

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/24/2023
Agenda Item: 3**

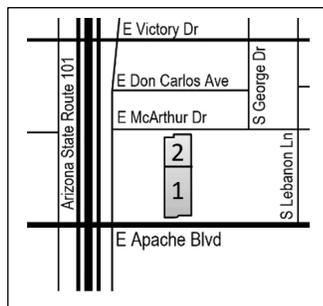
ACTION: Request a Development Plan Review for a new affordable development consisting of 19 single-family residential units and a mixed-use building with 104-units and ground floor commercial uses for LA VICTORIA COMMONS, located at 2320 East Apache Boulevard. The applicant is Sender Associates, Chtd.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: LA VICTORIA COMMONS (PL220349) is a proposed redevelopment of four (4) vacant City-owned parcels totaling 2.94 gross acres bounded by Apache Boulevard on the south and McArthur Drive on the north. In January 2022, City Council approved Resolution R2022.12, which authorized the City of Tempe to initiate an up-zoning process for the redevelopment of older or vacant properties and encourage development of new housing to increase the housing stock. This resolution also authorized the separation of concurrent processing of the Zoning Map Amendment and Planned Area Development Overlay from the Development Plan Review. In April 2023, City Council approved Development and Disposition Agreements with Copa Health, Inc. and Newtown Community Development Corporation to develop the properties with both single-family and multi-family residential land uses. On March 16, 2023, City Council approved General Plan Amendments, Zoning Map Amendments, and a Planned Area Development Overlay to establish development standards for the entire project. The request includes the following:

DPR230064 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	City of Tempe
Applicant	Darin Sender, Sender Associates, Chtd.
Zoning Districts	
Lot 1	MU-4 TOD (station area) PAD
Lot 2	R1-PAD
Gross / Net site area	2.94 acres / 2.58 acres
Lot 1	1.8 acres / 1.5 acres
Lot 2	1.14 acres / 1.08 acres
Density / Number of Units	
Lot 1	58 du/ac / 104 units (58 du/ac max. allowed)
Lot 2	17 du/ac / 19 units (17 du/ac max. allowed)
Unit Types (Lot 1 / Lot 2)	
One-bedroom	48 / 4 one-bedroom
Two- bedroom	32 / 12 two-bedroom
Three-bedroom	24 / 3 three-bedroom
Total Bedrooms	
Lot 1	184
Lot 2	37
Total Building Area (Net / Gross)	
Lot 1	106,876 s.f. / 112,473 s.f.
Lot 2	20,405 s.f. / 22,200 s.f.
Lot Coverage	
Lot 1	58% (58% max. allowed)
Lot 2	28% (28% max. allowed)
Building Height	

Lot 1	71'-2" (75' max. allowed)
Lot 2	27'-5" (40' max. allowed)
Building Setbacks	
Lot 1	4'-9" front (south), 55'-7" west side, 6' east side, 21' rear (north) (0', 10', 6', 20' min.)
Lot 2	15' front (north), 10' west side, 9' east side, 17' rear (south) (15', 5', 5', 15' min.)
Landscape area	
Lot 1	12% ground / 16% level 2 (8% / 11% min. required)
Lot 2	30% (22% min. required)
Vehicle Parking	
Lot 1	93 spaces (92 min. required)
Lot 2	25 spaces (19 min. required)
Bicycle Parking	
Lot 1	114 spaces (110 min. required)
Lot 2	19 spaces (0 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Mailen Pankiewicz, Principal Planner

COMMENTS:

This site extends from McArthur Drive to Apache Boulevard and is located west of Lebanon Lane and east of Loop 101/South Price Road. The south portion (Lot 1) is zoned MU-4 TOD PAD and will be developed with a mixed-use building containing residential, a health clinic, and a coffee shop. The north portion of the site (Lot 2) is zoned R1-PAD and will be developed with detached and attached single-family residential. The project is surrounded by single-story, single-family residential to the north, across McArthur Drive, vacant land/buildings to the west and east, and a park and ride lot to the south, across Apache Boulevard. The Price-101/Apache Boulevard light rail station is located in the center of Apache, just east of the site.

The Planned Area Development Overlay approved in March 2023 was conditioned to approval of a final Parking Study with the processing of this Development Plan Review application. The parking study supports the vehicle parking ratios of the PAD and is included in the attachments.

For further processing, the applicant will need approval of a Preliminary and Final Subdivision Plat to create lots for the mixed-use project on the south and townhomes on the north.

SITE PLAN REVIEW

Three formal site plan reviews were conducted in May, August, and September 2023. Significant comments provided by staff included:

- Provide required pedestrian amenities along Apache Boulevard, including benches, drinking fountains, cooling systems, or other design elements.
- Provide a continuous five-foot wide planting strip along Apache instead of trees in grates.
- Show correct locations of underground utilities and traffic signals on Apache and coordinate locations of required street trees.

- Provide shade for bicycle racks.
- Modify mixed-use building elevations to reflect the decorative wood-grain material depicted in renderings in place of brown stucco.
- Recommend the use of integrally colored masonry wainscot on porch posts of the single-family homes.
- Provide carriage lights on each side of the garage doors of the single-family homes.

Most comments were addressed by the applicant; however, the building elevations were not modified to add more decorative materials. Additionally, after significant communication with the applicant regarding conflicts with trees, underground utilities, and traffic signals, a continuous planting strip could not be provided along Apache Boulevard. A condition of approval is proposed to provide a planter area between two (2) of the three (3) in-ground trees along Apache to reduce pavement, increase vegetative ground cover, provide a buffer around the fire hydrant, and better support the tree roots.

PUBLIC INPUT

- A neighborhood meeting was not required for this request; however, the applicant held a neighborhood meeting in January 2023, as required for the associated General Plan Amendments, Zoning Map Amendments, and Planned Area Development Overlay cases.
- No public input regarding this Development Plan Review was received as of the completion of this report

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is in the Apache Character Area Plan. The plan encourages preservation of existing buildings, landscape treatments that respect the Sonoran Desert, natural and structural shade, complete streets for all transportation modes, adaptive reuse, streets as open space, design transitions, safe and convenient crossings, collaborative workspaces and live-work options, human-scaled design along Apache Boulevard, green infrastructure, walkable commercial, creation of public spaces for people, and outdoor art. This proposal incorporates many principles and guidelines of the plan:

- *Shade*: shade is achieved with trees and building/architectural elements. The minimum percentage of shade required on public sidewalks is achieved on the Apache street frontage, and trees along McArthur will provide shade for pedestrians along the sidewalk.
- *Streetscapes*: Apache and McArthur frontages provide for pedestrian, bicyclist, and motorist use, and the sidewalk along Apache complies with the minimum eight-foot clear path requirement of the TOD.
- *Live / Work / Innovate*: The plan proposes restaurant and health clinic space on Apache as the commercial component of the mixed-use project.
- *Pedestrian Scale*: the ground floor commercial components promote street activities. The project incorporates ground floor activity along Apache and provides shade at building entrances, outdoor seating, and sidewalks.
- *Connectivity*: pathways are provided from the perimeter of the project throughout the development to connect residents to the neighborhood and to transit options.
- *Walkable Commercial*: the commercial component of the project has a walkable connection from the right-of-way that provides easy access for customers.

DEVELOPMENT PLAN REVIEW

Site Plan

This 2.94-acre site will be developed as two projects that follow the previously approved zoning district boundaries. The project proposes one driveway each on McArthur Drive and Apache Boulevard and will provide vehicular and pedestrian connections from north to south.

The south 1.8 acres will be developed with a mixed-use building containing multi-family residential, a health clinic, and a coffee shop. Plans depict a five-story building with one level of podium parking below four stories of apartments. The garage has one entrance/exit on the west side and two on the north side. The residential amenity space is located on the second level.

The north 1.14 acres will be developed with 19 single-family attached and detached one- and two-story townhomes. Except for the four (4) single-story homes along McArthur, all units have a single-car garage. Units also have three-foot high masonry walls surrounding small, private patios. In addition to the vehicle spaces within the garages, ten (10) additional surface parking spaces are provided.

Building Elevations

The mixed-use building on Lot 1 is designed with flat roofs and parapets to screen rooftop mechanical equipment. The parapets on the south end of the building have slight angles to emphasize the corners. The ground floor of the structure will have exposed masonry and stucco painted dark gray. Upper floors will be finished with stucco painted shades of white, gray, and brown.

The single-family homes will have pitched roofs with composite shingles and stucco walls painted colors that match those used on the mixed-use building.

Landscape Plan

Lot 1 landscaping totals 28 percent, including 12 percent at-grade and 16 percent on the level 2 amenity deck. Trees in the ground along Apache Boulevard are Red Push Pistache and Evergreen Elm at the driveway. Due to existing traffic signals and underground utilities, two (2) of the required trees along Apache are proposed as Cascalote to be planted in pots. Evergreen Elm trees are proposed along the west property line and in parking lot landscape islands.

Lot 2 has a landscape area of 30 percent. Evergreen Elm trees are proposed along McArthur Drive with a mixture of Cascalote, Elm, and Palo Blanco along the drive aisles. The private patios of each home will also have Cascalote trees.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; buildings are designed with variation in materials, colors, fenestration, and wall planes and provide variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the majority of vehicle parking spaces are located beneath the building to reduce the amount of paving on the site, and the site exceeds the minimum 33 percent shade required along the pedestrian pathway adjacent to Apache Boulevard.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials provide detail appropriate with their location.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; although higher than other buildings directly adjacent to the site, new developments in this area of the light rail corridor are encouraged to incorporate increased building heights to accomplish increased density. The proposed single-story homes on the north side of the project are designed to complement the existing residential neighborhood on the north side of McArthur, and building heights step up as they approach Apache Boulevard. Building design and landscaping around the perimeter of the site are appropriate.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the design of the mixed-use building on Lot 1 consists of a well-defined base and top with enhanced details at the pedestrian level. Variation is provided in wall planes, materials, and rooflines to relieve monotony. While the building materials of the single-family homes on the north portion of the project are limited, pitched roofs, front porches, and accent colors create a sense of movement.

6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; architectural details are appropriate to the scale and context of the development. Design elements include shade canopies, variation in wall planes, and a limited variety of materials.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the project conforms with the pedestrian-oriented design standards of the Transportation Overlay District along Apache Boulevard, including the location of building entrances, ground floor windows, street-facing facades, and sidewalk and shade standards. The project includes a designated pedestrian pathway from the northern boundary to the southern boundary for convenient access to the light rail station, supporting transit patronage.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the design of vehicular and pedestrian access and circulation will minimize conflicts. Pedestrian pathways are clearly delineated and separated from the garage entrances and drive aisles.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plan has been reviewed by the Police Department and complies with most CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project, identifying usable pedestrian areas and paths.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; not applicable.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with the code requirements to meet the minimum illumination levels and be non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code and existing Planned Area Development Overlay.
3. The proposed project meets the approval criteria for a Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations, and landscape plan dated September 5, 2023. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A preliminary and final subdivision plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the final plat must be recorded prior to issuance of the first Certificate of Occupancy.

3. The development shall prepare (at minimum), at the time of initial building permits, gray shell commercial space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.
4. **This site is located within a known archeologically sensitive area with the likelihood of encountering cultural resources, human (Ancestral) remains, or funerary objects. Prior to issuance of any permits that would result in ground disturbance, the Developer shall hire a qualified archaeological firm to complete a monitoring and discovery plan (MDP) as well as archaeological testing prior to construction and/or monitoring of ground-disturbing activity during construction. This condition applies to projects on both previously disturbed and previously undisturbed ground.**
5. **Prior to commencement of construction, contractors and subcontractors on the project performing ground-disturbing activities will provide evidence (an unexpired decal) of successful completion of the Salt River Pima-Maricopa Indian Community (SRPMIC) online cultural sensitivity training and test. Evidence shall be provided upon request by the Community Development Department, Historic Preservation Officer. Obligation of this condition shall be noted on the permitted set of plans.**
6. At the time a temporary construction fence is added to the site, a future development sign banner shall be attached to the fence and provide information for the new development, in conformance with the Zoning and Development Code, Section 4-903, Sign Type J. The sign banner shall include: project name/information and future tenant (if known). Images of the project may be included on the banner. A sign permit is required. The building permit plans shall include a note on the plans to provide this future development sign banner on site as long as the construction fencing remains.

Site Plan

7. Provide service locations for both trash and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
8. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
10. Provide upgraded paving at each driveway consisting of integral colored unit paving, as indicated on the site plan. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
11. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

13. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
14. Public Restroom Security:

- a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side
- 15. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide stair exits that are open to the exterior.
 - c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
- 16. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

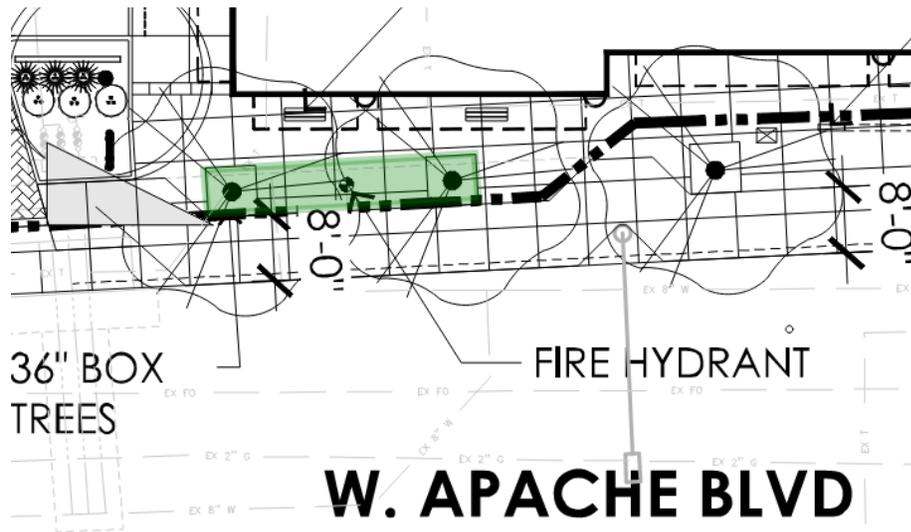
- 17. The materials and colors are approved as presented:
- 18. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
- 19. Conceal roof drainage system within the interior of the building.
- 20. Exterior vents shall be architecturally integrated with the adjacent materials and matching colors specified on each elevation.
- 21. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
- 22. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

- 23. This project shall follow requirements of ZDC Part 4, Chapter 8 - Lighting, unless otherwise conditioned.
- 24. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

- 25. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
- 26. **The landscape plan shall be modified to add a landscape strip between the westernmost and middle Red Push Pistache trees along Apache Boulevard, as identified in green in the image below. Vegetative ground cover shall be provided in the strip.**



27. Irrigation notes:

- a. Provide dedicated landscape water meter.
- b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
- c. Locate valve controller in a vandal resistant housing.
- d. Hardwire power source to controller (a receptacle connection is not allowed).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

28. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

29. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

30. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.

31. Provide address sign(s) on the building elevation facing the street to which the property is identified.

- a. Conform to the following for building address signs on Lot 1:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
- b. Conform to the following for building address signs on Lot 2:
 - 1) Provide street number only, not the street name
 - 2) Address numbers shall be 4" high on the front and on the rear
 - 3) On multi-story buildings, locate no higher than the second level.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
- c. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- d. Provide one address number on the roof of the building on Lot 1. Orient numbers to be read from the south.

- 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
- 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
- 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. A complete building permit application shall be made on or before two (2) years from the date of city council approval or within a time stipulated as a condition of approval, when development plan review application is processed concurrently with a PAD Overlay District. 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 will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <https://www.tempe.gov/government/engineering-and-transportation/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <https://www.tempe.gov/government/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

MECHANICAL SCREENING: All roof mounted mechanical equipment shall be concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through development plan review.

FEDERAL AVIATION ADMINISTRATION: Applicant/Developer proposing construction or alterations which may affect navigable air space is responsible to submit a Notice of Proposed Construction or Alteration - Off Airport form to the Federal Aviation Administration (FAA) and provide documentation of building height clearance prior to issuance of building permits. Per the FAA, filing shall be done a minimum of 45 days prior to construction. For additional information visit the Federal Aviation Administration, Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871> . Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

WATER CONSERVATION AND EFFICIENCY: (Residential and parks are exempt, commercial and mixed use are not exempt). As required in [Tempe City Code 33-140 - 142](#), all new non-residential development projects are required to submit a Water Conservation Report that details potential water use, for review and approval by the Municipal Utilities Department, prior to building permit issuance. For a report template and more information, visit the [commercial water conservation webpage](#).

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of ancestral (human) remains or associated funerary objects). Arizona Revised Statutes [§ 41-865](#) stipulates that "any landowner with intention to disturb human remains or having unintentionally disturbed human remains shall immediately cease any activity in the vicinity of the remains and shall notify the Arizona State Museum Repatriation Office of the encounter. Any human remains and funerary objects shall not be further disturbed without obtaining written permission from the Repatriation Office." Additional information about requirements related to encountering and disturbing ancestral (human) remains and funerary objects on private land can be found on the Arizona State Museum [website](#). While not required, applicants are encouraged to enlist the services of a qualified archaeological firm to conduct monitoring during ground-disturbing activity on private property that is Archaeologically Sensitive (AS). Contact the Historic Preservation Officer with general questions.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Refer to Tempe City Code Section 26-70 Security Plans.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide, high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" from face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed <https://www.tempe.gov/home/showpublisheddocument/6815/635323967996830000>. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- All existing overhead utilities on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5 kv).
- Coordinate site layout with utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00 am to 4:30 pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 15" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code** (ZDC) are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Plans shall include the nearest adjacent streetlights to the development. Streetlights shall conform to the City of Tempe Public Works Standard Details and the Engineering Design Criteria Manual contained in the Comprehensive Transportation Plan
- Design site security lighting in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

January 13, 2022

City Council approved Resolution R2022.12 to authorize the City of Tempe to initiate an up-zoning process for the redevelopment of older or vacant properties and encourage development of new housing to increase the housing stock. This resolution also authorized the separation of concurrent processing of the Zoning Map Amendment and Planned Area Development Overlay from the Development Plan Review.

January 11, 2023

Neighborhood meeting for LA VICTORIA COMMONS (PL220349), held at Apache ASL Trails 2428 East Apache Boulevard, from 6:00 to 7:00 p.m.

April 24, 2023

City Council approved Development and Disposition Agreements with Copa Health, Inc. and Newtown Community Development Corporation to develop the properties with both single-family and multi-family residential land uses.

February 14, 2023

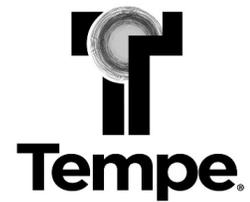
Development Review Commission recommended approval of LA VICTORIA COMMONS (PL220349), located at 2320 East Apache Boulevard in the R1-6, Single-Family Residential District, the CSS, Commercial Shopping and Services District, and partially within the TOD, Transportation Overlay District (station area) for the following:

1. General Plan Projected Land Use Map Amendment from "Residential" to "Mixed Use" for approximately 0.31 acres.
2. General Plan Projected Density Map Amendment from "Medium Density (up to 15 du/ac)" for approximately 1.21 acres and "Cultural Resource Area" for approximately 0.31 acres to "High Density (up to 65 du/ac)", totaling 1.52 acres.
3. General Plan Projected Density Map Amendment from "Cultural Resource Area" to "Medium to High Density (up to 25 du/ac)" for approximately 1.07 acres.
4. Zoning Map Amendment from CSS TOD to MU-4 TOD PAD for approximately 1.21 acres and R1-6 to MU-4 TOD PAD for approximately 0.31 acres, totaling 1.52 acres.
5. Zoning Map Amendment from R1-6 to R1-PAD for approximately 1.07 acres.
6. New Planned Area Development Overlay to establish development standards including density, building step-back, maximum building height, building setbacks, lot coverage, landscape area, and parking ratios.

