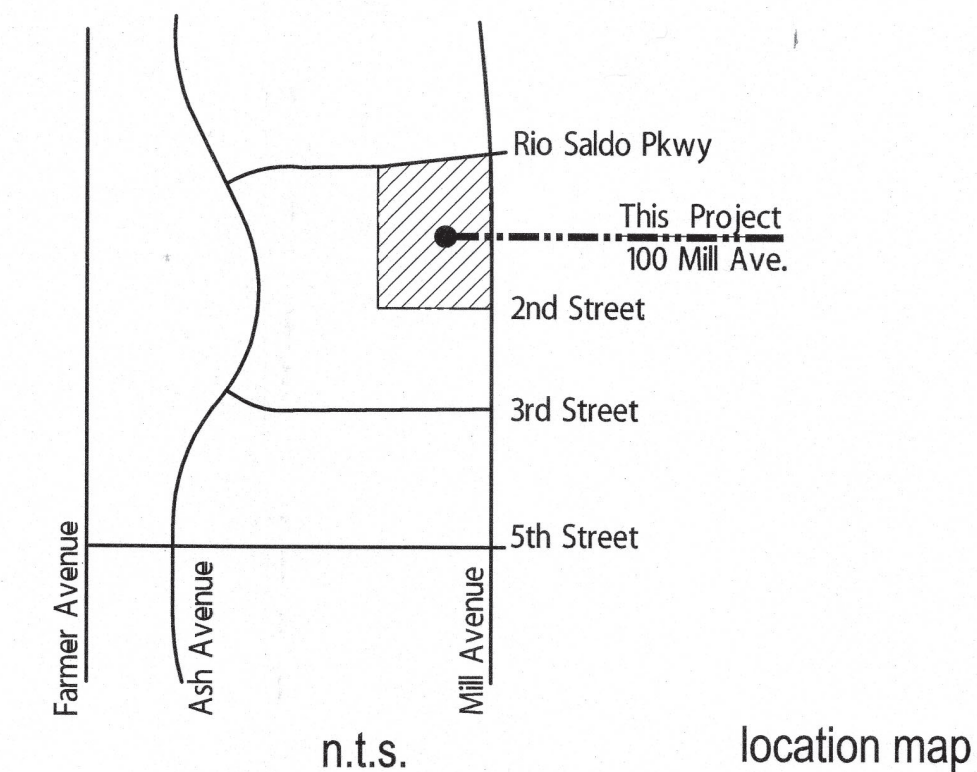
OWNER / DEVELOPER

HICO 100 MILL L.L.C. & HICO 100 MILL TRS L.L.C.
2375 E. CAMELBACK ROAD, SUITE 150
PHOENIX, AZ 85016
CONTACT: BRANDON DILLINGHAM

PROJECT DATA

CC(H) PAD TOD STATION AREA	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE (more than 65 du/ac)
SITE AREA	109,293 SF (2.51 ACRES)
BUILDING HEIGHT	
HOTEL	180'-2"
OFFICE	229'-0"
HAYDEN HOUSE	EXISTING SINGLE STORY
MAXIMUM LOT COVERAGE	58%
SITE LANDSCAPE COVERAGE	26%
BUILDING SETBACKS (minimum)	
FRONT	0'-0"
REAR	0'-0"
SIDE	0'-0"
STREET SIDE	0'-0"
PARKING SETBACK	20'-0"
VEHICLE PARKING	
HOTEL ROOMS	240
HOTEL COMMERCIAL	0
HOTEL CONFERENCE	0
HAYDEN HOUSE	15 (PH1)
COMMERCIAL OFFICE	499(1,059 including 519 compact) PH1
SHARED	26 (PH1)
TOTAL	780 (1,299 including compact)
BICYCLE PARKING	
HOTEL	20 (PH2)
HOTEL AMENITY/LOBBY/FITNESS	0
HOTEL CONFERENCE	5 (PH2)
HOTEL CONFERENCE LOBBY	0
HOTEL OFFICE SPACE	10 (PH2)
HOTEL SERVICE	10 (PH 2)
INDOOR RESTAURANT	40 (PH 2)
OFFICE	32 (PH 1)
OUTDOOR RESTAURANT	5 (PH 2)
RETAIL	5 (PH 2)
TOTAL	127 (32 PH1, 95 PH2)
USES	
OFFICE	300,875 GSF (250,000 NSF)
OFFICE PARKING	398,000 SF
HAYDEN HOUSE	11,007 SF
HOTEL	174,096 SF
HOTEL RETAIL	2,216 SF
HOTEL RESTAURANT	3,312 SF
HOTEL CONFERENCE	9,355 SF
HOTEL GARAGE	237,352 SF
TOTAL USES	1,136,213 SF

SITE VICINITY MAP



PREVIOUS APPROVALS:

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MAY 7, 2015 - ORIGINAL APPROVAL
MAY 25, 2017 - TIME EXTENSION APPROVAL
JUNE 28, 2018 - SECOND TIME EXTENSION APPROVAL
PAD18007 - DECEMBER 13, 2018

CONDITIONS OF APPROVAL: ALL PRIOR CONDITIONS OF APPROVAL FROM THE PLANNED AREA DEVELOPMENT REMAIN APPLICABLE WITH THIS APPROVAL (UPDATES ARE UNDERLINED AND BOLD).

GENERAL

- ALL CONDITIONS ORIGINALLY APPROVED WITH THE PLANNED AREA DEVELOPMENT **PAD180017** ARE NULL AND VOID, AND SHALL BE REPLACED BY THE CONDITIONS WITHIN THIS AMENDED **PAD190008**.
- ALL REQUIREMENTS OF THE DEVELOPMENT AGREEMENT (ORDINANCE NO. 02018.60) SHALL BE MET IN ACCORDANCE WITH THE SCHEDULE OF PERFORMANCE WITHIN THE AGREEMENT.
- IF A COMPLETE APPLICATION FOR A BUILDING PERMIT HAS NOT BEEN SUBMITTED WITHIN TWO (2) YEARS AFTER THE APPROVAL, A MEETING WITH THE CITY COUNCIL SHALL BE HELD TO DETERMINE THE PROCESSING OF A REVOCATION FOR THE PAD. 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 OR FAILURE TO SUBMIT THE BUILDING PERMIT APPLICATION WILL RESULT IN AUTOMATIC SCHEDULING OF A MEETING WITH CITY COUNCIL. A REVERSION SHALL BE PROCESSED IN ACCORDANCE WITH THE PUBLIC HEARING PROCEDURES WITH THE CITY COUNCIL. **(CONDITION MET)**
- THE NORTH ELEVATION OF THE HOTEL SHALL COMPLY WITH ALL BUILDING CODE REQUIREMENTS FOR FIRE SEPARATION DISTANCE AND PERCENTAGE OF ALLOWABLE OPENINGS, BASED ON PROXIMITY TO THE PROPERTY LINES OR ASSUMED PROPERTY LINES, THE EXISTING ADJACENT DESIGNATED BUILDINGS AND STRUCTURES, AND AN APPROVED DESIGN FOR FUTURE PHASE TWO. PHASE TWO DESIGN SHALL BE APPROVED BY THE HISTORIC PRESERVATION COMMISSION AND CITY COUNCIL.

(CONDITIONS OF APPROVAL CONTINUED ON FOLLOWING PAGE)

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REC 19104

PAD 190008

DS 19180599

100 MILL
TEMPE, ARIZONA

PAD 1

1 OF 3

DATE: 07.11.19

DS180599

PAD 190008

REC 19104

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT

PORTION OF THE NORTHWEST AND SOUTHWEST 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: (continued from cover sheet)

5.

THE OWNER SHALL NOT ALLOW THE HISTORIC PROPERTY TO FALL INTO A STATE OF DISREPAIR, SO AS TO RESULT IN THE DETERIORATION OF ANY SIGNIFICANT EXTERIOR FEATURE, WHICH WOULD HAVE A DETRIMENTAL EFFECT ON THE DISTINCTIVE CHARACTER OF THE PROPERTY ITSELF. THE CONDITION OF THE PROPERTY AT THE TIME OF ITS DESIGNATION SHALL BE THE STANDARD OF REFERENCE FOR THE EVALUATION OF MAINTENANCE AND FUTURE DETERIORATION. THE DETAILS OF THIS CONDITION SHALL COMPLY WITH TEMPE CITY CODE, HISTORIC PRESERVATIONS ORDINANCE SECTION 14A-9.
6.

SUBMIT PROPOSED ART IN PRIVATE DEVELOPMENT (AIPD) FOR THE SITE TO THE COMMUNITY SERVICES CULTURAL SERVICES DIVISION PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT REVIEW. COORDINATE THE PROPOSED ARTWORK WITH CONSTRUCTION DOCUMENTS TO ASSURE TIMELY COMPLETION OF THE PROPOSED PROJECT.
7.

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 THIRTY DAYS FROM THE DATE OF THE FINAL DECISION, OR THE PAD APPROVAL SHALL BE NULL AND VOID.
(CONDITION MET)
8.

THE APPLICANT SHALL PROVIDE PROOF OF FEDERAL AVIATION ADMINISTRATIVE (FORM 7160-1) CLEARANCE FOR THE BUILDING HEIGHT TO THE TOP OF THE HIGHEST STRUCTURAL ELEMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
9.

