

# 250 Rio



**Virtual Neighborhood Meeting  
September 8, 2021**



Hines

100 Mill



111 West Rio / ADP



24<sup>th</sup> at Camelback



Adeline



Hines

HINES PROPERTIES



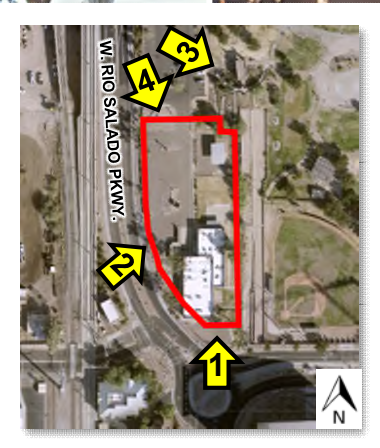
250 RIO PROJECT SITE (+/- 1.81 ACRES)

# EXISTING SITE CONDITION

1



2



3



4



# SURROUNDING USES



## Surrounding Uses

1. Tempe Beach Park
2. 111 West Rio / ADP (9-stories)
3. 100 Mill
4. Hayden Flour Mill
5. Hayden Butte / "A" Mountain
6. Hayden Ferry Lakeside
7. AC Hotel
8. SALT
9. Marina Heights
10. Sun Devil Stadium
11. Desert Financial Arena
12. University House Tempe
13. University Towers
14. Tempe Transportation Hub
15. Residence Inn
16. Tempe City Hall
17. Tempe Mission Palms
18. The Brickyard
19. Centerpoint on Mill
20. The Emerson
21. Hayden Square Townhomes
22. Hayden Station
23. Tempe Gateway
24. Courtyard Marriott
25. Education at Work
26. Future Tempe Depot Site
27. Old Town Square
28. Farmer Arts District Retail
29. Riverside Apartments
30. Regatta Pointe
31. Lakeside Drive Apartments
32. 525 Town Lake
33. SkyWater at Town Lake Apartments
34. Trovita Rio
35. Tempe Center for the Arts
36. IDEA Tempe Campus
37. SRP Office at The Grand at Papago Park Center
38. Papago Park Center
39. Marquee Theatre
40. Vela Apartments at Tempe Town Lake

 250 RIO PROJECT SITE

**General Plan Amendment** to change projected land use and density for an approximate 0.177-acre portion of the site from Public Open Space and No Density to Mixed-Use and High Density-Urban Core (more than 65 units per acre)

