


# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SKYVIEW

## ACKNOWLEDGEMENT

ON THIS 22<sup>nd</sup> DAY OF Feb, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Lee Galub, 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: Karla Walls 2/6/21   
NOTARY PUBLIC MY COMMISSION EXPIRES

529 TEMPE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: [Signature] 2-2-17  
OWNER DATE

## LEGAL DESCRIPTION

A parcel of land lying within the northwest quarter of Section 23, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 23, a 3-inch brass cap in handhole, from which the west quarter corner of said section, a 3-inch City of Tempe brass cap in handhole, bears South 00°00'00" West (basis of bearing), a distance of 2640.82 feet;  
THENCE along the west line of said section, South 00°00'00" West, a distance of 426.28 feet;  
THENCE leaving said west line, North 90°00'00" East, a distance of 75.04 feet, to the southerly line of that certain parcel of land described in Document No. 2013-0292453, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING;  
THENCE along said southerly line, South 75°13'56" East, a distance of 315.92 feet, to a point hereby designated as Point "A" for future reference in this description;  
THENCE continuing along said southerly line and the southerly prolongation thereof, South 14°31'00" West, a distance of 128.94 feet, to the southerly right-of-way line of the McKinney-Kirkland Ditch as shown on Right-of-Way Map recorded in Book 1057, page 32, M.C.R.;  
THENCE along said southerly right-of-way line, North 78°33'56" West, a distance of 10.92 feet;  
THENCE North 73°54'54" West, a distance of 1.18 feet;  
THENCE leaving said southerly right-of-way line, South 20°20'18" West, a distance of 9.86 feet;  
THENCE South 14°39'21" West, a distance of 124.21 feet, to the east line of Lot 1 of Terrace Lots as shown on Final Plat recorded in Book 1076, page 9, M.C.R.;  
THENCE along said east line, South 00°00'00" East, a distance of 91.77 feet;  
THENCE leaving said east line, South 28°28'34" East, a distance of 2.79 feet;  
THENCE southerly, along a curve to the right, having a radius of 24.50 feet, a central angle of 43°59'54", a distance of 18.81 feet;  
THENCE southwesterly, along a non-tangent curve to the right, whose radius bears North 74°34'34" West a distance of 25.28 feet, having a central angle of 18°31'52", a distance of 8.18 feet, to said east line;  
THENCE along said east line, South 00°00'00" East, a distance of 27.56 feet, to the southeast corner of said Lot 1;  
THENCE leaving said east line, along the southerly line of said Lot 1, North 40°51'45" West, a distance of 67.07 feet;  
THENCE North 43°03'21" West, a distance of 89.08 feet;  
THENCE North 43°23'46" West, a distance of 194.75 feet;  
THENCE North 00°00'00" East, a distance of 22.79 feet;  
THENCE South 90°00'00" West, a distance of 8.00 feet, to the northerly most southwest corner of said Lot 1 and the east right-of-way line of Rural Road;  
THENCE leaving said southerly line, along said east right-of-way line, North 00°00'00" East, a distance of 185.38 feet, to the southerly line of that certain parcel of land described in Document No. 2013-0292453, M.C.R.;  
THENCE leaving said east right-of-way line, along said southerly line, South 47°56'59" East, a distance of 1.02 feet;  
THENCE North 52°23'04" East, a distance of 24.34 feet to the POINT OF BEGINNING.

### TOGETHER WITH

COMMENCING at said Point "A";  
THENCE South 82°27'19" East, a distance of 25.19 feet, to the easterly most corner of said certain parcel of land described in Document No. 2013-0292453, M.C.R. and the POINT OF BEGINNING;  
THENCE South 75°13'56" East, a distance of 13.50 feet;  
THENCE South 14°31'00" West, a distance of 104.82 feet, to the northerly right-of-way line of said McKinney-Kirkland Ditch;  
THENCE along said northerly right-of-way line, North 78°33'56" West, a distance of 13.52 feet, to the southeast corner of said certain parcel of land;  
THENCE leaving said northerly right-of-way line, along the easterly line of said certain parcel of land, North 14°31'00" East, a distance of 105.61 feet to the POINT OF BEGINNING.

Containing 90,208 square feet or 2.0709 acres, more or less.