- March 2, 2023 City Council introduced and held the first public hearing for LA VICTORIA COMMONS (PL220349), located at 2320 East Apache Blvd.
- March 16, 2023 City Council approved the requests for LA VICTORIA COMMONS (PL220349), located at 2320 East Apache Blvd. for the following:
1. General Plan Projected Land Use Map Amendment from "Residential" to "Mixed Use" for approximately 0.31 acres.
 2. General Plan Projected Density Map Amendment from "Medium Density (up to 15 du/ac)" for approximately 1.21 acres and "Cultural Resource Area" for approximately 0.31 acres to "High Density (up to 65 du/ac)", totaling 1.52 acres.
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 5. Zoning Map Amendment from R1-6 to R1-PAD for approximately 1.07 acres.
 6. New Planned Area Development Overlay to establish development standards including density, building step-back, maximum building height, building setbacks, lot coverage, landscape area, and parking ratios.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

LA VICTORIA COMMONS (PL220349)

ATTACHMENTS:

- 1-7. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 8-21. Applicant's Letter of Explanation
- 22-23. Approved Planned Area Development Overlay
- 24-35. Site Design (Site Plans, Landscape Plans, Underground Utility and Lighting Plan, Shade Study)
- 36-52. Copa Health Building Design (Copa Health Development Blackline/Color Elevations, Sections, Renderings, Floor Plans)
- 53-60. Newtown Building Design (Copa Health Development Blackline/Color Elevations, Sections, Renderings, Floor Plans)
- 61. Material Samples (Copa Health and Newtown developments combined)
- 62-82. Supplemental Information
 - Parking Analysis (without appendices)
 - Traffic Impact Study (only principal findings and recommendations)
 - Affordable Housing Impact Statements

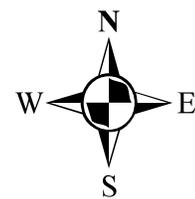
LA VICTORIA COMMONS



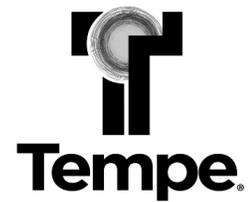
- General Industrial District (GID)
- Mixed Use High (MU-4)
- Commercial Shopping and Services (CSS)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential (R-2)

- Multi-Family Residential Restricted (R-3R)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)
- Override 1

- Twelve Point**
CenterlineSubType
- ADOT
 - Canal
 - Monument
 - Private



Maxar, Microsoft



DEVELOPMENT PROJECT FILE

for

LA VICTORIA COMMONS (PL220349)

ATTACHMENTS:

- 1-7. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 8-21. Applicant's Letter of Explanation
- 22-23. Approved Planned Area Development Overlay
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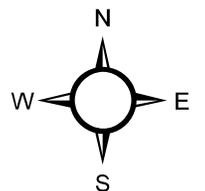
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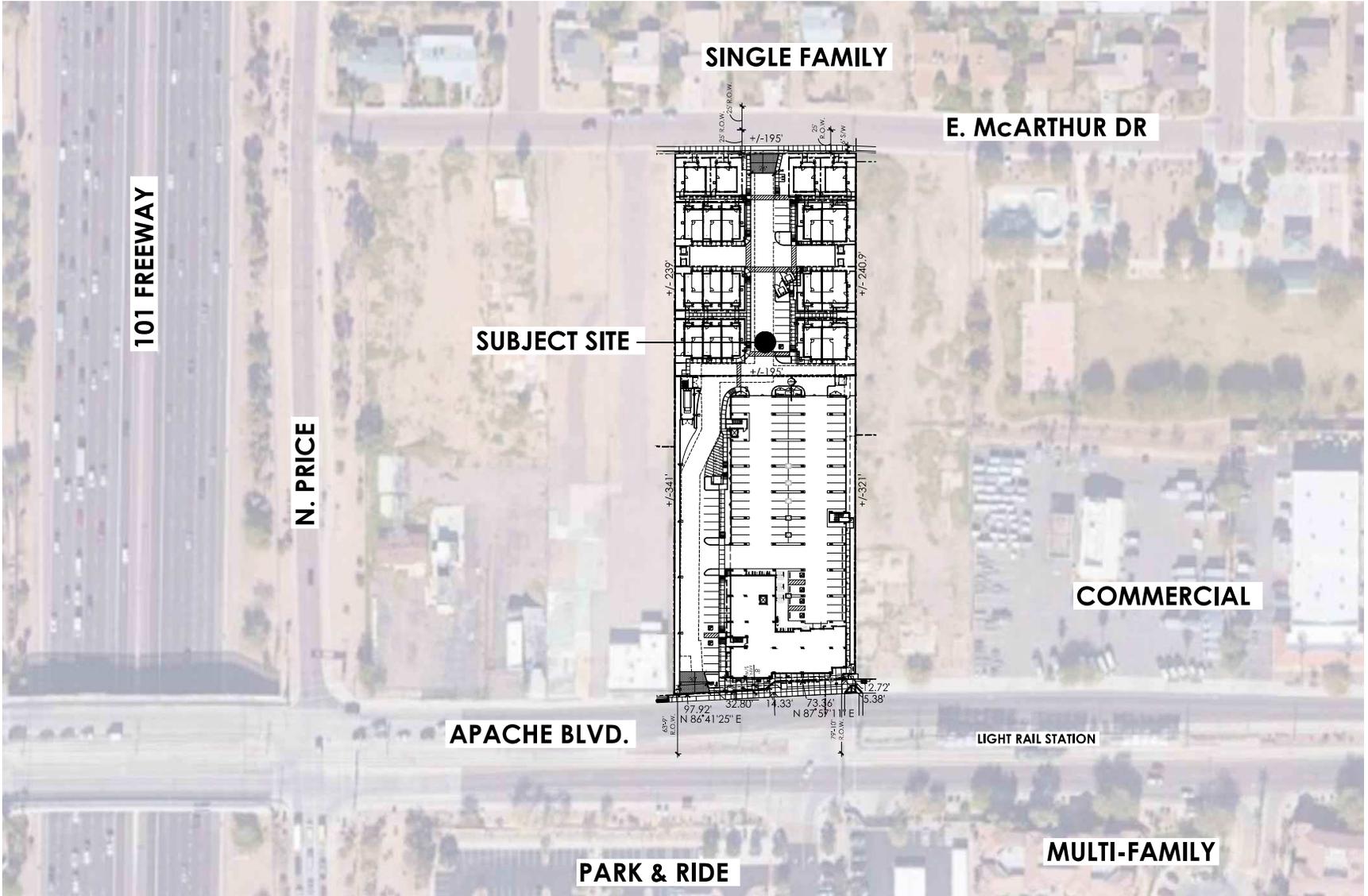
PL220349

La Victoria Commons

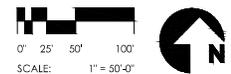


Aerial Map





CONTEXTUAL AERIAL MAP with SITE PLAN OVERLAY



PROJECT NO. 22-2020-00
LA VICTORIA COMMONS

2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
 LANDSCAPE ARCHITECTURE.
 4019 N. 44TH ST., / PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM
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PHASE SEPTEMBER 5, 2023
 DEVELOPMENT PLAN
 REVIEW APPLICATION
 3rd SUBMITTAL

DATA	Proj Mgr.:	Drawn By:	Rev. Date:	Description:
▲	10/09/23			CIVIL COORDINATION
▲				
▲				
▲				

CASE #PL220349

CONTEXTUAL AERIAL
 MAP WITH SITE PLAN
A0.1



KEY SITE 



PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS**

2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
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SEAL 
CONTACT 
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PHASE MAY 1, 2023
DEVELOPMENT PLAN
REVIEW APPLICATION

DATA Proj Mgr.:
Drawn By:
Rev. Date: Description:


CONTEXT PHOTOS
WITH KEY MAP
A0.3



PROJECT NO. 22-2020-00
**LA VICTORIA
 COMMONS**

2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA
 COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
CREATIVE THINKING / CREATIVE DESIGN

**ARCHITECTURE, PLANNING,
 LANDSCAPE ARCHITECTURE.**
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PHASE **MAY 1, 2023
 DEVELOPMENT PLAN
 REVIEW APPLICATION**

DATA Proj. Mgr.:
 Drawn By:
 Rev. Date: Description:

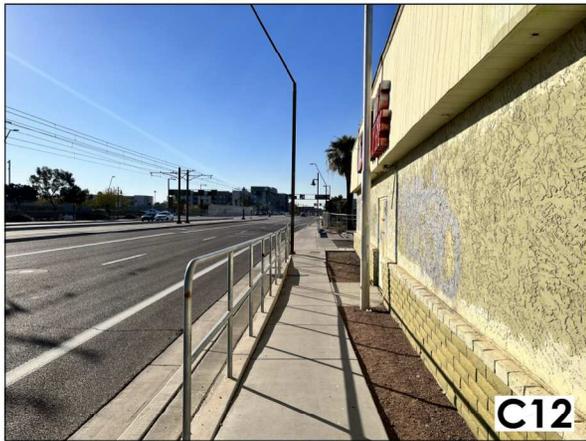
CONTEXT PHOTOS
 WITH KEY MAP
A0.4



C9



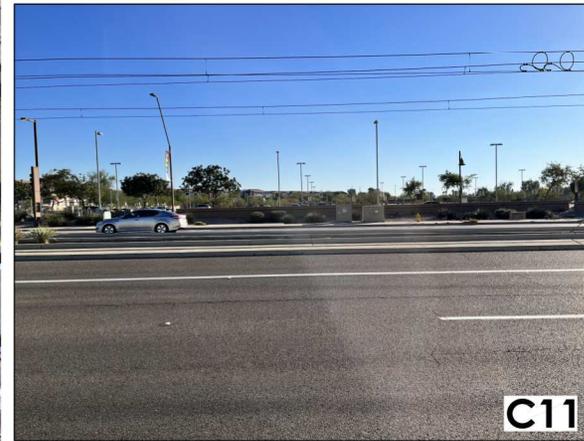
C10



C12



KEY SITE 



C11

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS

2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
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CONTACT **TODD + ASSOCIATES**
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
CREATIVE THINKING / CREATIVE DESIGN

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DEVELOPMENT PLAN
REVIEW APPLICATION

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Proj Mgr.:	Drawn By:	Rev.:	Date:	Description:

CONTEXT PHOTOS WITH KEY MAP
A0.5



D13



D14



D16



KEY SITE



D15

PROJECT NO. 22-2020-00
**LA VICTORIA
 COMMONS**

2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA
 COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
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SEAL

CONTACT **TODD + ASSOCIATES**
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PHASE MAY 1, 2023
 DEVELOPMENT PLAN
 REVIEW APPLICATION

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Proj Mgr.:	Drawn By:	Rev.:	Date:	Description:
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CONTEXT PHOTOS
 WITH KEY MAP
A0.6

LA VICTORIA COMMONS
PROJECT NARRATIVE
PL220349
DEVELOPMENT PLAN REVIEW

2314 & 2320 EAST APACHE BLVD.
TEMPE, ARIZONA
APN: 135-45-029A, -029C, -050A, & -058

PREPARED FOR:
COPA HEALTH
NORM DUVÉ
VP, COMMUNITY RELATIONS
NEWTOWN CDC
STEPHANIE BREWER
EXECUTIVE DIRECTOR

APPLICANT:
SENDER ASSOCIATES, CHARTERED
DARIN A. SENDER, ESQ. JENNIFER K. BOBLICK, ESQ.
464 S. FARMER AVENUE, SUITE 102
TEMPE, ARIZONA 85281
(480) 966-6735
DARIN@SENDERLAW.COM JEN@SENDERLAW.COM

~~MAY 1, 2023~~ REVISED 7/24/23



LA VICTORIA COMMONS
DEVELOPMENT PLAN REVIEW APPLICATION
PROJECT NARRATIVE

I. INTRODUCTION

Copa Health and Newtown Community Development Corporation, as co-developers, respectfully submit this Development Plan Review application for the La Victoria Commons development. The proposed project is a redevelopment of 4 vacant City-owned infill parcels bound by Apache Boulevard to the south and McArthur Drive to the north (the “Site”). The project includes a mix of affordable multi-family and single-family housing units with commercial and office uses along the Apache Boulevard frontage, including Copa Health Clinic and Copa Café.

In an effort to eliminate blight and support redevelopment along the Light Rail, the City of Tempe acquired the Site with HUD/CDBG funds. The City later issued RFQ 22-090 seeking proposals for a mixed-use development including low-income (79% AMI and below) multi-family and attached single family housing on the City-owned Site. Copa Health and Newtown Community Development Corporation’s winning proposal includes a mix of rental and for-sale low and affordable housing units, with office and commercial development along Apache Boulevard.

The La Victoria design concept places higher-density rental housing and commercial development on the south side of the Site, adjacent to the light rail station. This will be the La Victoria Mixed-Use development for Copa Health. The lower-density for-sale housing on the north side of the property along McArthur Drive will be developed by Tempe-based Newtown CDC as La Victoria Townhomes. This low density residential development acts as a connection to the existing single-family residential community across the street. La Victoria Mixed-Use will be located in a 5-story building with podium parking. La Victoria Townhomes will include single-story micro estates along the McArthur Drive frontage and two-story attached townhome style units behind the micro estates. This design ensures a compatible transition to the adjacent residential neighborhoods to the north.



A. REQUEST OVERVIEW – ENTITLEMENTS

Pursuant to Resolution R2022.12, the city allowed the La Victoria General Plan Amendments, Rezoning, and PAD requests to be severed from the DPR application that is typically required to be submitted concurrently. This application by Newtown and Copa Health requests the second phase of entitlements for La Victoria Commons, the Development Plan Review approval for both Lot 1 and Lot 2 (new building, landscaping, and site plan). The first phase of entitlements begun in December 2022 were approved by the Tempe City Council on March 16, 2023 as listed below:

La Victoria Mixed-Use (Lot 1)

- GPA230001
General Plan Projected Land Use Map Amendment from “Residential” to “**Mixed Use**” for approximately 0.31 acres.
- GPA230002
General Plan Projected Density Map Amendment from “Medium Density (up to 15 du/ac)” for approximately 1.21 acres and “Cultural Resource Area” for approximately 0.31 acres to “**High Density (up to 65 du/ac)**”, totaling 1.52 acres.
- ZON230001
Zoning Map Amendment from CSS TOD to **MU-4 TOD PAD** for approximately 1.21 acres and R1-6 to **MU-4 TOD PAD** for approximately 0.31 acres, totaling 1.52 acres.

La Victoria Townhomes (Lot 2)

- GPA230003
General Plan Projected Density Map Amendment from “Cultural Resource Area” to “**Medium to High Density (up to 25 du/ac)**” for approximately 1.07 acres.
- ZON230002
Zoning Map Amendment from R1-6 to **R1-PAD** for approximately 1.07 acres.

La Victoria Commons (Full Site)

- PAD230001
New Planned Area Development Overlay to establish development standards including density, building step-back, maximum building height, building setbacks, lot coverage, landscape area, and parking ratios.

Subsequent requests will include a Subdivision Plat submittal.

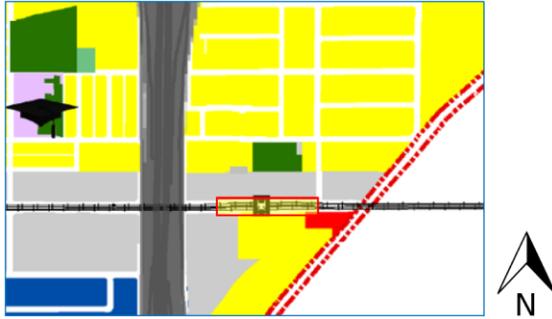
B. PROJECT LOCATION, GENERAL PLAN, AND ZONING

The ±2.25-acre Site is located approximately 350 feet east of Price Road and is bound by Apache Boulevard to the south and McArthur Drive to the north. This stretch of Apache Boulevard between the Price 101 Freeway to the west and the Tempe Canal to the east is a mix of medium to high density residential, older commercial sites with existing businesses, and vacant buildings and parcels.

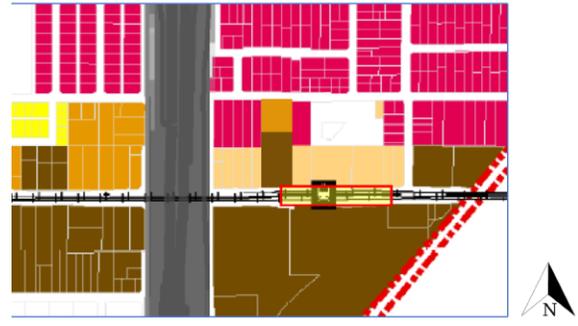
The properties adjacent to the Site on the east and west are both vacant. South of the Site is the Apache 101 Freeway Apache Boulevard Park & Ride. Like the Site, these parcels were previously a mix of mobile home and light industrial development that was eventually removed after construction of the Light Rail. Residential development along Apache Boulevard in the area includes Apache ASL Trails to the east and the Tempe Station Apartments southeast of the Site.

The General Plan Projected Land Use and Projected Residential density reflects the proposed La Victoria Commons development. Lot 1 is designated “Mixed-Use” “High Density (up to 65 du/ac)”. Lot 2 is designated “Residential” “Medium to High Density (up to 25 du/ac)”.

General Plan Projected Land Use



General Plan Projected Residential Density



North of the Site is the Victory Acres Neighborhood. This mix of established single family residential communities are designated Residential within the Cultural Resource Area. To the South, the properties are designated Mixed-Use and High Density (up to 65 du/ac). The vacant properties on the east and west have a mix of Residential/Mixed-Use Projected Land Use and Residential Density of Cultural Resource Area/Medium Density (up to 15 du/ac).

The Site’s zoning is MU-4 TOD (Station Area) PAD for Lot 1 and R-1 PAD for Lot 2 (not within the TOD). The surrounding properties include CSS TOD for the properties adjacent to Apache Boulevard and R1-6 and R-2 along McArthur Drive. South of the Site, the properties along Apache Boulevard are zoned CSS TOD and R-4 TOD.



Adjacency to Site	Zoning	Current Use	GP Projected Land Use	GP Residential Density
SITE	Lot 1: MU-4 TOD PAD Lot 2: R-1 PAD	Vacant	Lot 1: Mixed-Use Lot 2: Residential	Lot 1: High Density (up to 65 du/ac) Lot 2: Medium to High Density (up to 25 du/ac)
North	R1-6	Single Family Residential	Residential	Cultural Resource Area
Northeast	R1-6	Single Family Residential	Residential	Cultural Resource Area
East	CSS TOD / R1-6	Vacant	Mixed-Use / Residential	Medium Density (up to 15 du/ac) / Cultural Resource Area
Southeast	R-4 TOD	Multi-Family Residential	Residential	High Density (up to 65 du/ac)

South	CSS	Park & Ride	Mixed-Use	High Density (up to 65 du/ac)
Southwest	CSS	Park & Ride	Mixed-Use	High Density (up to 65 du/ac)
West	CSS / R1-6	Vacant	Mixed-Use / Residential	Medium Density (up to 15 du/ac) / Cultural Resource Area
Northwest	CSS / R1-6	Vacant	Mixed-Use / Residential	Medium Density (up to 15 du/ac) / Cultural Resource Area

To complete the entitlements needed to develop La Victoria Commons, this request includes the Development Plan Review for the new building, landscaping, and site plan.

C. SITE HISTORY

The Site is currently vacant but was historically used as a mobile home park from 1949 through 2006. In 1945 residents of the San Pablo Barrio (currently the ASU Stadium/Novus area) were relocated to the area. This area was named Victory Acres to commemorate the WWII service of many of the relocated residents. In the 1980's the neighborhood was negatively impacted by the bifurcation and demolition of many homes for construction of the Loop 101 freeway. In the early 2000's, portions of the Site and adjacent properties were taken to support construction of the Light Rail.

La Victoria Commons will be a positive development for an area that has historically been burdened by projects to benefit the larger population. The proposal is a substantial improvement over the existing vacant eyesore. The significant investment in upgrading this Site will promote similar investment in the nearby vacant properties.

D. LA VICTORIA COMMONS DEVELOPMENT CONCEPT

The La Victoria Commons development concept focuses on providing a mix of low-income and affordable housing options that fit the Site's transitional character. The Site's dual frontage requires a unique approach to address the contrast in character between Apache Boulevard – an arterial street and the light rail corridor – and McArthur Drive – a local residential street less than one-half mile long. The proposed development places the 5-story higher density mixed-use structure to the south adjacent to Apache Boulevard. This building includes 104 multi-family residential units with ground floor commercial and office space. The project then transitions to the medium density, single-family residential units. The 19 owner-occupied units include 4 single-story micro units fronting McArthur Drive and 15 townhome units in six two-story buildings. This design provides a gradual transition from the higher-intensity development appropriate for the light rail corridor to a single-family residential concept that interfaces with the adjacent single-family residential to the north.

II. APPLICATION REQUEST

A. Development Plan Review. Lot 1 and Lot 2 for new building, landscaping, and site plan.

1. City of Tempe DPR Approval Criteria (Section 6-306(D)).

a. Placement, form, and articulation of buildings and structures provide variety in the streetscape.

The organization of the site places the Copa Health higher density, more urban building on Lot 1 directly on Apache Boulevard at the existing light rail station, while the lower density Newtown townhomes on Lot 2 are located on McArthur Drive. The Newtown single-story residences along McArthur Drive mimic the single family homes across the street and within the adjacent neighborhood, and the two-story townhomes are located further south of the main street. This arrangement provides variety and a transitional buffer from the existing single-family homes north of McArthur Drive to the busy Apache Boulevard arterial road and light rail route.

b. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

The Copa Health building design utilizes a podium structure to provide shade to the on-site parking. The proposed design includes significant numbers of trees, both at the ground level and the podium level, that will shade the adjacent hardscape areas and the buildings themselves, reducing heat gain and heat island effect. The Newtown residences similarly use a lush tree canopy and shrub planting plan to reduce the heat gain.

c. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.

The building materials have a high level of finish, are durable, easy to maintain, and minimize visible connections and attachments. The mix of stucco, masonry, and glass will generate notable amounts of visual depth, texture, shadow lines, and communicate exceptional quality. High performance glazing with low-e coatings reduce solar gain and maximize visible light to reduce reliance on artificial lighting.

d. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.

Similar to Item a. above, The organization of the site places the Copa Health higher density, more urban building on Lot 1 directly on Apache Boulevard at the existing light rail station, while the lower density Newtown townhomes on Lot 2 are located on McArthur Drive. This arrangement provides variety and a transitional buffer from the existing single-family homes north of McArthur Drive to the busy Apache Boulevard arterial road and light rail route.

e. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.

The Copa Health five-story building located on Lot 1 along Apache Boulevard features a cast-in-place concrete podium structure at the first level that creates a well-defined base containing the required off street parking and the community services areas. The top of the building is defined with a unique graphic pattern, along with special roof treatments at the primary corners of the building. The Newtown single-family residences along McArthur follow a similar pattern as the adjacent neighborhood using established residential massing and articulation.

- f. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.**

At street level facing Apache Boulevard, a commercial storefront provides an appropriate urban frontage along with a functioning commercial use (COPA Café) at the southwest corner. Canopy structures provide shade to the storefronts, and define the primary building lobby entrance. The facades above the podium level are articulated with a distinctive graphic pattern that reinforces a base, middle, top. These patterns provide visual movement and a playful element to the building elevations. The Newtown single-family residences along McArthur follow a similar pattern as the adjacent neighborhood using established residential massing and articulation.

- g. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.**

The Site design maximizes landscape and open space opportunities on the narrow, infill Site. Pedestrian circulation throughout the Site provides connections between the residential and commercial uses. The location of this site directly adjacent the existing light rail station provides easily accessed multi-modal transit options for both the residents of the community, visitors, and staff. For the neighborhood to the north, a pedestrian accessway connects McArthur Drive to the light rail station on Apache Boulevard. A significant bike parking area at the ground floor shaded by the podium structure adds yet another multi-modal transit option for residents and visitors.

- h. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.**

Vehicular circulation has been designed to avoid pedestrian and bicycle conflicts by providing clearly defining pedestrian walkways that allow for safe passage for residents from their apartment homes to the light rail station with a minimum of vehicular circulation crossings. Resident and visitor vehicles will access the parking garage primarily from Apache Boulevard crossing a limited number of pedestrian paths.

- i. Plans appropriately integrate Crime Prevention Through Environmental Design principles, such as territoriality, natural surveillance, access control, activity support, and maintenance.**

The location of the apartment homes above the second level podium provide enhanced security for the residents, and the ability of residents to surveil the site from an elevated position. The project is planned to increase pedestrian and bicycle traffic with dedicated paths to the light rail station through the site from McArthur Drive to Apache Boulevard. Landscape site elements, planting, a combination of wall and pole lighting will maintain visibility, not create spaces to hide behind, and is both sophisticated and consistent. Clearly identifiable points of entry are directly connected with pedestrian and bicycle paths from all parts of the site and from University Road.

- j. Landscape accents and provides delineation from parking, buildings, driveways and pathways.**

Landscape features, planting, and configuration will enhance pathways to and from the building, areas for gathering, and highlight contrast of the building materiality.