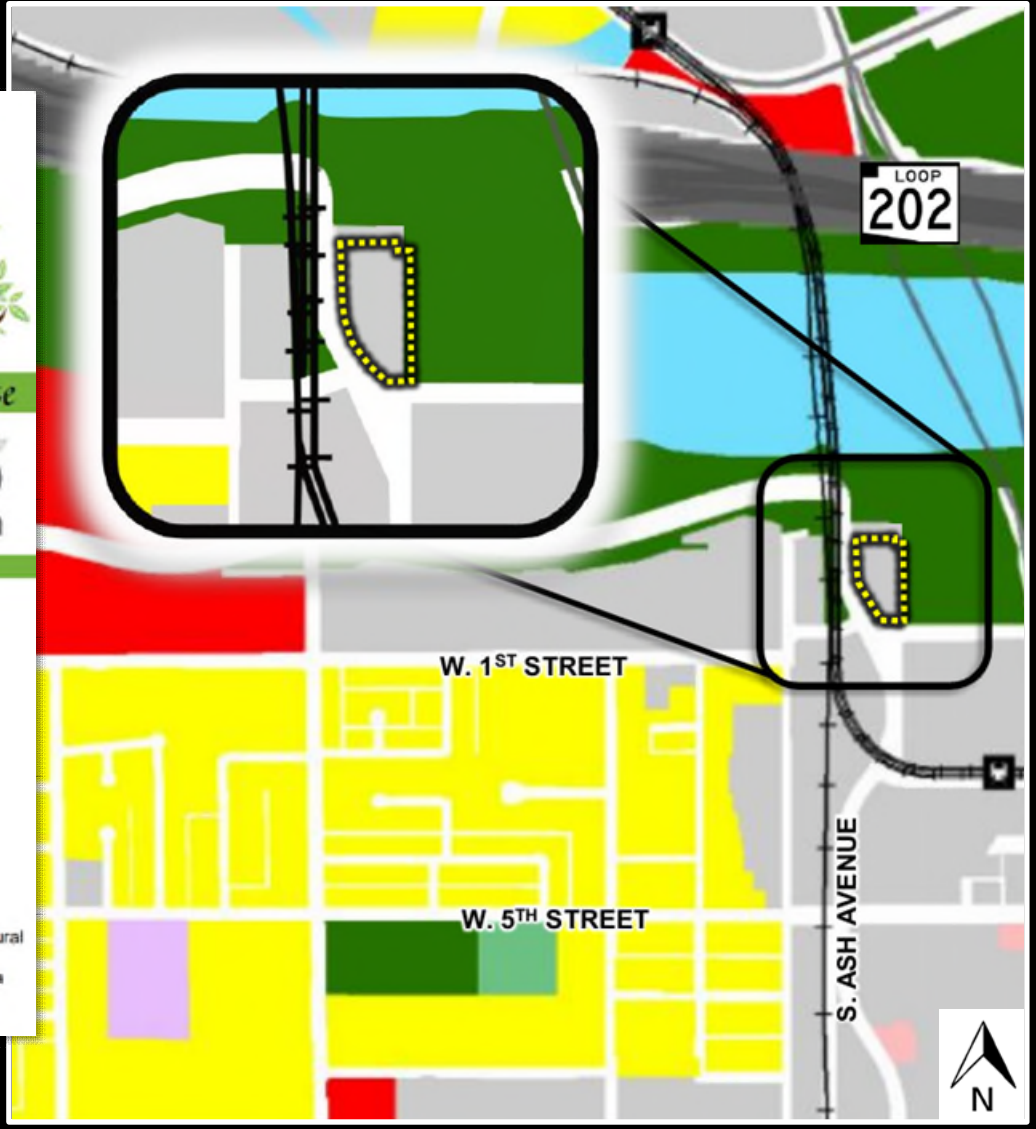
**Zoning Map Amendment** to rezone the site from GID (General Industrial District) GIOD (General Industrial Overlay District) RSOD (Rio Salado Overlay District) TOD (Transportation Overlay District) Corridor Area and RI-6 (Single-Family Residential) RSOD to CC (City Center) RSOD TOD Corridor Area

**Planned Area Development Overlay** to establish site-specific development standards

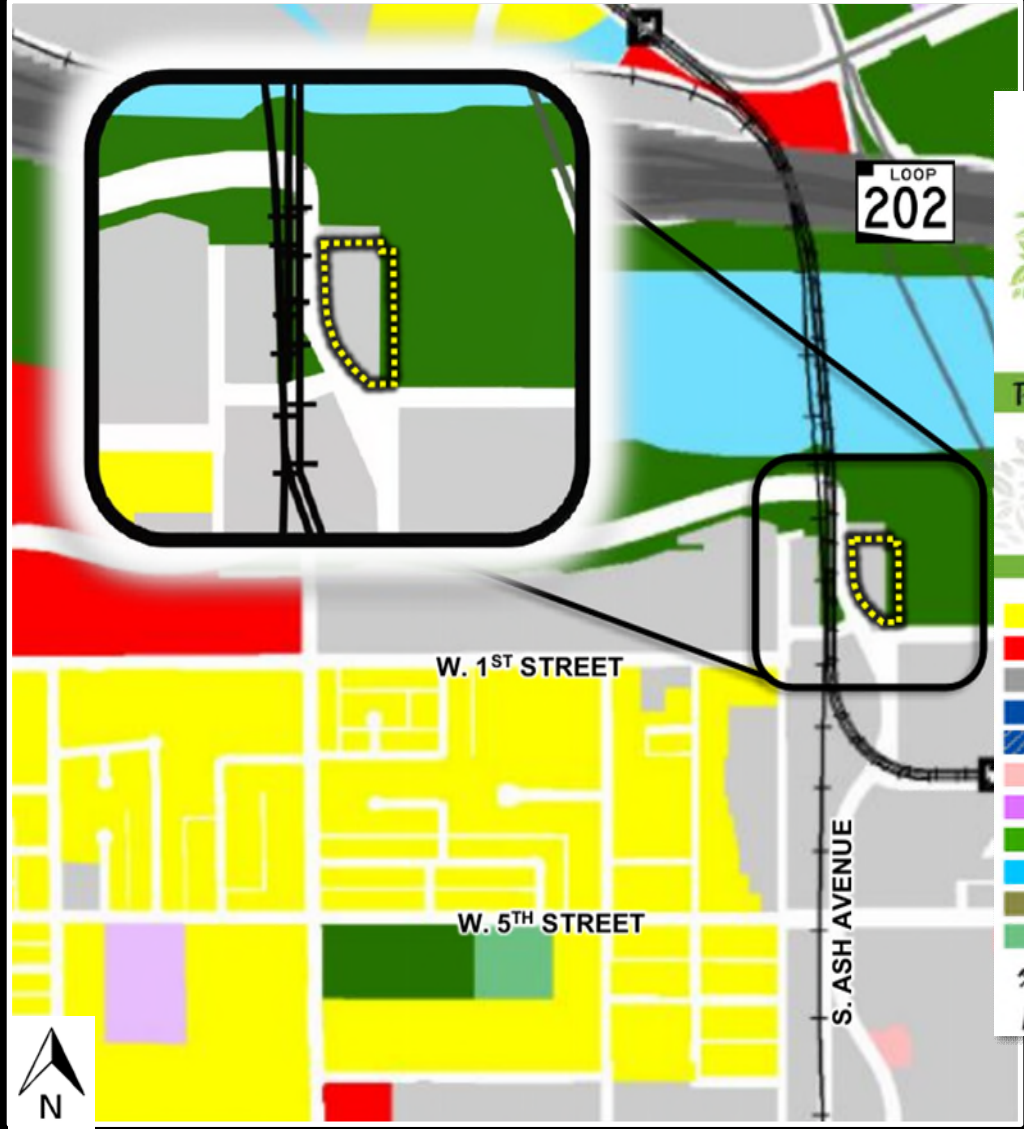
**Development Plan Review** for proposed development's design, including site and landscape plans and building elevations and materials