Subject to existing rights-of-way and easements.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS

26<sup>th</sup> DAY OF JANUARY, 2017

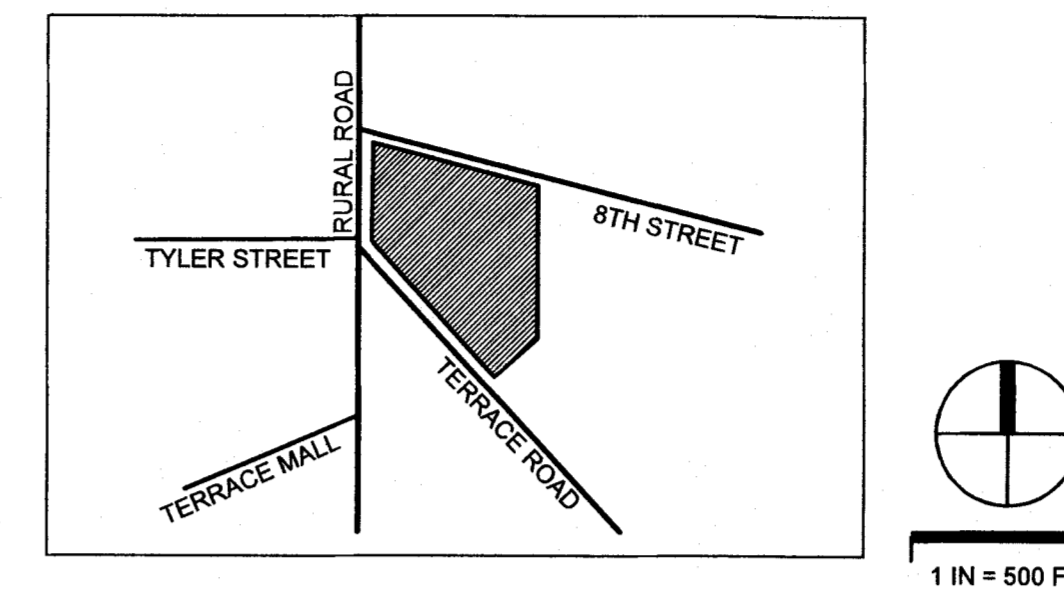
## OWNER/DEVELOPER

529 TEMPE, LLC  
625 N. MICHIGAN AVE.  
SUITE 2000  
CHICAGO, IL 60611  
PHONE: (312).440.8800  
FAX: (312).440.0809

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)	PAD PROPOSED
TABLE 4-203B	
GENERAL PLAN LAND USE	Mixed-Use
GENERAL PLAN DENSITY	High-Density - Urban Core (more than 65 dwelling units / acre)
SITE AREA	2.0709 Acres (90,208 SF)
DWELLING QUANTITY	393 dwelling units
Studio	85
1 Bedroom	141
2 Bedroom	137
3 Bedroom	30
DENSITY	
Dwelling quantity / gross site area (acres)	393 units / 2.0709 acres = 189.77 units / acre
BUILDING HEIGHT	grade to 1/ roof: 249'-0" (24 floors) 1/ mechanical screen: 280'-0"
BUILDING STEPBACK	
Section 4-404, Building Height Step-Back	yes
BUILDING LOT COVERAGE	57%
SITE LANDSCAPE COVERAGE	25%
BUILDING SETBACKS	
FRONT (Terrace Road)	0'-0"
SIDE	15'-0"
STREET SIDE (Rural Road)	20'-0"
REVERSE FRONT (8th Street)	3'-0"
VEHICLE PARKING QUANTITY	
Residential	
Studio	(1)*0.75 spaces / bdr. (85) = <b>63.75 spaces</b>
1 Bedroom	(1)*0.75 spaces / bdr. (141) = <b>106.75 spaces</b>
2 Bedroom	(2)*0.75 spaces / bdr. (137) = <b>206.5 spaces</b>
3 Bedroom	(3)*0.75 spaces / bdr. (30) = <b>67.5 spaces</b>
Guest	0.2 spaces / unit (393) = <b>78.6 spaces</b>
	(50% reduction up to 30,000 SF)
	1 space / 300 SF
Retail	* (0.5)(4,425 SF) = <b>8 spaces</b>
Total Requirement	<b>630 spaces</b>
	540 spaces provided
BICYCLE PARKING QUANTITY	
Residential	
Studio	.75 spaces / unit (85) = <b>63.75 spaces</b>
1 Bedroom	.75 spaces / unit (141) = <b>106.75 spaces</b>
2 Bedroom	.75 spaces / unit (137) = <b>102.75 spaces</b>
3 Bedroom	1 spaces / unit (30) = <b>30 spaces</b>
Guest	0.2 spaces / unit (393) = <b>78.6 spaces</b>
	(4 minimum)
	1 space / 7,500 SF
Retail	* (4.425 SF) = <b>4 spaces</b>
Total Requirement	<b>386 spaces</b>
	385 spaces provided
USES	
Residential	457,175 SF
Retail	4,425 SF
Total	461,600 SF

