

# 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

## OWNER AUTHORIZATION

HICO 100 MILL LLC, A DELAWARE LIMITED LIABILITY COMPANY



March 3, 2020  
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



March 3, 2020  
DATE

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## 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 HEREBUTO SET MY HAND AND OFFICAL SEAL

BY:   
NOTARY PUBLIC

February 28, 2021  
MY COMMISSION EXPIRES



## OWNER AUTHORIZATION

CITY OF TEMPE, AN ARIZONA MINUCIPAL CORPORATION

BY:   
SIGNATURE DATE

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 HEREBUTO SET MY HAND AND OFFICAL SEAL

BY:   
NOTARY PUBLIC MY COMMISSION EXPIRES

## 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

## DEVELOPER

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

## OWNER

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

## 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

PAD19008-July 11, 2019

## CONDITIONS OF APPROVAL:

### General:

1. 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.
2. 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.
3. All requirements of the Development Agreement (Ordinance No. O2018.60) shall be met in accordance with the schedule of performance within the agreement.
4. 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)

## 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.

DS 180599

PAD 190014

REC 19150

Allen Philip Partners  
architects • interiors  
7154 East Stateton Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilip.com

100 SOUTH MILL AVENUE  
TEMPE, AZ 85281

100 Mill Hotel

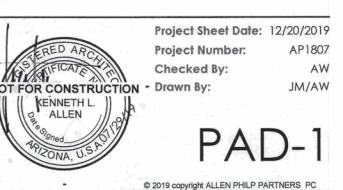
SUPREME BRIGHT TEMPE, LLC

REC 19150

PAD 190014

DS 180599

Planned Area Development (1 of 3)



PAD-1

# 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

## 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

DS 180599

PAD 190014

REC 19150

Allen Philip Partners  
architects + interiors  
7154 East Station Drive | 4th Floor | Scottsdale, AZ 85261 | 480.990.2800 | allenphilip.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

Planned Area Development (2 of 3)  
Project Sheet Date: 12/20/2019  
Project Number: AP1807  
Checked By: AW  
Drawn By: JM/AW  
NOT FOR CONSTRUCTION  
KENNETH L. ALLEN  
State of Arizona, U.S.A.  
2019  
PAD-2  
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# 4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