# GENERAL PLAN 2040 PROJECTED LAND USE

PROPOSED



CURRENT



Projected Land Use  
City of Tempe  
**2040**  
general plan

legend

- Residential
- Commercial
- Mixed-Use
- Industrial
- Mixed-Use/Industrial
- Civic
- Educational
- Public Open Space
- Water
- Private Open Space
- Public Recreational / Cultural
- Aggregate Resource Area
- Arizona State University

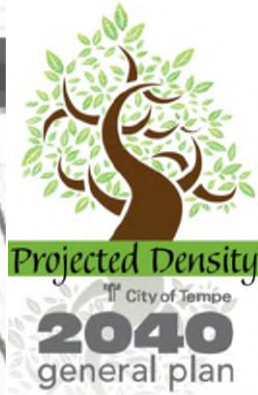
250 RIO PROJECT SITE



# CURRENT

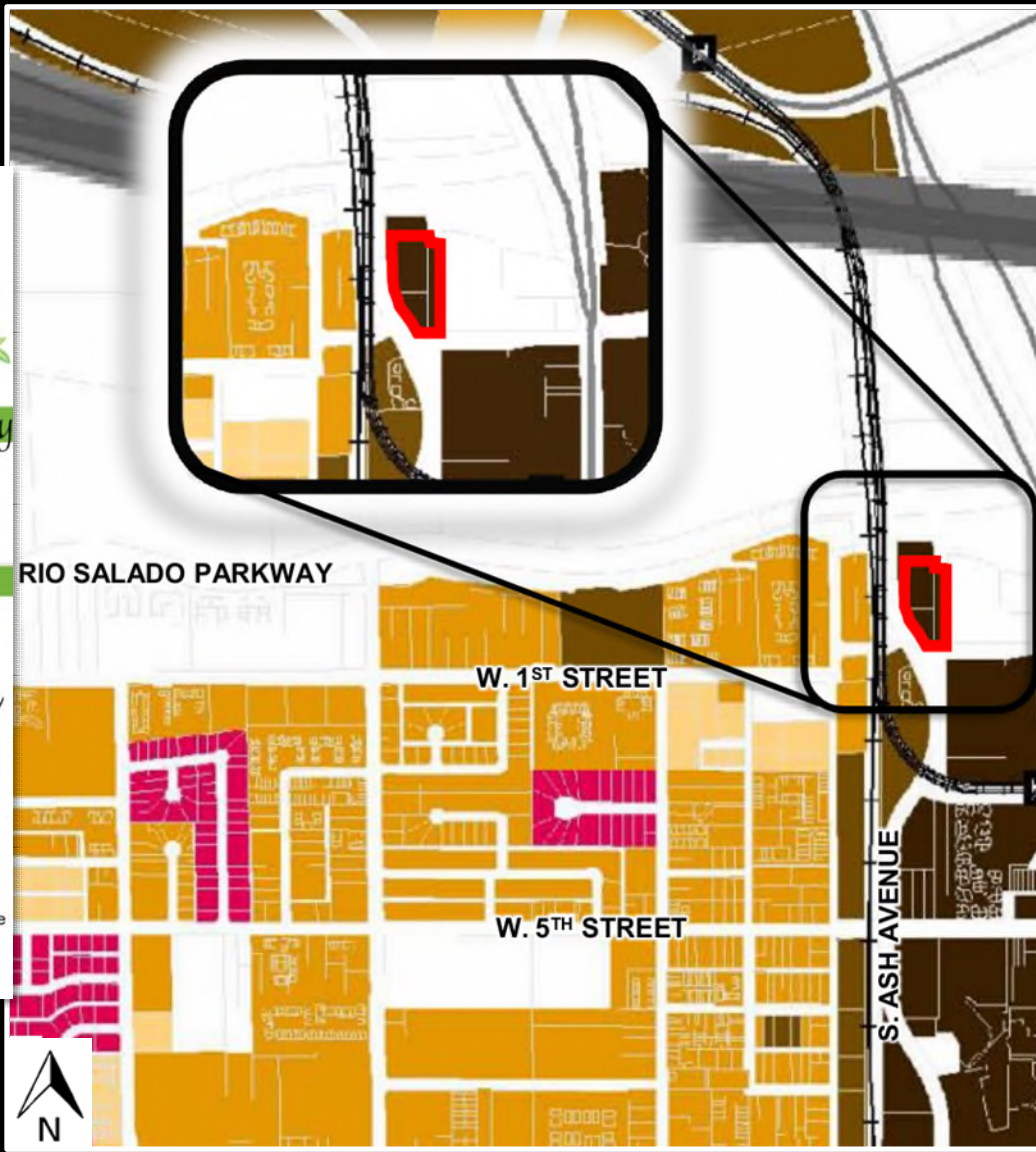
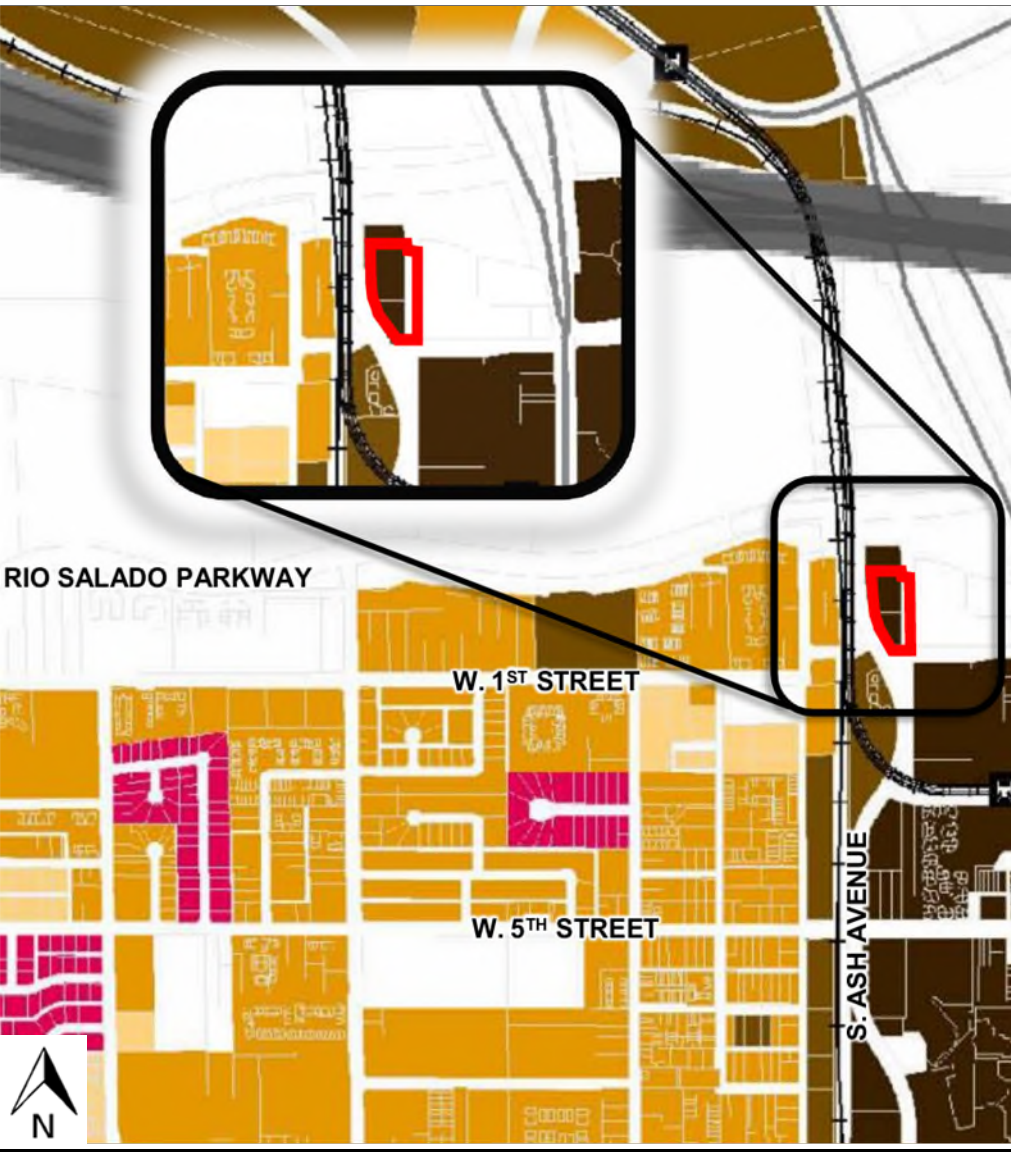
# PROPOSED

