

City Council  
Study Session

May 10, 2018

# ASU @ CITY CENTER

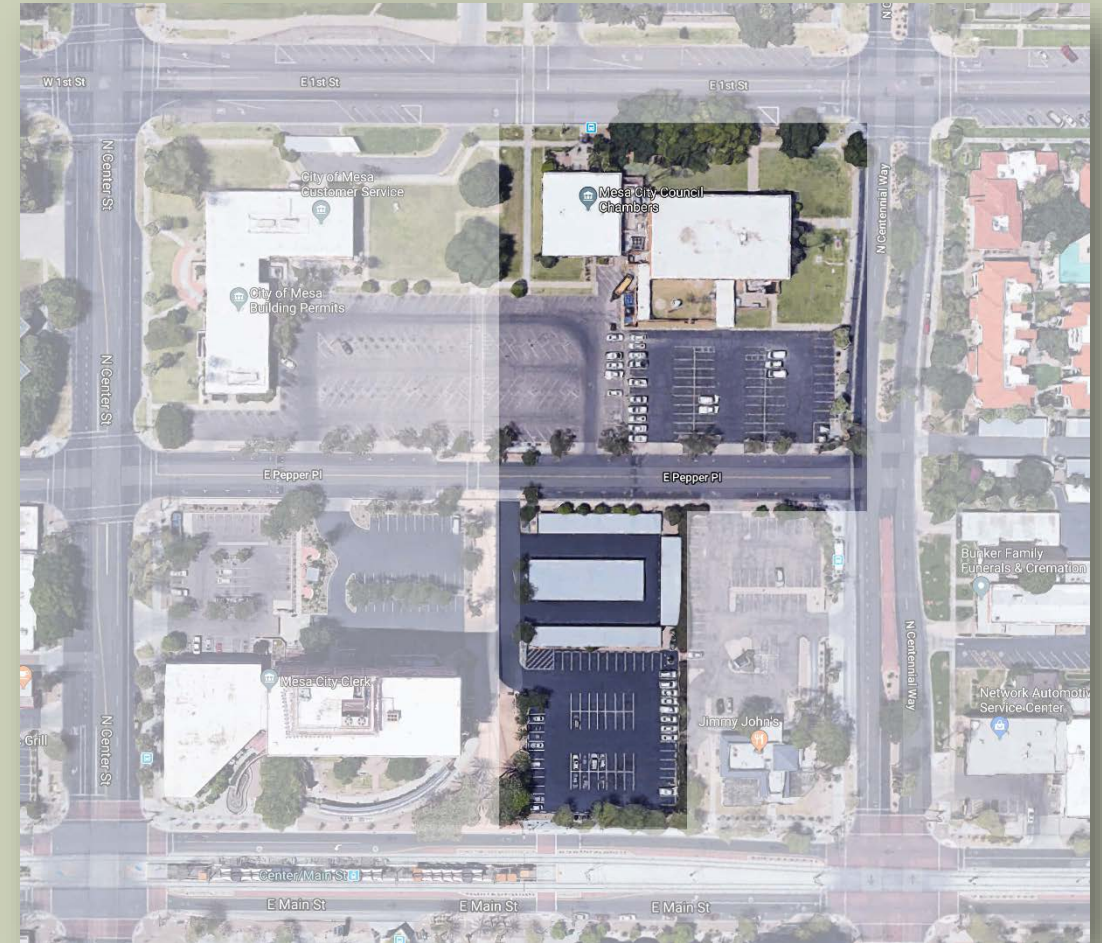
## *LEASE, MASTER PLAN, AND PROGRAMMING UPDATE*

Jeff McVay  
Manager of Downtown  
Transformation

# LEASE UPDATE

## Lease Agreement

- Draft Lease Agreement prepared by City and provided to ASU for review
- Primary lease terms reflect Inter-governmental Agreement approved February 26, 2018
  - 99 Year term
  - \$100,000/year rent
  - City responsibility for design and construction of approx. 115,000 SF ASU building and approx. two acre park
  - ASU responsibility for FF&E (est. \$10M)
  - ASU responsibility for all O&M (est. \$1.3M/year)
  - ASU student, staff, programming, and scholarship commitments (750 students, 40 faculty and staff)
  - Commercial sub-lease(s) net revenues
- Anticipate final agreement for Council consideration on June 4, 2018