THE APPLICANT SHALL CONTACT THE FEDERAL AVIATION ADMINISTRATION (FORM 7160-1) FOR CLEARANCE ON CONSTRUCTION EQUIPMENT INCIDENTALS NECESSARY FOR THE CONSTRUCTION OF TALL BUILDINGS WITHIN THE FLIGHT PATH PRIOR TO ISSUANCE OF BUILDING PERMITS.
10.

PHASE II HISTORIC BUILDING TO REMAIN, NO ADDITIONAL BUILDING STRUCTURE ABOVE THE ROOF OF THE HISTORIC L-SHAPED SONORAN ROW-HOUSE PORTION OF THE BUILDING LOCATED ALONG MILL AVENUE AND RIO SALADO PARKWAY (APPROXIMATELY 20' ALONG EACH FRONTAGE).
11.

AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT. THE LIMITATIONS OF THIS ENCROACHMENT INCLUDE;

a.

A MAXIMUM PROJECTION OF EIGHT (8) FEET FOR ANY UPPER LEVEL BALCONIES OR DECORATIVE ARCHITECTURAL FEATURES OF THE BUILDING,

b.

A MINIMUM CLEAR DISTANCE OF TWENTY-FOUR (24) FEET BETWEEN THE SIDEWALK LEVEL AND ANY OVERHEAD STRUCTURE, AND

c.

ANY OTHER REQUIREMENTS DESCRIBED BY THE ENCROACHMENT PERMIT OR THE BUILDING CODE.
12.

THE PLANNED AREA DEVELOPMENT OVERLAY FOR MILL & RIO SALADO (DATED **MAY 20, 2019**) 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.
13.

AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
(CONDITION MET)
14.

ANY ALTERATION OR DEMOLITION OF THE EXISTING BUILDING OR NEW CONSTRUCTION WITHIN THE LEGALLY DESCRIBED BOUNDARIES OF THE HISTORY OVERLAY OF THE HAYDEN HOUSE SHALL REQUIRE THE REVIEW OF AND A DECISION BY THE HISTORIC PRESERVATION COMMISSION PRIOR TO ANY OTHER DECISION BY STAFF, DEVELOPMENT REVIEW COMMISSION OR CITY COUNCIL. PURSUANT TO CITY CODE SECTION 14A-8, THE HISTORIC PRESERVATION COMMISSION'S DECISION MAY BE APPEALED TO THE CITY COUNCIL.
15.

THE MAXIMUM BUILDING HEIGHT SHALL INCLUDE ALL MECHANICAL, SCREENING DEVICES AND OTHER STRUCTURES ON THE BUILDING.
16.

THE EASTERNMOST BUILDING ADJACENT TO MILL AVENUE, SOUTH OF THE HAYDEN HOUSE, SHALL MAINTAIN A 25 FOOT STEP BACK AWAY FROM THE EASTERN PROPERTY LINE, FOR THE PORTION OF BUILDING TALLER THAN 40 FEET, AS INDICATED ON THE PLANS PRESENTED (DATED NOVEMBER 13, 2018).
17.

TEMPE HISTORIC PRESERVATION OFFICE ("HPO") HISTORIC PRESERVATION COMMISSION ("HPC") REVIEW AND DECISION-MAKING AUTHORITY PERTAINING TO THE MILL & RIO SALADO DEVELOPMENT SITE ("OVERALL SITE") IS LIMITED TO THE HISTORIC 1873-1924 BUILDING COURTYARD ("HISTORIC PROPERTY"), WHICH IS CURRENTLY DEFINED AS A RECTANGULAR AREA MEASURING 76' 6" BY 134' 6", MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF THE OVERALL DEVELOPMENT SITE. THIS 76' 6" BY 134' 6" AREA IS DESCRIBED IN HISTORIC PRESERVATION DESIGNATION REPORT HPO- 99.76 AND, MORE SPECIFICALLY, IN THE "PRELIMINARY 1873-1924 C. T. HAYDEN HOUSE BUILDING COURTYARD DESCRIPTION" ISSUED BY HPO ON DECEMBER 19, 2014. A FINAL LEGAL DESCRIPTION WILL BE ISSUED FOLLOWING A SURVEY OF THE SITE, THE RESULTS OF WHICH REQUIRE APPROVAL OF BOTH APPLICANT AND THE COMMUNITY DEVELOPMENT DEPARTMENT.
18.

NO EXCAVATION, DEMOLITION, NEW CONSTRUCTION, ALTERATIONS, MODIFICATIONS, OR OTHER DEVELOPMENT SHALL OCCUR ON THE OVERALL SITE UNTIL A PROTECTION PLAN, AS DETAILED BELOW, HAS BEEN APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. THE PROTECTION PLAN SHALL NCLUDE:

a.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE GEOTECHNICAL REPORT , INCLUDING AN ANALYSIS OF SUBSURFACE CONDITIONS FOR THE OVERALL SITE, SHALL BE SUBMITTED DOCUMENTING SOIL CONDITIONS OF THE PROPERTY AND CONSTRUCTION METHODOLOGIES FOR SUBTERRANEAN SHORING TO PREVENT EROSION OR STRUCTURAL DAMAGE TO THE PORTION OF THE HISTORIC PROPERTY.

b.

AN ANALYSIS OF SAID CONDITIONS BY A STRUCTURAL ENGINEER EXPERIENCED WITH HISTORIC ADOBE BUILDINGS I STRUCTURES ("QUALIFIED ENGINEER"), ALONG WITH A SHORING AND PROTECTION PLAN FOR PREVENTING DAMAGE TO, OR STRUCTURAL FAILURE OF, THE HISTORIC PROPERTY RESULTING FROM ANY AND ALL EXCAVATION CONSTRUCTION DEWATERING ACTIVITIES ON THE OVERALL SITE.

c.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE STRUCTURAL REPORT SHALL DOCUMENT CONSTRUCTION METHODS TO PREVENT VIBRATIONAL DAMAGE TO THE PORTION OF THE HISTORIC PROPERTY DURING CONSTRUCTION.
19.

PHASE ONE SUBSURFACE EXCAVATION ON THE OVERALL SITE SHALL BE HELD BACK A MINIMUM OF 7 (SEVEN) FEET FROM THE HISTORIC PROPERTY.
20.

DEWATERING SHALL NOT BEGIN UNTIL THE QUALIFIED ENGINEER HAS REVIEWED AND REVISED, AS NECESSARY, A PLAN FOR PREVENTING DAMAGE TO, OR STRUCTURAL FAILURE OF, THE HISTORIC PROPERTY. PRIOR TO ISSUANCE OF BUILDING PERMITS, A HYDROLOGICAL REPORT SHALL BE SUBMITTED DOCUMENTING AQUIFER LEVELS OF THE PROPERTY AND CONSTRUCTION METHODOLOGIES FOR DEWATERING AND SUBSIDENCE PREVENTION FOR PROTECTION OF THE HISTORIC PROPERTY.
21.

APPLICANT'S PHASE TWO PROPOSAL INCLUDING A REHABILITATION PLAN FOR WORK ON THE HISTORIC PROPERTY WILL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND IN ACCORDANCE WITH THE HISTORIC PRESERVATION ORDINANCE. THE REHABILITATION PLAN MAY PROPOSE:

a.

APPROPRIATE ALTERATIONS AND MODIFICATIONS TO THE HISTORIC PROPERTY, INCLUDING THE CONSTRUCTION OF NEW AND OR ADDITIONAL SUPPORT FUNCTIONS (i.e. KITCHEN AND RESTROOMS), CIRCULATION AREAS, AND DINING ROOM AREAS;

b.

THE DEMOLITION OF HISTORIC AND OR NON-HISTORIC ELEMENTS OF THE HISTORIC PROPERTY;

c.

THE INTRODUCTION OF SIGNIFICANT NEW ELEMENTS, AND;

d.

ADDITIONAL SUBSURFACE EXCAVATION THAT MAY ENCROACH UPON THE BOUNDARIES OF THE HISTORIC PROPERTY.
22.

THE REHABILITATION PLAN SHALL INCLUDE THE FULL DESCRIPTION OF THE "STRUCTURE" AND "AIRSPACE" TO BE ADDED TO EXHIBIT 8 OF EXHIBITS D ("FACADE CONSERVATION EASEMENT") AND E ("AIRSPACE CONSERVATION EASEMENT"), RESPECTIVELY, OF CITY OF TEMPE CONTRACT NUMBER C2014-226 ("226").
23.

ANY WORK INVOLVING THE HISTORIC PROPERTY, INCLUDING INVESTIGATIVE REMOVAL OR OTHER EXPLORATORY PROCEDURES NECESSARY TO GATHER INFORMATION RELATING TO THE INTEGRITY AND OR SIGNIFICANCE OF ANY ELEMENT OF THE HISTORIC PROPERTY PRIOR TO DRAFTING A REHABILITATION PLAN, MUST BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
24.

APPLICANT SHALL CONTRACT WITH A QUALIFIED FIRM FOR PREPARATION OF AN OUTLINE FORMAT HISTORIC AMERICAN BUILDINGS SURVEY ("HABS") REPORT DOCUMENTING THE ENTIRETY OF THE HISTORIC PROPERTY, WHICH IS TO BE COMPLETED PRIOR TO COMMENCEMENT OF ANY EXCAVATION CONSTRUCTION, ETC., ON THE OVERALL DEVELOPMENT SITE. A DUPLICATE COPY OF ALL HABS MATERIAL SUBMITTED TO THE NATIONAL PARK SERVICE SHALL BE DEPOSITED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT.
25.