- k. **Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located.**

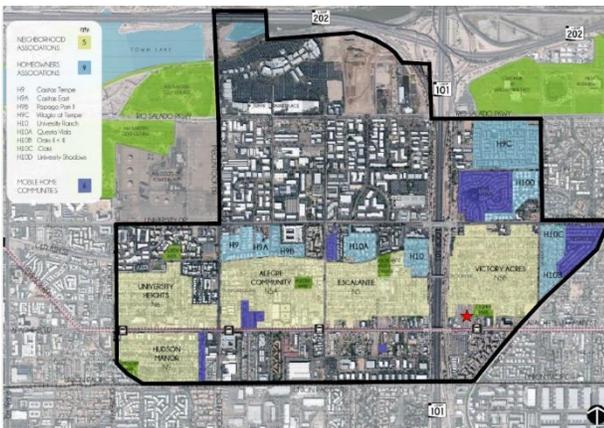
Signage will be scaled, proportioned, and located so that it is compatible with the architecture and surroundings, and meet the general intent of the city’s signage requirements. Signage will also take into account the project’s location on a light-rail station and general difficulty finding specific uses in a visually cluttered urban location.

- l. **Lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.**

Lighting will be both sophisticated and consistent to create a well-balanced experience and to avoid potentially dangerous conditions or uncomfortable lighting conditions.

2. The proposal supports applicable area policy plans.

i. Character Area 4 – Apache



To advance the vision and policies of the General Plan, the City of Tempe created and adopted policy-based Character Area Plans for defined areas within the city. The Site is within the Apache Character Area Plan planning area, which includes the within the City of Tempe from the Union Pacific Railroad to University Drive, and Dorsey to the Tempe/Mesa border.



- The rich **Mexican-American legacy** of this area has deep roots which meaningfully inform local place names [see *Placemaking Neighborhood Connections* section: La Victoria, Escalante, Sotelo, Esquer, Don Carlos, Elias-Rodriguez, etc.] while providing authenticity to local placemaking.
- Apache Boulevard is one of the most **authentic, unique, and diverse** areas of Tempe. As the light rail corridor continues to grow and evolve, maintaining this palpable authenticity will be central to the identity and vitality of this area.
- **Preservation of Apache’s core neighborhoods** [Carlson Park, Tomlinson Estates, Borden Homes, Hudson Manor, Alegre, Escalante, Victory Acres] is a key Planning goal to balance future growth along the light rail / mixed-use corridor. Transitions between these areas must be well-designed.
- A **seamless patchwork of destinations** supported by a healthy and vibrant mixed-use corridor / Light Rail Station Areas with a walkable ground floor is the central vision for the Apache Character Area.



The Apache Principles

Principles relevant to this project include:

2. **Landscape Treatments** – The Sonoran Desert has a unique landscape which serves as a community differentiator, rich with rare textures and forms. Embrace non-invasive, drought-tolerant plant palette to promote water conservation and Placemaking.

2.1 Use the Historic Plan Palette as a resource to inform plan selections in appropriate areas [Historic Districts, post-war / flood-irrigated subdivisions]

2.2 Promote biodiversity throughout landscape plan to prevent single-specie die-off, disease, pest infestations, etc. and promote sustainable crop pollination, nutrient cycling, healthy soils, as well as bird and insect diversity

2.3 Support a consistent plan palette with flowering trees, shrubs, and ground covers to foster community identity within the Apache Area

2.4 Promote a maintenance plan that does not over-groom or over-prune arid plants, which causes shock and reduces flowering / pollination

2.5 Support trees which are high enough to provide habitat to birds of prey [hawks, owls, etc.] as part of a healthy and balanced urban forestry program

The landscape design team for La Victoria will incorporate the principles outlined in the above Landscape Treatments to create a plan that utilizes drought-tolerant and locally relevant plants.

3. **Shade [Natural + Structural]** Shade of all types and textures everywhere. Set goals, track progress, expedite development of Tempe’s Urban Forest and Shade Canopy coverage to promote community health and reduce urban heat island effect in Tempe as evaluated criteria for Planned Area Developments [PAD].

3.1 Use the framework of Tempe City Council’s Resolution for a Walkable Community as an overarching goal for shade.

3.3 Establish a contiguous shade canopy along street frontages within the TOD

3.4 Support and encourage covered sidewalks along Apache Boulevard through structural projections with encroachment into the public right of way.

3.5 Require shading of exterior windows to mitigate heat and energy demand

La Victoria commons implements a variety of design elements to create add the necessary shade on the Site that will contribute to an overall Walkable Community. Further refinement of the design details will continue throughout the DR process.

4. **Mobility: Tempe's Vision as a 20-minute City** – Design and maintain a network of “Complete Streets” which are safe, accessible, convenient, and comfortable for all ages, abilities, and transportation modes at all times.

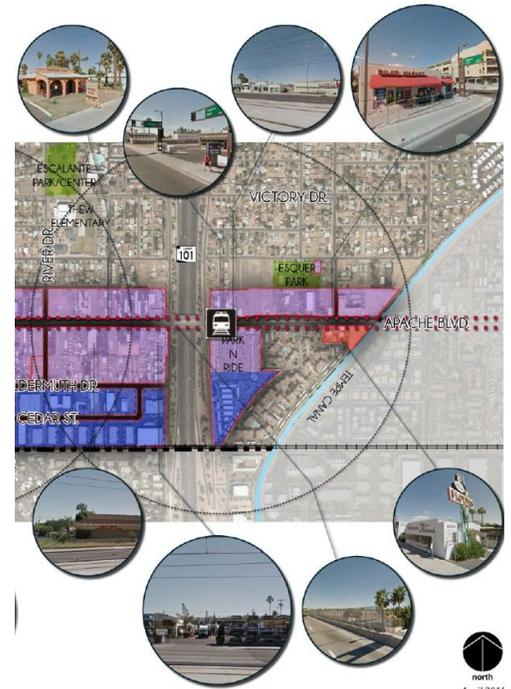
4.1 *Connecting people to their places of employment, education, recreation, healthcare, worship, etc. in a variety of multi-modal options (walk, bike, Orbit, regional bus, light rail, drive) defines “mobility”*

4.2 *Work to implement the GP2040 vision ratified by Tempe voters in 2014, including the objectives and strategies outlined in the Circulation chapter*

4.3 *Tempe residents have cited mobility as essential and key to being able to age-in-place*

4.5 *Utilize technology to improve accessibility and mobility*

The Site is conveniently located adjacent to the Price-101 Freeway / Apache Boulevard Light Rail Station and Park & Ride. A walking path through the Site connects the residential development north of the Site to the light rail station pedestrian crossing. This immediate access to transportation ensures safe, comfortable, and convenient access to the light rail, and also a number of commercial uses along the Apache Business Corridor. Nearby access to bike routes and the freeway completes the Site's multi-modal access, supporting the City's transit and transportation goals.



8. **Transitions** – Design setbacks and step-downs to maintain integrity of single-family neighborhoods near mixed-use/multi-family developments. Maintain pedestrian-scaled building frontages. Use landscape treatments and art to soften transitions.

8.1 *The Apache area is primarily characterized by denser, transit-oriented development surrounded by established historic districts [Tomlinson Estates Historic District, Borden Homes Historic District], post-war subdivisions [Carlson Park, Hudson Manor, Hudson Park], and areas with a rich Mexican American legacy [La Victoria/Victory Acres, Escalante]*

8.2 *Scale multi-family and mixed-use developments to meet the character of adjacent single-family areas where proximity occurs*

8.3 *Create healthy transitions along Apache Boulevard where mixed-use parcels at the LRT Station Areas are adjacent to single-family neighborhoods.*

Preserving the character and integrity of the adjacent La Victoria neighborhood is a priority for the Copa-Newtown development team. The development was approached with a commitment to integrate the development Site with the surrounding neighborhood and contribute to a balanced mix-of uses along the Light Rail and adjacent residential neighborhood. Accordingly, the Site design focus on the transition from Apache Boulevard to McArthur Drive. Placing the higher density-mixed use La Victoria Mixed Use development along Apache Boulevard as an appropriate use for property within the Light Rail Station Area.

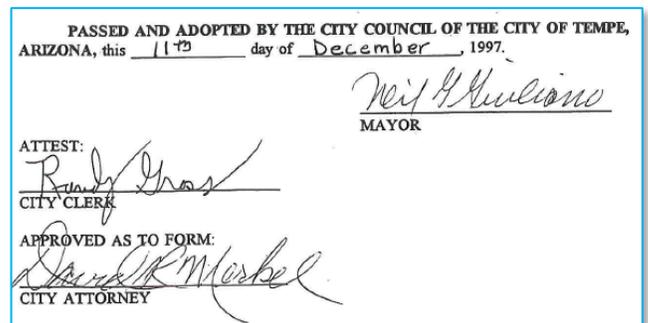


The height and intensity then steps down to two-story single-family townhomes before the single-story single-family homes along McArthur Drive. The single-family residential buildings are oriented to McArthur Drive to match the traditional interface between single-family homes and the street. The design helps protect the integrity of the historic Victory Acres / La Victoria neighborhood.

ii. Apache Boulevard Redevelopment Plan

La Victoria Commons is located on an existing Light-Rail Station within the geographic area of the Apache Boulevard Redevelopment Plan (the “Apache Plan”). The Apache Plan was adopted by the Tempe City Council on December 11, 1997 via Resolution Number 97.75 (See Attached Resolution 97.75).

The stated purpose of the Apache Plan is to encourage reinvestment and redevelopment in the identified Apache Plan area and identify concepts and strategies to guide future development. The primary goal is restoration and transformation of Apache corridor into a more viable commercial and residential area. (Apache Redevelopment Plan, Pages 7-8.) La Victoria Commons meets many of the Apache Plan’s goals.



La Victoria Commons proposed development scheme meets many of the Apache Plan’s goals and objectives. The Apache Plan Mission Statement within Part II (Redevelopment Program), states:

Encourage reinvestment in the Apache Boulevard area in order to build a more desirable neighborhood in which people will enjoy living and working. Enhance the positive aspects of this area and promote desirable reuse of the land. (*Section II.B of Apache Plan*)

The primary Goal of the Apache Plan is “to restore and transform this corridor [the Apache Boulevard corridor] into a more viable commercial and residential area” (*Section II.C of Apache Plan*). La Victoria

Commons meets that Goal by redeveloping a vacant, underutilized site with a balanced mix of uses that includes affordable rental and for-sale housing along with neighborhood-level commercial uses and services.

The Apache Plan provides a Main Objective to help meet its Goal:

... to improve the Project Area [the Apache corridor] through redevelopment and rehabilitation of substandard conditions, to eliminate blighting influences, and to improve the desirability and economic viability of this area. (*Section II.C of Apache Plan*).

In order to facilitate this Main Objective, the Apache Plan identifies series of Specific Objectives the City should use as a guide (*Section II.C of Apache Plan*). How the Project meets the Main Goal, the Main Objective, and many of the Apache Plan's Specific Objectives is identified here:

1. Increase the utilization of undeveloped or under-developed property in the area.
 - The La Victoria Commons scope proposes to redevelop a currently vacant site that was previously underutilized and is currently vacant. Completion of the Project will ensure a proper balance of commercial and residential development for the neighborhood as the Apache Plan calls for more intense commercial and residential development along the existing Light-Rail Line with lesser intensity further away from the Line. This Project will serve as a model for future redevelopment of vacant and underutilized properties in the area.

4. Provide community facilities and social services for Project Area [Apache Plan area] residents. Coordinate with the extensive programs provided by the Community Services Department.
 - Copa Health provides world-class educational, therapeutic, rehabilitative and social services to children and adults with development, physical, and behavioral health challenges. Copa will bring those services to the project in the ground level Copa Clinic.

 - The Copa Clinic will be open to clinic members, all residents of the proposed development, and the general public. The clinic will provide services including employment-related services, day programs, residential services, and integrated health. With the clinic open to the public, residents in the area will have convenient access to vital health care, including primary care and vaccinations.

 - Copa Cookies was developed as part of Copa's employment related services, giving health members meaningful and social engagement. From cookies, this endeavor has grown to a full café. The project will incorporate a Copa Cookies Café on the ground level, open to the public. Copa health members will gain work experience and community members have a café option with immediate access to a light rail station.

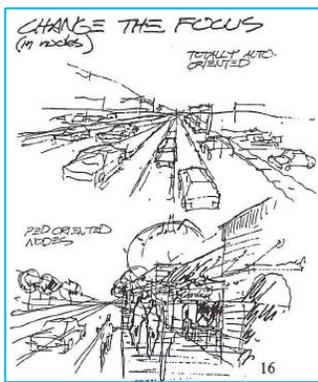
 - Copa's commitment to the community also includes access to the project's community room. The community room is available to project residents and the community to provide a gathering space for a variety of events.

 - The adjacent residential neighborhood did not have convenient access to the light rail. To address this issue, Copa incorporated a pedestrian path through the project site that is open to the public.

11. Encourage transit-oriented development which clusters [of] higher density development around transit stations.

- La Victoria Commons is located on a site with dual frontage – the south property line is adjacent to a Light Rail Station while the north property line is on a local street fronted by single-family homes. The Project adopts transit-oriented policies that prefer transitions in development intensity adjacent to the single-family homes.

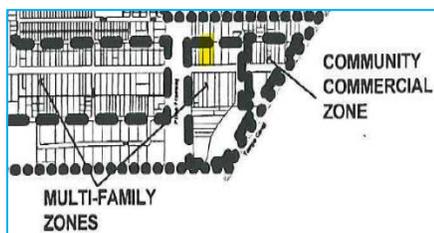
La Victoria Commons’ high density and ground level commercial uses are proposed along the south adjacent to the Light Rail Station in a transit-oriented development pattern that prefers the higher density adjacent to the Light Rail Station. Active ground level uses and lower parking ratios support pedestrian activity in this area, encouraging use of the adjacent Light Rail Station. The Project also includes an open pedestrian pathway for residents living in the neighborhood to the north to travel through the Project to the Light Rail Station, encouraging the entire neighborhood to use the Light Rail service.



The Project is also designed to further transit-oriented policies related to density and height. The project proposes single-story homes adjacent to the single-family neighborhood to the north, then transitions up to higher intensity two-story townhomes, and then transitions further to the highest intensity six-story mixed-use residential and commercial building along the Light-Rail Station. The row of single-story units on the north creates a residential interface along the local street frontage and the higher density residential and commercial use along the Light Rail Station provides the needed commercial interface to encourage Light Rail ridership. This transition of development and intensity

implements the critical transit-oriented policy of buffering single-family communities from higher intensity development while encouraging transit ridership.

Section II.D of the Apache Plan states, “In order to achieve the Specific Objectives, the City of Tempe promotes a comprehensive and cooperative approach to the Apache Boulevard Redevelopment Area. This includes a partnership between the public, private, and non-profit participants with an interest in the area.” The Project includes a partnership between the City, a non-profit housing developer, and a non-profit healthcare organization providing educational, therapeutic, rehabilitative and social services to children and adults with developmental, physical and behavioral health challenges. The Project was the selected redevelopment proposal for redevelopment of city-owned property through a Request for Qualifications process. The Project team includes multiple private and non-profit organizations with an interest in the area working in cooperation with the City and the surrounding community.



Section II.E of the Apache Plan includes proposed changes in land use along with design guidelines for future development. The Project falls within the subsection “Land Use - Zone Three – Price Freeway to Tempe Canal: Multi-family residential with neighborhood commercial”. The Land Use component implements the strategies identified to create an appropriate balance of commercial and residential development, incorporate mixed-use development, and encourage an overall sense of community.

La Victoria Commons includes neighborhood level commercial services in a mixed-use building with multi-family development. Additional area dedicated to for-sale townhome residential development strikes a balance of commercial and residential development to fit the areas needs for both housing and neighborhood commercial uses and services.

The proposed design implements TOD design strategies, including a transition to the existing residential community. This approach in design integrates the project into the community. A pedestrian trail through the Site to the Light Rail provides area residents access to transit. For sale units provide an opportunity for existing area residents to remain or new residents to become part of the community.

The development team also invested a substantial amount of time engaged in outreach with the community. Knowledge gained in this outreach was incorporated into the Project. The commitment to outreach and incorporation will support an overall sense of community in the area.

III. CONCLUSION

The La Victoria Commons Team is excited for the opportunity to work with the City of Tempe to provide affordable housing in a mix of housing types. This development will build on the City’s ongoing efforts to develop strategies for making affordable housing a reality. For the reasons outline above, we respectfully request approval of this Development Plan Review application.

Approved by City Council March 16, 2023

PLANNED AREA DEVELOPMENT OVERLAY LA VICTORIA COMMONS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER PRINCIPAL AND MERIDIAN,
MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION

BY: _____ DATE _____
SIGNATURE _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARS _____ WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE ON THIS _____ DAY OF _____, 2023

LEGAL DESCRIPTION

APN: 135-41-050A

THE SOUTH HALF OF THE EAST 65 FEET OF THE WEST 813 FEET OF THE SOUTH HALF OF LOT 2, SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE SOUTH 50 FEET THEREOF; AND EXCEPT THAT PORTION OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 19, 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND PRICE ROAD, SAID POINT ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 19;
THENCE NORTH 89 DEGREES 43 MINUTES 42 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD, A DISTANCE OF 748.02 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 13.67 FEET;
THENCE NORTH 86 DEGREES 40 MINUTES 45 SECONDS EAST, A DISTANCE OF 65.12 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 17.13 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

APN: 135-41-058 / 135-41-029A / 135-41-029C

PARCEL NO. 1:
THE EAST 130 FEET OF THE WEST 943 FEET OF THE SOUTH HALF OF LOT 2, SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 315 FEET THEREOF.

PARCEL NO. 2:
THE NORTH HALF OF THE EAST 65 FEET OF THE WEST 813 FEET OF THE SOUTH HALF OF LOT 2, SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE NORTH 315 FEET OF THE EAST 130 FEET OF THE WEST 943 FEET OF THE SOUTH HALF OF LOT 2, SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM ALL PROPERTY SHOWN ON EXHIBIT A-1 BELOW.

EXHIBIT A-1

A PORTION OF LOT 2 OF THE NORTHWEST [NW 1/4] OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND PRICE ROAD, SAID POINT ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 19;
THENCE, NORTH 89°43'42" EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD, A DISTANCE OF 813.02 FEET;
THENCE, NORTH 00°06'14" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING NORTH 00°06'14" EAST, A DISTANCE OF 17.13 FEET;
THENCE, NORTH 86°40'45" EAST, A DISTANCE 32.83 FEET;
THENCE, NORTH 51°45'06" EAST, A DISTANCE OF 14.33 FEET;
THENCE, NORTH 87°56'49" EAST, A DISTANCE OF 73.36 FEET;
THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 5.38 FEET;
THENCE, NORTH 89°08'02" EAST, A DISTANCE OF 12.69 FEET;
THENCE, SOUTH 00°06'14" WEST, A DISTANCE OF 35.48 FEET;
THENCE, SOUTH 89°43'42" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.
THIS TRACT CONTAINS 3415.0 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____

DS221671

OWNER:

CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION

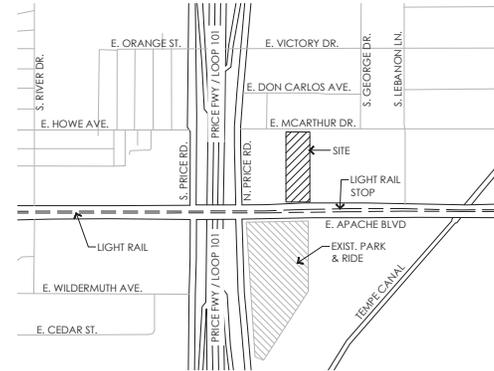
DEVELOPER:

LA VICTORIA COMMONS, LP
C/O COPA HEALTH, SOLE MEMBER OF GP
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

PROJECT DATA

DEVELOPMENT STANDARDS	R1 PAD PROVIDED LOT 2	MU-4 PAD TOO PROVIDED LOT 1
GENERAL PLAN LAND USE	RESIDENTIAL	MIXED-USE
GENERAL PLAN DENSITY	MEDIUM TO HIGH DENSITY (UP TO 25 DUA)	HIGH DENSITY (UP TO 65 DUA)
SITE AREA	49,900 GSF (1.15AC) / 46,975 NSF (1.08AC)	79,338 GSF (1.82AC) / 65,172 NSF (1.5 AC)
DENSITY	17 DU/AC	58 DU/AC
MINIMUM NET SITE AREA PER DWELLING UNIT	NS	N/A
DWELLING QUANTITY	19	104
BEDROOM QUANTITY	37	184
BUILDING HEIGHT	40'	75'
BUILDING STEPBACK	N/A	NO
BUILDING LOT COVERAGE	28% (12,790 SF/46,975 NSF)	58% (37,660 SF/65,172 NSF)
LANDSCAPE AREA - GROUND FL	22% (10,100 SF/46,975 SF)	8% (5,200 SF/65,172 SF)
LANDSCAPE AREA - LEVEL 2	N/A	11% (7,000 SF/65,172 SF)
BUILDING SETBACKS		
FRONT - BUILDING MAX.	N/A	20'
FRONT - BUILDING MIN.	15'	0'
FRONT - OPEN STRUCTURES	10'	0'
FRONT - PARKING	20'	15'
SIDE - BUILDING (EAST)	5'	6'
SIDE - BUILDING (WEST)	5'	10'
REAR	15'	20'
TOWNHOME INTERNAL SB	0'	N/A
VEHICLE PARKING QUANTITY		
PARKING REQUIRED	13 (PER PARKING STUDY)	86 (PER PARKING STUDY)
PARKING PROVIDED	27	90
1-BEDROOM (4 UNITS/48 UNITS)	4 (1.0/UNIT)	24 (0.50/UNIT)
2-BEDROOM (12 UNITS/32 UNITS)	12 (1.0/UNIT)	16 (0.50/UNIT)
3-BEDROOM (3 UNITS/24 UNITS)	3 (1.0/UNIT)	12 (0.50/UNIT)
GUEST (19 UNITS/104 UNITS)	0 (NOT REQUIRED)	10 (0.10/UNIT)
OFFICE (3,096 SF)	N/A	5 (-50% UP TO 30K SF; 1:300)* 3,096 SF
CLINIC (2,648 SF)	N/A	9 (1:150 x 50%) 2,648 SF
RESTAURANT (1,500 SF)	N/A	10 (-50% UP TO 2.5K; 1:75)* 1,500 SF
PATIO (1,000 SF)	N/A	0*
BICYCLE PARKING QUANTITY		
BIKE PARKING REQUIRED	0	114
BIKE PARKING PROVIDED	8	114
1-BEDROOM	0	36 (0.75/UNIT)
2-BEDROOM	0	24 (0.75/UNIT)
3-BEDROOM	0	24 (1.0/UNIT)
GUEST	N/A	21 (0.2/UNIT)
OFFICE (3,096 SF)	N/A	4 (1:8,000; MIN 4)
CLINIC (2,648 SF)	N/A	2 (1:12,000; MIN 2)
RESTAURANT (1,500 SF)	N/A	3 (1:500)
PATIO (1,000 SF)	0	0 (-300 SF; 1:12,000)
USES		
RESIDENTIAL	22,083 NSF / 22,165 GSF	106,344 NSF / 106,876 GSF
OFFICE	N/A	3,096 NSF / 3,217 GSF
CLINIC	N/A	2,648 NSF / 2,648 GSF
RESTAURANT	N/A	1,433 NSF / 1,500 GSF
PATIO	N/A	1,000 NSF / 1,000 GSF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD230001