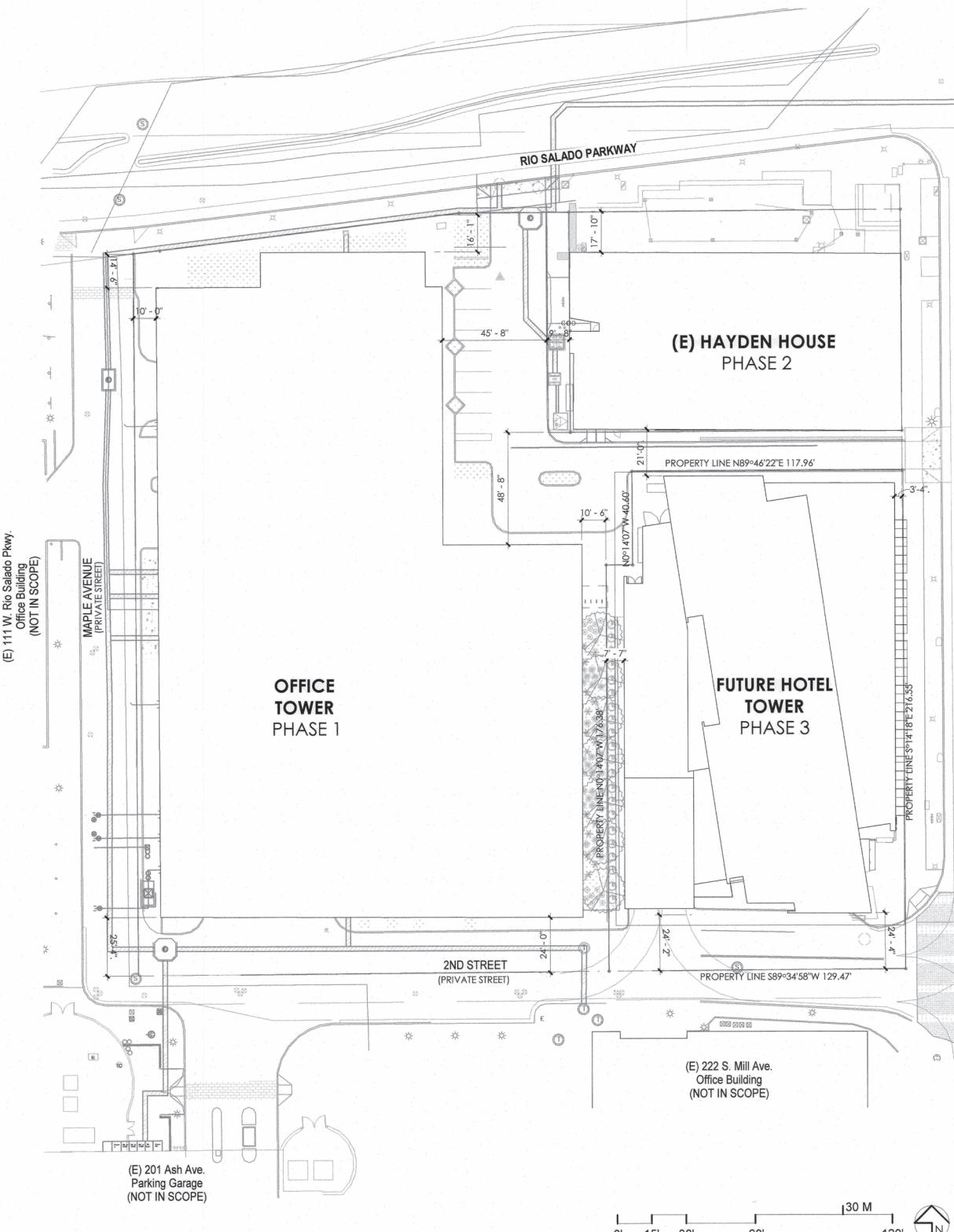
AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT  
A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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100 SOUTH MILL AVENUE  
TEMPE, AZ 85281

100 Mill Hotel

SUPREME BRIGHT TEMPE, LLC



CC(H) PAD TOD STATION AREA	CC	EXISTING APPROVED PAD	PAD PROPOSED
<b>GENERAL PLAN LAND USE</b>	MIXED-USE	MIXED-USE	MIXED-USE
<b>GENERAL PLAN DENSITY</b>	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)
<b>SITE AREA (LOTS 1-3)</b>		109,293 SF (2.51 ACRES)	109,293 SF (2.51 ACRES)
<b>BUILDING HEIGHT</b>	50' 50' 50'	229'-0" MAX. 180'-2" 229'-0"	229'-0" 164'-0" 229'-0"
HOTEL TOWER - PHASE 3 (PH3)			
OFFICE TOWER - PHASE 1 (PH1)			
HAYDEN HOUSE - PHASE 2 (PH2)			
<b>MAXIMUM LOT COVERAGE</b>	NS	EXISTING SINGLE STORY	EXISTING SINGLE STORY
PH1 OFFICE TOWER (LOT 1) PH2 HAYDEN HOUSE (LOT 2) PH3 HOTEL TOWER (LOT3)		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) 26% FOR OVERALL SITE (LOTS 1-3)
<b>MINIMUM LOT LANDSCAPE COVERAGE</b>	NS	26%	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)
<b>BUILDING SETBACKS (minimum)</b>			
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"
<b>VEHICLE PARKING</b>		<b>PARKING REQ'D</b>	
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)
<b>TOTAL</b>	574	780 (1,299 including compact)	819 incl. 6 on-street (1,070 incl. compact)
<b>BICYCLE PARKING</b>		<b>REQ'D</b>	
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
<b>TOTAL</b>	60	127 (32PH1, 95PH3)	60 (50 ON PH1 OFFICE TOWER LOT (LOT 1); 10 ON PH3 HOTEL TOWER LOT (LOT 3))
<b>USES</b>			
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	
<b>TOTAL USES</b>	1,136,213 SF	860,745 SF	