# GENERAL PLAN 2040 PROJECTED RESIDENTIAL DENSITY



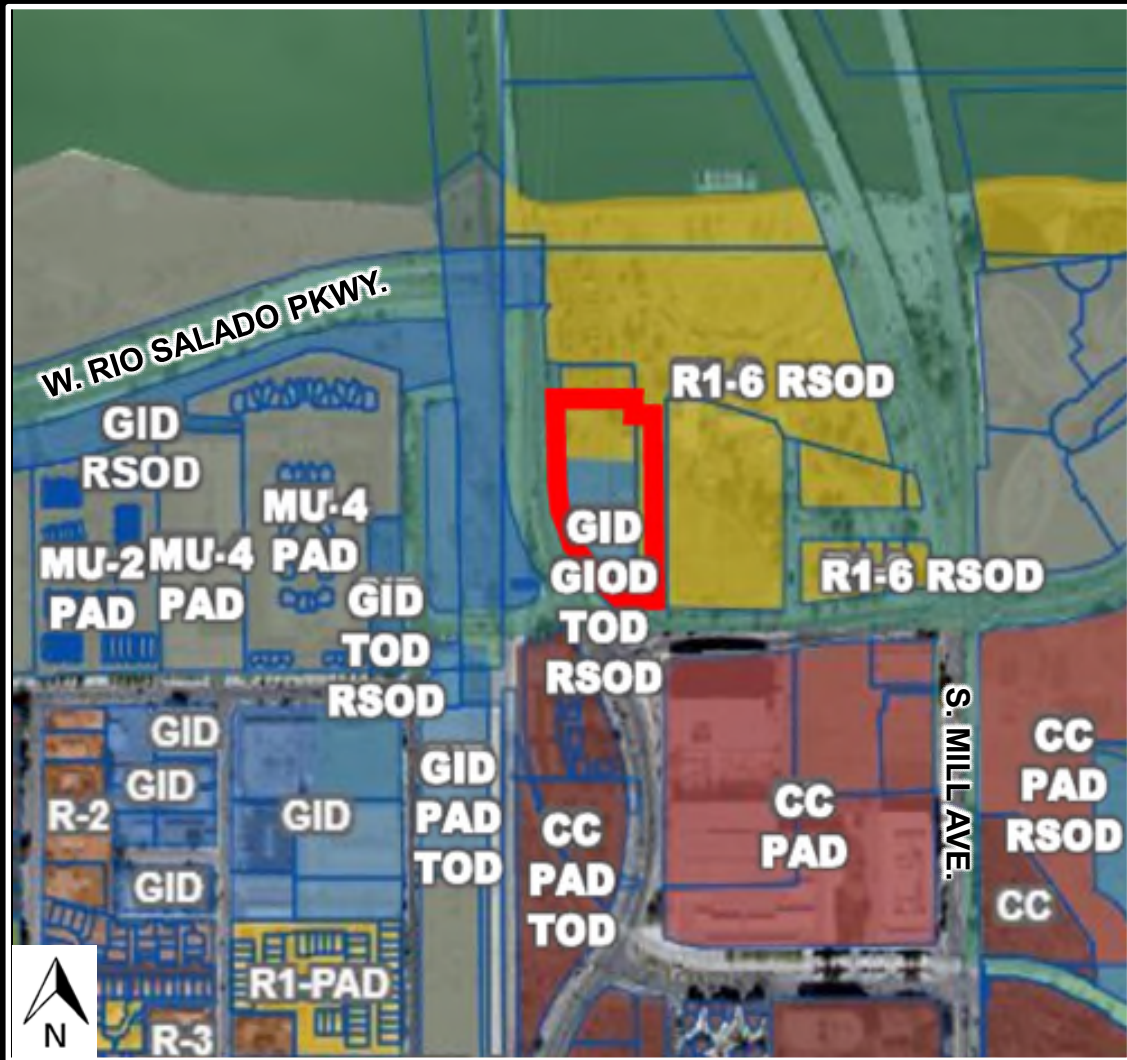
**Legend**

- Low Density (up to 3 du/ac)
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
- Medium to High Density (up to 25 du/ac)
- High Density (up to 65 du/ac)
- High Density-Urban Core (more than 65 du/ac)
- Cultural Resource Area

