PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE DEPOT

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

OWNER AUTHORIZATION

3RD AND ASH OWNER, LCC, A DELAWARE LIMITED LIABILITY COMPANY

BY: 3RD AND ASH VENTURE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: 3RD AND ASH HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: DEPOT PRINCIPALS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____ DATE: March 9, 2021

NAME: Michael L. Ebert

ITS: Manager

ACKNOWLEDGEMENT

ON THIS 9th DAY OF March, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED MICHAEL L. EBERT, 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: _____ 09-01-2023
NOTARY PUBLIC — MY COMMISION EXPIRES

Notary Public State of Arizona
Maricopa County
Lisa Gayle Sheets
My Commission Expires 09/01/2023
Commission Number 570330

LEGAL DESCRIPTION

A PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, A 2-INCH MARICOPA COUNTY ALUMINUM CAP STAMPED RLS 35932 2004, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, A SCRIBED "X" IN CONCRETE, BEARS SOUTH 00°03'17" EAST (BASIS OF BEARING), A DISTANCE OF 2639.78 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION, SOUTH 00°03'17" EAST, A DISTANCE OF 200.38 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°28'46" EAST, A DISTANCE OF 33.00 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NUMBER 2006-1201658, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL AND THE SOUTH LINE OF OLD TOWN CONDOMINIUMS, RECORDED IN BOOK 851, PAGE 48, M.C.R, CONTINUING, NORTH 89°28'46" EAST, A DISTANCE OF 257.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF ASH AVENUE, AS DESCRIBED IN CITY OF TEMPE ORDINANCE 88.44, RECORDED IN DOCUMENT NUMBER 1988-0572795, M.C.R., AND CITY OF TEMPE ORDINANCE 88.56, RECORDED IN DOCUMENT NUMBER 1988-0572801, M.C.R., AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 505.67 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS SOUTH 81°26'16" WEST, THROUGH A CENTRAL ANGLE OF 45°20'00", A DISTANCE OF 400.09 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 36°46'19" WEST, A DISTANCE OF 70.26, TO THE BEGINNING OF A CURVE;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 27°39'38", A DISTANCE OF 308.97 FEET, TO A LINE 33-FEET EAST OF AND PARALLEL WITH SAID WEST LINE;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID PARALLEL LINE, NORTH 00° 03'17" WEST, A DISTANCE OF 713.71 FEET, TO THE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 14TH DAY OF JANUARY, 2021.

DS191208

OWNER AUTHORIZATION

CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION

BY: _____ 16 March 2021
SIGNATURE — DATE

ITS: DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

ACKNOWLEDGEMENT

ON THIS 16th DAY OF March, 2021, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ALEX SMITH, 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: _____ Aug. 29, 2022
NOTARY PUBLIC — MY COMMISION EXPIRES

RUTH SARAH ADAME
Notary Public - Arizona
Maricopa County
Commission # 554031
My Comm. Expires Aug 29, 2022

PROJECT DATA

CC (TOD STATION AREA) TABLE 5-611A - TRANSPORTATION OVERLAY DISTRICT DEVELOPMENT STANDARDS IN COMMERCIAL DISTRICTS		PAD PROVIDED
GENERAL PLAN LAND USE		Mixed Use
GENERAL PLAN DENSITY		High Density Urban Core (>65 DU/AC)
ZONING		CC (TOD STATION)
SITE AREA (GROSS & NET)		110,008 SF/2.52 AC
BUILDING HEIGHT		
Overall		214' Min. - 250' Max. (Top of Top, includ. Mech Screen)
BUILDING LOT COVERAGE		
Ground Level Lot Coverage		40% Max.
Above Ground Level Lot Coverage		75% Max.
SITE LANDSCAPE COVERAGE		
Ground Level Landscape Coverage		29% Min. 32,525 sf provided
Above Ground Landscape Coverage		5% Min. 1,444 sf provided
	TOTAL LANDSCAPE COVERAGE:	34% 33,969 sf provided
BUILDING SETBACKS		
Front Building (East) min.		0 ft. min
max.		100 ft. max
Front Parking and maneuvering		0 ft min.
SIDE (North)		20 ft. min
REAR (West) (min)		0 ft min
VEHICLE PARKING QUANTITY		
Office (1st 5,000 sf waived/1 space /500 sf thereafter)	(319,410-5000) x 1sp/500sf =	629
Hotel (.3 space /key, unit)	280 x .3 per key =	84
Hotel Conference (1st 10,000 sf waived/1 space /300 sf thereafter)	9416 sf =	0
Hotel Fitness Center (Restricted to hotel guests)	1540 sf =	0
Retail/Restaurant/Bar (1 space /500 sf)	23,974 x (1 sp/500 sf) =	48
Restaurant/Bar Outdoor (No spaces required in CC District)	4601 sf =	0
	TOTAL REQUIRED =	761
	TOTAL PROVIDED =	1,118
BICYCLE PARKING QUANTITY		
Office (1 / 8,000sf)	319,410 / 8,000 =	40
Hotel (1 / 20 units)	280 / 20 =	14
Hotel Conference (No spaces required in CC)	not required	0
Hotel Fitness Center (Restricted to Hotel Guests)	= 0	0
Retail/Restaurant/Bar (1 / 500sf)	23,974 / 500 sf =	48
Restaurant/Bar Outdoor (No spaces required in CC)	not required	0
	TOTAL REQUIRED =	102
	TOTAL PROVIDED:	102 TOTAL PROVIDED
USES		
Office		319,410 sf
Hotel (280 keys)		177,619 sf
Hotel Conference		9,416 sf
Hotel Fitness Center		1,540 sf
Amenities Deck (Level 8) Restaurant/Bar		8,747 sf
Amenities Deck (Level 8) Restaurant/Bar Outdoor		467 sf
Ground Level Retail/Restaurant/Bar		15,227 sf
Restaurant/Bar Outdoor		4,134 sf
Mechanical/Electric/Storage		37,714 sf
Parking Facilities		418,630 sf
Total Building Uses		992,904 sf
USE PERMITS REQUESTED WITH PAD		
Use Permit to allow tandem parking		