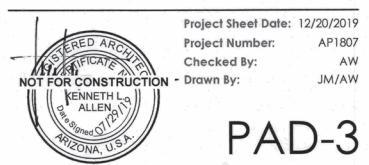
REC 19150

PAD 190014

DS 180599

NUM ISSUE TITLE DATE

Planned Area Development (3 of 3)

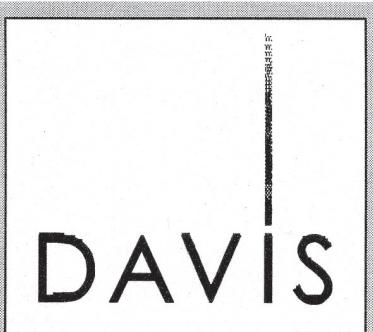


PAD-3

# 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



74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona  
85281

phone: 480.638.1100  
fax: 480.638.1101  
www.thedavisperience.com

## OWNER AUTHORIZATION

HICO 100 MILL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:

DATE  
7/17/19

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:

DATE  
7/17/19

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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Jenna Helgeson  
NOTARY PUBLIC



February 28, 2021  
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.

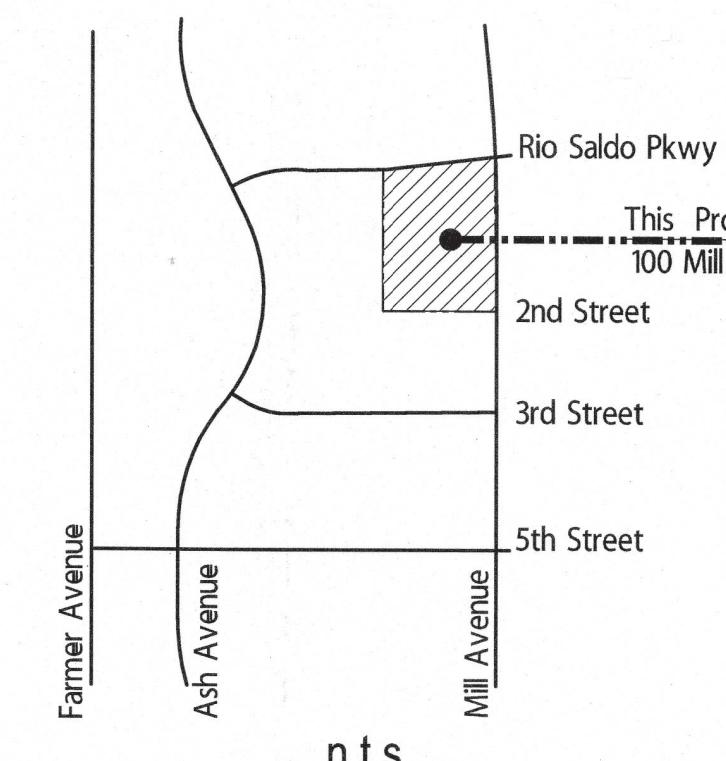
## OWNER / DEVELOPER

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 (PH2)
INDOOR RESTAURANT	40 (PH2)
OFFICE	32 (PH1)
OUTDOOR RESTAURANT	5 (PH2)
RETAIL	5 (PH2)
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



location 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

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

### GENERAL

1. 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.
2. ALL REQUIREMENTS OF THE DEVELOPMENT AGREEMENT (ORDINANCE NO. 02018.60) SHALL BE MET IN ACCORDANCE WITH THE SCHEDULE OF PERFORMANCE WITHIN THE AGREEMENT.
3. 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**)
4. 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)

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

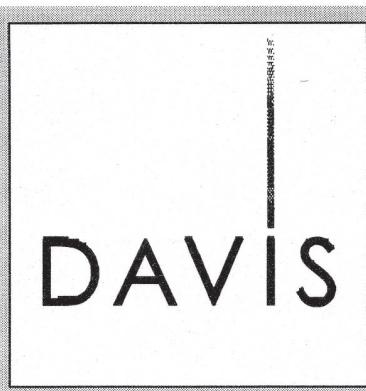
PORTION OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## 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 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.
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 ("FAÇADE 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.