ONSITE ARCHAEOLOGICAL MONITORING SHALL BE PROVIDED DURING ANY DEMOLITION OR EXCAVATION ACTIVITIES OCCURRING ON THE OVERALL SITE. SHOULD SAID ARCHAEOLOGICAL SURVEY REVEAL THE EXISTENCE OF ANY EXTRAORDINARY PREHISTORIC OR HISTORIC ARTIFACTS NOT FUNERARY IN NATURE, THE DEVELOPER, IN CONSULTATION WITH COMMUNITY DEVELOPMENT DEPARTMENT, SHALL ENDEAVOR TO SALVAGE, OR, AT MINIMUM, THOROUGHLY DOCUMENT SAID ARTIFACTS.

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REC 19104

PAD 190008

DS 19180599

100 MILL

TEMPE, ARIZONA

DS180599

PAD 190008

REC 19104

PAD 2

2 OF 3

DATE: 07.11.19

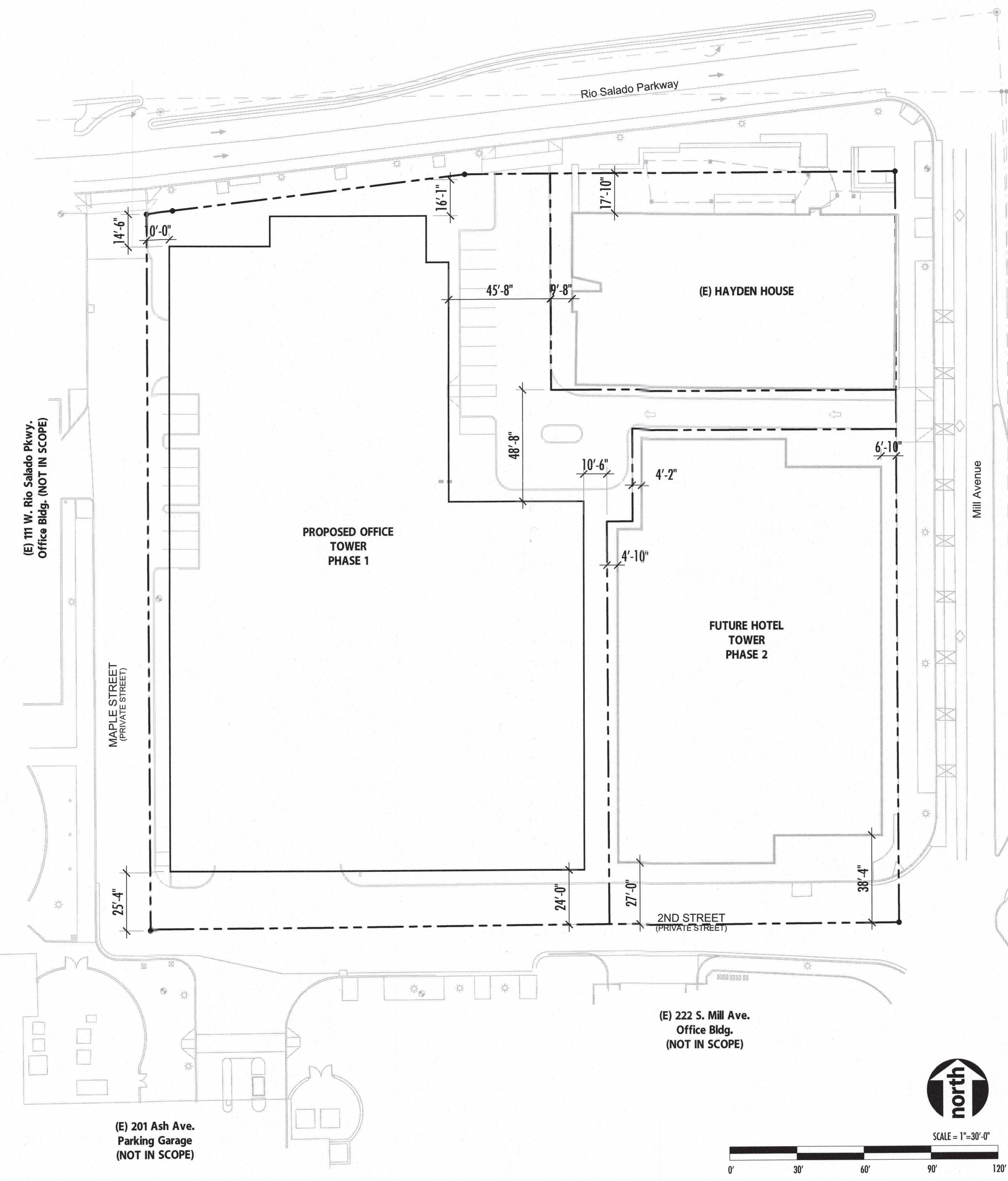
3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT

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CC(H) PAD TOD STATION AREA	CC	EXISTING APPROVED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE (more than 65 du/ac)	HIGH DENSITY-URBAN CORE (more than 65 du/ac)	HIGH DENSITY-URBAN CORE (more than 65 du/ac)
SITE AREA		109,293 (2.51 ACRES)	109,293 (2.51 ACRES)
BUILDING HEIGHT	50'	209'-0"	229'-0"
HOTEL	50'	180'-2"	180'-2"
OFFICE	50'	209'-0"	229'-0"
HAYDEN HOUSE	EXISTING SINGLE STORY	EXISTING SINGLE STORY	EXISTING SINGLE STORY
MAXIMUM LOT COVERAGE	NS	58%	58%
SITE LANDSCAPE COVERAGE	NS	26%	26%
BUILDING SETBACKS (minimum)			
FRONT	0'-0"	0'-0"	0'-0"
REAR	0'-0"	0'-0"	0'-0"
SIDE	0'-0"	0'-0"	0'-0"
STREET SIDE	0'-0"	0'-0"	0'-0"
PARKING SETBACK	20'-0"	20'-0"	20'-0"
VEHICLE PARKING	PARKING REQ'D		
HOTEL ROOMS	72 (3 per room)	240 (PH2)	240 (PH2)
HOTEL COMMERCIAL	65.8 (-5,000 sf : 1 per 500 sf)	0	0
HOTEL CONFERENCE	0 (-10,000 sf : 1 per 300 sf)	0	0
HAYDEN HOUSE	12 (-5000 sf : 1 per 500 sf)	15 (PH1)	15 (PH1)
COMMERCIAL OFFICE	490 (-5,000 sf : 1 per 500 sf)	486 (949 including 463 compact) PH1	499 (1,059 including 519compact) PH1
SHARED	0	26 (PH1)	26 (PH1)
TOTAL	640	767 (1,230 including compact)	780 (1,299 including compact)
BICYCLE PARKING	REQ'D		
HOTEL	12 (1 per 20 rooms)	20 (PH2)	20 (PH2)
HOTEL AMENITY/LOBBY/FITNESS	0	0	0
HOTEL CONFERENCE	3.68 (1 per 2,000 sf)	5 (PH2)	5 (PH2)
HOTEL CONFERENCE LOBBY	0	0	0
HOTEL OFFICE SPACE	4 (1 per 8,000 sf, 4 min.)	10 (PH2)	10 (PH2)
HOTEL SERVICE	4 (1 per 7,500 sf, 4 min.)	10 (PH 2)	10 (PH 2)
INDOOR RESTAURANT	20.27 (1 per 500 sf)	40 (PH 2)	40 (PH 2)
OFFICE	32 (1 per 8,000 sf, 4 min.)	32 (PH 1)	32 (PH 1)
OUTDOOR RESTAURANT	1.25 (1 per 2,000 sf)	5 (PH 2)	5 (PH 2)
RETAIL	4 (1 per 7,500 sf, 4 min.)	5 (PH 2)	5 (PH 2)
TOTAL	88	127 (32 PH1, 95 PH2)	127 (32 PH1, 95 PH2)
USES			
OFFICE		296,000 GSF (245,000 NSF)	300,875 GSF (250,000 NSF)
OFFICE PARKING		354,000 SF	398,000 SF
HAYDEN HOUSE		11,007 SF	11,007 SF
HOTEL		174,096 SF	174,096 SF
HOTEL RETAIL		2,216 SF	2,216 SF
HOTEL RESTAURANT		3,312 SF	3,312 SF
HOTEL CONFERENCE		9,355 SF	9,355 SF
HOTEL GARAGE		237,352 SF	237,352 SF
TOTAL USES		1,087,338 SF	1,136,213 SF

DS 180599 PAD 190008 REC 19104

100 MILL
TEMPE, ARIZONA

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

SA+R
SHEARS ADKINS ROCKMORE
1550 WYNKOP ST., #100, DENVER, CO 80202
PHONE: 303 436 9551 FAX: 303 296 0946

ACKNOWLEDGEMENT

ON THIS _____ OF _____, 2015 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

OWNER'S COMPANY:

BY: _____ DATE _____
OWNER

OWNER/DEVELOPER

HAYDEN HOUSE TEMPE LLC

MICHAEL L. BREKKA
1620 FIFTH AVENUE SUITE 400
SAN DIEGO, CA 92101

PHONE: 619 906 4302
FAX: 619 906 4303

PROJECT DATA

ZONING: CC(H) PAD TOD STATION AREA

USES: HOTEL, OFFICE, MULTIFAMILY
RESIDENTIAL, AND STRUCTURED
PARKING

BUILDING HEIGHT: OFFICE- 189'-2" (15 STORIES)
HOTEL- 180'-2" (15 STORIES)