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL

- General
- A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
  - The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Amended PAD approval shall be null and void.
  - The 1<sup>st</sup> Amended Planned Area Development Overlay for SKYVIEW shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
  - Development shall not exceed 393 dwelling units and a building height of 250 feet; and shall consist of no more than 89 studio units, 145 one bedroom units, 141 two bedroom units and 30 three bedroom units
  - The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
  - A Condominium Plat shall be provided for the residential unit(s), approved by City Council, and recorded prior to issuance of a Certificate of Occupancy. (ADDED BY APPLICANT/CITY COUNCIL 1-26-17)
  - Owner will not rent by the bed or bedroom. (ADDED BY APPLICANT/CITY COUNCIL 1-26-17)
  - 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 Director of Community Development or his designee. The protection plan shall include:
    - prior to issuance of building permits, a 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 on the Skyview site to prevent erosion or structural damage to the adjacent Historic Property;
    - an analysis of said conditions by a structural engineer, along with a shoring and protection plan for preventing damage to, or structural failure of, the adjacent Historic Property resulting from any and all excavation construction dewatering activity on the Overall Site;
    - prior to the issuance of building permits, the Structural Report shall document construction methods to prevent vibration damage to the neighboring Historic Property during construction. (ADDED BY APPLICANT/CITY COUNCIL 1-26-17)
  - 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. (ADDED BY APPLICANT/CITY COUNCIL 1-26-17)
  - Applicant shall work with the Community Development Department to provide a parking by demand model to determine the appropriate parking standards, subject to a reduction of up to 30%, subject to the approval of the Director of the Community Development Department or his designee. Reductions may be achieved by a combination of incentives for tenants, reduction in parking spaces, and opportunities for public transit. Applicant will report to the City Council with findings at a future City Council Issue Review Session. (ADDED BY APPLICANT/CITY COUNCIL 1-26-17)

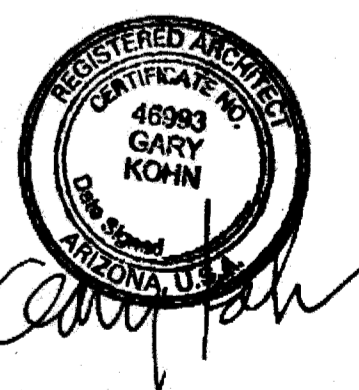
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DATE: 02.21.2017  
COVER SHEET

Drawn By:  
SB  
Checked By:  
SH / GK

Sheet Number:

A0.00

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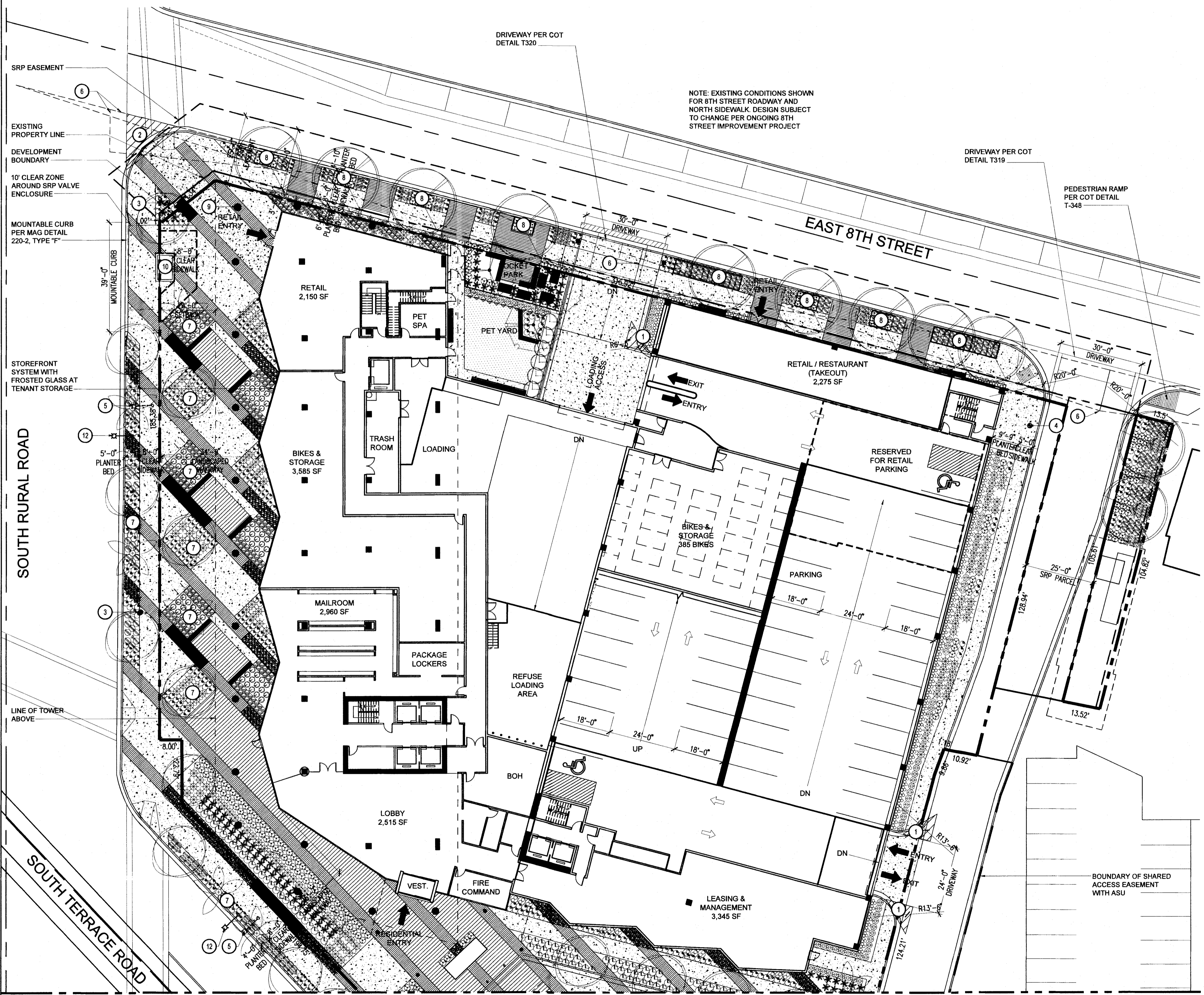
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# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SKYVIEW