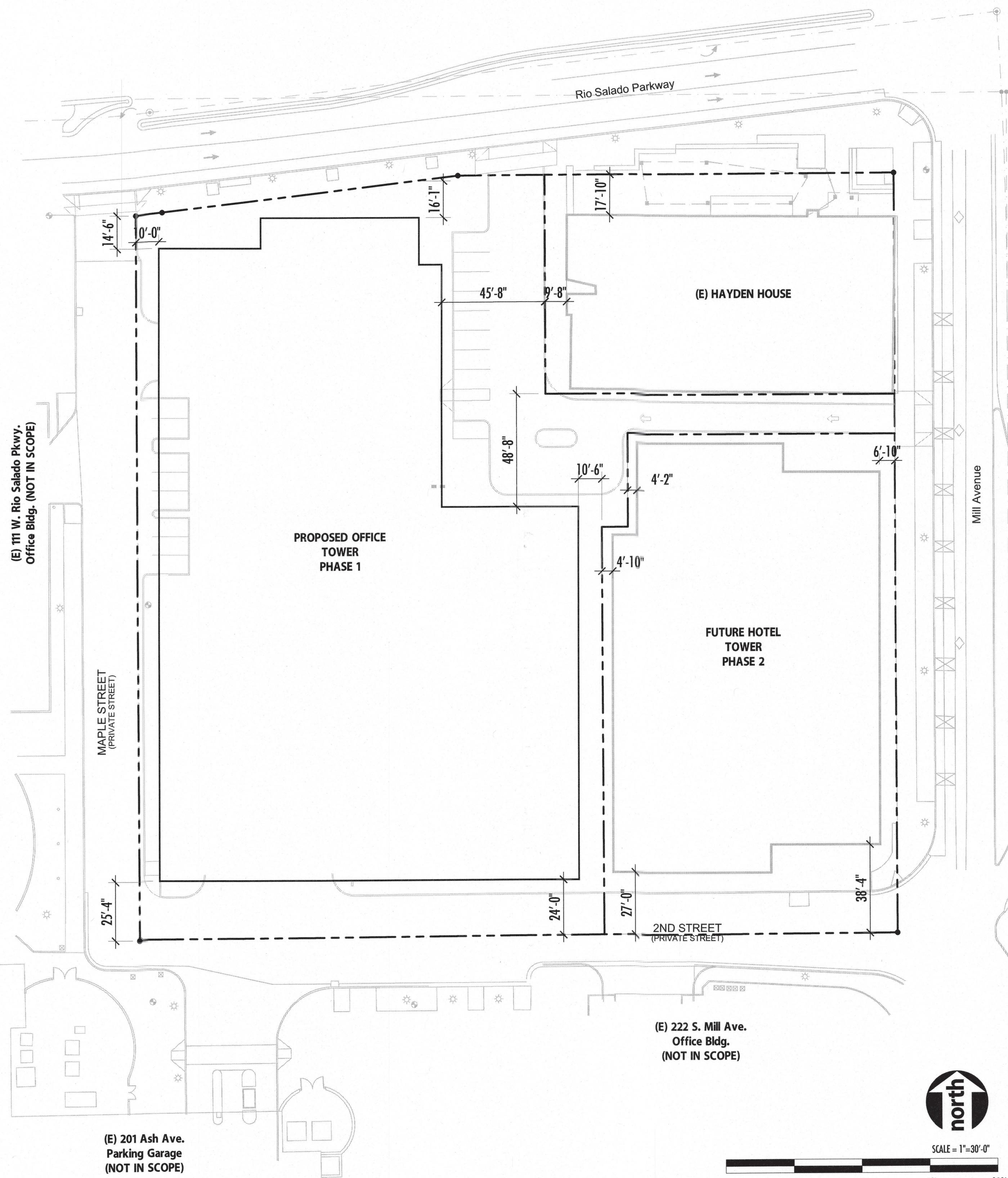
# 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 100 MILL

AN AMENDMENT TO MILL & RIO SALADO PLANNED AREA DEVELOPMENT



74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona  
85281

phone: 480.638.1100  
fax: 480.638.1101  
[www.thedavisexperience.com](http://www.thedavisexperience.com)