# MASTER PLAN UPDATE



06/07/2018

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**Perlman**  
Architects of Arizona

**TRUEFORM**  
landscape architecture studio

  
**mesa·az**

**ASU** Arizona State  
University



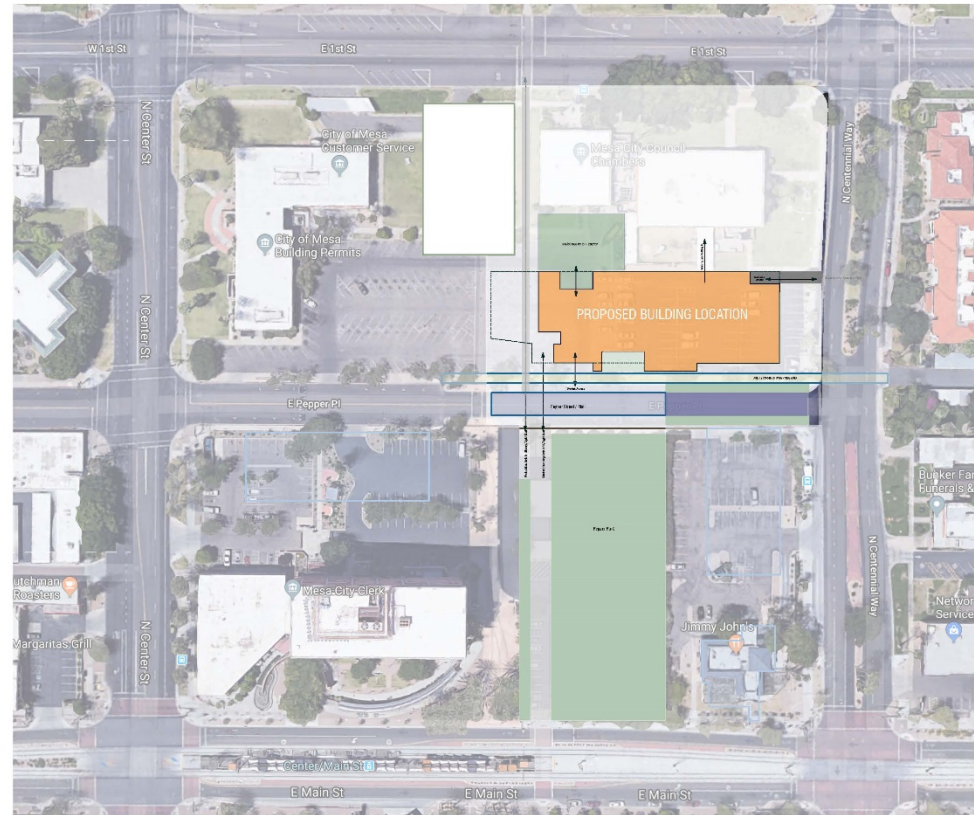
# MASTER PLAN UPDATE



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# MASTER PLAN UPDATE



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City of Mesa / ASU : City Center Master Plan

massing study | aerial view w/blocking

# MASTER PLAN UPDATE

City of Mesa - ASU AT City Center Master Plan					DAWFL PLAN-RECTS-RECTS				
4.13.18 Rev 4.24.18 Rev 5.2.18, rev 5.4.18									
FUNCTIONS					RECOMMENDED PROGRAM AREAS				
School Capacity: Approximately 750 by 2015					SUGGESTED LOCATION				
Media Production and Post-Production Systems					ACTUAL FLOOR SF LOCATION TO BALANCE FLOOR PLATES				
Production studio/soundstage 1					1st FLOOR				
					2nd FLOOR				
					3rd FLOOR				
					4th FLOOR				
					5th FLOOR				
Production studio/soundstage 2									
Production studio 3									
Production studio 4									
Unfurnished rehearsal/soundstage studio 1									
Production control room/soundstage control room 1st floor									
Production control room/soundstage control room 2nd floor									
Production control room/soundstage control room 3rd floor									
Production control room/soundstage control room 4th floor									
Production control room/soundstage control room 5th floor									
Production control room/soundstage control room 6th floor									