BUILDING SETBACKS: 0'(FRONT, SIDE, REAR, STREET SIDE)

BUILDING LOT COVERAGE: 55%

SITE LANDSCAPE COVERAGE: 26%

PARKING SUMMARY:

VEHICLE PARKING SUMMARY				
	AREA SF	PARKING REQUIREMENT PER TOD	REQUIRED PER SHARED PARKING MODEL	PROPOSED
HOTEL		240	240	240 *
HOTEL AMENITY/LOBBY/FITNESS	11,965 SF	0	0	
HOTEL CONFERENCE	7,368 SF	58.94	58.9	
HOTEL OFFICE SPACE	1,304 SF	4.35	4.6	
HOTEL SERVICE	19,116 SF	63.72	75.3	
INDOOR RESTAURANT	10,137 SF	101.83	118.3	
OFFICE SERVICE	11,140 SF	37.13	35.3	
OFFICE/OFFICE LOBBY/CAFE	246,115 SF	720.38	565.5	
OUTDOOR RESTAURANT	2,494 SF	0	0	
RETAIL	6,104 SF	20.35	20.1	
SHARED				927
TOTAL		1,247	1,116	1,167

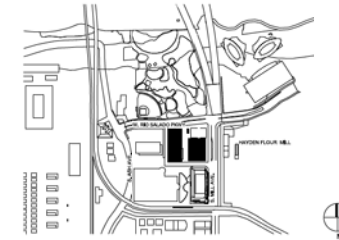
SEE: 03-06-2015 SHARED PARKING STUDY

* 84 STALLS
DESIGNATED AS
TANDEM HOTEL
VALET PARKING

BIKE PARKING SUMMARY:

	AREA SF	PARKING REQUIREMENT PER TOD	PROPOSED COUNT
HOTEL		12.00	20
HOTEL AMENITY/LOBBY/FITNESS	11,965 SF	0.00	-
HOTEL CONFERENCE	7,368 SF	3.68	5
HOTEL CONFERENCE LOBBY	1,987 SF	0.00	-
HOTEL INTERNAL OFFICE	1,304 SF	4.00	10
HOTEL SERVICE SPACE	19,116 SF	4.00	10
INDOOR RESTAURANT	10,137 SF	20.27	40
OFFICE	241,506 SF	30.19	40
OFFICE SERVICE	11,140 SF	4.00	10
OUTDOOR RESTAURANT	2,494 SF	1.25	5
RETAIL	6,104 SF	4.00	5
OFFICE LOBBY AND CAFE	4,608 SF	4.00	5
TOTAL		88	150

SITE VICINITY MAP (NOT TO SCALE)



CONDITIONS OF APPROVAL: PAD14012

GENERAL NOTES

- CURRENT ZONING IS "CITY CENTER (CC); HISTORIC (H) DESIGNATED PROPERTY, PLANNED AREA DEVELOPMENT (PAD), OVERLAY AND TRANSPORTATION OVERLAY DISTRICT (TOD)"
- PROPOSED USE: HOTEL, OFFICE, RESTAURANT AND RETAIL
- BUILDING FORM TYPE IS GENERAL.
- FENCES, WALLS, SIGNS, AND STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT INDICATED OTHERWISE ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE DESCRIBED.
- BICYCLE PARKING RACKS WITHIN THE RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS.
- PRIVATE ROADWAYS AND DRIVES SHALL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE TEMPE FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL COMPLY WITH SPECIFIED AMERICANS WITH DISABILITIES ACT STANDARDS AND DETAILS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT.

REC14037

PAD14012

DS140462

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submit Date: 2015.03.12

Project Name:
100 S. MILL AVE.
Issued For / Phase:

Drawn: -
Revisions:
Date No. Remarks

Sheet Name:
COVER SHEET

Sheet Number:
A.01

LEGAL DESCRIPTION

MONTT'S LA CASA VIEJA
3 WEST FIRST STREET, TEMPE, ARIZONA 85281
PARCEL NO. 1 - 6
COUNTY OF MARICOPA, CITY OF TEMPE, STATE OF ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____, 2015

DS140462

PAD14012

REC14037

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

PAD PROPOSED DEVELOPMENT STANDARDS

EXISTING ZONING: CC(H) PAD TOD STATION AREA

PERMITTED USES: HOTEL, OFFICE, MULTIFAMILY
RESIDENTIAL, RETAIL,
STRUCTURED PARKING

NET LOT AREA: 109, 293 NSF (2.509 ACRES)

SITE

MAXIMUM LOT COVERAGE: NO STANDARD
LOT COVERAGE: 59,958 SF/ 109,293 SF = 55 %

MINIMUM LANDSCAPING AREA: 10 % OF NET LOT AREA
LANDSCAPING AREA: 28,478 SF/109,293SF= 26%

BUILDING

FLOOR AREA RATIO: 895,012 SF/109,293 SF= 8.19

BUILDING HEIGHT: 189'-2" MAX

OFF STREET PARKING REQUIREMENTS PER TOD

OFFICE AND OFFICE LOBBY: (1 PER 300 SF) W/ PARKING WAIVED FOR 50% OF
FLOOR AREA, NOT TO EXCEED 30,000 SF
HOTEL GUEST ROOMS; (1 PER ROOM)
HOTEL CONFERENCE / MEETING SPACE: (1 PER 125 SF)
HAYDEN HOUSE RESTAURANT (INDOOR); (1 PER 75 SF) W/ PARKING
WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 2,500 SF
OFFICE/FLEX RETAIL : (1 PER 300 SF)
HOTEL SERVICE: (1 PER 300 SF)
OFFICE SERVICE: (1 PER 300 SF)
HOTEL RETAIL: (1 PER 300 SF)
HOTEL INTERNAL OFFICES: (1 PER 300 SF)
HOTEL AMENITY AREAS, RESTAURANTS AND LOBBIES: (NO REQUIREMENT)
HAYDEN HOUSE RESTAURANT (OUTDOOR); (NO REQUIREMENT)

*SEE PARKING SUMMARY FOR TOTAL

ACCESSIBLE PARKING REQUIREMENTS

20, PLUS 1 FOR EACH 100, OR FRACTION THERE OF, OVER 1000:
1167 PARKING STALLS = 22 ACCESSIBLE PARKING STALLS

1 OF EVERY 6 ACCESSIBLE PARKING STALLS SHALL BE VAN ACCESSIBLE:
22/6 = 4 VAN ACCESSIBLE PARKING STALLS

BICYCLE PARKING REQUIREMENTS PER BICYCLE COMMUTE AREA

OFFICE, OFFICE LOBBY & HOTEL INTERNAL OFFICES: (1 PER 8,000 SF, 4 MIN.)
HAYDEN HOUSE RESTAURANT (INDOOR); (1 PER 500 SF)
HOTEL GUEST ROOMS; (1 PER 20 ROOMS)
HOTEL CONFERENCE / MEETING SPACE: (1 PER 2,000 SF)
OFFICE/FLEX RETAIL & HOTEL RETAIL : (1 PER 7,500 SF, 4 MIN.)
HOTEL SERVICE AND OFFICE SERVICE: (1 PER 7,500 SF, 4 MIN.)
HAYDEN HOUSE RESTAURANT (OUTDOOR); (1 PER 2,000 SF)
HOTEL AMENITY AREAS, RESTAURANTS AND LOBBIES: (NO REQUIREMENT)

* SEE BIKE PARKING SUMMARY FOR TOTAL

BUILDING AREAS:

BUILDING AREAS-TEMPE	
LEVEL	AREA

CONFERENCE DECK	
H-Level 2	2,720 SF
H-Level 2	2,720 SF

FITNESS	
H-Level 2	1,720 SF
H-Level 2	1,720 SF

GARAGE	
O-B3	78,486 SF
O-B2	76,753 SF
O-B1	77,022 SF
	232,261 SF

GARAGE MECH.	
O-B3	1,062 SF
O-B2	1,062 SF
O-B1	1,062 SF
	3,185 SF

GARAGE STORAGE	
O-B3	635 SF
O-B2	635 SF
O-B1	635 SF
	1,906 SF

HAYDEN HOUSE DINING	
H-Level 1	7,361 SF
	7,361 SF

HAYDEN HOUSE PATIO DINING	
H-Level 1	1,959 SF
	1,959 SF

HAYDEN HOUSE SERVICE	
H-Level 1	1,687 SF
	1,687 SF

HOTEL	
H-Level 3	8,656 SF
H-Level 4	8,656 SF
H-Level 5	8,656 SF
H-Level 6	8,656 SF
H-Level 7	8,656 SF
H-Level 8	8,656 SF
H-Level 9	8,656 SF
H-Level 10	8,656 SF
H-Level 11	8,656 SF
H-Level 12	8,656 SF
H-Level 13	8,656 SF
H-Level 14	8,656 SF
	103,877 SF

HOTEL AMENITY DECK	
H-ROOF	6,416 SF
	6,416 SF

HOTEL CONFERENCE	
H-Level 2	7,368 SF
	7,368 SF

HOTEL CONFERENCE PREFUNCTION	
H-Level 2	1,987 SF
	1,987 SF

HOTEL CORRIDOR	
H-Level 1	1,084 SF
H-Level 2	2,882 SF
H-Level 3	1,547 SF
H-Level 4	1,547 SF
H-Level 5	1,547 SF
H-Level 6	1,547 SF
H-Level 7	1,547 SF
H-Level 8	1,547 SF
H-Level 9	1,547 SF
H-Level 10	1,547 SF
H-Level 11	1,547 SF
H-Level 12	1,547 SF
H-Level 13	1,547 SF
H-Level 14	1,547 SF
H-ROOF	1,344 SF
	23,878 SF