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

PAD 3

3 OF 3

DATE: 07.11.19

DS 180599

PAD 190008

REC 19104

# PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

## 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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL

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

OWNER'S COMPANY: \_\_\_\_\_

BY: \_\_\_\_\_ OWNER DATE: \_\_\_\_\_

## LEGAL DESCRIPTION

MONTIS 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

## 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:

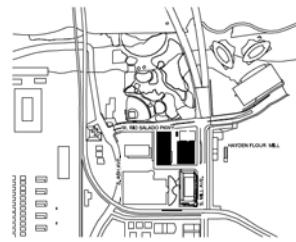
26%

## PARKING SUMMARY:

VEHICLE PARKING SUMMARY			
	PARKING REQUIREMENT PER TOD	REQUIRED PER SHARED PARKING MODEL	PROPOSED
AREA SF			
HOTEL	240	240	240*
HOTEL AMENITY/LOBBY/FITNESS	11,965 SF	0	0
HOTEL CONFERENCE	7,358 SF	58.94	58.9
HOTEL LOBBY	1,987 SF	4.25	4.25
HOTEL SERVICE SPACE	19,116 SF	63.72	75.3
INDOOR RESTAURANT	10,137 SF	101.63	118.3
OFFICE SERVICE	11,140 SF	37.13	33.3
OFFICE/OFFICE LOBBY/CAFE	246,115 SF	720.38	665.5
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

## SITE VICINITY MAP (NOT TO SCALE)



## CONDITIONS OF APPROVAL: PAD14012

REC14037

PAD14012

DS140462

PAD14012

REC14037

**SA+R**

SHEARS ADKINS ROCKMORE  
1580 WYNNCOOP ST, #100, DENVER, CO 80202  
PHONE: 303 436 9551 FAX: 303 296 0946

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

Submitted 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



# 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, WHO IS, 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 HEREBINTO SET MY HAND AND OFFICIAL SEAL.

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

## 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:  
 KPF 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

## 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 WITHIN 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.

## PROJECT DATA

GROSS BUILDING AREAS - PHASE 1  
 Retail 4,000 gsf  
 Restaurant 16,725 gsf  
 Residential 131,855 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  
 Hotel 291 Total

### 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 PAD STANDARDS  
 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 rsf (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)

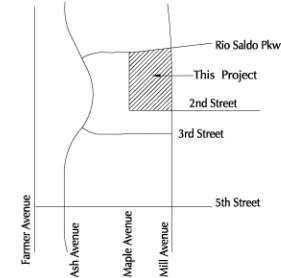
General Plan 2030: Mixed Use: 25+ DU/acre - Projected  
 Mixed Use: 34 DU/acre - Phase 1  
 Mixed Use: 105 DU/acre - Full Build Out

Building Height : 295'-0" - 25 Stories - Phase 1  
 300'-0" - 26 Stories - Phase 2

Building Setbacks: 64'-0" - O' Setback  
 84'-8" - 27' Setback  
 158'-0" - 36' Setback  
 212'-0" - 42' Setback

Building Use: Multi-family residential  
 Retail  
 Extended Stay Hotel

## LOCATION MAP



## APPROVAL

BY: DEVELOPMENT SERVICES DATE: \_\_\_\_\_

## CERTIFICATION

ALTA/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

DS071054

PAD07021

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DFD CormierHedrick

2425 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA 85016  
602.381.4848  
WWW.DFDCH.COM

NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

## ONE HUNDRED MILL AVENUE 3 WEST FIRST STREET TEMPE, ARIZONA

REC07054

PAD07021

PAD 1.0  
Phase 1 Project Data

SUBMITTAL  
03 OCT 2007  
PROJECT # 06363

### 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: 1 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

Basement Parking - B4 24,420 sf   
 Basement Parking - B3 24,420 sf   
 Basement Parking - B2 24,420 sf   
 Basement Parking - B1 24,420 sf   
 Grade level/Floor 1 27,725 sf   
 Restaurant 2,385 sf   
 Hotel Office 16,950 sf   
 Lobby 1,525 sf   
 Service 4,270 sf   
 Residential 1,695 sf   
 Parking 38,800 sf   
 Floor 3 28,800 sf   
 Residential 9,840 sf   
 Meeting 28,800 sf   
 Floor 4 38,640 sf   
 Residential 9,840 sf   
 Parking 28,800 sf   
 Floor 5 20,750 sf   
 Hotel 21,670 sf   
 Floor 6 - Hotel 21,340 sf   
 Floor 7 - Hotel 21,340 sf   
 Floor 8 - Hotel 21,340 sf   
 Floor 9 - Hotel 21,340 sf   
 Floor 10 - Hotel 21,170 sf   
 Floor 11 - Hotel 21,005 sf   
 Floor 12 - Hotel 20,840 sf   
 Floor 13 - Hotel 20,670 sf   
 Floor 14 - Hotel 20,505 sf   
 Floor 15 - Hotel 20,335 sf   
 Floor 16 - Hotel 20,170 sf   
 Floor 17 - Hotel 11,395 sf   
 Spa 1,485 sf   
 Floor 18 - Hotel/Condo 11,395 sf   
 Hotel 2,245 sf   
 Residential 9,150 sf   
 Floor 19 - Condo 12,030 sf   
 Floor 20 - Condo 12,030 sf   
 Floor 21 - Condo 11,970 sf   
 Floor 22 - Condo 11,910 sf   
 Floor 23 - Condo 11,850 sf   
 Floor 24 - Condo 11,790 sf   
 Floor 25 - Condo 11,705 sf   
 Total 617,005 sf

Building Total - Full Build Out: 617,005 sf

### GROSS BUILDING AREAS BY USE

Retail 4,000 sf   
 Restaurant 16,725 sf   
 Residential 131,855 sf   
 Hotel Units 224,335 sf   
 Hotel Meeting Rooms 19,950 sf   
 Hotel Office 11,800 sf   
 Parking 212,880 sf   
 Miscellaneous 6,105 sf

Building Total - Full Build Out: 617,005 sf

### BIKE PARKING - PHASE 1

Retail 4 Total   
 Restaurant 34 Total   
 1 Bedroom Units 35 Total   
 2 Bedroom Units 29 Total   
 3 Bedroom Units 1 Total   
 Garage 17 Total   
 Hotel Units 15 Total   
 Hotel Meeting Rooms 7 Total   
 Support Spaces 4 Total   
 Total 146 Total

Total Required 146 Spaces

### DWELLING UNIT SUMMARY

Tower 1 Bedroom Units 36 Total   
 Tower 2 Bedroom Units 26 Total   
 Tower 3 Bedroom Units 10 Total   
 Podium 1 Bedroom Units 10 Total   
 Podium 2 Bedroom Units 12 Total   
 Total Units: 85

### HOTEL SUMMARY

Hotel 291 Total   
 Total Units: 291

### PARKING ALLOCATION - REQUIRED

1 Bedroom .75/Bedroom (46 Beds) 35 Total   
 2 Bedrooms .75/Bedroom (76 Beds) 57 Total   
 3 Bedrooms .75/Bedroom (3 Beds) 3 Total   
 Guest Parking .2/Unit (85 Units) 17 Total   
 Hotel Units 1/Room (29 Rooms) 160 Total   
 Hotel Meeting Room 1/100 sf (1,155 sf) 160 Total   
 Hotel Office 1/300 sf (1,155 sf) 8 Total   
 Retail 1/500 sf (4,000 sf) 8 Total   
 Restaurant 1/75 sf (16,725 sf) 224 Total   
 Accessible Spaces Total Required 799 Spaces

### PARKING ALLOCATION - T.O.D.

Residential 95 Total   
 Guest Parking 17 Total   
 Hotel 80 Total   
 Hotel Meeting Room 50% (19,950 sf) 80 Total   
 Hotel Office 50% (1,155 sf) 2 Total   
 Retail 50% (4,000 sf) 4 Total   
 Restaurant 50% first 2,500 sf 17 Total   
 Total 190 Total   
 Accessible Spaces Total Required 696 Spaces

### PARKING SUMMARY - PHASE 1

Basement Parking - B4 74 Total   
 Basement Parking - B3 70 Total   
 Basement Parking - B2 66 Total   
 Basement Parking - B1 66 Total   
 Grade level/Floor 1 (Temp. Surface) 56 Total   
 Floor 2 56 Total   
 Floor 3 59 Total   
 Floor 4 59 Total   
 Floor 5 49 Total   
 Total 668 Total