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS

2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
c/o COPA HEALTH (SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
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PHASE **PAD230001**

02-09-23
REZONING, PAD & GENERAL PLAN AMENDMENT
2nd SUBMITTAL

DATA Proj Mgr.:
Drawn By:
Rev. Date: Description:



DS221671

* of *

PAD OVERLAY COVER SHEET
A0.0

PAD230001

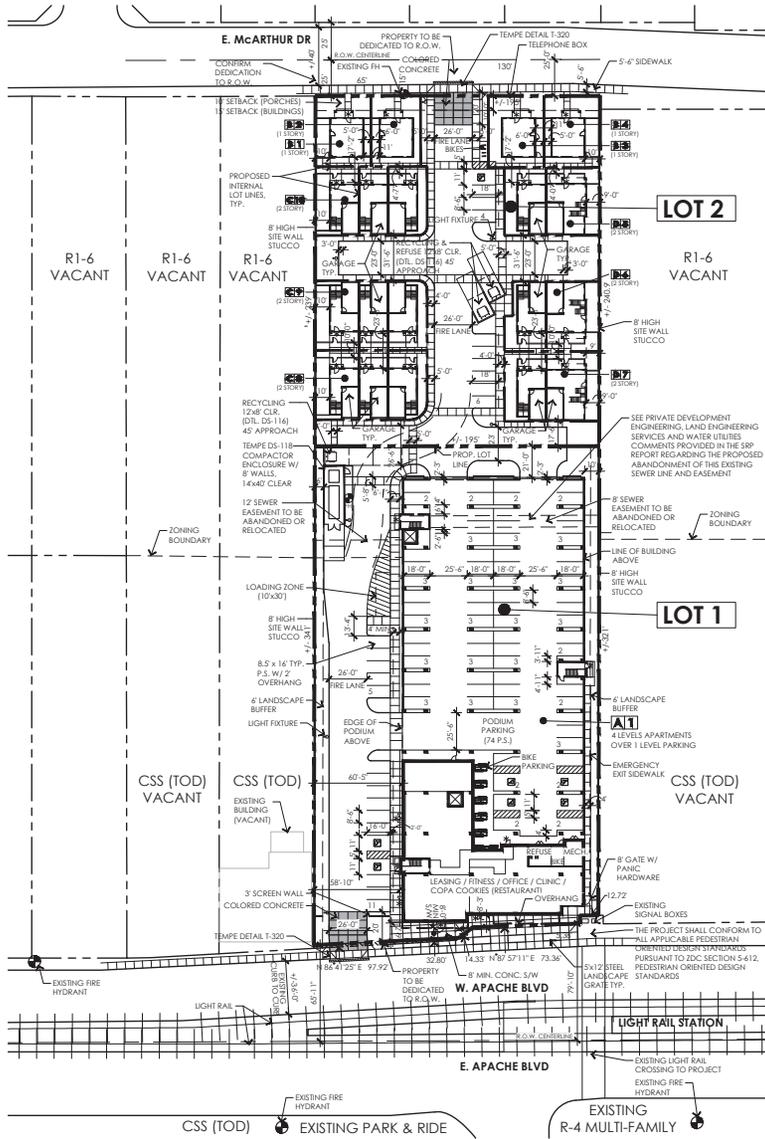
REC23016

Approved by City Council March 16, 2023

PLANNED AREA DEVELOPMENT OVERLAY FOR LA VICTORIA COMMONS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER PRINCIPAL AND MERIDIAN, MARICOPA COUNTY ARIZONA

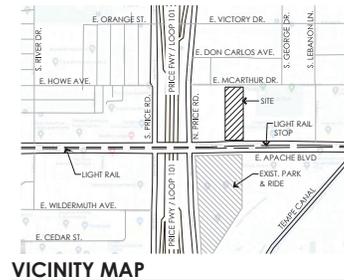
THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 2020.



DEVELOPMENT STANDARDS	EXISTING R1-6 TABLE 4-202(A) (LOT 2 & PART LOT 1)		PROPOSED R-1 PAD LOT 2	
	RESIDENTIAL	CULTURAL RESOURCE AREA	RESIDENTIAL	MEDIUM TO HIGH DENSITY (UP TO 25 DUA)
GENERAL PLAN LAND USE	RESIDENTIAL	CULTURAL RESOURCE AREA	RESIDENTIAL	MEDIUM TO HIGH DENSITY (UP TO 25 DUA)
GENERAL PLAN DENSITY				
SITE AREA	52,581 SF (1.2AC)	49,900 GSF (1.15AC) / 46,975 NSF (1.08AC)	49,900 GSF (1.15AC) / 46,975 NSF (1.08AC)	79,338 GSF (1.82AC) / 65,172 NSF (1.5 AC)
DENSITY	4 DU/AC	17 DU/AC	17 DU/AC	58 DU/AC
MINIMUM NET SITE AREA PER DWELLING UNIT	NS	NS	NS	N/A
DWELLING QUANTITY	NS	19	19	104
BEDROOM QUANTITY	NS	37	37	184
BUILDING HEIGHT	30'	40'	40'	75'
BUILDING SETBACK	NO	N/A	N/A	NO
BUILDING LOT COVERAGE	45% (MAX)	28% (12,790 SF/46,975 NSF)	28% (12,790 SF/46,975 NSF)	58% (37,660 SF/65,172 NSF)
LANDSCAPE AREA - GROUND FL	NS	22% (10,100 SF/46,975 SF)	22% (10,100 SF/46,975 SF)	8% (5,200 SF/65,172 SF)
LANDSCAPE AREA - LEVEL 2	NS	N/A	N/A	11% (7,000 SF/65,172 SF)
BUILDING SETBACKS				
FRONT - BUILDING MAX.	N/A	N/A	N/A	20'
FRONT - BUILDING MIN.	20'	15'	15'	0'
FRONT - OPEN STRUCTURES	15'	10'	10'	0'
FRONT - PARKING	N/A	20'	20'	15'
SIDE - BUILDING (EAST)	5'	5'	5'	6'
SIDE - BUILDING (WEST)	5'	5'	5'	10'
REAR	15'	15'	15'	20'
TOWNSHIP INTERNAL SB	N/A	0'	0'	N/A
VEHICLE PARKING QUANTITY				
PARKING REQUIRED	38	19 (PER PARKING STUDY)	19 (PER PARKING STUDY)	86 (PER PARKING STUDY)
PARKING PROVIDED	27	27	27	90
1-BEDROOM	8 (2.0/UNIT x 4 UNITS)	4 (1.0/UNIT x 4 UNITS)	4 (1.0/UNIT x 4 UNITS)	24 (0.50/UNIT)
2-BEDROOM	24 (2.0/UNIT x 12 UNITS)	12 (1.0/UNIT x 12 UNITS)	12 (1.0/UNIT x 12 UNITS)	16 (0.50/UNIT)
3-BEDROOM	6 (2.0/UNIT x 3 UNITS)	3 (1.0/UNIT x 3 UNITS)	3 (1.0/UNIT x 3 UNITS)	12 (0.50/UNIT)
GUEST	0 (NOT REQUIRED)	0 (NOT REQUIRED)	0 (NOT REQUIRED)	10 (0.10/UNIT)
OFFICE	N/A	N/A	N/A	5 (-50% UP TO 30K SF: 1-300)* 3,096 SF
CLINIC	N/A	N/A	N/A	9 (1-150 x 50%) 2,648 SF
RESTAURANT	N/A	N/A	N/A	10 (-50% UP TO 2.5K; 1.75)* 1,500 SF
PATIO	N/A	N/A	N/A	0*
BICYCLE PARKING QUANTITY				
BIKE PARKING REQUIRED	0	0	0	114
BIKE PARKING PROVIDED	8	8	8	114
1-BEDROOM	0	0	0	36 (0.75/UNIT)
2-BEDROOM	0	0	0	24 (0.75/UNIT)
3-BEDROOM	0	0	0	24 (1.0/UNIT)
GUEST	0	N/A	N/A	21 (0.21/UNIT)
OFFICE (3,096 SF)	N/A	N/A	N/A	4 (1-3,000; MN 4)
CLINIC (2,648 SF)	N/A	N/A	N/A	3 (1-1,200; MN 2)
RESTAURANT (1,500 SF)	N/A	N/A	N/A	3 (1-500)
PATIO (1,000 SF)	0	0	0	0 (1-300 SF; 1:12,000)
USES				
RESIDENTIAL		22,083 NSF / 22,165 GSF	22,083 NSF / 22,165 GSF	104,344 NSF / 106,876 GSF
OFFICE	N/A	N/A	N/A	3,096 NSF / 3,217 GSF
CLINIC	N/A	N/A	N/A	2,648 NSF / 2,648 GSF
RESTAURANT	N/A	N/A	N/A	1,433 NSF / 1,500 GSF
PATIO	N/A	N/A	N/A	1,000 NSF / 1,000 GSF

	LOT 2	LOT 1
1 Br	4 D.U.	48 D.U.
2 Br	12 D.U.	32 D.U.
3 Br	3 D.U.	24 D.U.
Total	19 D.U.	104 D.U.
123 Total D.U.		

DEVELOPMENT STANDARDS	R1 PAD PROVIDED LOT 2		MU-4 PAD TOD PROVIDED LOT 1	
	RESIDENTIAL	MEDIUM TO HIGH DENSITY (UP TO 25 DUA)	MIXED-USE	HIGH DENSITY (UP TO 65 DUA)
GENERAL PLAN LAND USE	RESIDENTIAL	MEDIUM TO HIGH DENSITY (UP TO 25 DUA)	MIXED-USE	HIGH DENSITY (UP TO 65 DUA)
GENERAL PLAN DENSITY				
SITE AREA	49,900 GSF (1.15AC) / 46,975 NSF (1.08AC)	49,900 GSF (1.15AC) / 46,975 NSF (1.08AC)	79,338 GSF (1.82AC) / 65,172 NSF (1.5 AC)	79,338 GSF (1.82AC) / 65,172 NSF (1.5 AC)
DENSITY	17 DU/AC	17 DU/AC	58 DU/AC	58 DU/AC
MINIMUM NET SITE AREA PER DWELLING UNIT	NS	NS	N/A	N/A
DWELLING QUANTITY	19	19	104	104
BEDROOM QUANTITY	37	37	184	184
BUILDING HEIGHT	40'	40'	75'	75'
BUILDING SETBACK	N/A	N/A	NO	NO
BUILDING LOT COVERAGE	28% (12,790 SF/46,975 NSF)	28% (12,790 SF/46,975 NSF)	58% (37,660 SF/65,172 NSF)	58% (37,660 SF/65,172 NSF)
LANDSCAPE AREA - GROUND FL	22% (10,100 SF/46,975 SF)	22% (10,100 SF/46,975 SF)	8% (5,200 SF/65,172 SF)	8% (5,200 SF/65,172 SF)
LANDSCAPE AREA - LEVEL 2	N/A	N/A	N/A	11% (7,000 SF/65,172 SF)
BUILDING SETBACKS				
FRONT - BUILDING MAX.	N/A	N/A	20'	20'
FRONT - BUILDING MIN.	15'	15'	0'	0'
FRONT - OPEN STRUCTURES	10'	10'	0'	0'
FRONT - PARKING	20'	20'	15'	15'
SIDE - BUILDING (EAST)	5'	5'	6'	6'
SIDE - BUILDING (WEST)	5'	5'	10'	10'
REAR	15'	15'	20'	20'
TOWNSHIP INTERNAL SB	0'	0'	N/A	N/A
VEHICLE PARKING QUANTITY				
PARKING REQUIRED	19 (PER PARKING STUDY)	19 (PER PARKING STUDY)	86 (PER PARKING STUDY)	86 (PER PARKING STUDY)
PARKING PROVIDED	27	27	90	90
1-BEDROOM (4 UNITS/48 UNITS)	4 (1.0/UNIT)	4 (1.0/UNIT)	24 (0.50/UNIT)	24 (0.50/UNIT)
2-BEDROOM (12 UNITS/32 UNITS)	12 (1.0/UNIT)	12 (1.0/UNIT)	16 (0.50/UNIT)	16 (0.50/UNIT)
3-BEDROOM (3 UNITS/24 UNITS)	3 (1.0/UNIT)	3 (1.0/UNIT)	12 (0.50/UNIT)	12 (0.50/UNIT)
GUEST (19 UNITS/104 UNITS)	0 (NOT REQUIRED)	0 (NOT REQUIRED)	10 (0.10/UNIT)	10 (0.10/UNIT)
OFFICE (3,096 SF)	N/A	N/A	5 (-50% UP TO 30K SF: 1-300)* 3,096 SF	5 (-50% UP TO 30K SF: 1-300)* 3,096 SF
CLINIC (2,648 SF)	N/A	N/A	9 (1-150 x 50%) 2,648 SF	9 (1-150 x 50%) 2,648 SF
RESTAURANT (1,500 SF)	N/A	N/A	10 (-50% UP TO 2.5K; 1.75)* 1,500 SF	10 (-50% UP TO 2.5K; 1.75)* 1,500 SF
PATIO (1,000 SF)	N/A	N/A	0*	0*
BICYCLE PARKING QUANTITY				
BIKE PARKING REQUIRED	0	0	114	114
BIKE PARKING PROVIDED	8	8	114	114
1-BEDROOM	0	0	36 (0.75/UNIT)	36 (0.75/UNIT)
2-BEDROOM	0	0	24 (0.75/UNIT)	24 (0.75/UNIT)
3-BEDROOM	0	0	24 (1.0/UNIT)	24 (1.0/UNIT)
GUEST	0	N/A	21 (0.21/UNIT)	21 (0.21/UNIT)
OFFICE (3,096 SF)	N/A	N/A	4 (1-3,000; MN 4)	4 (1-3,000; MN 4)
CLINIC (2,648 SF)	N/A	N/A	3 (1-1,200; MN 2)	3 (1-1,200; MN 2)
RESTAURANT (1,500 SF)	N/A	N/A	3 (1-500)	3 (1-500)
PATIO (1,000 SF)	0	0	0 (1-300 SF; 1:12,000)	0 (1-300 SF; 1:12,000)
USES				
RESIDENTIAL	22,083 NSF / 22,165 GSF	22,083 NSF / 22,165 GSF	104,344 NSF / 106,876 GSF	104,344 NSF / 106,876 GSF
OFFICE	N/A	N/A	3,096 NSF / 3,217 GSF	3,096 NSF / 3,217 GSF
CLINIC	N/A	N/A	2,648 NSF / 2,648 GSF	2,648 NSF / 2,648 GSF
RESTAURANT	N/A	N/A	1,433 NSF / 1,500 GSF	1,433 NSF / 1,500 GSF
PATIO	N/A	N/A	1,000 NSF / 1,000 GSF	1,000 NSF / 1,000 GSF



DS221671

PAD230001

REC23016

DS221671

PAD OVERLAY SITE PLAN
A0.1

PROJECT NO. 22-2020-00
 CLIENT LA VICTORIA COMMONS
 SEAL REC23016
 CONTACT TDD + ASSOCIATES
 PHASE PAD230001
 DATA DS221671

NO. 22-2020-00
LA VICTORIA COMMONS
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA
LA VICTORIA COMMONS, LP
 c/o COPA HEALTH (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201

TODD + ASSOCIATES
 CREATIVE THINKING / CREATIVE DESIGN
 ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
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02-09-23
 REZONING, PAD & GENERAL PLAN AMENDMENT
 2nd SUBMITTAL

Proj Mgr.:
 Drawn By:
 Rev. Date: Description:

PAD OVERLAY SITE PLAN
A0.1

NO. 22-2020-00
**LA VICTORIA
 COMMONS**

2320 E. APACHE BLVD.
 TEMPE, ARIZONA

**LA VICTORIA
 COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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SEPTEMBER 5, 2023
 DEVELOPMENT PLAN
 REVIEW APPLICATION
 3rd SUBMITTAL

Proj Mgr.:
 Drawn By:
 Rev. Date: Description:
 10/09/23 CIVIL COORDINATION

CASE #PL220349

OVERALL
 SITE PLAN
A1.0

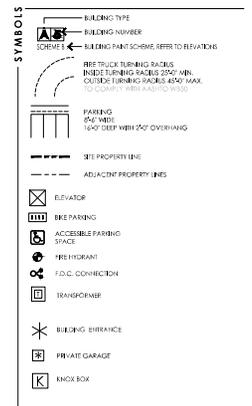
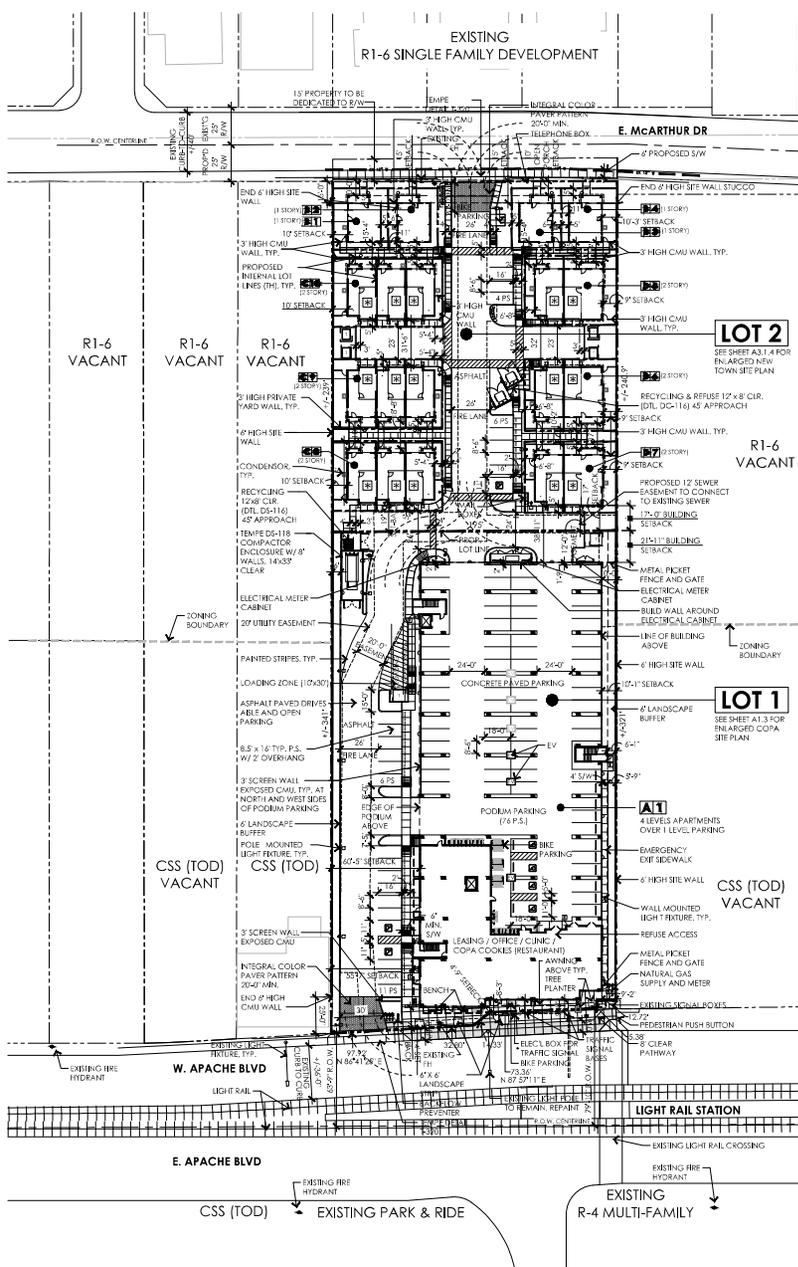
PROJECT DATA	RI-PAD PROVIDED LOT 2	MU-4 PAD TOD PROVIDED LOT 1
GENERAL PLAN LAND USE	RESIDENTIAL MEDIUM TO HIGH DENSITY (UP TO 25)	MIXED-USE HIGH DENSITY (UP TO 65 DU/AC)
GENERAL PLAN DENSITY	49,900 GSF (1.14 AC) / 46,975 NSF (1,08AC)	79,338 GSF (1.8 AC) / 65,172 NSF (1.5 AC)
ZONING	RI-PAD	MU-4 PAD TOD
SITE AREA (NET)	49,900 GSF (1.14 AC) / 46,975 NSF (1,08AC)	79,338 GSF (1.8 AC) / 65,172 NSF (1.5 AC)
DENSITY	MAX ALLOWED 17 DU/AC PROPOSED 17 DU/AC	58 DU/AC 58 DU/AC
PROPOSED DWELLING UNITS	19	104
UNIT TYPES	1-BEDROOM 4 2-BEDROOM 12 3-BEDROOM 3	1-BEDROOM 48 2-BEDROOM 32 3-BEDROOM 24
TOTAL BUILDING AREA	20,405 NSF / 22,200 GSF	112,473 NSF / 106,876 GSF
USES	RESIDENTIAL 20,405 NSF / 22,200 GSF CLINIC N/A RESTAURANT N/A	104,344 NSF / 106,876 GSF 2,617 NSF / 2,722 GSF 1,450 NSF / 1,507 GSF
BUILDING HEIGHT	MAX ALLOWED 40' PROPOSED 27'-5"	75' 71'-2"
LOT COVERAGE	MAX ALLOWED 28% PROPOSED 78% (13,464 SF/46,975 NSF)	58% 58% (33,727 SF/65,172 NSF)
LANDSCAPE AREA	MIN REQUIRED 22% PROPOSED 30% (14,129 SF/46,975 NSF) GROUND FLOOR LEVEL 2	8% GROUND FL / 11% LEVEL 2 12% (7,772 SF/65,172 NSF) 16% (10,478 SF/65,172 NSF)
BUILDING SETBACKS MIN REQUIRED:	FRONT - BUILDING MAX. N/A FRONT - BUILDING MIN. 15'-0" FRONT - OPEN STRUCTURES 10'-0" FRONT - PARKING 20'-0" SIDE - BUILDING (EAST) 5'-0" SIDE - BUILDING (WEST) 5'-0" REAR 15'-0" TOWNHOME INTERNAL SB 0'-0"	20'-0" 15'-0" 0'-0" 20'-0" 6'-0" 10'-0" 20'-0" N/A
PROPOSED:	FRONT - BUILDING MAX. N/A FRONT - BUILDING MIN. 15'-0" FRONT - OPEN STRUCTURES 10'-0" FRONT - PARKING 5'-0" SIDE - BUILDING (EAST) 9'-0" SIDE - BUILDING (WEST) 10'-0" REAR 17'-0" TOWNHOME INTERNAL SB 0'-0"	14'-0" 4'-9" 0'-0" 25'-0" 6'-0" 55'-7" 21'-0" N/A