HOTEL LOBBY	
H-Level 1	2,808 SF
	2,808 SF

HOTEL LOUNGE	
H-Level 1	1,020 SF
	1,020 SF

BUILDING AREAS-TEMPE	
LEVEL	AREA

HOTEL OFFICE	
H-Level 2	1,304 SF
	1,304 SF

HOTEL RESTAURANT	
H-Level 1	2,777 SF
	2,777 SF

HOTEL RESTAURANT PATIO DINING	
H-Level 1	535 SF
	535 SF

HOTEL RETAIL	
H-Level 1	2,216 SF
	2,216 SF

HOTEL SERVICE	
H-Level 1	8,322 SF
H-Level 2	2,980 SF
H-Level 3	398 SF
H-Level 4	398 SF
H-Level 5	398 SF
H-Level 6	398 SF
H-Level 7	398 SF
H-Level 8	398 SF
H-Level 9	398 SF
H-Level 10	398 SF
H-Level 11	398 SF
H-Level 12	398 SF
H-Level 13	398 SF
H-Level 14	398 SF
H-ROOF	1,348 SF
	17,428 SF

HOTEL STAIR/ELEVATOR	
H-Level 1	1,067 SF
H-Level 2	1,394 SF
H-Level 3	817 SF
H-Level 4	817 SF
H-Level 5	817 SF
H-Level 6	817 SF
H-Level 7	817 SF
H-Level 8	817 SF
H-Level 9	817 SF
H-Level 10	817 SF
H-Level 11	817 SF
H-Level 12	817 SF
H-Level 13	817 SF
H-Level 14	817 SF
H-ROOF	762 SF
	12,924 SF

OFFICE	
O-LEVEL 08 (O-1)	30,188 SF
O-LEVEL 09 (O-2)	30,188 SF
O-LEVEL 10 (O-3)	30,188 SF
O-LEVEL 11 (O-4)	30,188 SF
O-LEVEL 12 (O-5)	30,188 SF
O-LEVEL 13 (O-6)	30,188 SF
O-LEVEL 14 (O-7)	30,188 SF
O-LEVEL 15 (O-8)	30,188 SF
	241,506 SF

OFFICE BIKE STORAGE	
O-LEVEL 1	2,129 SF
	2,129 SF

OFFICE CAFE	
O-LEVEL 1	604 SF
	604 SF

OFFICE GARAGE	
O-LEVEL 1	3,499 SF
O-P2	22,256 SF
O-P3	32,324 SF
O-P4	32,324 SF
O-P5	32,324 SF
O-P6	32,324 SF
O-P7	22,133 SF
	177,183 SF

OFFICE LOBBY	
O-LEVEL 1	4,005 SF
	4,005 SF

OFFICE SERVICE	
O-LEVEL 1	4,799 SF
O-LEVEL 08 (O-1)	793 SF

BUILDING AREAS-TEMPE	
LEVEL	AREA

O-LEVEL 09 (O-2)	793 SF
O-LEVEL 10 (O-3)	793 SF
O-LEVEL 11 (O-4)	793 SF
O-LEVEL 12 (O-5)	793 SF
O-LEVEL 13 (O-6)	793 SF
O-LEVEL 14 (O-7)	793 SF
O-LEVEL 15 (O-8)	793 SF
	11,140 SF

OFFICE STAIR/ELEVATOR	
O-LEVEL 1	1,185 SF
O-LEVEL 08 (O-1)	911 SF
O-LEVEL 09 (O-2)	911 SF
O-LEVEL 10 (O-3)	911 SF
O-LEVEL 11 (O-4)	911 SF
O-LEVEL 12 (O-5)	911 SF
O-LEVEL 13 (O-6)	911 SF
O-LEVEL 14 (O-7)	911 SF
O-LEVEL 15 (O-8)	911 SF
	8,475 SF

OFFICE/RETAIL	
O-LEVEL 1	3,888 SF
	3,888 SF

STAIR/ELEVATOR	
O-B3	943 SF
O-B2	948 SF
O-B1	936 SF
O-P2	290 SF
O-P3	1,145 SF
O-P4	1,145 SF
O-P5	1,145 SF
O-P6	1,145 SF
O-P7	1,048 SF
	8,744 SF

TOTAL GROSS AREA	
	895,012 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS/ STAIRS, ELEVATORS, SHAFTS, ETC.=	
	861,684 SF

PROJECT NARRATIVE:

THE PROJECT ENTAILS THE PRESERVATION
OF THE HAYDEN HOUSE WHILE ADDING A
COMMERCIAL DEVELOPMENT TO THE
REMAINDER OF THE SITE. THE PROGRAM
CONSISTS OF RETAIL, OFFICE, AND HOTEL,
WITH AN ABOVE AND BELOW GRADE
PARKING STRUCTURE.

A PAIR OF TOWERS WILL INTEGRATE RETAIL
SPACES AT GRADE. THE OFFICE TOWER, AT
15 STORIES, IS LOCATED ON THE WEST.
THE HOTEL TOWER, AT 15 STORIES, IS
LOCATED ON THE EAST AND WILL INCLUDE
AN AMENITY DECK ON THE TOP LEVEL.

AT FULL BUILD OUT THE PROJECT WILL
CONSIST OF 240 HOTEL UNITS, HOTEL
CONFERENCE SPACE, 241,506 SQUARE
FEET OF OFFICE SPACE, AND 1,167
PARKING STALLS.

VEHICLE PARKING SUMMARY :

PARKING	
LEVEL	COUNT
O-B3	240
O-B2	240
O-B1	197
O-P2	12
O-P3	14
O-P4	14
O-P5	14
O-P6	14
O-P7	10
	1167

HOTEL ROOM SUMMARY:

HOTEL ROOM	
LEVEL	COUNT
H-Level 3	20
H-Level 4	20
H-Level 5	20
H-Level 6	20
H-Level 7	20
H-Level 8	20
H-Level 9	20
H-Level 10	20
H-Level 11	20
H-Level 12	20
H-Level 13	20
H-Level 14	20
	240

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A.02.4	SITE PLAN DIAGRAM
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A.04	LEVEL B2
A.05	LEVEL B1
A.06	LEVEL 1
A.07	LEVEL 2
A.08	LEVEL 3-P&P&P AND HOTEL LEVEL 3
A.09	LEVEL P7 AND TYP. HOTEL FLOOR
A.10	OFFICE LEVEL 8-15 HOTEL AMENITY DECK
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A.12	HOTEL EAST ELEVATION COLOR
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A.17	HOTEL AND OFFICE BUILDING SECTION
A.18	OFFICE BUILDING SECTION
A.19	HOTEL BUILDING SECTION
A.20	3D - BUILDING SECTIONS
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A.22	3D - PERSPECTIVE
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C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
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L2.0	PLANTING PLAN
L3.0	AMENITY DECKS

100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF
MARICOPA, STATE OF ARIZONA

Submit Date: 2015.03.12

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION STATEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
STATEMENT OF OWNERS
ONE HUNDRED MILL AVENUE LLC. THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.
SIGNED THIS _____ DAY OF _____, 2007 BY _____ OF ONE HUNDRED MILL AVENUE LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
ON THIS _____ DAY OF _____, 2007, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF THE OWNER, 3W COMPANIES, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1 TO 11, INCLUSIVE AND LOTS 14 AND 15, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
LOTS 12 AND 13, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 3:
THE SOUTH 72 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 4:
THE NORTH 28 FEET OF THE SOUTH 100 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 5:
THOSE PORTIONS OF MAPLE AVENUE AND SECOND STREET ABANDONED BY ORDINANCE NO. 842 OF THE CITY OF TEMPE AND RECORDED IN DOCKET 13428, PAGE 487, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF MAPLE AVENUE LYING NORTH OF THE CENTERLINE OF SECOND STREET AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET AS SHOWN ON MAP OF TEMPE, BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST HALF OF MAPLE AVENUE;
THAT PORTION OF SECOND STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE AND EAST OF THE CENTERLINE OF MAPLE AVENUE;
EXCEPT THE SOUTH HALF OF SECOND STREET.