Total Provided 668 Spaces

### PARKING SUMMARY - FULL BUILD OUT

Phase 1 276 Total   
 Basement Parking 223 Total   
 Above Grade Parking 499 Total   
 Total 722 Total   
 Floor 2 378 Total   
 Basement Parking 10 Total   
 Above Grade Parking 320 Total   
 Total 708 Total

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 city 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 or 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 on any property line. The use, noise, odor, or vibration will be emitted at all levels exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
5. Owners of property subject to public rights-of-way will be responsible 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 taller equipment.
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from view. Equipment shall be tucked away to all reasonable efforts.
9. Barbed, razor, or concerting wire (or similar) shall not be used on the site where visible from public streets or adjacent residential areas.
10. Signage requires separate approvals and permits.
11. On-grade 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. Landscaping, walls and lights to match in phased projects.

### GENERAL PROJECT NOTES

1. If required, rentention 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 Monti's La Coja 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 sf of retail/restaurant, 265 condo units, 291 hotel rooms and 1,211 parking spaces.

DS071054

PAD07021

REC07054

# PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DFD CormierHedrick

2425 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA 85016  
602.381.4848  
WWW.DFDCH.COM

NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

## ONE HUNDRED MILL AVENUE 3 WEST FIRST STREET TEMPE, ARIZONA

REC07054 PAD07021 DS071054

PAD 2.0  
Phase 2 Project Data

SUBMITTAL  
03 OCT 2007  
PROJECT # 06363

### 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: 1 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:  
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

Basement Parking - B3 53,140 sf   
 Basement Parking - B2 53,140 sf   
 Basement Parking - B1 47,800 sf   
 Grade level/Floor 1 27,020 sf   
Retail 12,185 sf  
Restaurant 4,670 sf  
Guest 4,650 sf  
Support 5,370 sf  
Conference Room 5,245 sf  
Floor 2 42,780 sf   
Residential Parking 4,150 sf  
 Floor 3 42,780 sf   
Residential Parking 4,650 sf  
 Floor 4 38,150 sf   
Residential Parking 8,850 sf  
Casitas 1,555 sf  
Meeting Room 2,390 sf  
Fitness Center 805 sf  
Locker/Storage 11,485 sf   
Floor 7 11,485 sf   
Floor 8 11,485 sf   
Floor 9 11,485 sf   
Floor 10 11,485 sf   
Floor 11 11,485 sf   
Floor 12 11,485 sf   
Floor 13 11,485 sf   
Floor 14 11,485 sf   
Floor 15 11,485 sf   
Floor 16 11,485 sf   
Floor 17 11,485 sf   
Floor 18 11,250 sf   
Floor 19 11,250 sf   
Floor 20 11,250 sf   
Floor 21 11,250 sf   
Floor 22 11,250 sf   
Floor 23 9,160 sf   
Floor 24 8,580 sf   
Floor 25 8,120 sf   
Floor 26 7,245 sf

**Building Total - Full Build Out: 555,525 sf**

### GROSS BUILDING AREAS BY USE

Retail 12,185 qsf   
 Restaurant 11,410 qsf   
 Residential 250,720 qsf   
 Casita 8,855 qsf   
 Parking 268,530 qsf   
 Miscellaneous 10,565 qsf

**Building Total - Full Build Out: 554,965 sf**

### BIKE PARKING - PHASE 2

Retail 4 Total   
 Restaurant 10 Total   
 1 Bedroom Units 87 Total   
 2 Bedroom Units 47 Total   
 3 Bedroom Units 3 Total   
 Guest 36 Total   
 Support Spaces 4 Total   
 Total 191 Total

**Total Required 191 Spaces**

### BUILDING UNIT SUMMARY

1 Bedroom Units 115 Total   
 2 Bedroom Units 54 Total   
 3 Bedroom Units 8 Total   
 Casita 8 Total

**Total Units: 180**

### PARKING ALLOCATION - REQUIRED

1 Bedroom .75/Bedroom (115 Beds) 87 Total   
 2 Bedrooms .75/Bedroom (108 Beds) 81 Total   
 3 Bedrooms .75/Bedroom (9 Beds) 7 Total   
 Guest Parking .2/Unit (180 Units) 36 Total   
 Casita .75/Bedroom (16 Beds) 12 Total   
 Retail 1/7500 sf (12,185 sf) 22 Total   
 Restaurant 1/75 sf (4,110 sf) 169 Total   
 Surface Parking Replacement 55 Total   
 Accessible Spaces 10 Total   
 Total Required 472 Total   
**472 Spaces**