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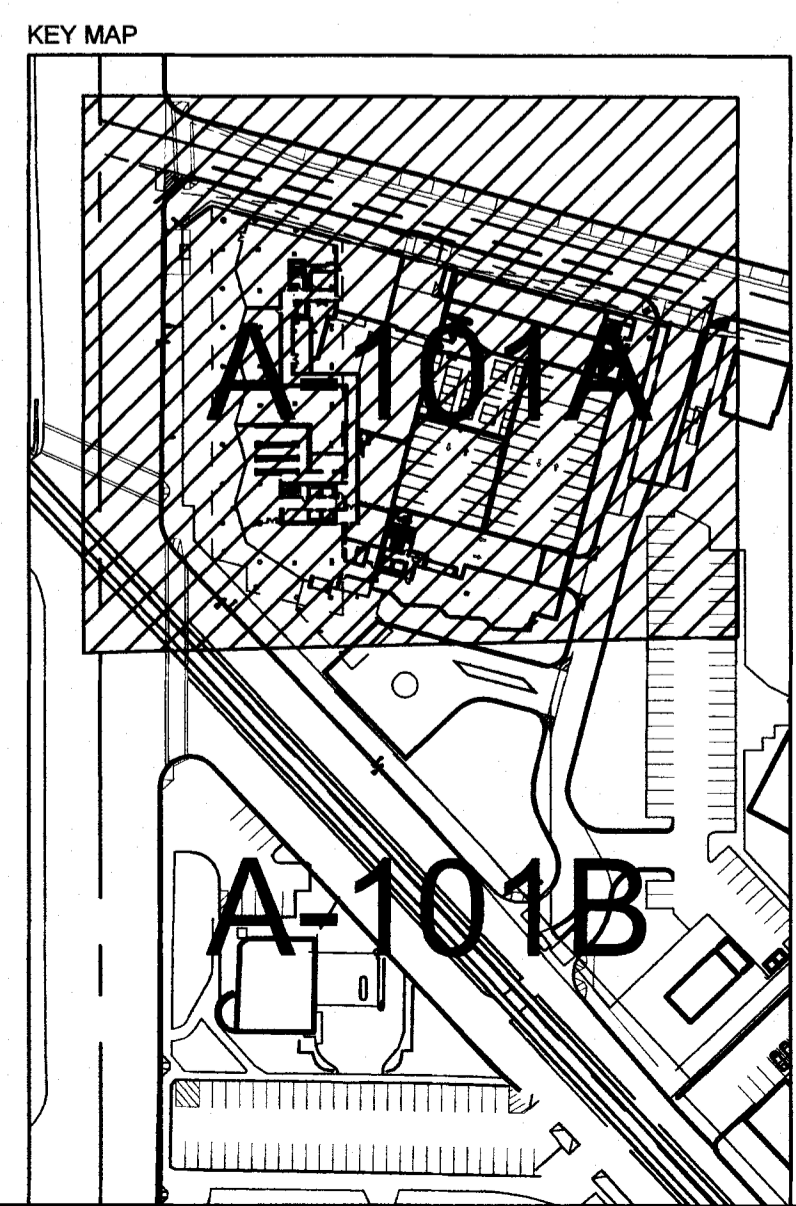


NOTE: EXISTING CONDITIONS SHOWN FOR 8TH STREET ROADWAY AND NORTH SIDEWALK. DESIGN SUBJECT TO CHANGE PER ONGOING 8TH STREET IMPROVEMENT PROJECT

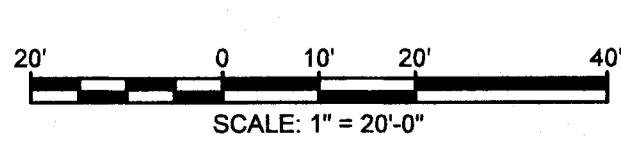
The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated 11/14/2016.