DESIGN TEAM

OWNER:
MONTIS LA CASA VIEJA LLC
3 W. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PHONE: 602.468.7000
FAX: 602.468.7010
APPLICANT:
ONE HUNDRED MILL AVENUE LLC
15029 N. THOMPSON PEAK PKWY, SUITE B-111
SCOTTSDALE, ARIZONA 85260
PHONE: 602.468.7000
FAX: 602.468.7010
ARCHITECT:
DFD CORNOYERHEDRICK
2524 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016
PHONE: 602.381.4848
FAX: 602.381.4844
ENGINEER:
KPFF CONSULTING ENGINEERS
2800 NORTH CENTRAL AVENUE, SUITE 1010
PHOENIX, ARIZONA 85004
PHONE: 602.264.1010
FAX: 602.285.1010

BASIS OF BEARING

THE MONUMENT LINE ON MILL AVENUE FROM SECOND TO FIRST STREET, TEMPE, ARIZONA, SAID BEARING = NORTH 00° 00' 40" WEST

PARCEL NO. 6:
THAT CERTAIN NORTH-SOUTH ALLEY IN BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY ORDINANCE NO. 95-09 OF THE CITY OF TEMPE AND RECORDED IN DOCUMENT NO. 95-163670;
EXCEPT AS TO ALL PARCELS ANY PORTION OF THE PROPERTY CONVEYED TO THE CITY OF TEMPE IN RECORDING NO. 98-0649301 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THOSE PORTIONS OF LOT 11, BLOCK 66, AS SHOWN ON THE PLAT OF TEMPE AS RECORDED IN BOOK 2 OF MAPS, PAGE 26 AND AMENDED IN BOOK 8 OF MAPS, PAGE 1, AND THE ADJACENT ABANDONED RIGHT-OF-WAY OF MAPLE AVENUE AS RECORDED IN DOCKET 13428, PAGE 487, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST STREET AT THE NORTHEAST CORNER OF OFFICE PLAZA 222 AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89° 50' 54" EAST, A DISTANCE OF 142.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 83° 16' 56" WEST, A DISTANCE OF 131.76 FEET TO A TANGENT CURVE;
THENCE SOUTHWESTERLY, A DISTANCE OF 11.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 544.58 FEET, THROUGH A CENTRAL ANGLE OF 01° 12' 21" TO THE EAST LINE OF SAID OFFICE PLAZA 222;
THENCE NORTH 00° 13' 59" WEST, A DISTANCE OF 16.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 109,293 SQUARE FEET OR 2.5090 ACRES MORE OR LESS.
TITLE REPORT NOTE:
INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A COMMITMENT FOR TITLE INSURANCE, TITLE NO. 2615882 BY CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 2, 2006 AT 7:30 A.M.

PROJECT DATA

GROSS BUILDING AREAS - PHASE 1
Retail 4,000 gsf
Restaurant 16,725 gsf
Residential 131,853 gsf
Hotel Units 224,335 gsf
Hotel Meeting Rooms 19,950 gsf
Miscellaneous 6,105 gsf
Parking 212,880 gsf
Total 617,005 gsf
BUILDING UNIT SUMMARY - PHASE 1
Tower 1 Bedroom Units 36 Total
Tower 2 Bedroom Units 26 Total
Tower 3 Bedroom Units 1 Total
Podium 1 Bedroom Units 10 Total
Podium 2 Bedroom Units 12 Total
85 Total
Hotel 291
GROSS BUILDING AREAS - PHASE 2
Retail 12,185 gsf
Restaurant 4,110 gsf
Residential 250,720 gsf
Casita 8,855 gsf
Parking 268,530 gsf
Miscellaneous 10,565 gsf
Total 554,965 gsf
BUILDING UNIT SUMMARY - PHASE 2
1 Bedroom Units 115 Total
2 Bedroom Units 54 Total
3 Bedroom Units 3 Total
Casita 8 Total
180 Total
PARKING ALLOCATION - T.O.D.
Residential 282 Total
Guest Parking 53 Total
Hotel Units 291 Total
Hotel Meeting Room 80 Total
Hotel Office 2 Total
Retail 17 Total
Restaurant 246 Total
Surface Parking Replacement 169 Total
Total Required 1140 Total
PARKING SUMMARY - FULL BUILD OUT
Phase 1
Basement Parking 276 Total
Above Grade Parking 223 Total
Total 499 Total
Phase 2
Basement Parking 378 Total
Grade Level Parking 10 Total
Above Grade Parking 320 Total
Total 708 Total
Total Provided 1207 Spaces

SEE SHEETS PAD 1.0 AND PAD 2.0 FOR ADDITIONAL PROJECT DATA

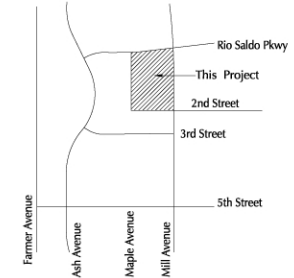
SITE DATA

Project Address : 3 West First Street
Tempe, Arizona 85281
Existing Zoning : CCD / PAD
Proposed Zoning : No Change
Site Area : 109,293 gsf (2.509 acres)
109,293 nsf (2.509 acres)
Gross Building Area: 617,005 Gross SF - Phase 1
555,525 Gross SF - Phase 2
1,172,530 Gross SF - Full Build Out
Lot Coverage: No standard
80% (Full Build Out)
Landscape Area: No Standard
35% provided on Level 4
& Roof of Phase 1 Tower (Full Build Out)
General Plan 2030: Mixed Use: 25+ DU/acre - Projected
Mixed Use: 34 DU/acre - Phase 1
Mixed Use: 105 DU/acre - Full Build Out
Building Height : 295'-8" - 25 Stories - Phase 1
300'-0" - 26 Stories - Phase 2
Building Setbacks: 64'-0" - 0' Setback
84'-0" - 27' Setback
158'-8" - 36' Setback
212'-8" - 42' Setback
Building Use: Multi-family residential
Retail
Extended Stay Hotel

PAD STANDARDS

SEE SHEETS PAD 1.0 AND PAD 2.0 FOR PAD STANDARDS

LOCATION MAP



APPROVAL

BY: _____ DATE: _____
DEVELOPMENT SERVICES

CERTIFICATION

A.L.T.A./A.C.S.M. CERTIFICATION:
TO: MICHAEL MONTIS RESTAURANTS AND CATERING INC., AN ARIZONA CORPORATION; AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1 THRU 4, 6, 7A, 8 THRU 11, AND 13 THRU 18 OF TABLE A THEREOF; AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DENNIS H. BRADY DATE REG. NO.

CONDITIONS OF APPROVAL: PAD07021

DS071054

PAD07021

REC07054

REC07054

PAD07021

DS071054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS

Existing Zoning :	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-family Residential, Retail, Structured Parking
Net Lot Area:	109,293 nsf (2.509 acres)

SITE

Lot Coverage:	100% 0-95 feet 50% above 95 feet
Minimum Landscaping Area:	10% of Net Lot Area (11)

BUILDING

Accessible Units %	Per Fair Housing Act
Hotel Rooms:	120 rooms per acre
Amenity Area:	20,000 sf Minimum
Residential Density:	125 units per acre
Building Height:	300'-0" max (5)
Off-Site Parking	
Retail:	1 per 500 sf
Multi-family Housing (1):	.75 per Bedroom
Guest Parking:	.2 per unit
Hotel Meeting Space:	1 per 125 sf
Restaurant:	1 per 75 sf
Office/Service:	1 per 300 sf
Accessible Parking	
Above Grade Garage:	1 per 500 sf
Below Grade Garage:	.75 per Bedroom
Bicycles	
Retail:	1 per 7,500 sf, 4 min.
1 & 2 Bedroom Units:	.75 per unit
3 Bedroom Units:	1 per unit
Guest:	.2 per unit
Unit Storage Room:	(6)
Bike Storage Room:	(6)
Hotel:	1 per 20 units
Hotel Meeting Space:	1 per 2,000 sf
Restaurant:	1 per 500 sf
Office:	1 per 8,000 sf, 4 min.
Service:	1 per 7,500 sf, 4 min.

SETBACKS

Front:	0 ft
Side:	0 ft
Rear:	0 ft
Side Front:	0 ft
Height Setback:	(4)

NOTES

- (1) The number of tandem spaces shall not exceed the available 2 bedroom units.
- (2) Standard parking stall shall be minimum 8'-6" x 18'-0" (clear of any obstructions).
- (3) Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 18'-0" above grade.
- (4) To roof of highest occupied floor.
- (5) Accessible parking per ADA Accessibility Guidelines.
- (6) Indoor bicycle storage shall be allowed in lieu of and in addition to outdoor bicycle storage @ 2'-0" x 3'-0" per bicycle. Indoor bicycle storage permitted in assigned Unit Storage Rooms and Bike Storage Rooms.
- (7) Landscaping provided at streetscape and above grade amenity decks.

GROSS BUILDING AREA - PHASE 1

<input type="checkbox"/> Basement Parking - B4	24,420 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B3	24,420 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	24,420 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	24,420 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	28,725 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	2,385 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	16,725 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel Office	1,525 sf	<input type="checkbox"/>
<input type="checkbox"/> Lobby	4,270 sf	<input type="checkbox"/>
<input type="checkbox"/> Service	1,695 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2	38,640 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	9,840 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	28,800 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3	38,640 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	9,840 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	28,800 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4	38,640 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	9,840 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	28,800 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5	38,640 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	9,840 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	28,800 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 - Hotel	20,750 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 - Hotel	21,670 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 - Hotel	21,505 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 - Hotel	21,340 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 - Hotel	21,170 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 - Hotel	21,005 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 12 - Hotel	20,840 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 13 - Hotel	20,670 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 14 - Hotel	20,505 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 15 - Hotel	20,335 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 16 - Hotel	20,170 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 17 - Hotel	11,340 sf	<input type="checkbox"/>
<input type="checkbox"/> Spa	1,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 18 - Hotel/Condo	11,395 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	2,245 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	9,150 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 19 - Condo	12,090 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 20 - Condo	12,030 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 21 - Condo	11,970 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 22 - Condo	11,910 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 23 - Condo	11,850 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 24 - Condo	11,790 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 25 - Condo	11,705 sf	<input type="checkbox"/>
<input type="checkbox"/> Total	617,005 sf	<input type="checkbox"/>