### PARKING ALLOCATION - T.O.D.

Residential 187 Total   
 Guest Parking 36 Total   
 Retail 50% (12,185 sf) 17 Total   
 Restaurant 50% first, 2,500 sf 1/75 sf (1,610 sf) 22 Total   
 Surface Parking Replacement 39 Total   
 Accessible Spaces 169 Total   
 Total Required 444 Total   
**444 Spaces**

### PARKING SUMMARY - PHASE 2

Basement Parking - B3 143 Total   
 Basement Parking - B2 140 Total   
 Basement Parking - B1 95 Total   
 Grade level/Floor 1 100 Total   
 Floor 2 107 Total   
 Floor 3 107 Total   
 Floor 4 106 Total   
 Total 708 Total

**Total Provided 708 Spaces**

### PARKING SUMMARY - FULL BUILD OUT

Phase 1 276 Total   
 Basement Parking 223 Total   
 Above Grade Parking 499 Total   
 Total 499 Total   
 Phase 2 378 Total   
 Basement Parking 320 Total   
 Grade Level Parking 708 Total   
 Above Grade Parking 1207 Total   
**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 city ordinances.
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5. Owners of property subject to public rights-of-way will be responsible 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 the eye level of the public to all times.
9. Barbed, razor, or concerting wire (or similar) shall not be used on the site where visible from public streets or adjacent residential areas.
10. 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. New landscaping, walls and lights to match in phased projects.

### GENERAL PROJECT NOTES

1. If required, rentention 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 Monti's La Coja 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 spaces of 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.

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DS071054

PAD07021

REC07054

## PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

DFD CornoyerHedrick

2425 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA 85016  
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[WWW.DFDCH.COM](http://WWW.DFDCH.COM)

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DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

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

US AIRWAYS  
CORPORATE  
HEADQUARTERS

The figure is an architectural site plan for the Tempe Gateway project. The plan shows the building footprint and internal layout of the complex, which includes a hotel, office spaces, retail areas, and restaurants. Key features include:

- Building Footprint:** The main building is a long, rectangular structure with a grid-based internal layout. It includes sections for a HOTEL LOBBY, OFFICE, RETAIL, and RESTAURANT.
- Exterior Areas:** The plan shows various outdoor areas including a PUBLIC PARKING lot (150 spaces), LOADING DOCKS, and several LOBBY areas.
- Streets and Roads:** The complex is bounded by S. MAPLE AVE. to the west, W. 2ND ST. to the south, and W. RIO SALADO PARKWAY to the north. A DENSE TRAIL is shown along the eastern edge.
- Landmarks and References:**
  - US AIRWAYS CORPORATE HEADQUARTERS:** Located to the west of the main building.
  - TEMPE BEACH PARK:** Located to the northwest.
  - HAYDEN FERRY LAKESIDE:** Located to the northeast.
  - TEMPE GATEWAY:** Located at the bottom center.
  - PARKING GARAGE:** Located at the bottom left.
- Dimensions:** Various dimensions are marked along the building's perimeter and internal rooms, such as 100'-0", 77'-1", 153'-10", 122'-0", 177'-4", 97'-0", 85'-10", 85'-0", 130'-0", 130'-2", 130'-0", and 130'-0".

DS071054

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REC07054

A small square containing a circle with a diagonal line from the top-left corner to the bottom-right corner, indicating the cardinal north direction.

A horizontal scale bar with a black segment on the left and a white segment on the right. The text "SCALE = 1"=30'-0"" is centered above the bar. Below the bar, numerical markings are present: "0'" at the start of the black segment, "30'" at the midpoint of the black segment, "60'" at the midpoint of the white segment, "90'" at the end of the white segment, and "120'" at the end of the bar.