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program matrix

Parameters and support areas				NET GROSS			
Technical roles							
	120 SF	33	3,960 SF		721 SF	1,020 SF	1,440 SF
CONCRETE WORKERS	1,200 SF	2	2,400 SF		1,200 SF	1,200 SF	1,200 SF
CONCRETE FORMERS	6,000 SF	1	2,000 SF		6,000 SF	400 SF	6,400 SF
CONCRETE REINFORCING	6,000 SF	1	2,000 SF		6,000 SF	400 SF	6,400 SF
CONCRETE CURING	6,000 SF	1	2,000 SF		6,000 SF	400 SF	6,400 SF
CONCRETE FINISHING	6,000 SF	1	2,000 SF		6,000 SF	400 SF	6,400 SF
CONCRETE CLEANING	6,000 SF	1	2,000 SF		6,000 SF	400 SF	6,400 SF
CONCRETE PAINTING	6,000 SF	1	2,000 SF		6,000 SF	400 SF	6,400 SF
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City of Mesa / ASU : City Center Master Plan



**Perlman**  
Architects of Arizona

program matrix



# MASTER PLAN UPDATE

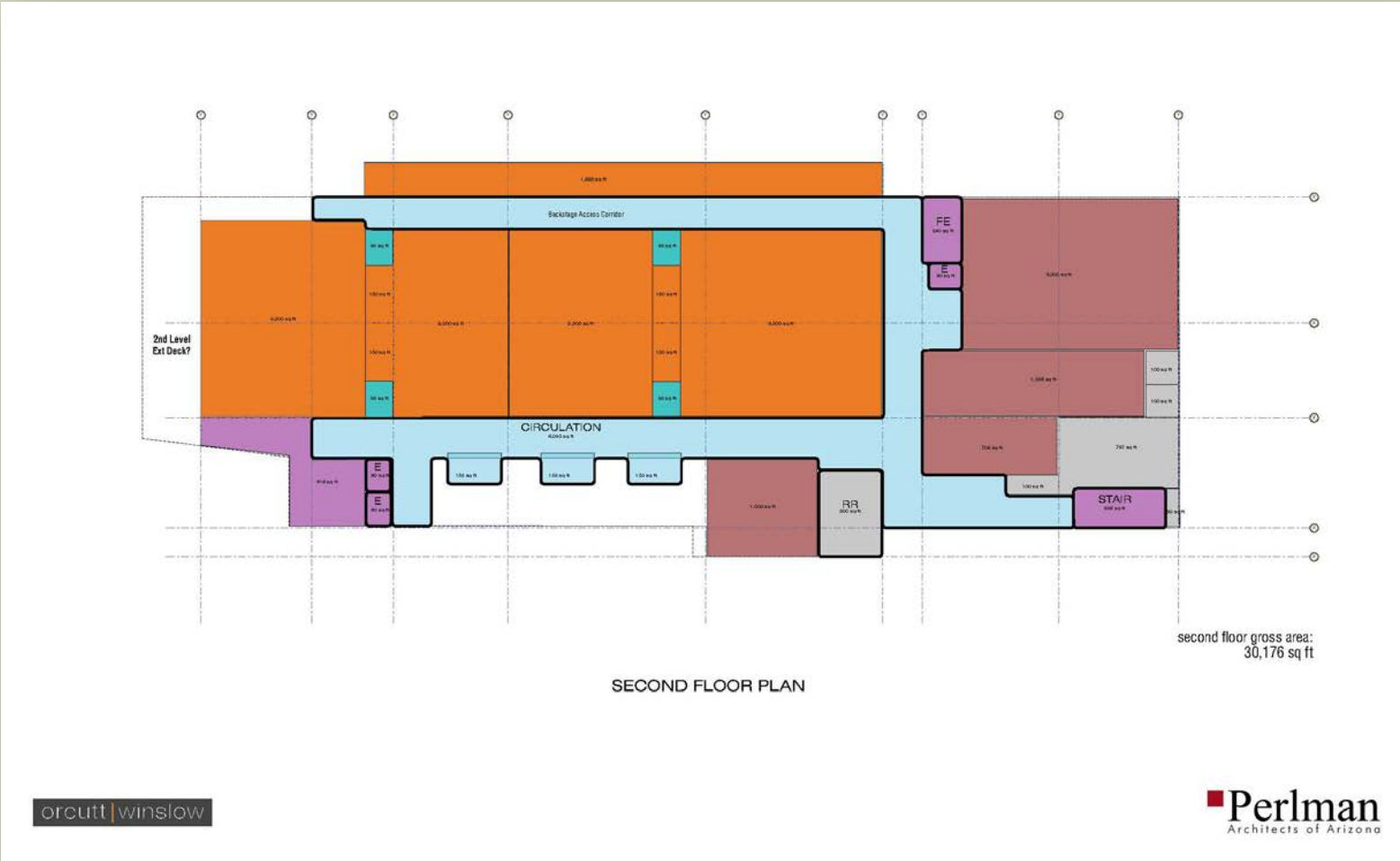


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SITE PLAN ENLARGED

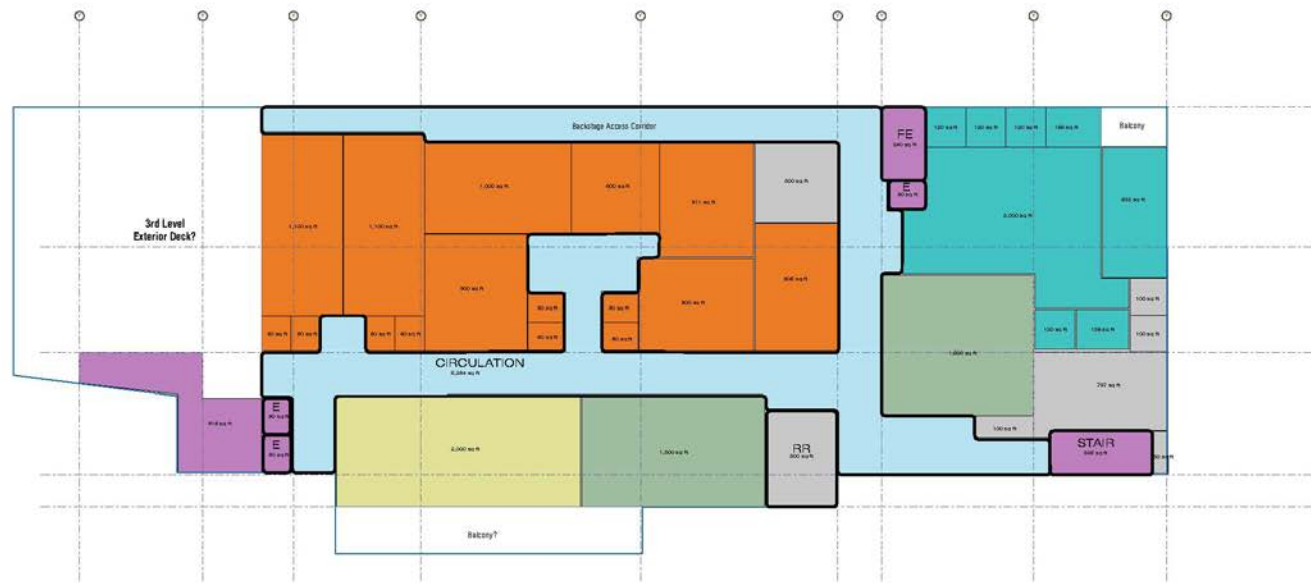
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Architects of Arizona