Building Total - Full Build Out: 617,005 sf

GROSS BUILDING AREAS BY USE

<input type="checkbox"/> Retail	4,000 gsf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	16,725 gsf	<input type="checkbox"/>
<input type="checkbox"/> Residential	131,855 gsf	<input type="checkbox"/>
<input type="checkbox"/> Hotel Units	224,335 gsf	<input type="checkbox"/>
<input type="checkbox"/> Hotel Meeting Rooms	19,950 gsf	<input type="checkbox"/>
<input type="checkbox"/> Hotel Office	1,155 gsf	<input type="checkbox"/>
<input type="checkbox"/> Parking	212,860 gsf	<input type="checkbox"/>
<input type="checkbox"/> Miscellaneous	6,105 gsf	<input type="checkbox"/>

Building Total - Full Build Out: 617,005 sf

BIKE PARKING - PHASE 1

<input type="checkbox"/> Retail	4 Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	36 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom Units	35 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom Units	29 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom Units	17 Total	<input type="checkbox"/>
<input type="checkbox"/> Guest	17 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Units	15 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Meeting Rooms	7 Total	<input type="checkbox"/>
<input type="checkbox"/> Support Spaces	4 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	146 Total	<input type="checkbox"/>

Total Required 146 Spaces

DWELLING UNIT SUMMARY

<input type="checkbox"/> Tower 1 Bedroom Units	36 Total	<input type="checkbox"/>
<input type="checkbox"/> Tower 2 Bedroom Units	26 Total	<input type="checkbox"/>
<input type="checkbox"/> Tower 3 Bedroom Units	1 Total	<input type="checkbox"/>
<input type="checkbox"/> Podium 1 Bedroom Units	10 Total	<input type="checkbox"/>
<input type="checkbox"/> Podium 2 Bedroom Units	12 Total	<input type="checkbox"/>
Total Units:	85	

HOTEL SUMMARY

<input type="checkbox"/> Hotel	291 Total	<input type="checkbox"/>
Total Units:	291	

PARKING ALLOCATION - REQUIRED

<input type="checkbox"/> 1 Bedroom	.75/Bedroom (46 Beds)	35 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedrooms	.75/Bedroom (76 Beds)	57 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedrooms	.75/Bedroom (3 Beds)	3 Total	<input type="checkbox"/>
<input type="checkbox"/> Guest Parking	.2/Unit (85 Units)	17 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Units	1/Room (291 Rooms)	291 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Meeting Room	1/125 sf (19,950 sf)	160 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Office	1/300 sf (1,155 sf)	4 Total	<input type="checkbox"/>
<input type="checkbox"/> Retail	1/500 sf (4,000 sf)	8 Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	1/75 sf (16,725 sf)	224 Total	<input type="checkbox"/>
<input type="checkbox"/> Accessible Spaces		8 Total	<input type="checkbox"/>
<input type="checkbox"/> Total Required		799 Spaces	

PARKING ALLOCATION - T.O.D.

<input type="checkbox"/> Residential		95 Total	<input type="checkbox"/>
<input type="checkbox"/> Guest Parking		17 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Units		291 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Meeting Room	50% (19,950 sf)	80 Total	<input type="checkbox"/>
<input type="checkbox"/> Hotel Office	50% (1,155 sf)	2 Total	<input type="checkbox"/>
<input type="checkbox"/> Retail	50% (4,000 sf)	4 Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	50% first 2,500 sf 1/75 sf (14,225 sf)	17 190	<input type="checkbox"/>
<input type="checkbox"/> Accessible Spaces		8 Total	<input type="checkbox"/>
<input type="checkbox"/> Total Required		696 Spaces	

PARKING SUMMARY - PHASE 1

<input type="checkbox"/> Basement Parking - B4	74 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B3	70 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	66 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	66 Total	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1 (Temp. Surface)	169 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 2	56 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 3	59 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 4	59 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 5	49 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	668 Total	<input type="checkbox"/>

Total Provided

668 Spaces

PARKING SUMMARY - FULL BUILD OUT

<input type="checkbox"/> Phase 1	276 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking	223 Total	<input type="checkbox"/>
<input type="checkbox"/> Above Grade Parking	499 Total	<input type="checkbox"/>
<input type="checkbox"/> Total		
<input type="checkbox"/> Phase 2		
<input type="checkbox"/> Basement Parking	378 Total	<input type="checkbox"/>
<input type="checkbox"/> Grade Level Parking	10 Total	<input type="checkbox"/>
<input type="checkbox"/> Above Grade Parking	320 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	708 Total	<input type="checkbox"/>

Total Provided

1207 Spaces

PARKING SUMMARY - FULL BUILD OUT

Total Required	1271 Spaces	
Total Required T.O.D.	1140 Spaces	
Total Provided	1207 Spaces	

GENERAL NOTES: CITY OF TEMPE SPECIFIC

1. Development and use of this site will conform with all codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property on each side of the driveway entrances will be maintained at a maximum height of 3'.
4. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted at any level exceeding the general level of noise, odor or vibration emitted by uses in the area outside of the site.
5. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
6. After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify DRB prior to occupancy to arrange for inspections. Call 480.350.8331 and request a Design Review Inspection.
7. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
9. Barbed, razor, or concertina wire (or similar) shall not be used on the site where visible from public streets or adjacent residential areas.
10. All signage requires separate approvals and permits.
11. On-site lighting not to exceed one Fc (foot candle) at the property line.
12. Maximum noise level 55 decibels (normal speaking voice) at property line.
13. Site landscaping, walls and lights to match in phased projects.

GENERAL PROJECT NOTES

1. If required, retention will be provided underground, using existing vaults and relocating any necessary for new construction to occur.
2. The Building will be equipped with an automatic extinguishing system, per the Tempe IBC.

Project Narrative

This multi-phased project entails the preservation of Mont's La Casa Vieja restaurant while adding, in two phases, a mixed use development strategy to the remainder of the site. The program for the mixed-use component consists of retail, residential condo and extended stay hotel with an above and below grade parking structure.

The 4 story parking garage will integrate retail / lobby space at grade and residential units on floors 2, 3, 4 and 5. An amenity deck will be provided for the residents on the roof in phase 1 and level 5 on phase 2.

Two towers will spring from the podium deck. In phase one a 25 story residential condo / extended stay hotel tower will be situated closest to Mill Avenue. While in phase two a 26 story condo tower will be located towards the north / west corner of the site. This location is furthest from Mill Avenue and maximizes short and distant views.

At full build out the project will consist of 36,000 gsf of retail/restaurant, 265 condo units, 291 hotel rooms and 1,211 parking spaces.

DFD CornoyerHedrick

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ONLY

REC07054

PAD07021

DS071054

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

DS071054

PAD07021

REC07054

PAD 1.0
Phase 1 Project Data

SUBMITTAL
03 OCT 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS

Existing Zoning :	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-family Residential, Retail, Structured Parking
Net Lot Area:	109,293 nsf (2.509 acres)

SITE

Lot Coverage:	100% 0-95 feet 50% above 95 feet
Minimum Landscaping Area:	10% of Net Lot Area (11)

BUILDING

Accessible Units %	Per Fair Housing Act
Hotel Rooms:	120 rooms per acre
Amenity Area:	20,000 sf Minimum
Residential Density:	125 units per acre
Building Height:	300'-0" max (5)
Off-Site Parking	
Retail:	1 per 500 sf
Multi-family Housing (1):	.75 per Bedroom
Guest Parking:	.2 per unit
Hotel Meeting Space:	1 per 125 sf
Restaurant:	1 per 75 sf
Office/Service:	1 per 300 sf
Accessible Parking	
Above Grade Garage:	1 per 500 sf
Below Grade Garage:	.75 per Bedroom

Bicycles	
Retail:	1 per 7,500 sf, 4 min.
1 & 2 Bedroom Units:	.75 per unit
3 Bedroom Units:	1 per unit
Guest:	.2 per unit
Unit Storage Room:	(6)
Bike Storage Room:	(6)
Hotel:	1 per 20 units
Hotel Meeting Space:	1 per 2,000 sf
Restaurant:	1 per 500 sf
Office:	1 per 8,000 sf, 4 min.
Service:	1 per 7,500 sf, 4 min.

SETBACKS

Front:	0 ft
Side:	0 ft
Rear:	0 ft
Side Front:	0 ft
Height Setback:	(4)

NOTES

- (1) The number of tandem spaces shall not exceed the available 2 bedroom units.
- (2) Standard parking stall shall be minimum 8'-6" x 18'-0" (clear of any obstructions).
- (3) Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 18'-0" above grade.
- (4) To roof of highest occupied floor.
- (5) Accessible parking per ADA Accessibility Guidelines.
- (6) Indoor bicycle storage shall be allowed in lieu of and in addition to outdoor bicycle storage @ 2'-0" x 3'-0" per bicycle. Indoor bicycle storage permitted in assigned Unit Storage Rooms and Bike Storage Rooms.
- (7) Landscaping provided at streetscape and above grade amenity decks.