ZONING DISTRICT(S) AND OVERLAY(S)	MU-4 (TOD STATION AREA)	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 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)
SITE AREA		2,0929 Acres (91,667 SF)	2,0709 Acres (90,208 SF)
DWELLING QUANTITY	NS	483 dwelling units	393 dwelling units
Studio		16	65
Convertible		36	0
1 Bedroom		56	141
2 Bedroom		256	137
3 Bedroom		119	30
DENSITY		483 units / 2,0929 acres = 230.78 units / acre	393 units / 2,0709 acres = 189.77 units / acre
Dwelling quantity / gross site area (acres)	NS		
BUILDING HEIGHT		250'-0" (21 floors)	grade to V roof 249'-0" (24 floors) if mechanical screen: 280'-0"
BUILDING SETBACK	NS		
Section 4-404, Building Height Step-Back	yes	yes	
BUILDING LOT COVERAGE	NS	75%	57%
SITE LANDSCAPE COVERAGE	NS	51%	25%
BUILDING SETBACKS			
FRONT (Terrace Road)	20'-0" maximum along street frontage, see Section 5-612D	0'-0"	0'-0"
SIDE		0'-0"	15'-0"
STREET SIDE (Rural Road)		0'-0"	20'-0"
REVERSE FRONT (8th Street)		0'-0"	3'-0"
VEHICLE PARKING QUANTITY			
Residential			
Studio	(1)0.75 spaces / bdr. (85) = 63.75 spaces	0.5 spaces / unit (16) = 8 spaces	(1)0.75 spaces / bdr. (85) = 63.75 spaces
Convertible	(1)0.75 spaces / bdr. (0) = 0 spaces	0.5 spaces / unit (36) = 18 spaces	(1)0.75 spaces / bdr. (0) = 0 spaces
1 Bedroom	(1)0.75 spaces / unit (141) = 105.75 spaces	1.0 spaces / unit (56) = 56 spaces	(1)0.75 spaces / unit (141) = 105.75 spaces
2 Bedroom	(2)0.75 spaces / bdr. (137) = 205.5 spaces	1.0 spaces / unit (256) = 256 spaces	(2)0.75 spaces / bdr. (137) = 205.5 spaces
3 Bedroom	(3)0.75 spaces / bdr. (30) = 67.5 spaces	1.5 spaces / unit (119) = 178.5 spaces	(3)0.75 spaces / bdr. (30) = 67.5 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF) 1 space / 300 SF *(0.5)(4,425 SF) = 8 spaces	0.1 spaces / unit (483) = 48.3 spaces 1 space / 4,000 SF *(15,544 SF) = 4 spaces	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF) 1 space / 300 SF *(0.5)(4,425 SF) = 8 spaces
Retail			
Total Requirement	530 spaces	567 spaces provided	530 spaces provided
BICYCLE PARKING QUANTITY			
Residential			
Studio	75 spaces / unit (85) = 63.75 spaces	75 spaces / unit (16) = 12 spaces	75 spaces / unit (85) = 63.75 spaces
Convertible	75 spaces / unit (0) = 0 spaces	75 spaces / unit (36) = 27 spaces	75 spaces / unit (0) = 0 spaces
1 Bedroom	75 spaces / unit (141) = 105.75 spaces	75 spaces / unit (56) = 42 spaces	75 spaces / unit (141) = 105.75 spaces
2 Bedroom	75 spaces / unit (137) = 102.75 spaces	75 spaces / unit (256) = 182 spaces	75 spaces / unit (137) = 102.75 spaces
3 Bedroom	1 spaces / unit (30) = 30 spaces	1 spaces / unit (119) = 119 spaces	1 spaces / unit (30) = 30 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (4 minimum) 1 space / 7,500 SF *(4,425 SF) = 4 spaces	0.2 spaces / unit (483) = 96.6 spaces (4 minimum) 1 space / 7,500 SF *(15,544 SF) = 4 spaces	0.2 spaces / unit (393) = 78.6 spaces (4 minimum) 1 space / 7,500 SF *(4,425 SF) = 4 spaces
Retail			
Total Requirement	493 spaces	493 spaces provided	385 spaces provided
USES			
Residential		450,151 SF	457,175 SF
Retail		15,544 SF	4,425 SF
Total		465,695 SF	461,600 SF

- KEY NOTES
- 10' X 10' CUT-OFF TRIANGLE, TYP.
  - 20' X 20' CUT OFF TRIANGLE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING STREETLIGHT TO BE RELOCATED
  - INTERSECTION SIGHT TRIANGLE
  - PLANTER W/ STREET TREES, SEE LANDSCAPE DRAWINGS
  - RAISED, MOVEABLE PLANTER W/ STREET TREES, SEE LANDSCAPE DRAWINGS
  - TOWER COLUMN
  - EXISTING SRP VALVE ENCLOSURE
  - ENTRY CANOPY - 13'-6" MINIMUM CLEARANCE
  - RELOCATED STREETLIGHT



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



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DATE: 02.21.2017  
SITE PLAN - COMPOSITE