# MASTER PLAN UPDATE



City of Mesa / ASU : City Center Master Plan floor plan diagram - level 2

# MASTER PLAN UPDATE



third floor gross area:  
25,825 sq ft

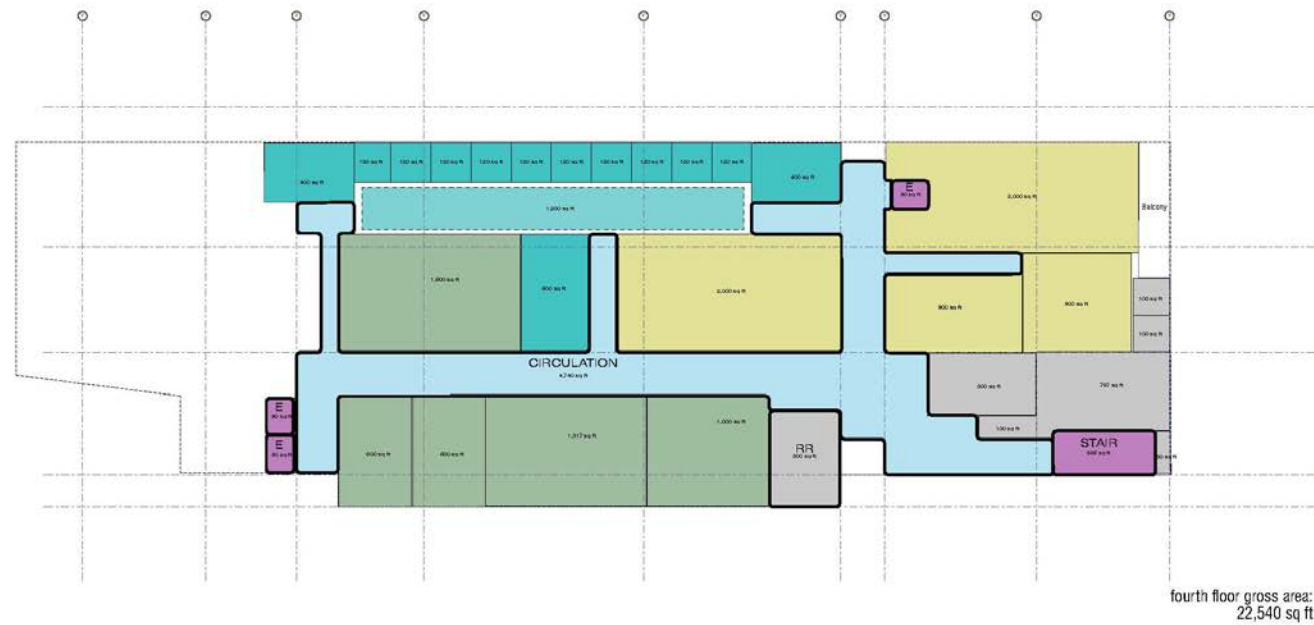
THIRD FLOOR PLAN

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Architects of Arizona



# MASTER PLAN UPDATE



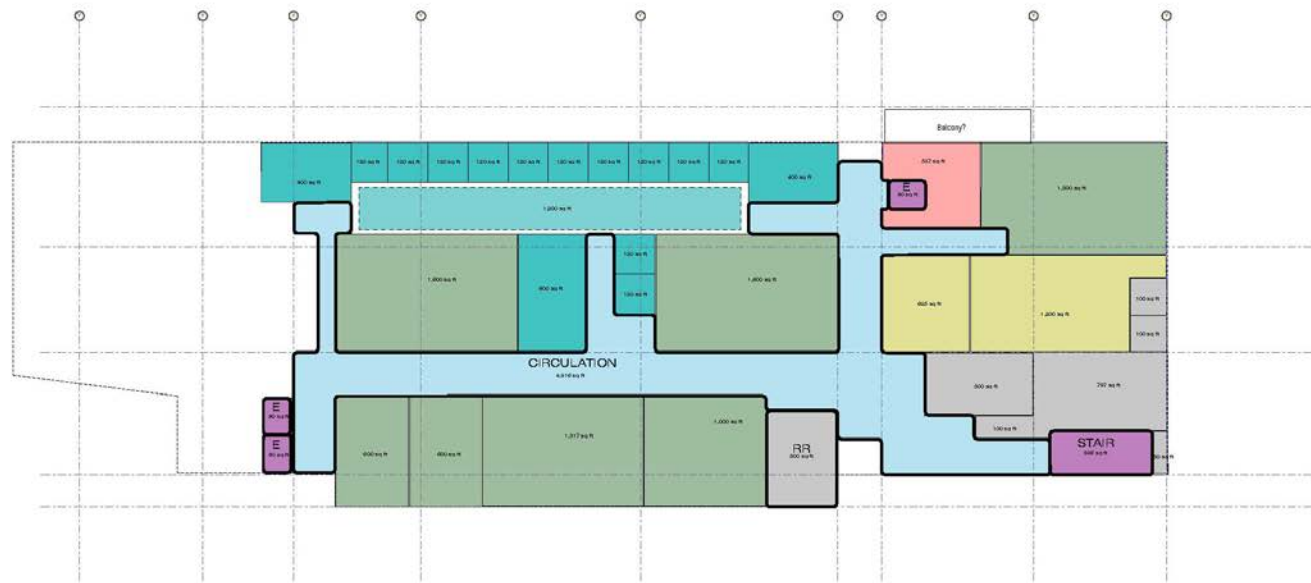
FOURTH FLOOR PLAN

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# MASTER PLAN UPDATE



fifth floor gross area:  
22,707 sq ft

FIFTH FLOOR PLAN

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Architects of Arizona

# **INTERGOVERNMENTAL AGREEMENT - ASU**

## **QUESTIONS AND DISCUSSION**