VEHICLE PARKING QUANTITY	LOT 2	LOT 1
1-BEDROOM	4 (1.0/UNIT x 4 UNITS)	24 (0.50/BR x 48 BR)
2-BEDROOM	12 (1.0/UNIT x 12 UNITS)	32 (0.50/BR x 64 BR)
3-BEDROOM	3 (1.0/UNIT x 3 UNITS)	36 (0.50/BR x 72 BR)
GUEST	0 (NOT REQUIRED)	0 (INCL. IN RATIO)
RESTAURANT	N/A	0 (15,000 SF; 1,150) 2,617 SF
PATIO	N/A	0 (NO STANDARD)
PARKING REQUIRED	19	92
PARKING PROVIDED	25	99

BIKE PARKING QUANTITY	LOT 2	LOT 1
1-BEDROOM	0	36 (0.75/UNIT x 48 UNITS)
2-BEDROOM	0	24 (0.75/UNIT x 32 UNITS)
3-BEDROOM	0	24 (1.0/UNIT x 24 UNITS)
GUEST	0	21 (0.20/UNIT x 104 UNITS)
CLINIC	0	2 (112,000, MIN 2) 2,617 SF
RESTAURANT	0	3 (15,000) 1,450 SF
PATIO	0	0 (300 SF; 1,2,000 SF) 0 SF
BIKE PARKING REQUIRED	0	110
BIKE PARKING PROVIDED	19	114

PROPOSED	Type	Units	Beds	% By Unit	% By Bed
1-BEDROOM	4	4	21%	13%	
2-BEDROOM	12	24	63%	65%	
3-BEDROOM	3	9	16%	24%	
TOTAL	19	37			

PROPOSED	Type	Units	Beds	% By Unit	% By Bed
1-BEDROOM	48	48	46%	26%	
2-BEDROOM	32	64	31%	33%	
3-BEDROOM	24	72	23%	39%	
TOTAL	104	184			

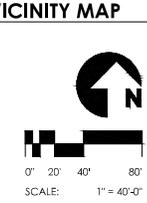
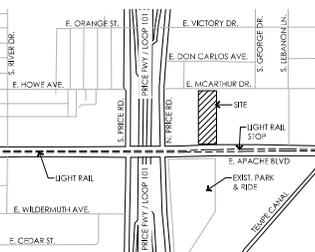


ASSESSORS PARCEL NUMBERS
 135-41-029A, 135-41-029C, 135-41-050A, 135-41-058

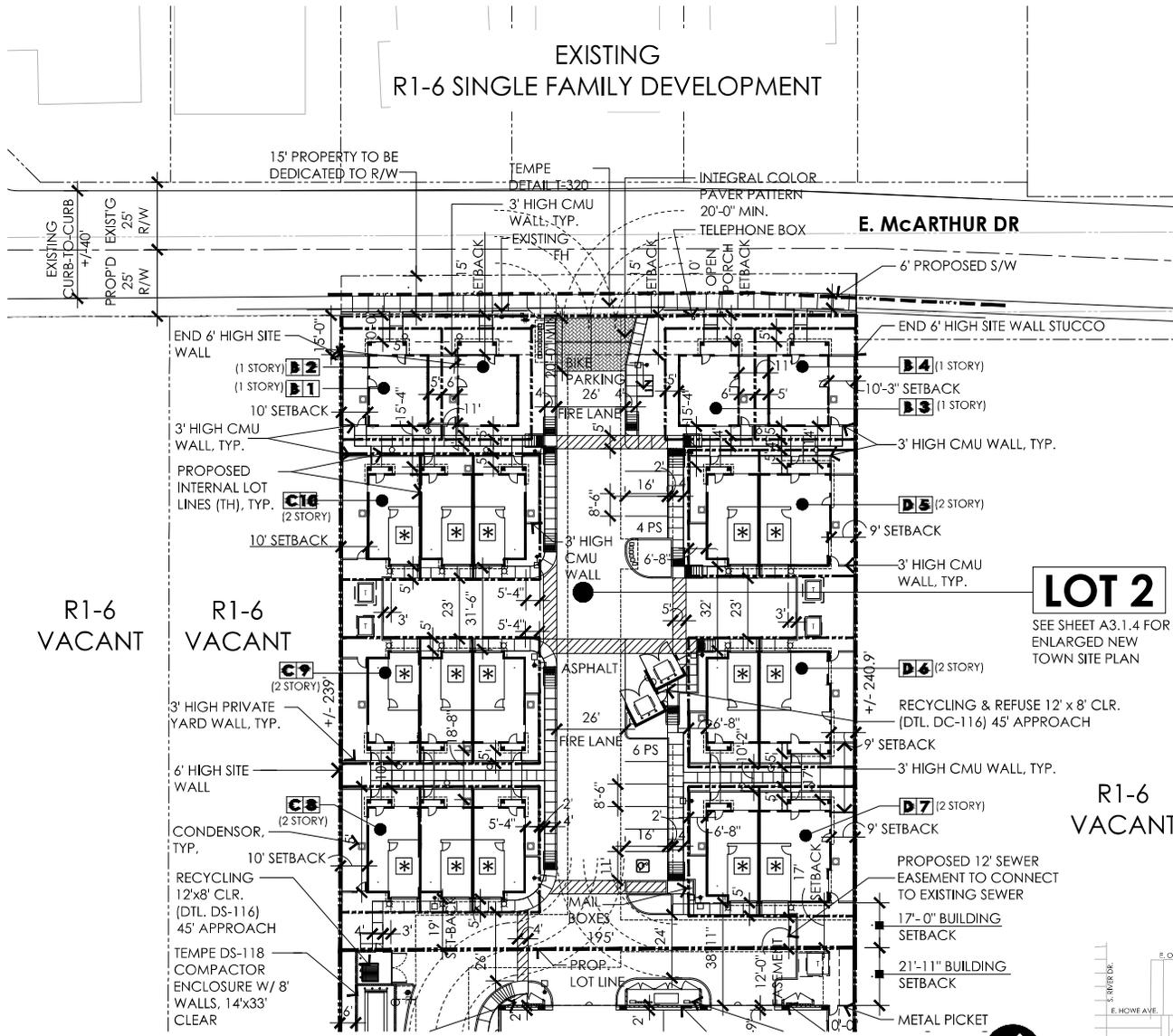
LOT 1 ADDRESS
 2320 East Apache Boulevard

LOT 2 ADDRESS
 2320 East Apache Boulevard

TBD ONCE PLATS ARE SUBMITTED



SITE PLAN



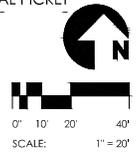
SYMBOLS

- BUILDING TYPE
- BUILDING NUMBER
- BUILDING PART SCHEME REFER TO ELEVATIONS
- FIRE TRUCK TURNING RADIUS
- INSIDE TURNING RADIUS 20'-0" MIN.
- OUTSIDE TURNING RADIUS 42'-0" MAX.
- PARKING 8'-6" WIDE 1'-0" DEEP WITH 2'-0" OVERHANG
- ACCESSIBLE PARKING SPACE
- FIRE HYDRANT
- F.O.D.C. CONNECTION
- TRANSFORMER
- BUILDING ENTRANCE
- PRIVATE GARAGE
- WASH BOX

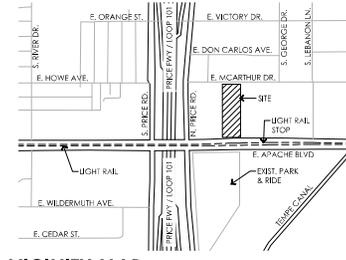
LOT 2

SEE SHEET A3.1.4 FOR ENLARGED NEW TOWN SITE PLAN

R1-6 VACANT



SITE PLAN - LOT 2 ENLARGED



VICINITY MAP

NO. 22-2020-00
LA VICTORIA COMMONS

2320 E. APACHE BLVD.
TEMPE, ARIZONA

LA VICTORIA COMMONS, LP
c/o COPA HEALTH
(SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



TODD + ASSOCIATES
CRITICAL THINKING / CREATE DESIGN

ARCHITECTURE, PLANNING,
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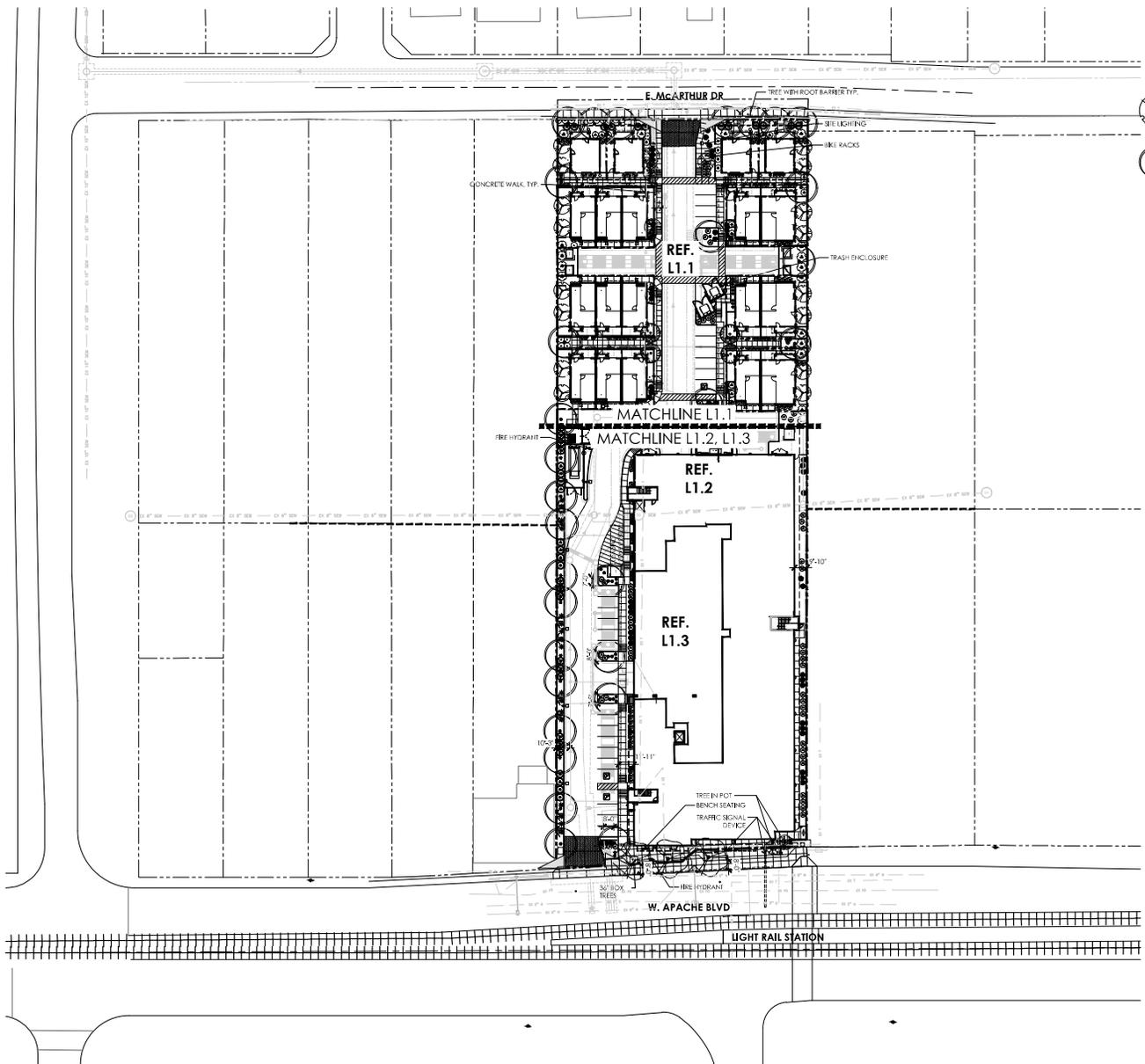
SEPTEMBER 5, 2023
DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITTAL

DATA

Proj Mgr.:	Drawn By:	Rev.:	Date:	Description:
▲		10/09/23		CIVIL COORDINATION
▲				
▲				
▲				

CASE #PL220349

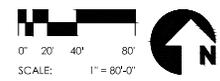
SITE PLAN - LOT 2 ENLARGED
A1.01



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Acacia whitebark / Palo Blanco	8' x 3'	24" Box	4
	Coccoloba coccifera / Coccoloba	8' x 4'	24" Box	25
	Pistacia x Red Push / Red Push Pistache	9' x 4'	24" Box	3
	Ulmus parvifolia / Evergreen Elm	9' x 4'	24" Box	31
	Vitex agnus-castus / Chaste Tree	—	—	2
	CORDIA	SIZE	CONTAINER	QTY
	Cordia paniculata / Small-Leaf Geiger tree	5 gal.	—	13
	Bremblia glabra var. 'Winter Blaze' / Winter Blaze Emu Bush	5 gal.	—	6
	Euonymus japonicus 'Green Spire' / Green Spire Japanese Euonymus	—	—	4
	Hesperaloe parviflora / Giant Hesperaloe	5 gal.	—	12
	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	—	75
	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	—	16
	Ruellia brittoniana / Mexican Petunia	5 gal.	—	57
	Rustelia equestriformis / Firecracker Plant	5 gal.	—	21
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bell	5 gal.	—	17
	AGAVE	SIZE	CONTAINER	QTY
	Agave ostenifolia / Smooth Agave	5 gal.	—	18
	Aloe barbadensis / Barbados Aloe	5 gal.	—	24
	Aloe x 'Blue Elf' / Blue Elf Aloe	5 gal.	—	90
	Hesperaloe parviflora 'Perpetua' TM / Brakelights Red Yucca	5 gal.	—	12
	Hesperaloe parviflora 'Perpetua' TM / Brakelights Red Yucca	5 gal.	—	23
	Muhlenbergia capillaris / Pink Muhly Grass	5 gal.	—	44
	Pectantherus bracteatus / Slender	—	—	17
	GROUND COVER	SIZE	CONTAINER	QTY
	Carissa grandiflora / Green Carpet	5 gal.	—	11
	Lantana x 'New Gold' / New Gold Lantana	5 gal.	—	80
	Sphagnetocala hillbiana / Creeping Wedelia	5 gal.	—	28
	VINES	SIZE	CONTAINER	QTY
	Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	5 gal.	—	8

NOTES:
 ALL TREES TO BE A MINIMUM OF 1-1/2" CALIPER UNLESS OTHERWISE CALLED OUT ON THE PLAN.
 A ROOT BARRIER IS REQUIRED FOR ANY TREES PLANTED LESS THAN 16'-0" FROM EXISTING OR PROPOSED PUBLIC UTILITY LINES (WATER, SANITARY SEWER, STORM DRAIN AND IRRIGATION MAIN LINE). TREES SHALL NOT BE PLACED ANY CLOSER THAN 8'-0" FROM WET UTILITY LINES. REF. CITY OF TEMPE STANDARD DETAIL 1-460-12, ROOT BARRIER ADJACENT TO UTILITY LINES.



NO. 22-2020-00
LA VICTORIA COMMONS

2320 E. APACHE BLVD.
 TEMPE, ARIZONA

LA VICTORIA COMMONS, LP
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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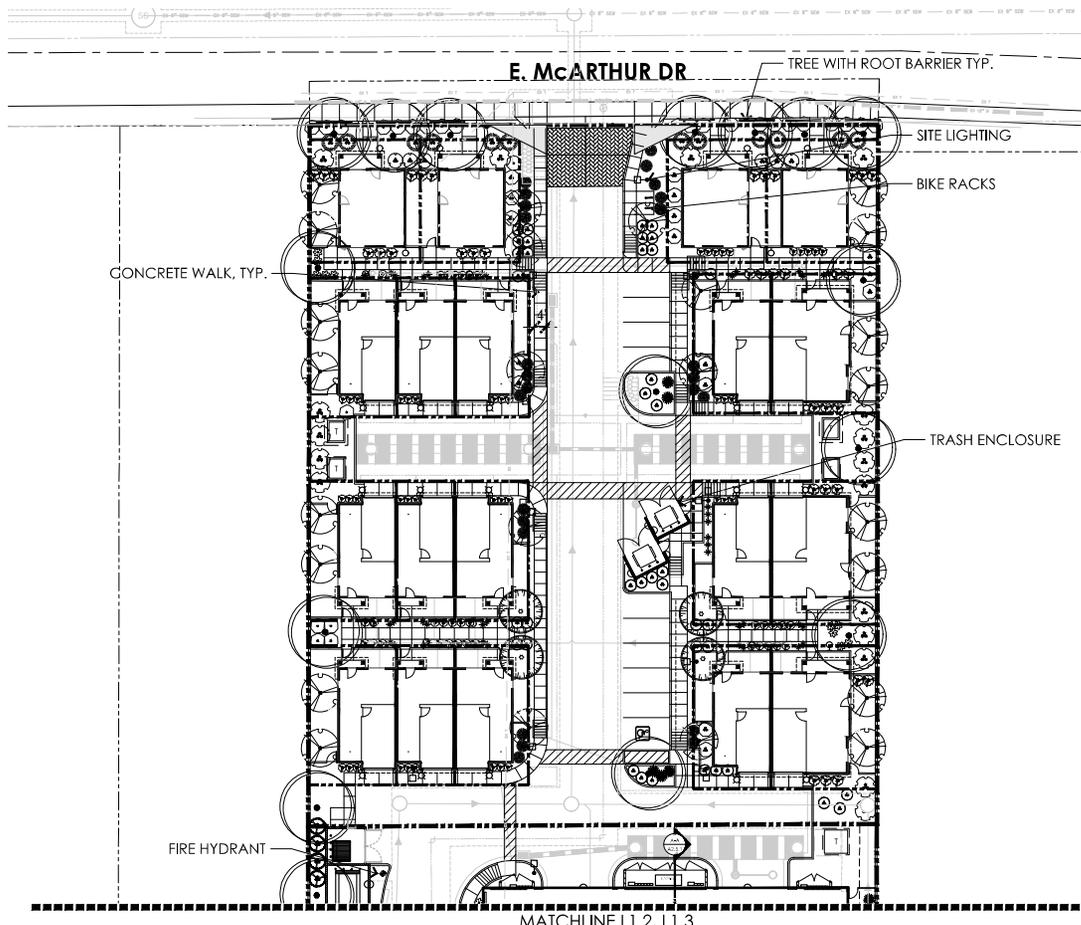
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SEPTEMBER 5, 2023

DEVELOPMENT PLAN
 REVIEW APPLICATION
 3rd SUBMITTAL

Proj Mgr: RW
 Dwn By: CR
 Rev. Date: Description:
 15-05-23 CIVL COORDINATION
 ▲
 ▲
 ▲
 ▲

OVERALL SITE
 LANDSCAPE PLAN
L1.0



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Acacia wittaridiana / Palo Blanco	8' x 3'	24" Box	4
	Coccoloba coccifera / Coccoloba	8' x 4'	24" Box	25
	Pistacia x Red Rust / Red Rust Pistache	9' x 4'	24" Box	3
	Ulmus parvifolia / Evergreen Elm	9' x 4'	24" Box	31
	Vitex agnus-castus / Chaste Tree	—	—	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Cordia paniculata / Small-Leaf Geiger tree	5 gal.	—	13
	Brembania glabra cerasia 'Winter Blaze' / Winter Blaze Emu Bush	5 gal.	—	6
	Euonymus japonicus 'Green Spike' / Green Spike Japanese Euonymus	—	—	4
	Hesperaloe parviflora / Giant Hesperaloe	5 gal.	—	12
	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	—	75
	Leucophyllum fulvescens 'Compacta' / Compact Texas Sage	5 gal.	—	16
	Ruellia brittoniana / Mexican Petunia	5 gal.	—	57
	Rustelia equisetiformis / Firecracker Plant	5 gal.	—	21
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bell	5 gal.	—	17
ACCENTS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Agave attenuata / Smooth Agave	5 gal.	—	18
	Aloe barbadensis / Barbados Aloe	5 gal.	—	24
	Aloe x 'Blue Elf' / Blue Elf Aloe	5 gal.	—	90
	Hesperaloe parviflora 'Perpetua' TM / Bracketlights Red Yucca	5 gal.	—	12
	Hesperaloe parviflora 'Perpetua' TM / Bracketlights Red Yucca	5 gal.	—	23
	Muhlenbergia capillaris / Pink Muhly Grass	5 gal.	—	44
	Pectantherus bracteatus / Slender	—	—	17
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Carissa grandiflora / Green Carpet	5 gal.	—	11
	Lantana x 'New Gold' / New Gold Lantana	5 gal.	—	80
	Sphagnetica trilobata / Creeping Wedelia	5 gal.	—	28
VINES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	5 gal.	—	8

NOTES:
 ALL TREES TO BE A MINIMUM OF 1-1/2" CALIPER UNLESS OTHERWISE CALLED OUT ON THE PLAN
 A ROOT BARRIER IS REQUIRED FOR ANY TREES PLANTED LESS THAN 16'-0" FROM EXISTING OR PROPOSED PUBLIC UTILITY LINES (WATER, SANITARY SEWER, STORM DRAIN AND IRRIGATION MAIN LINE). TREES SHALL NOT BE PLACED ANY CLOSER THAN 8'-0" FROM WET UTILITY LINES. REF. CITY OF TEMPE STANDARD DETAIL 1-460-12, ROOT BARRIER ADJACENT TO UTILITY LINES.



PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - TOWNHOMES
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA
 CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201

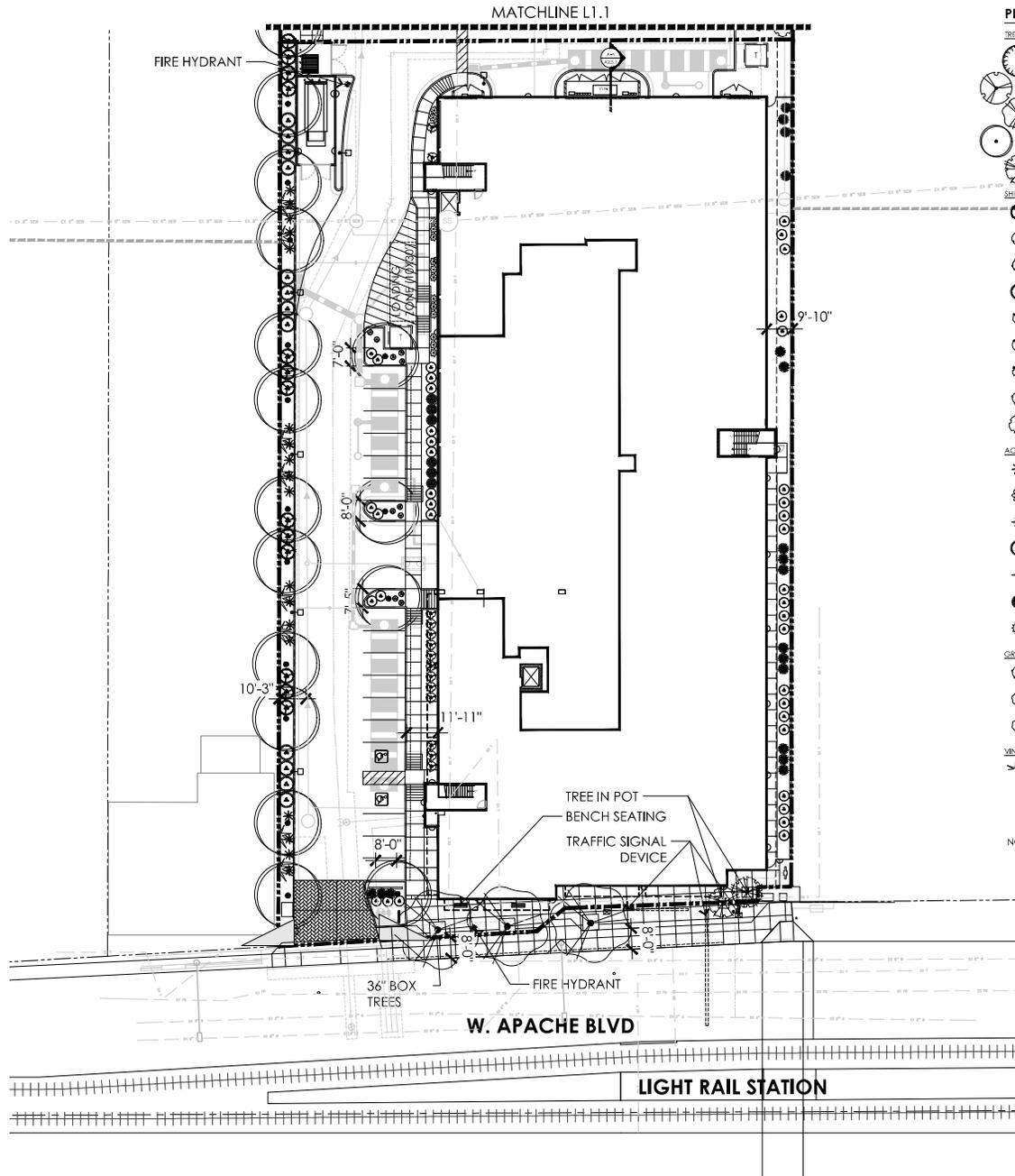
TODD + ASSOCIATES
 CRITICAL THINKING / CREATIVE DESIGN
 ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
 4019 N. 44TH ST., PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM
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PHASE **SEPTEMBER 5, 2023**
 DEVELOPMENT PLAN REVIEW APPLICATION 3rd SUBMITTAL

DATA

Proj Mgr: RW	Dwn By: CR
Rev. Date: 10-25-23	Description: CIVL COORDINATION

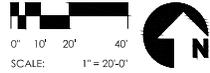
TOWNHOMES LANDSCAPE PLAN
L1.1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Acacia villosa / Palo Blanco	8' x 3'	24" Box	4
	Coccoloba coccifera / Coccoloba	8' x 4'	24" Box	25
	Pistacia x Red Fuat / Red Fuat Pistache	9' x 4'	24" Box	3
	Ulmus parvifolia / Evergreen Elm	9' x 4'	24" Box	31
	Vitex agnus-castus / Chaste Tree	—	—	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Cordia parvifolia / Small-Leaf Geiger tree	5 gal.	—	13
	Brembaha glabra var. 'Winter Blaze' / Winter Blaze Emu Bush	5 gal.	—	6
	Euonymus japonicus 'Green Spike' / Green Spike Japanese Euonymus	—	—	4
	Hesperaloe parviflora / Giant Hesperaloe	5 gal.	—	12
	Leucophyllum candicans 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	—	75
	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	—	16
	Ruellia brittaniana / Mexican Petunia	5 gal.	—	57
	Rustelia equisetiformis / Firecracker Plant	5 gal.	—	21
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bell	5 gal.	—	17
ACCENTS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Agave americana / Smooth Agave	5 gal.	—	18
	Aloe barbadensis / Barbados Aloe	5 gal.	—	24
	Aloe x 'Blue Elf' / Blue Elf Aloe	5 gal.	—	90
	Hesperaloe parviflora 'Perpetua' / Brakelights Red Yucca	5 gal.	—	12
	Hesperaloe parviflora 'Perpetua' / Brakelights Red Yucca	5 gal.	—	23
	Muhlenbergia capillaris / Pink Muhly Grass	5 gal.	—	44
	Pectantherus bracteatus / Slender	—	—	17
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Carissa grandiflora / Green Carpet	5 gal.	—	11
	Lantana x 'New Gold' / New Gold Lantana	5 gal.	—	80
	Sphagnnum sp. / Creeping Wedelia	5 gal.	—	28
VINES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	5 gal.	—	8

NOTES:
 ALL TREES TO BE A MINIMUM OF 1-1/2" CALIPER UNLESS OTHERWISE CALLED OUT ON THE PLAN.
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LA VICTORIA COMMONS - APARTMENTS
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA
 CLIENT **LA VICTORIA COMMONS, LP**
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CONTACT **TODD + ASSOCIATES**
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PHASE **SEPTEMBER 5, 2023**
 DEVELOPMENT PLAN REVIEW APPLICATION 3rd SUBMITTAL

DATA
 Proj Mgr: RW
 Dwn By: CR
 Rev. Date: 10-25-23 Description: CIVL COORDINATION

APARTMENTS SITE LANDSCAPE PLAN
L1.2

HARDSCAPE KEY NOTES

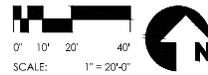
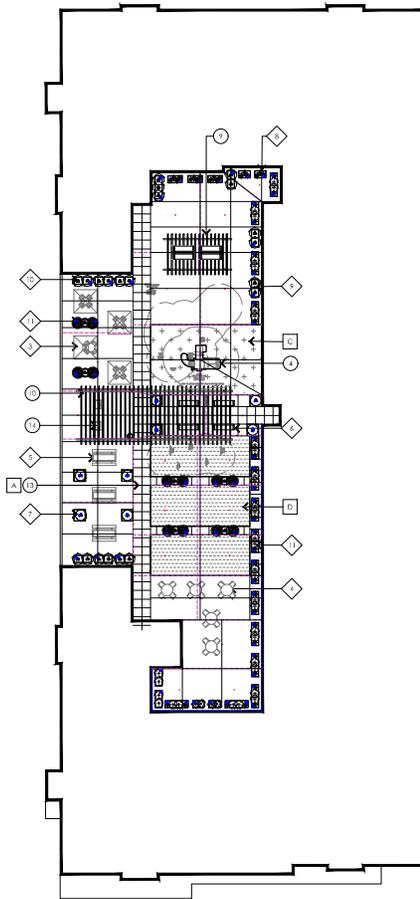
- ① SIGHT VISIBILITY TRIANGLE - SEE CIVIL
- ② PROPERTY LINE
- ③ FIRE HYDRANT
- ④ PLAY EQUIPMENT
- ⑤ TRANSFORMER
- ⑥ RAMP - SEE CIVIL
- ⑦ CURB - SEE CIVIL
- ⑧ AT-GRADE LANDSCAPE BED
- ⑨ PERGOLA - SEE ARCHITECTURAL - DETAIL 3/A1.0.4
- ⑩ BBQ PERGOLA - SEE ARCHITECTURAL - DETAIL 2/A1.0.4
- ⑪ FFE FURNITURE - FOR REFERENCE ONLY
- ⑫ RAISED PLANTER - SEE DETAIL X/LXX
- ⑬ CONCRETE WALK/FLATWORK - SEE DETAIL 8/L2.0
- ⑭ BBQ - SEE DETAIL 7/L2.0
- ⑮ CMU WALL - SEE DETAIL 1/L4.0
- ⑯ PEDESTRIAN GATE - SEE DETAIL 2/L4.0

AMENITY SCHEDULE

- ◇ TRASH RECEPTACLE
SPECS: BY OWNER
QTY : 1
- ◇ BIKE RACK
SPECS: BY OWNER
- ◇ 48" TABLE W/ 4 CHAIRS AND SHADE UMBRELLA
SPECS: BY OWNER
QTY : 4
- ◇ 48" TABLE W/ 4 CHAIRS
SPECS: BY OWNER
QTY : 5
- ◇ 6' PICNIC TABLE
SPECS: BY OWNER
QTY : 3
- ◇ 6' BENCH
SPECS: BY OWNER
QTY : 3
- ◇ 48" SQUARE OLD TOWN FIBERGLASS SQUARE PLANTER, 30" TALL
QTY : 8
- ◇ 4' OLD TOWN FIBERGLASS RECTANGLE PLANTER, 30" TALL
QTY : 4
- ◇ 5' OLD TOWN FIBERGLASS RECTANGLE PLANTER, 30" TALL
QTY : 3
- ◇ 6' OLD TOWN FIBERGLASS RECTANGLE PLANTER, 30" TALL
QTY : 10
- ◇ 8' OLD TOWN FIBERGLASS RECTANGLE PLANTER, 30" TALL
QTY : 22

HARDSCAPE SCHEDULE

- A CONCRETE
FINISH : MEDIUM BROOM
COLOR : STANDARD
SEE DETAIL 8/L2.0
- B PLAY SURFACE
SPECS: BY OWNER
- C ARTIFICIAL TURF
MANUFACTURER: FOREVER
LAWN
COLOR : FUSION FLEX
SEE DETAIL 5 & 6/L2.0



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Acacia whitebloss / Palo Blanco	8' x 3'	24" Box	4
	Coelocarpus coccineus / Cascadote	8' x 4'	24" Box	25
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	Ulmus parvifolia / Evergreen Elm	9' x 4'	24" Box	31
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	Euonymus japonicus 'Green Spire' / Green Spire Japanese Euonymus	—	—	4
	Hesperaloe parviflora / Giant Hesperaloe	5 gal.	—	12
	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	—	75
	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	—	16
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	Hesperaloe parviflora / Giant Hesperaloe	5 gal.	—	12
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NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
2320 E. APACHE BLVD.
TEMPE, ARIZONA

LA VICTORIA COMMONS, LP
c/o COPA HEALTH
(SOLE MEMBER OF GP)
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TODD + ASSOCIATES
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST., PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
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SEPTEMBER 5, 2023
DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITTAL

Proj Mgr: RW
Dwn By: CR
Rev. Date: 10-25-23 Description: CIVIL COORDINATION

APARTMENTS PODIUM
LANDSCAPE PLAN
L1.3

LINE TYPE & SYMBOL LEGEND:

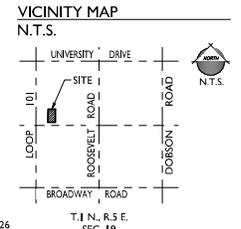
---	ROADWAY CENTERLINE (CL)
---	PROPERTY LINE (PL)
---	EXISTING RIGHT OF WAY (RW)
---	EXISTING PUBLIC UTILITY EASEMENT (PUB)
---	EXISTING WATER LINE EASEMENT (WE)
---	PROPOSED WATER EASEMENT (WE)
W	EXISTING WATER LINE & HYDRANT
S	EXISTING SEWER LINE & MANHOLE
SD	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	PROPOSED DRYWELL/GRATED INLET
---	WATER LINE
---	WATER METER BOX
---	FIRE HYDRANT
---	WATER VALVE
---	SEWER MANHOLE
---	SEWER CLEANOUT
---	SEWER TAP
---	SEWER FLOW ARROW
---	FINISHED GRADE
---	TOP OF CURB
---	GUTTER
---	EXISTING
---	BACK OF CURB
---	FACE OF CURB
---	FOA
---	SIDEWALK
---	SITE LIGHTING FIXTURE TYPE P1/P2
---	SITE LIGHTING FIXTURE TYPE S1/S2
---	SITE LIGHTING FIXTURE TYPE T1
---	SITE LIGHTING FIXTURE TYPE T3

PRELIMINARY UTILITY & LIGHTING PLAN

FOR LA VICTORIA COMMONS

TEMPE, AZ

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



COT POINT 227
N: 861094.31
E: 707558.58
ELEV: 1186.38

FND BCHH
N: 879106.38
E: 707554.82
ELEV: 1187.45

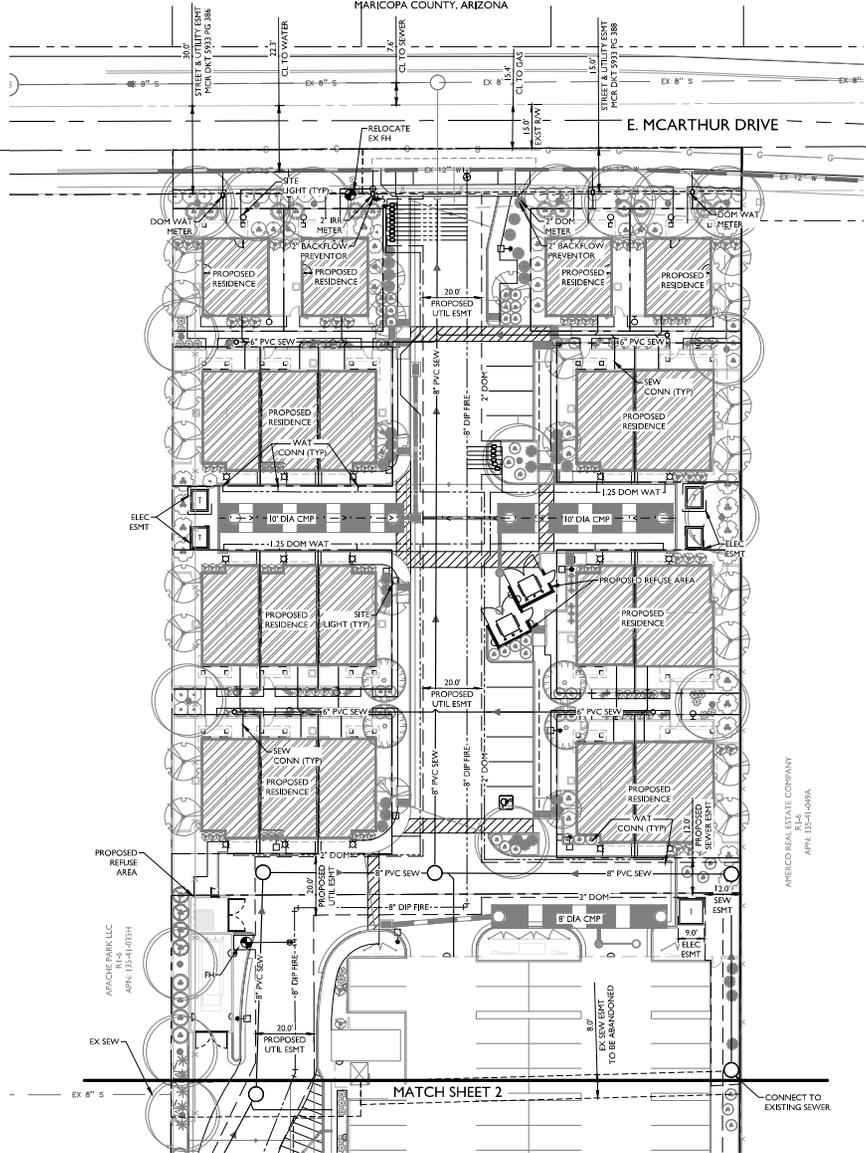
FND BCHH
N: 879106.38
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ELEV: 1187.45

FND BCF
N: 881101.12
E: 78925.24
ELEV: 1190.22

FND BCHH
N: 879775.50
E: 708914.85
ELEV: 1187.45

COT POINT 226
N: 881107.82
E: 710268.39
ELEV: 1191.86

COTTON PICKER SPINDLE
N: 879112.69
E: 708909.65
ELEV: 1194.16



BENCHMARK
CITY OF TEMPE CONTROL POINT NO. 227, BEING A 4" CITY OF TEMPE BRASS CAP IN HANDHOLE, MARKING THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LOCATED APPROXIMATELY 400' NORTH OF THE INTERSECTION OF PRICE ROAD AND UNIVERSITY DRIVE. ELEVATION 1186.38, NGVD 29.

BASIS OF BEARING
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST.
RECORDED PLAT BEARING: NORTH 89°42'52" EAST.

PROJECT DATA:
APR 13-41-02VC
135-41-050A
135-41-058
135-41-025A
GROSS AREA: 2,6416 ACRES

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 130
MESA, ARIZONA 85201
PHONE: (480) 953-2388
CONTACT: JOE PETRUCCI, P.E.
EMAIL: joe.petrucci@epsgroupinc.com

ARCHITECT:
TODD + ASSOCIATES
4919 N. 44TH STREET
PHOENIX, ARIZONA 85018
PHONE: (602) 953-8380
CONTACT: SCOTT REART
EMAIL: sreart@toddassoc.com



EPS GROUP

1130 N. Alma School Road
Suite 130
Mesa, AZ 85201
T: 480.953.2388
F: 480.953.2358
www.epsgroupinc.com

La Victoria Commons
1130 N. Alma School Road
Tempe, AZ

Preliminary Utility and Lighting Plan

Project: 22-0889
Revisions:

DESIGNED BY: JOE PETRUCCI
DRAWN BY: JEFFREY HARRIS

Professional Engineer Seal: JOE PETRUCCI, P.E., No. 14540, State of Arizona

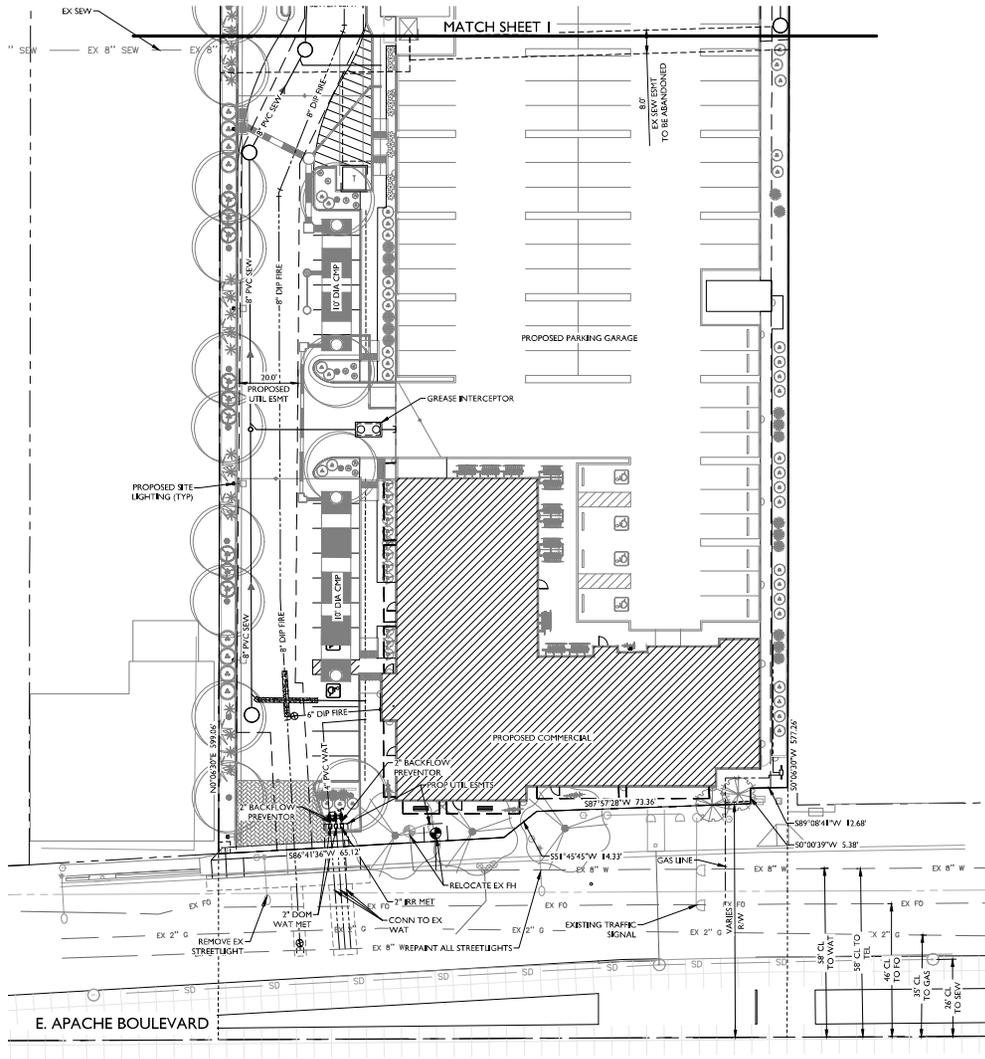
Job No.: 22-0889
Sheet No.: 1 of 2

22-0889 La Victoria Commons

06.11.2023 12:39pm C:\Projects\2022\22-0889 La Victoria Commons\Civil_Preliminary\Utility Plans\22-0889 - UT02.dwg

LINE TYPE & SYMBOL LEGEND:

	ROADWAY CENTERLINE (CL)
	PROPERTY LINE (PL)
	EXISTING RIGHT OF WAY (RW)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING WATER LINE EASEMENT (WVE)
	PROPOSED WATER LINE EASEMENT (WVE)
	EXISTING WATER LINE & HYDRANT
	EXISTING SEWER LINE & MANHOLE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	PROPOSED DRYWELL/GRATED INLET
	WATER LINE
	WATER METER BOX
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER TAP
	SEWER FLOW ARROW
	FINISHED GRADE
	TOP OF CURB
	GUTTER
	EXISTING
	BACK OF CURB
	FACE OF CURB
	SEWER WALK
	SITE LIGHTING FIXTURE TYPE P1P2
	SITE LIGHTING FIXTURE TYPE S1S2
	SITE LIGHTING FIXTURE TYPE T1
	SITE LIGHTING FIXTURE TYPE T3



1130 N Alma School Road
Suite 200
Phoenix, AZ 85016
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

La Victoria Commons
N. Victoria Commons Drive
Tempe, AZ

Preliminary Utility and Lighting Plan

Project: _____
Revisions: _____

DESIGNED, DRAWN, CHECKED, AND
UTILITIES LOCATIONS: (REFER TO
PLAN SHEETS FOR DETAILS)

Designer: EPS
Drawn by: EPS

Professional Engineer
No. 4540
2023M 11
EXPIRES 12/31/25

Job No.
22-0889

Sheet No.
2
of 2

FIXTURE TYPE (M) & (P) - LOT 1 AND LOT 2

AREA & ROADWAY LIGHTING
RAZAR SERIES - LED
LOW PROFILE AREA LUMINAIRE

Optical Housing
The RZR optical housing assembly (OHA) offers a 2% tapered beam spread. The RZR OHA features an adjustable beam spread from 4 to 20 degrees. The RZR OHA is designed to provide uniform illumination and is available in a variety of finishes. The RZR OHA is designed to provide uniform illumination and is available in a variety of finishes. The RZR OHA is designed to provide uniform illumination and is available in a variety of finishes.