Drawn By: SB  
Checked By: SH / GK  
Sheet Number: A1.01A

# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SKYVIEW

MATCHLINE SEE SHEET A1.01A

SOUTH RURAL ROAD



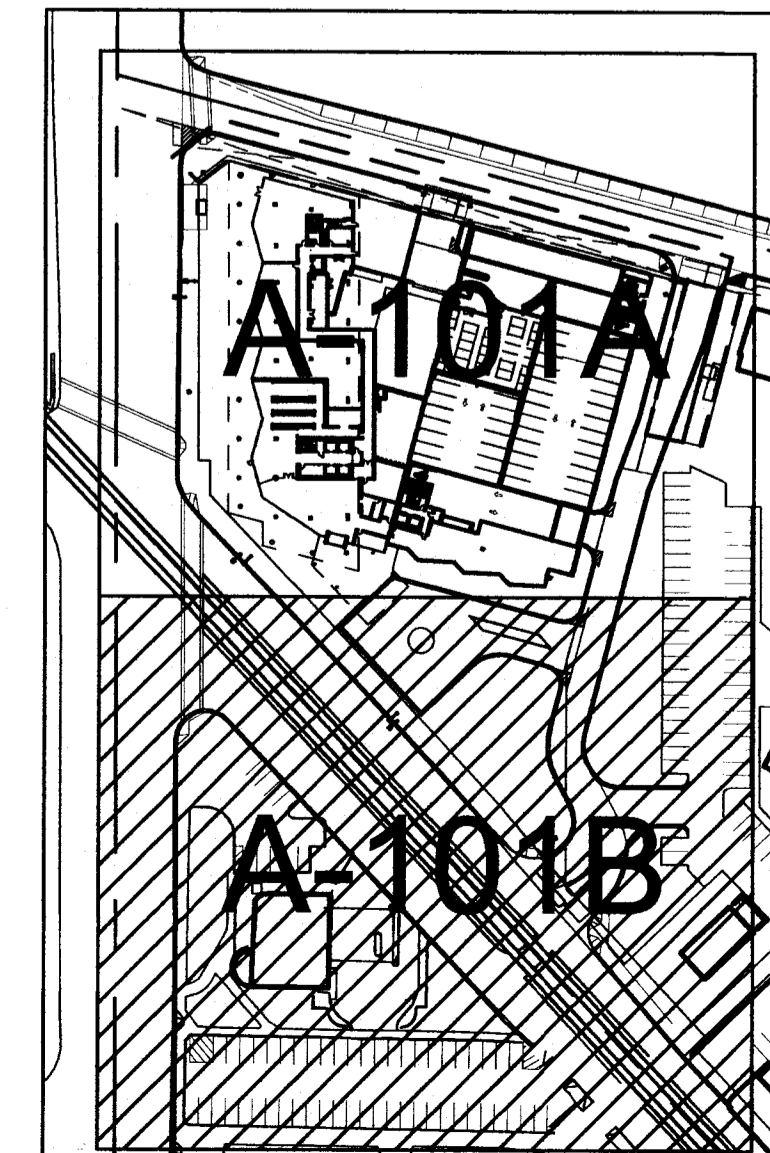
The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated 11/14/2016.