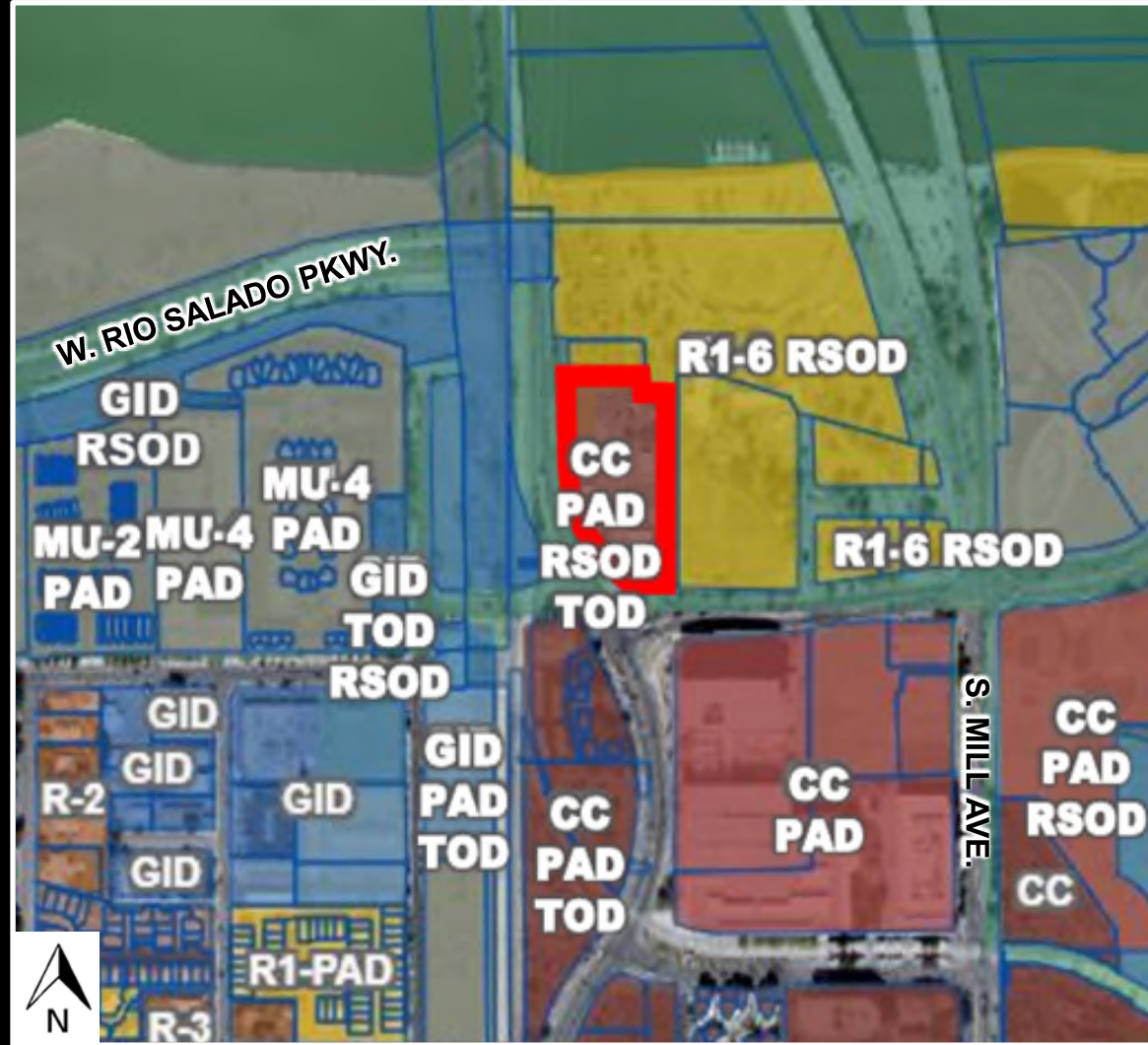


 250 RIO PROJECT SITE

# CURRENT



# PROPOSED



 250 RIO PROJECT SITE

**High quality, modern commercial development comprised of:**

- **Preservation and rehabilitation of historic Ash Avenue roadbed along site's eastern perimeter**
- **14-story office tower providing approx. 216,000 SF of commercial office space on eight floors**
- **Approx. 4,500 SF of flex commercial (restaurant / retail / creative office) use space**
- **Integrated six-level parking structure providing 549 vehicle spaces**
- **32 bicycle spaces**
- **Redesigned access to historic Ash Avenue Bridge Abutment**
- **Substantial landscape improvements**



# HISTORIC ASH AVENUE ROADBED PRESERVATION & REHABILITATION



*Existing Ash Avenue Roadbed Condition*  
-  
*Looking South towards Rio Salado Parkway*