PAD190021

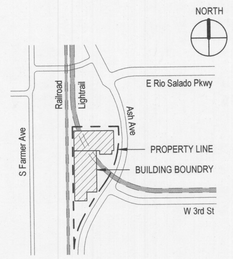
OWNERS / DEVELOPER

OWNER: 3RD AND ASH OWNER LLC
1 EAST WASHINGTON STREET SUITE 300
PHOENIX, ARIZONA 85004
(480) 947-7772

OWNER: CITY OF TEMPE
31 EAST 5TH STREET
TEMPE, AZ 85281
(480) 350-4311

DEVELOPER: RED DEVELOPMENT
1 EAST WASHINGTON STREET SUITE 300
PHOENIX, ARIZONA 85004
(480) 947-7772

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD190021

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN THREE (3) YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.

2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.

3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE DEPOT 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.

REC19229

DS191208

PAD190021

REC19229

TEMPE DEPOT

300 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281



SMITHGROUP

455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2200
smithgroup.com

WoodPatel
CIVIL ENGINEER
2051 West Northern Ave # 100
Phoenix, AZ 85021
602-335-8500

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

ISSUED FOR	REV	DATE
PAD/DPR APPROVAL		22FEB2021
DEVELOPMENT PLAN REVIEW 3RD RESUBMITTAL		25SEP2020
DEVELOPMENT PLAN REVIEW RESUBMITTAL		10AUG2020
DEVELOPMENT PLAN REVIEW		23DEC2019

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO. 35861
MICHAEL L. KRAGER
Date Signed 22FEB2021
ARIZONA, U.S.A.
Expires: 3-31-2021

NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

SHEET TITLE

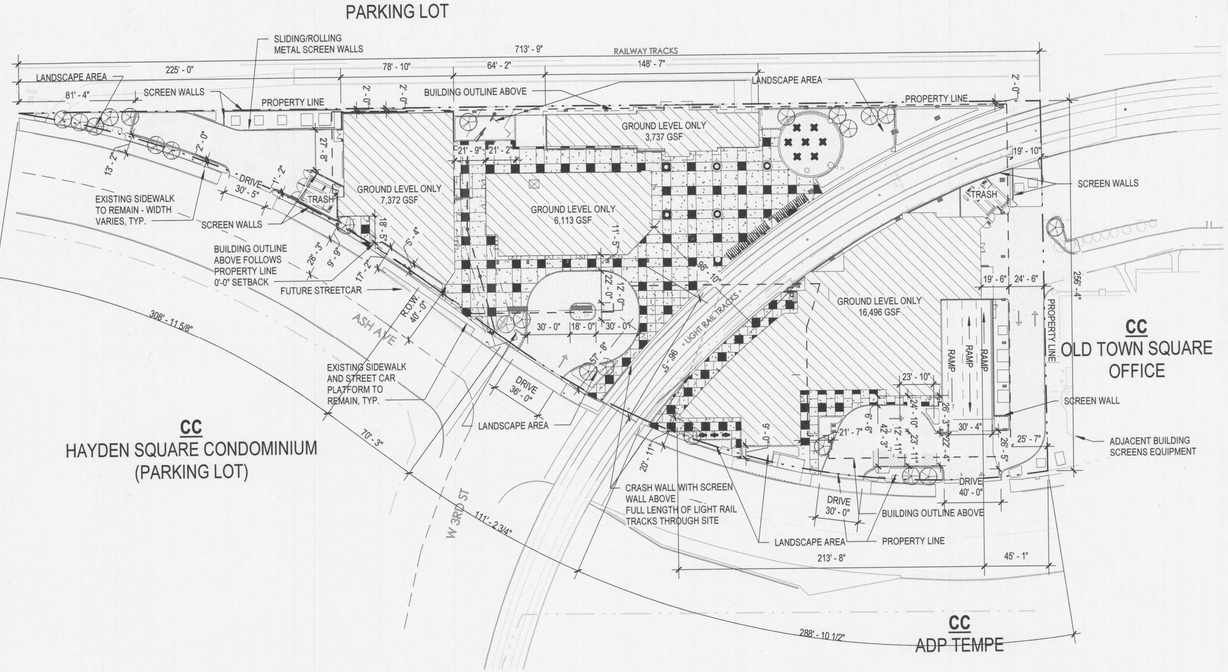
PAD COVER SHEET

11643.000
PROJECT NUMBER

PAD 1.0
SHEET NUMBER

Plot Date: 3/8/2021 1:38:28 PM Author

PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE DEPOT
SITE PLAN



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"

GENERAL NOTES:

1. REFER TO A1.1 COMPOSITE SITE PLAN FOR PROPOSED PAD STANDARDS.
2. CONSTRUCTION TYPE IA FOR ALL BUILDINGS (PER IBC 2018).
3. BUILDINGS WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM PER CITY OF TEMPE IBC.
4. NO RESIDENTIAL UNITS ARE PROPOSED ON SITE.

PROJECT DATA

CC (TOD STATION AREA) TABLE 5-611A - TRANSPORTATION OVERLAY DISTRICT DEVELOPMENT STANDARDS IN COMMERCIAL DISTRICTS	ZDC STANDARDS FOR UNDERLYING DISTRICTS	PAD PROPOSED
GENERAL PLAN LAND USE	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	High Density Urban Core (>65 DU/AC)	High Density Urban Core (>65 DU/AC)
SITE AREA GROSS & NET	NA	110,008 sf / 2.52 AC
BUILDING HEIGHT		
Overall	75'-0"	214' Min. - 250' Max. (Top of Top, includ. Mech...
BUILDING LOT COVERAGE		
Ground Level Lot Coverage	No Standard	40% Max.
Above Ground Level Lot Coverage	No Standard	75% Max.
SITE LANDSCAPE COVERAGE		
Street Level Landscape Coverage	No Standard	29% Min.
Amenity Deck (8th Floor) Landscape Coverage	No Standard	5% Min.
BUILDING SETBACKS		
Front (East) min.	0 ft. min	0 ft. min
max	0 ft. max	100 ft. max
Front Parking and manuevering	20 ft. min.	0 ft min.
SIDE (North)	0 ft. min.	20 ft. min
REAR (West) (min)	20 ft. min.	0 ft min
VEHICLE PARKING QUANTITY		
Office (1st 5,000 sf waived/1 space /500 sf thereafter) (319,410-5000) x 1sp/500sf =	629	962
Hotel (.3 space /key, unit) 280 x .3 per key =	84 (all tandem)	84 (all tandem)
Hotel Conference (1st 10,000 sf waived/1 space /300 sf thereafter) 9416 sf =	0	0
Hotel Fitness Center (Restricted to hotel guests) 1540 sf =	0	0
Retail/Restaurant/Bar (1 /500 sf) 23,974 x (1 sp/500 sf)...	48 (all tandem)	72 (all tandem)
Restaurant/Bar Outdoor (No spaces required in CC District) 4601 sf =	0	0
	761 TOTAL REQUIRED	**1118 TOTAL PROVIDED**
BICYCLE PARKING QUANTITY		
Office (1/8,000 SF) 319,410 / 8,000 =	40	40
Hotel (1/20 units) 280 / 20 =	14	14
Hotel Conference (No spaces required in CC) not required	0	0
Hotel Fitness Center (Restricted to hotel guests) = 0	0	0
Retail/Restaurant/Bar (1 p/500 sf) 23,974 / 500 sf =	48	48
Restaurant/Bar Outdoor (No spaces required in CC) not required	0	0
	102 TOTAL REQUIRED	**102 TOTAL PROVIDED**
USES		
Office		319,410 sf
Hotel (280 Keys)		177,619 sf
Hotel Conference		9,416 sf
Hotel Fitness Center		1,540 sf
Amenities Deck (Level 8) Restaurant/Bar		8,747 sf
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DEVELOPMENT PLAN REVIEW 3RD RESUBMITTAL		25SEP2020
DEVELOPMENT PLAN REVIEW RESUBMITTAL		10AUG2020
DEVELOPMENT PLAN REVIEW		23DEC2019

SEALS AND SIGNATURES

REGISTERED ARCHITECT CERTIFICATE NO. 35961 MICHAEL L. KRAGER Date Signed 22FEB2021 ARIZONA, U.S.A. Expires: 3-31-2021

NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

SHEET TITLE
PAD SITE PLAN AND BUILDING INFO

11643.000
PROJECT NUMBER

PAD 1.1
SHEET NUMBER

REC19229
PAD190021
DS191208

Author
3/8/2021 1:38:35 PM
Plot Date:

DS191208 PAD190021 REC19229