ZONING DISTRICT(S) AND OVERLAY(S)	(U-4) TOD STATION AREA	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 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)
SITE AREA	2.0929 Acres (91,867 SF)	2.0709 Acres (90,208 SF)	
DWELLING QUANTITY	NS	483 dwelling units	393 dwelling units
Studio		16	85
Convertible		36	0
1 Bedroom		56	141
2 Bedroom		296	137
3 Bedroom		119	30
DENSITY		483 units / 2.0929 acres = 230.78 units / acre	393 units / 2.0709 acres = 189.77 units / acre
DWELLING QUANTITY / GROSS SITE AREA (ACRES)	NS		
BUILDING HEIGHT	NS	250'-0" (21 floors)	grade to 1/ roof: 249'-0" (24 floors) if mechanical screen: 280'-0"
BUILDING SETBACK	Section 4-404, Building Height Step-Back	yes	yes
BUILDING LOT COVERAGE	NS	75%	57%
SITE LANDSCAPE COVERAGE	NS	51%	25%
BUILDING SETBACKS			
FRONT (Terrace Road)		0'-0"	0'-0"
SIDE	20'-0" maximum along street frontage, see Section 5-812D	0'-0"	10'-0"
REVERSE FRONT (8th Street)		0'-0"	3'-0"
VEHICLE PARKING QUANTITY			
Residential			
Studio	(1) 0.75 spaces / bdr (85) = 63.75 spaces	0.5 spaces / unit (16) = 8 spaces	(1) 0.75 spaces / bdr (85) = 63.75 spaces
Convertible	(1) 0.75 spaces / bdr (0) = 0 spaces	0.5 spaces / unit (36) = 18 spaces	0.5 spaces / unit (0) = 0 spaces
1 Bedroom	(1) 0.75 spaces / bdr (141) = 105.75 spaces	1.0 spaces / unit (56) = 56 spaces	(1) 0.75 spaces / bdr (141) = 105.75 spaces
2 Bedroom	(2) 0.75 spaces / bdr (137) = 205.5 spaces	1.0 spaces / unit (256) = 256 spaces	(2) 0.75 spaces / bdr (137) = 205.5 spaces
3 Bedroom	(3) 0.75 spaces / bdr (30) = 67.5 spaces	1.5 spaces / unit (119) = 178.5 spaces	(3) 0.75 spaces / bdr (30) = 67.5 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF)	0.1 spaces / unit (483) = 48.3 spaces (50% reduction up to 30,000 SF)	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)
Retail	1 space / 300 SF (15,544 SF) = 4 spaces	1 space / 4,000 SF (115,544 SF) = 4 spaces	1 space / 300 SF (15,544 SF) = 4 spaces
Total Requirement	530 spaces	567 spaces provided	530 spaces provided
BICYCLE PARKING QUANTITY			
Residential			
Studio	75 spaces / unit (85) = 63.75 spaces	75 spaces / unit (16) = 12 spaces	75 spaces / unit (85) = 63.75 spaces
Convertible	75 spaces / unit (0) = 0 spaces	75 spaces / unit (36) = 27 spaces	75 spaces / unit (0) = 0 spaces
1 Bedroom	75 spaces / unit (141) = 105.75 spaces	75 spaces / unit (56) = 42 spaces	75 spaces / unit (141) = 105.75 spaces
2 Bedroom	75 spaces / unit (137) = 102.75 spaces	75 spaces / unit (256) = 192 spaces	75 spaces / unit (137) = 102.75 spaces
3 Bedroom	1 spaces / unit (30) = 30 spaces	1 spaces / unit (119) = 119 spaces	1 spaces / unit (30) = 30 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)	0.2 spaces / unit (483) = 96.6 spaces (4 minimum)	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)
Retail	1 space / 7,500 SF (115,544 SF) = 4 spaces	1 space / 7,500 SF (115,544 SF) = 4 spaces	1 space / 7,500 SF (115,544 SF) = 4 spaces
Total Requirement	483 spaces	483 spaces provided	385 spaces provided
USES			
Residential		450,151 SF	457,175 SF
Retail		15,544 SF	4,429 SF
Total		465,695 SF	461,604 SF

KEY NOTES

- 1 10' X 10' CUT-OFF TRIANGLE, TYP.
- 2 20' X 20' CUT OFF TRIANGLE
- 3 EXISTING FIRE HYDRANT
- 4 PROPOSED FIRE HYDRANT
- 5 EXISTING STREETLIGHT TO BE RELOCATED
- 6 INTERSECTION SIGHT TRIANGLE
- 7 PLANTER W/ STREET TREES, SEE LANDSCAPE DRAWINGS
- 8 RAISED, MOVEABLE PLANTER W/ STREET TREES, SEE LANDSCAPE DRAWINGS
- 9 TOWER COLUMN
- 10 EXISTING SRP VALVE ENCLOSURE
- 11 ENTRY CANOPY - 13'-6" MINIMUM CLEARANCE
- 12 RELOCATED STREETLIGHT

KEY MAP



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

DS160155

PL160154

REC16155

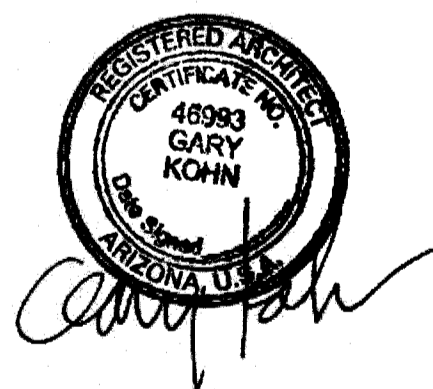
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DATE: 02.21.2017  
SITE PLAN -  
COMPOSITE

Drawn By:  
SB

Checked By:  
SH / GK

Sheet Number:

A1.01B