GROSS BUILDING AREA - PHASE 2

<input type="checkbox"/> Basement Parking - B3	53,140 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	53,140 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	47,800 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	27,020 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	12,185 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	4,670 sf	<input type="checkbox"/>
<input type="checkbox"/> Lobby	4,350 sf	<input type="checkbox"/>
<input type="checkbox"/> Conference Room	570 sf	<input type="checkbox"/>
<input type="checkbox"/> Support	5,245 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2	42,780 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	4,630 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	38,150 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3	42,780 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	4,630 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	38,150 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4	43,590 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	5,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Parking	38,150 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5	22,910 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	9,305 sf	<input type="checkbox"/>
<input type="checkbox"/> Casitas	8,855 sf	<input type="checkbox"/>
<input type="checkbox"/> Meeting Room	1,555 sf	<input type="checkbox"/>
<input type="checkbox"/> Fitness Center	2,390 sf	<input type="checkbox"/>
<input type="checkbox"/> Locker/Storage	805 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 12	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 13	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 14	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 15	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 16	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 17	11,485 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 18	11,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 19	11,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 20	11,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 21	11,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 22	11,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 23	9,160 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 24	8,120 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 25	8,120 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 26	7,245 sf	<input type="checkbox"/>

Building Total - Full Build Out: 555,525 sf

GROSS BUILDING AREAS BY USE

<input type="checkbox"/> Retail	12,185 gsf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	4,110 gsf	<input type="checkbox"/>
<input type="checkbox"/> Residential	250,720 gsf	<input type="checkbox"/>
<input type="checkbox"/> Casita	8,855 gsf	<input type="checkbox"/>
<input type="checkbox"/> Parking	268,530 gsf	<input type="checkbox"/>
<input type="checkbox"/> Miscellaneous	10,565 gsf	<input type="checkbox"/>

Building Total - Full Build Out: 554,965 sf

BIKE PARKING - PHASE 2

<input type="checkbox"/> Retail	4 Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	10 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom Units	87 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom Units	47 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom Units	3 Total	<input type="checkbox"/>
<input type="checkbox"/> Guest	36 Total	<input type="checkbox"/>
<input type="checkbox"/> Support Spaces	4 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	191 Total	<input type="checkbox"/>

Total Required 191 Spaces

BUILDING UNIT SUMMARY

<input type="checkbox"/> 1 Bedroom Units	115 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom Units	54 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom Units	3 Total	<input type="checkbox"/>
<input type="checkbox"/> Casita	8 Total	<input type="checkbox"/>
Total Units:	180	

PARKING ALLOCATION - REQUIRED

<input type="checkbox"/> 1 Bedroom	.75/Bedroom (115 Beds)	87 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedrooms	.75/Bedroom (108 Beds)	81 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedrooms	.75/Bedroom (9 Beds)	7 Total	<input type="checkbox"/>
<input type="checkbox"/> Guest Parking	.2/Unit (180 Units)	36 Total	<input type="checkbox"/>
<input type="checkbox"/> Casita	.75/Bedroom (16 Beds)	12 Total	<input type="checkbox"/>
<input type="checkbox"/> Retail	1/500 sf (12,185 sf)	25 Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	1/75 sf (4,110 sf)	55 Total	<input type="checkbox"/>
<input type="checkbox"/> Surface Parking Replacement		169 Total	<input type="checkbox"/>
<input type="checkbox"/> Accessible Spaces		10 Total	<input type="checkbox"/>
<input type="checkbox"/> Total Required		472 Total	<input type="checkbox"/>
Total Required		472 Spaces	

PARKING ALLOCATION - T.O.D.

<input type="checkbox"/> Residential		187 Total	<input type="checkbox"/>
<input type="checkbox"/> Guest Parking		36 Total	<input type="checkbox"/>
<input type="checkbox"/> Retail	50% (12,185 sf)	13 Total	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	50% first 2,500 sf 1/75 sf (1,610 sf)	17 Total	<input type="checkbox"/>
<input type="checkbox"/> Surface Parking Replacement		22 Total	<input type="checkbox"/>
<input type="checkbox"/> Accessible Spaces		39 Total	<input type="checkbox"/>
<input type="checkbox"/> Total Required		169 Total	<input type="checkbox"/>
Total Required		444 Total	<input type="checkbox"/>
Total Required		444 Spaces	

PARKING SUMMARY - PHASE 2

<input type="checkbox"/> Basement Parking - B3	143 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	140 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	95 Total	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	10 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 2	107 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 3	107 Total	<input type="checkbox"/>
<input type="checkbox"/> Floor 4	106 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	708 Total	<input type="checkbox"/>
Total Provided	708 Spaces	

PARKING SUMMARY - FULL BUILD OUT

<input type="checkbox"/> Phase 1	276 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking	223 Total	<input type="checkbox"/>
<input type="checkbox"/> Above Grade Parking	499 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	499 Total	<input type="checkbox"/>
<input type="checkbox"/> Phase 2	378 Total	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking	10 Total	<input type="checkbox"/>
<input type="checkbox"/> Grade Level Parking	320 Total	<input type="checkbox"/>
<input type="checkbox"/> Above Grade Parking	708 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	1207 Total	<input type="checkbox"/>
Total Provided	1207 Spaces	

PARKING SUMMARY - FULL BUILD OUT

Total Required	1271 Spaces	
Total Required T.O.D.	1140 Spaces	
Total Provided	1207 Spaces	

GENERAL NOTES: CITY OF TEMPE SPECIFIC

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Project Narrative

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DFD CormeyerHedrick

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REC07054

PAD07021

DS071054

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

PAD 2.0
Phase 2 Project Data

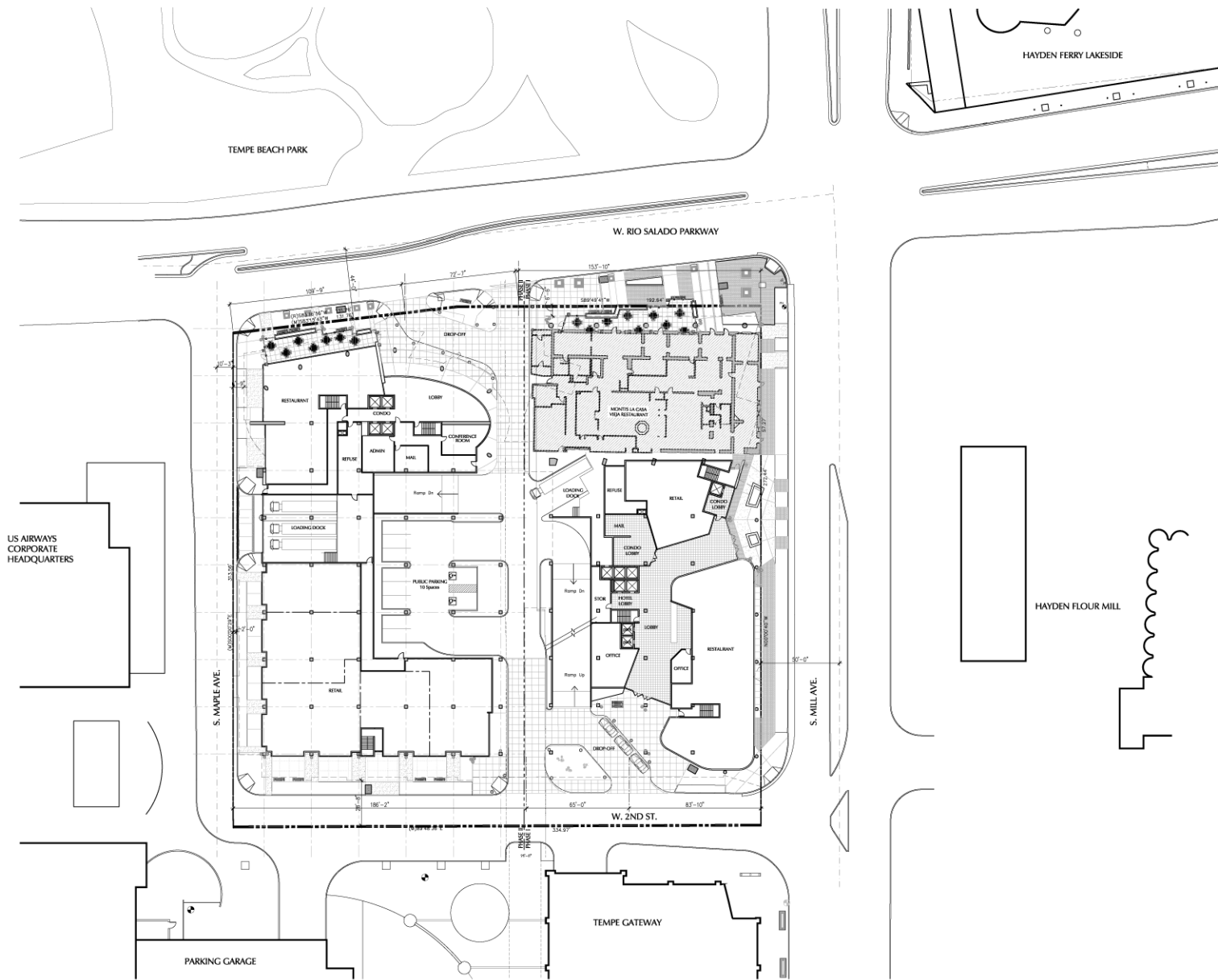
SUBMITTAL
03 OCT 2007
PROJECT # 06363

DS071054

PAD07021

REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



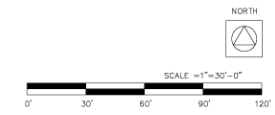
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DS071054 PAD07021 REC07054
ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE, ARIZONA

PAD 3.0
Context Site Plan

SUBMITTAL
03 OCT 2007
PROJECT # 06363



DS071054 PAD07021 REC07054