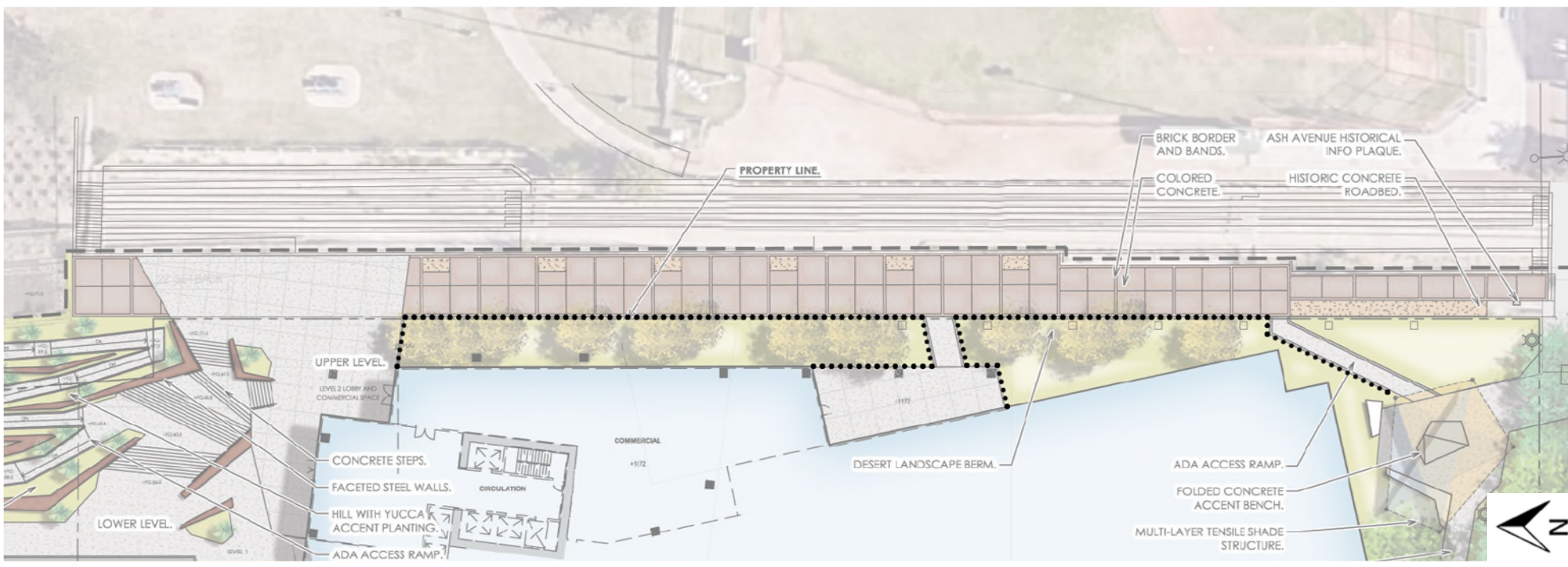
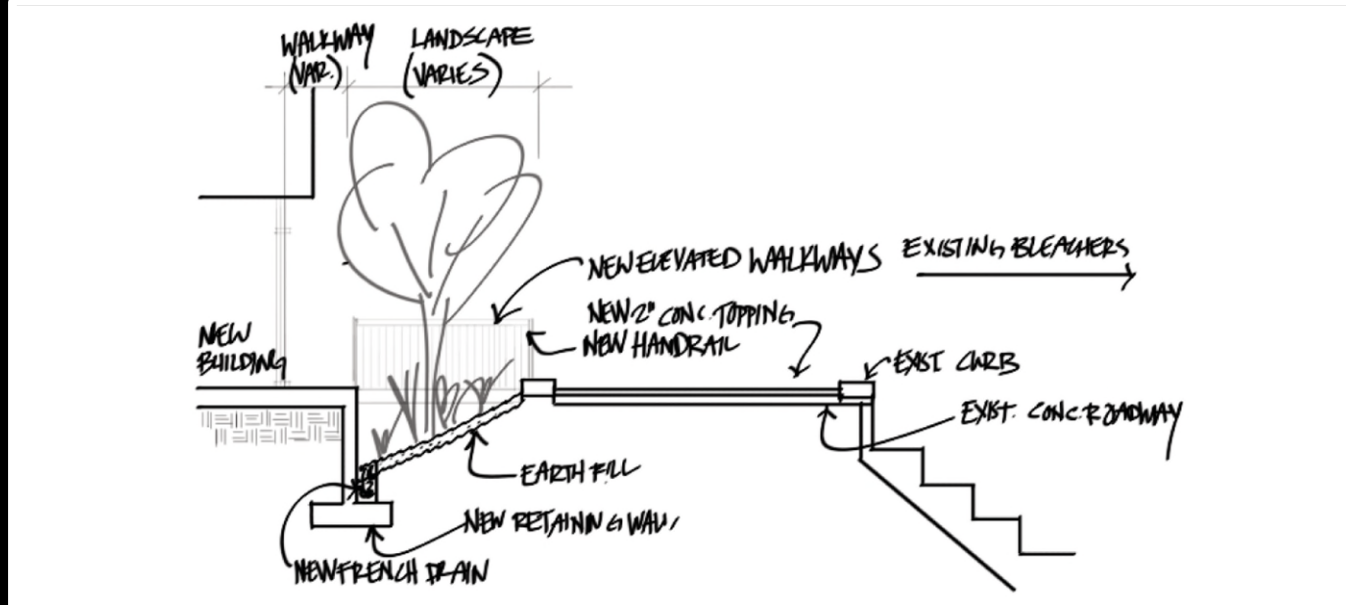


*Rendering of Rehabilitated Ash Avenue Roadbed*  
-  
*Looking North towards Tempe Town Lake*



**Historic Ash Avenue Roadbed**

# HISTORIC ASH AVENUE ROADBED PRESERVATION & REHABILITATION





# RENDERING

LOOKING SW FROM TEMPE BEACH PARK



# RENDERING

LOOKING NW FROM W. RIO SALADO PARKWAY





# RENDERING

LOOKING SE FROM W. RIO SALADO PARKWAY





RSP

**RENDERING**  
MAIN ENTRANCE LOOKING SOUTH FROM CITY  
PARKING LOT

# AERIAL MASSING EXHIBIT

LOOKING SW FROM NORTH SHORE OF TEMPETOWN LAKE



RSP

# 250 Rio



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