Electrical Housing w/ Integrated Arm
The RZR electrical housing assembly (EHA) offers a 2% tapered beam spread. The RZR EHA features an adjustable beam spread from 4 to 20 degrees. The RZR EHA is designed to provide uniform illumination and is available in a variety of finishes. The RZR EHA is designed to provide uniform illumination and is available in a variety of finishes.

LED Options
The RZR LED options include a variety of LED modules. The RZR LED options include a variety of LED modules. The RZR LED options include a variety of LED modules. The RZR LED options include a variety of LED modules.

LED Modules
The RZR LED modules include a variety of LED modules. The RZR LED modules include a variety of LED modules. The RZR LED modules include a variety of LED modules. The RZR LED modules include a variety of LED modules.

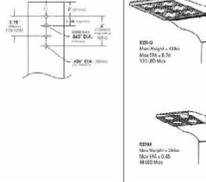
LED Housing
The RZR LED housing includes a variety of LED housing options. The RZR LED housing includes a variety of LED housing options. The RZR LED housing includes a variety of LED housing options. The RZR LED housing includes a variety of LED housing options.

LED Options
The RZR LED options include a variety of LED options. The RZR LED options include a variety of LED options. The RZR LED options include a variety of LED options. The RZR LED options include a variety of LED options.

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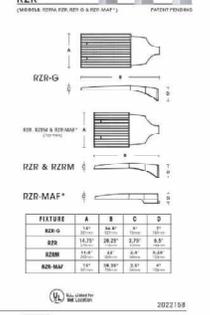
RZR SERIES - LED
SPECIFICATIONS



Model	Optical	LED	Voltage	Mounting	Finish	Options
RZR-1	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-2	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-3	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-4	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-5	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-6	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-7	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-8	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-9	4' x 14"	100W	120V	1" x 1"	Black	None
RZR-10	4' x 14"	100W	120V	1" x 1"	Black	None

U.S. Pole Company, Inc. 1400 North 15th Street, Suite 100, Phoenix, AZ 85010
USA

PROJECT NAME: _____
PROJECT TYPE: _____



U.S. Pole Company, Inc. 1400 North 15th Street, Suite 100, Phoenix, AZ 85010
USA

FIXTURE TYPE (X) & (S) - LOT 1 AND LOT 2

EXO
SLING Series
SLINGER WALLWASH

FEATURES
• Two sizes for a variety of applications
• Ranges from 20W to 80W with up to 3000 lumens
• 100% dimmable with DALI, 0-10V, and 1-10V dimming
• Available in a variety of finishes
• Available in a variety of finishes
• Available in a variety of finishes

Electrical Housing w/ Integrated Arm
The EXO electrical housing assembly (EHA) offers a 2% tapered beam spread. The EXO EHA features an adjustable beam spread from 4 to 20 degrees. The EXO EHA is designed to provide uniform illumination and is available in a variety of finishes. The EXO EHA is designed to provide uniform illumination and is available in a variety of finishes.

LED Options
The EXO LED options include a variety of LED modules. The EXO LED options include a variety of LED modules. The EXO LED options include a variety of LED modules. The EXO LED options include a variety of LED modules.

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LED Options
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ORDERING GUIDE

Model	Optical	LED	Voltage	Mounting	Finish	Options
EXO-1	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-2	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-3	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-4	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-5	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-6	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-7	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-8	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-9	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-10	4' x 14"	100W	120V	1" x 1"	Black	None

Model	Optical	LED	Voltage	Mounting	Finish	Options
EXO-11	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-12	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-13	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-14	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-15	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-16	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-17	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-18	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-19	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-20	4' x 14"	100W	120V	1" x 1"	Black	None

U.S. Pole Company, Inc. 1400 North 15th Street, Suite 100, Phoenix, AZ 85010
USA

PROJECT NAME: _____
PROJECT TYPE: _____



U.S. Pole Company, Inc. 1400 North 15th Street, Suite 100, Phoenix, AZ 85010
USA

ORDERING GUIDE

Model	Optical	LED	Voltage	Mounting	Finish	Options
EXO-21	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-22	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-23	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-24	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-25	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-26	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-27	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-28	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-29	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-30	4' x 14"	100W	120V	1" x 1"	Black	None

Model	Optical	LED	Voltage	Mounting	Finish	Options
EXO-31	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-32	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-33	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-34	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-35	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-36	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-37	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-38	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-39	4' x 14"	100W	120V	1" x 1"	Black	None
EXO-40	4' x 14"	100W	120V	1" x 1"	Black	None

U.S. Pole Company, Inc. 1400 North 15th Street, Suite 100, Phoenix, AZ 85010
USA

FIXTURE TYPE (T) & (Q) - LOT 2

CY2
ACCOUNT SOCIAL

FEATURES
• Single Battery Backup Option
• 300' Light Distribution
• 100W or 200W Area Luminaire Power Option
• Multiple Fixture Colors and Finishes
• 100% Dimmable

Electrical Housing w/ Integrated Arm
The CY2 electrical housing assembly (EHA) offers a 2% tapered beam spread. The CY2 EHA features an adjustable beam spread from 4 to 20 degrees. The CY2 EHA is designed to provide uniform illumination and is available in a variety of finishes. The CY2 EHA is designed to provide uniform illumination and is available in a variety of finishes.

LED Options
The CY2 LED options include a variety of LED modules. The CY2 LED options include a variety of LED modules. The CY2 LED options include a variety of LED modules. The CY2 LED options include a variety of LED modules.

LED Modules
The CY2 LED modules include a variety of LED modules. The CY2 LED modules include a variety of LED modules. The CY2 LED modules include a variety of LED modules. The CY2 LED modules include a variety of LED modules.

LED Housing
The CY2 LED housing includes a variety of LED housing options. The CY2 LED housing includes a variety of LED housing options. The CY2 LED housing includes a variety of LED housing options. The CY2 LED housing includes a variety of LED housing options.

LED Options
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LED Options
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ORDERING GUIDE

Model	Optical	LED	Voltage	Mounting	Finish	Options
CY2-1	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-2	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-3	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-4	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-5	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-6	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-7	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-8	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-9	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-10	4' x 14"	100W	120V	1" x 1"	Black	None

Model	Optical	LED	Voltage	Mounting	Finish	Options
CY2-11	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-12	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-13	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-14	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-15	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-16	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-17	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-18	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-19	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-20	4' x 14"	100W	120V	1" x 1"	Black	None

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USA

PROJECT NAME: _____
PROJECT TYPE: _____



U.S. Pole Company, Inc. 1400 North 15th Street, Suite 100, Phoenix, AZ 85010
USA

ORDERING GUIDE

Model	Optical	LED	Voltage	Mounting	Finish	Options
CY2-21	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-22	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-23	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-24	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-25	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-26	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-27	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-28	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-29	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-30	4' x 14"	100W	120V	1" x 1"	Black	None

Model	Optical	LED	Voltage	Mounting	Finish	Options
CY2-31	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-32	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-33	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-34	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-35	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-36	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-37	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-38	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-39	4' x 14"	100W	120V	1" x 1"	Black	None
CY2-40	4' x 14"	100W	120V	1" x 1"	Black	None

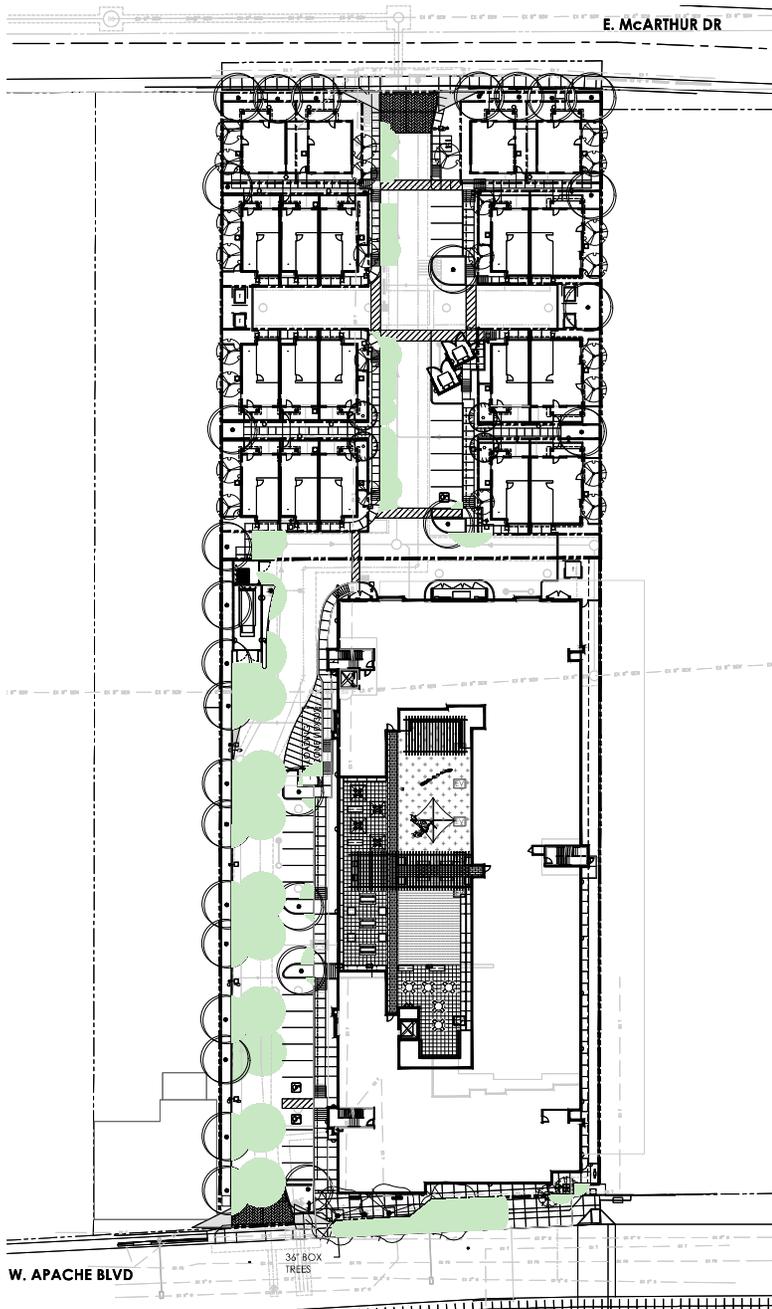
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USA

REVISIONS	BY

LA VICTORIA COMMONS
894 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

SHEET TITLE:
CUT-SHEETS

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
SHEET
E2.5
OF SHEETS



SHADE STUDY CALCULATIONS				
JUNE 21ST - 3:00PM				
LANDSCAPE 5 YEAR MATURITY				
PEDESTRIAN WALKS				
	GROSS AREA (SQ. FT.)	REQUIRED SQ. FT. (33% OF GROSS AREA)	PROVIDED (SQ. FT.)	PERCENTAGE
W APACHE BLVD	1,599	528	647	40
PARKING / DRIVE AREAS				
	GROSS AREA (SQ. FT.)	REQUIRED SQ. FT. (20% OF GROSS AREA)	PROVIDED (SQ. FT.)	PERCENTAGE
TOWNHOMES (LOT 1)	12,911	4,261	1,864	14
APARTMENTS (LOT 2)	15137	4,995	5,760	38

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS

2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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PHASE CONTACT DATE
 SEPTEMBER 5, 2023
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 REVIEW APPLICATION
 3rd SUBMITTAL

DATA
 Proj Mgr: RW
 Dwn By: CR
 Rev. Date: 10-05-23 Description: CIVIL COORDINATION

SHADE STUDY
 LANDSCAPE PLAN
L2.2

NO. 22-2020-00

**LA VICTORIA
COMMONS -
APARTMENTS**

2320 E. APACHE BLVD.
TEMPE, ARIZONA

**LA VICTORIA
COMMONS, LP**

c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



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CLIENT
SEAL
CONTACT
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DATA

SEPTEMBER 5, 2023
DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITAL

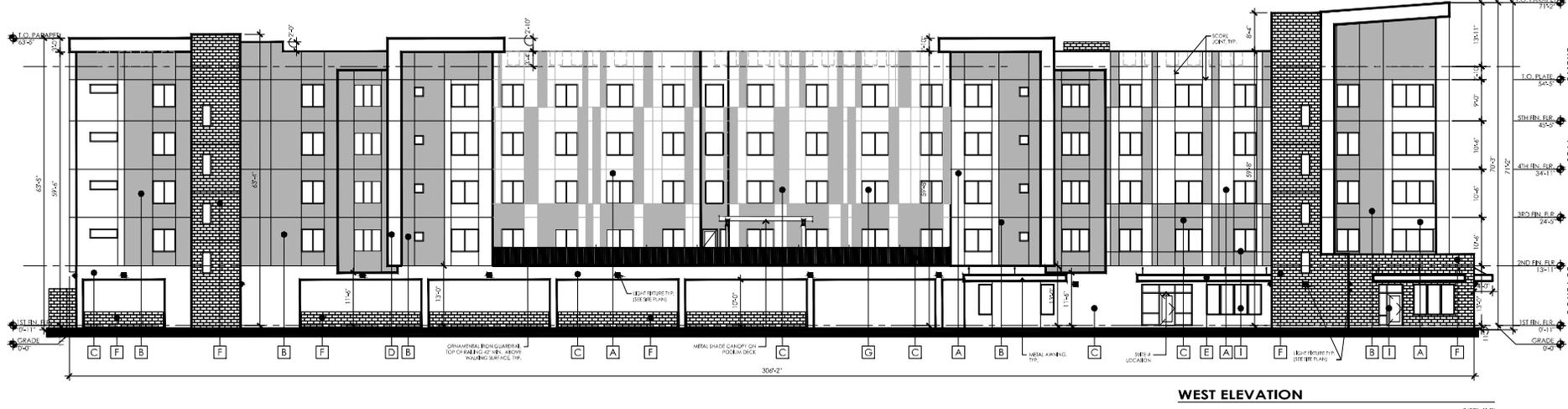
Proj Mgr.:
Drawn By:
Rev. Date: Description:



CASE #PL220349

APARTMENTS
BLACK & WHITE
CONCEPTUAL ELEVATIONS

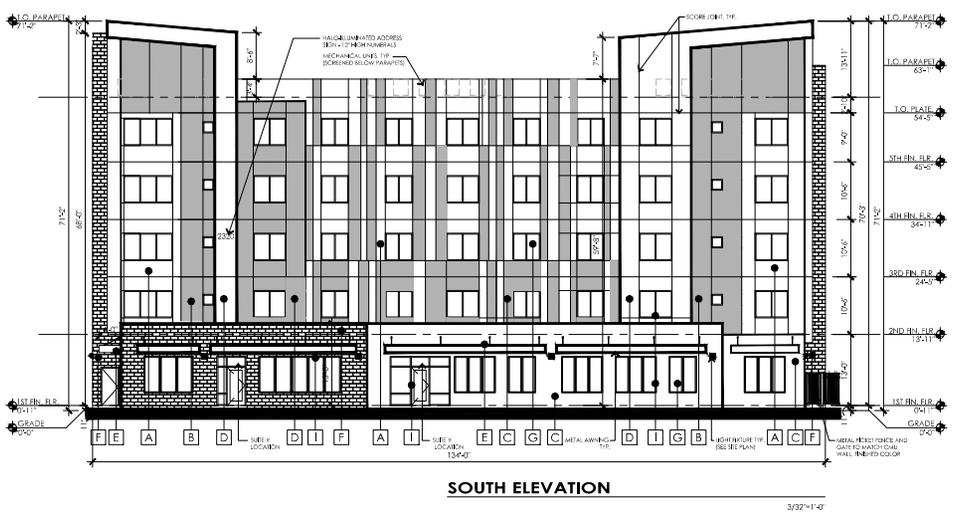
A2.4.2



WEST ELEVATION

ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
- 3 BUILDING LIGHTING AND ADDRESSING ARE SHOWN ON THE ELEVATIONS
- 4 GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON APACHE BLVD.



SOUTH ELEVATION

LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Online LRV: 45
E Awnings - Canopy Steel	MFG.: Sherwin Williams COLOR: Spiced Cider LRV: 23
F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze

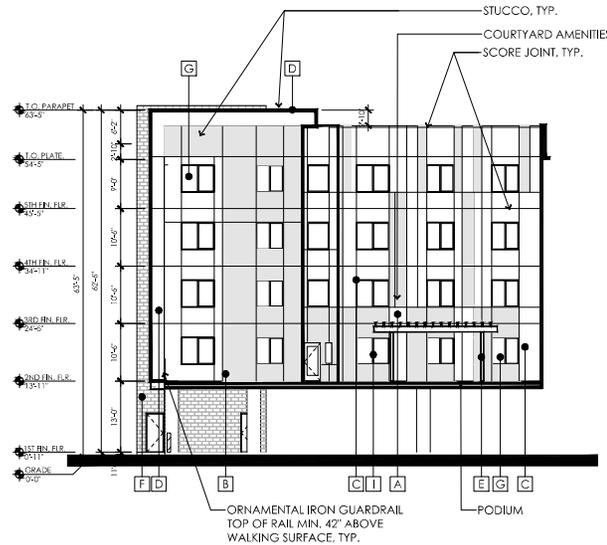


EAST COURTYARD ELEVATION

3/32" = 1'-0"

ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
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- 4 GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON APACHE BLVD.



NORTH COURTYARD ELEVATION

3/32" = 1'-0"

LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Online LRV: 45
E Awnings - Canopy Steel	MFG.: Sherwin Williams COLOR: Spiced Cider LRV: 23
F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze

COLOR SCHEDULE

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
c/o COPA HEALTH (SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

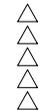


CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
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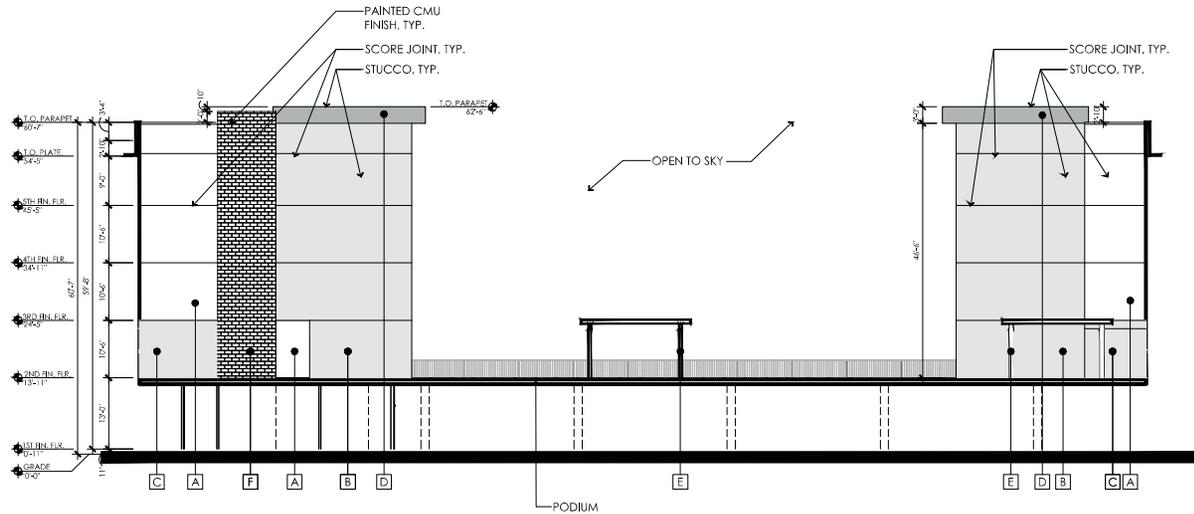
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3rd SUBMITAL

DATA Proj Mgr.:
Drawn By:
Rev. Date: Description:



CASE #PL220349

APARTMENTS-COURTYARD
BLACK & WHITE
CONCEPTUAL ELEVATIONS
A2.4.5



WEST COURTYARD ELEVATION

3/32" = 1'-0"

ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
- 3 BUILDING LIGHTING AND ADDRESSING ARE SHOWN ON THE ELEVATIONS
- 4 GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON APACHE BLVD.



SOUTH COURTYARD ELEVATION

3/32" = 1'-0"

LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Onlime LRV: 45
E Awnings - Canopy Steel	MFG.: Sherwin Williams COLOR: Spiced Cider LRV: 23
F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

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APARTMENTS-COURTYARD
BLACK & WHITE CONCEPTUAL ELEVATIONS

A2.4.6

PROJECT NO. 22-2020-00

**LA VICTORIA
COMMONS -
APARTMENTS**

2320 E. APACHE BLVD.
TEMPE, ARIZONA

**LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
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CASE #PL220349

APARTMENTS
COLOR
CONCEPTUAL ELV
A2.4.3



ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
- 3 BUILDING LIGHTING AND ADDRESSING ARE SHOWN ON THE ELEVATIONS
- 4 GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON APACHE BLVD.



LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Online LRV: 45
E Awnings - Canopy Steel	MFG.: Sherwin Williams COLOR: Spiced Cider LRV: 23
F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze

NO. 22-2020-00

**LA VICTORIA
COMMONS -
APARTMENTS**

2320 E. APACHE BLVD.
TEMPE, ARIZONA

**LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
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MESA, ARIZONA 85201



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CASE #PL220349

APARTMENTS
COLOR
CONCEPTUAL ELV

A2.4.4



ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
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- 4 GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON APACHE BLVD.



LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
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E Awnings - Canopy Steel	MFG.: Sherwin Williams COLOR: Spiced Cider LRV: 23
F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze



EAST COURTYARD ELEVATION

3/32" = 1'-0"

ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
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NORTH COURTYARD ELEVATION

3/32" = 1'-0"

LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
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F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
2320 E. APACHE BLVD.
TEMPE, ARIZONA

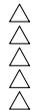
CLIENT **LA VICTORIA COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
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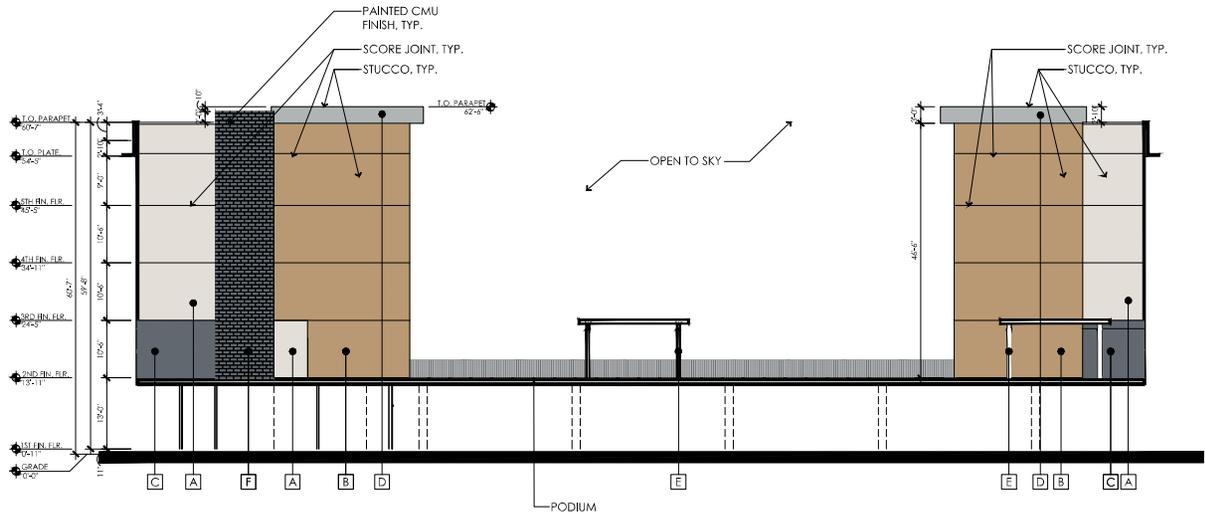
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CASE #PL220349

APARTMENTS-COURTYARD
COLOR CONCEPTUAL ELV
A2.4.5c



WEST COURTYARD ELEVATION

3/32" = 1'-0"

ELEVATION NOTES

- 1 ALL ROOF DRAINS WILL BE INTERNALLY PIPED.
- 2 FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
- 3 BUILDING LIGHTING AND ADDRESSING ARE SHOWN ON THE ELEVATIONS
- 4 GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON APACHE BLVD.



SOUTH COURTYARD ELEVATION

3/32" = 1'-0"

LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Online LRV: 45
E Awnings - Canopy Steel	MFG.: Sherwin Williams COLOR: Spiced Cider LRV: 23
F C.M.U. Walls	MFG.: Superlite - Painted CMU COLOR: SW6257 - Gibraltar LRV: 14
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I Window Frames	MFG.: Arcadia COLOR: Medium Bronze

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



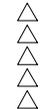
CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.

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DEVELOPMENT PLAN REVIEW APPLICATION
3rd SUBMITAL

DATA Proj Mgr.:
Drawn By:
Rev. Date: Description:



CASE #PL220349

APARTMENTS-COURTYARD
COLOR CONCEPTUAL ELV

A2.4.6c



VIEW FROM SOUTHWEST
RENDERING #1

PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS -
APARTMENTS**
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
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REVIEW APPLICATION
3rd SUBMITAL

DATA

Proj Mgr.:	Drawn By:	Rev.	Date:	Description:
△		10-09-23		CIVIL COORDINATION
△				
△				
△				

CASE #PL220349

CONCEPTUAL
3D RENDERING #1
A4.1.1

N.T.S.



VIEW FROM SOUTH
RENDERING #2

PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS -
APARTMENTS**
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

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PHASE **SEPTEMBER 5, 2023**
DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITTAL

DATA

Proj. Mgr.:	Drawn By:	Rev.	Date:	Description:
△	△	10-09-23		CIVIL COORDINATION
△				
△				
△				

CASE #PL220349

CONCEPTUAL
3D RENDERING #2
A4.1.2

N.T.S.



VIEW FROM SOUTHEAST
RENDERING #3

PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS -
APARTMENTS**
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.
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DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITTAL

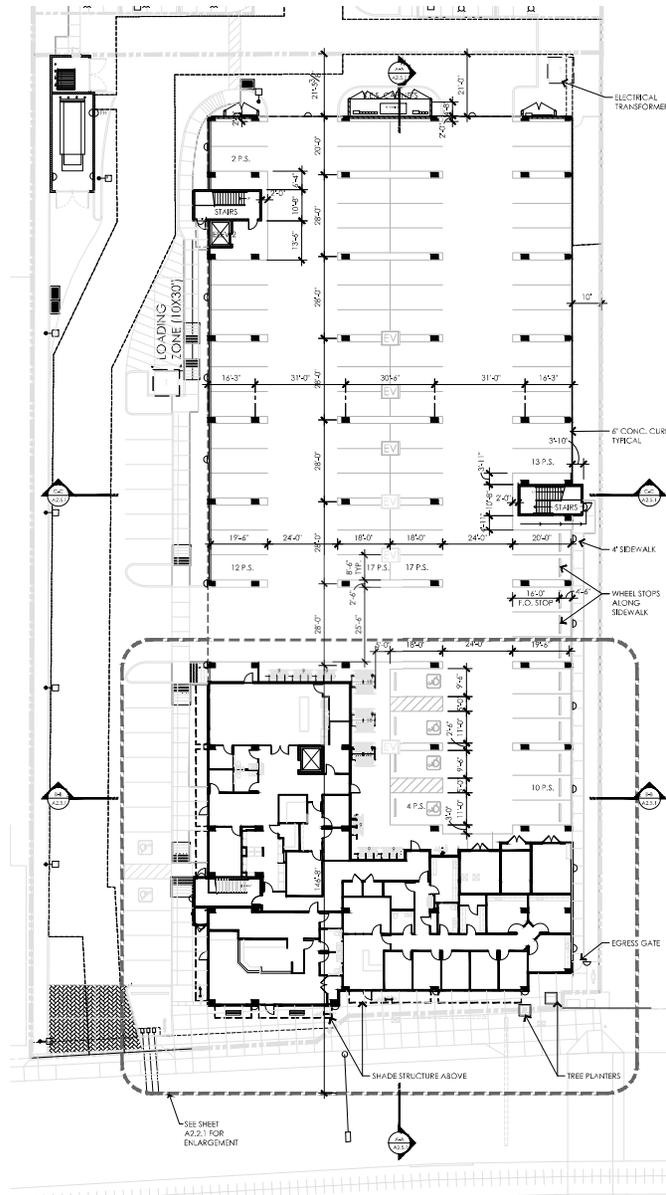
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Proj Mgr.:	Drawn By:	Rev.	Date:	Description:
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		△		
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CASE #PL220349

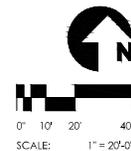
CONCEPTUAL
3D RENDERING #3
A4.1.3

N.T.S.



COPA SITE FIRST LEVEL BUILDING PLAN

1"=20'-0"



PROJECT NO. 22-2020-00
**LA VICTORIA
 COMMONS -
 APARTMENTS**
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA
 COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
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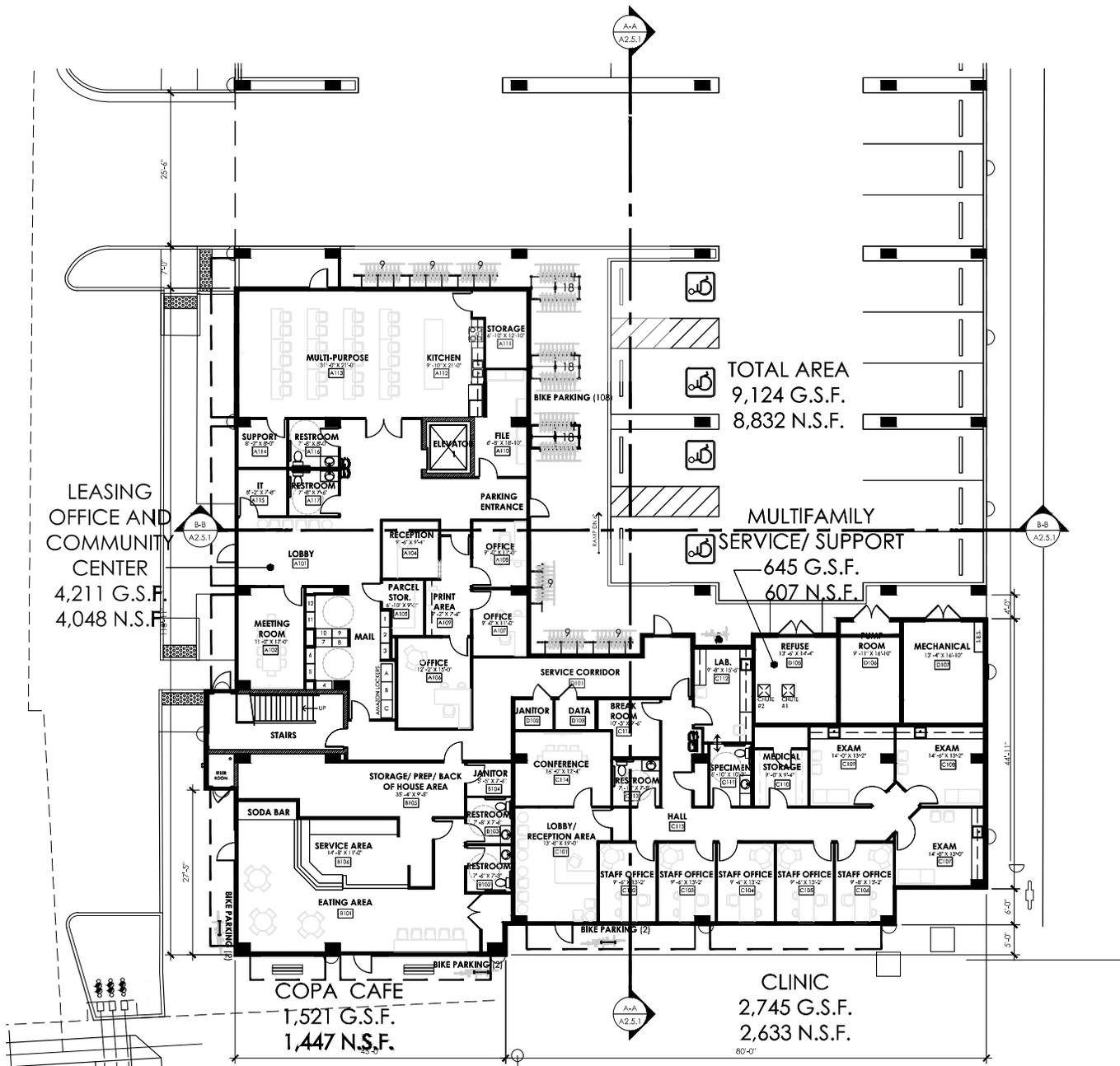
DATA Proj. Mgr.:
 Drawn By:
 Rev. Date: Description:



CASE #PL220349

COPA SITE &
 BUILDING CONCEPT
 PLAN 1ST LEVEL

A2.2.0



TOTAL AREA
9,124 G.S.F.
8,832 N.S.F.

MULTIFAMILY
SERVICE/ SUPPORT
645 G.S.F.
607 N.S.F.

LEASING
OFFICE AND
COMMUNITY
CENTER
4,211 G.S.F.
4,048 N.S.F.

COPA CAFE
1,521 G.S.F.
1,447 N.S.F.

CLINIC
2,745 G.S.F.
2,633 N.S.F.

1 ENLARGED FIRST LEVEL COMMERCIAL
SCALE: 1/8" = 1'-0"



PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS -
APARTMENTS**
2320 E. APACHE BLVD.
TEMPE, ARIZONA
CLIENT **LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
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DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITTAL

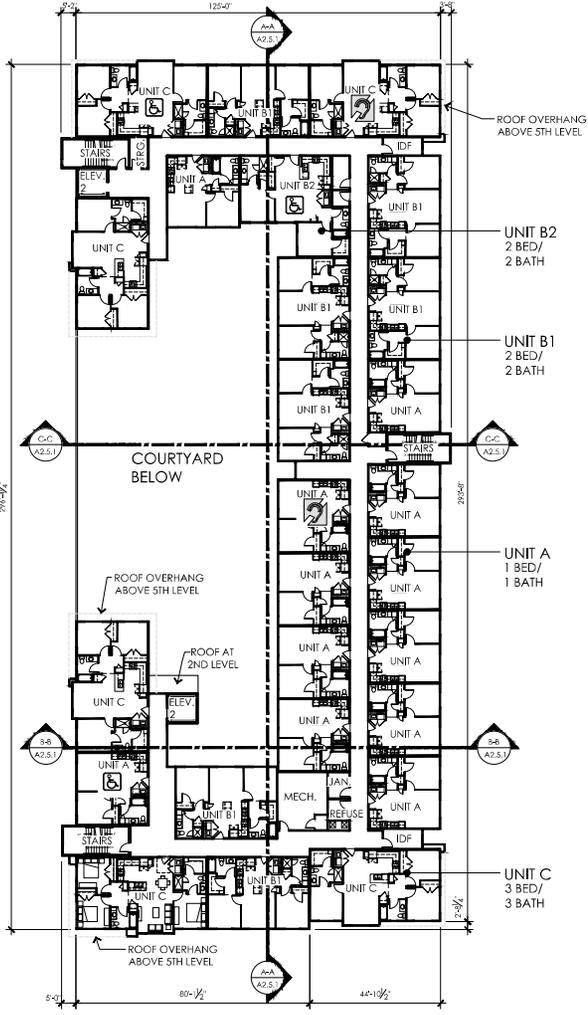
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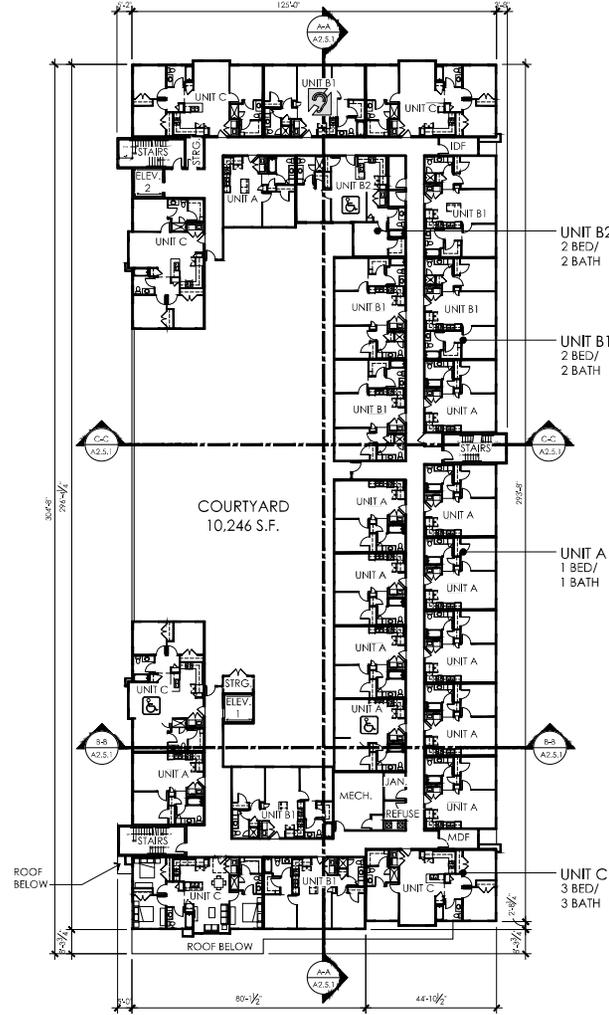
CASE #PL220349

COPA BUILDING PLAN -
ENLARGED COMMERCIAL

A2.2.1



THIRD - FIFTH LEVEL PLANS



SECOND LEVEL PLAN

SECURITY AND WIFI NOTES:
 THE PROPOSED PROJECT TO HAVE SECURITY CAMERAS THROUGHOUT ALL COMMON AREAS AND PROVIDE WIFI FOR ALL COMMON AREAS AND ALL UNITS.

LEGEND

- HEARING IMPAIRED UNIT
- ACCESSIBLE UNIT (TYPE-A)



BUILDING PLANS

1"-20'0"

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
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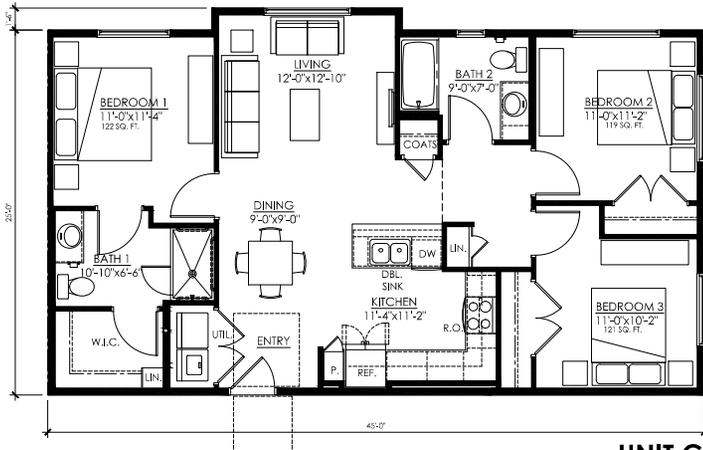
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 Drawn By:
 Rev. Date: Description:

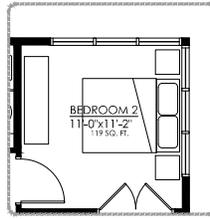
CASE #PL220349

COPA BUILDING PLANS - 2ND - 5TH LEVEL

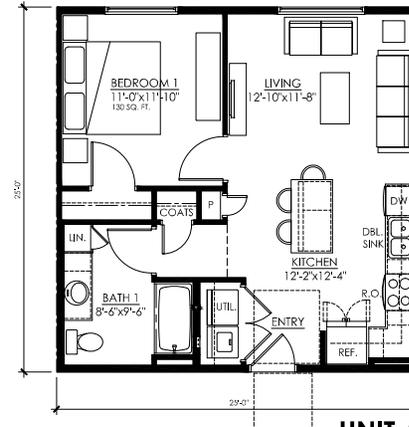
A2.2.2



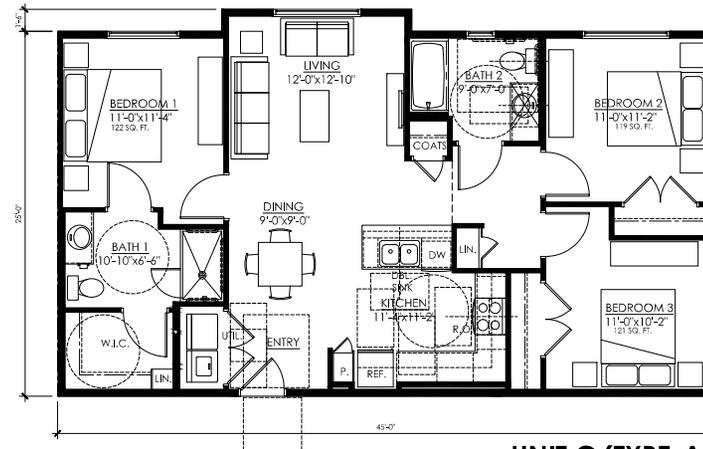
UNIT C
3 BEDROOM
RFA = 1,067 S.F.
1,145 G.S.F.



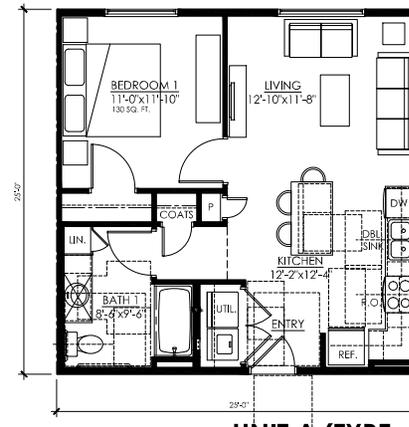
UNIT C
 ALTERNATE WINDOWS
 ONLY AT SOUTHWEST CORNER UNITS



UNIT A
1 BEDROOM
RFA = 577 N.S.F.
625 G.S.F.



UNIT C (TYPE-A)
3 BEDROOM
RFA = 1,067 S.F.
1,145 G.S.F.



UNIT-A (TYPE-A)
1 BEDROOM
RFA = 577 N.S.F.
625 G.S.F.

NET SF:
 "RESIDENTIAL FLOOR AREA" (RFA) MEANS THE TOTAL NET SQUARE FOOTAGE OF THE FLOOR SPACE IN ALL UNITS (MEASURED FROM PAINT TO PAINT OF THE INTERIOR OF THE PERIMETER WALLS) INCLUDING CLOSETS WITHIN THE UNITS AND BALCONIES (TO THE EXTERIOR EDGE OF ANY RAILING) ATTACHED TO THE UNITS FOR SOLE USE OF THE TENANTS OCCUPYING THE UNITS.

GROSS SF:
 "GROSS SF" MEANS THE TOTAL UNIT SQUARE FOOTAGE MEASURED TO THE EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS. IT DOES NOT INCLUDE ANY GARAGE, COVERED PATIOS AND NON-STRUCTURAL PROTRUSIONS INCLUDING EAVES, CORNICES, SHUTTERS, ATTACHED ELECTRICAL OR MECHANICAL SYSTEMS, AND DECORATIVE PROJECTIONS.

ADOH / QAP STANDARDS

RESIDENTIAL FLOOR AREA ("RFA")		MAXIMUM RFA
UNIT SIZE	MINIMUM RFA	
1 BEDROOM	575 NET S.F.	735 NET S.F.
2 BEDROOM	800 NET S.F.	973 NET S.F.
3 BEDROOM	1,050 NET S.F.	1,243 NET S.F.



UNIT PLANS

1/4"=1'-0"

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



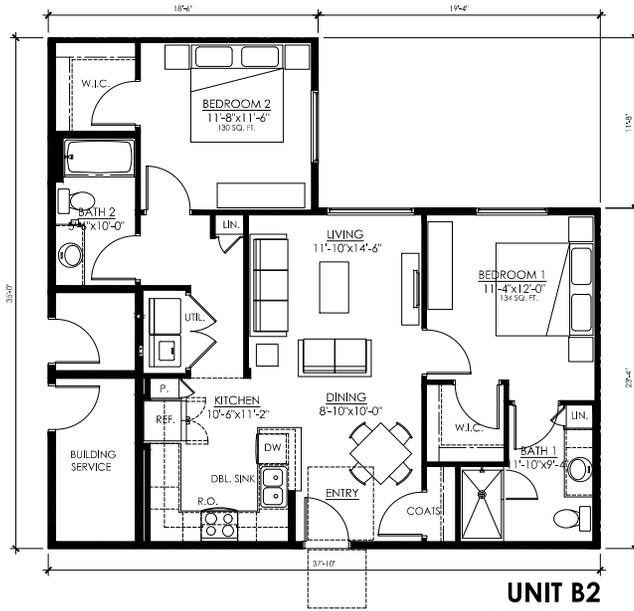
CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

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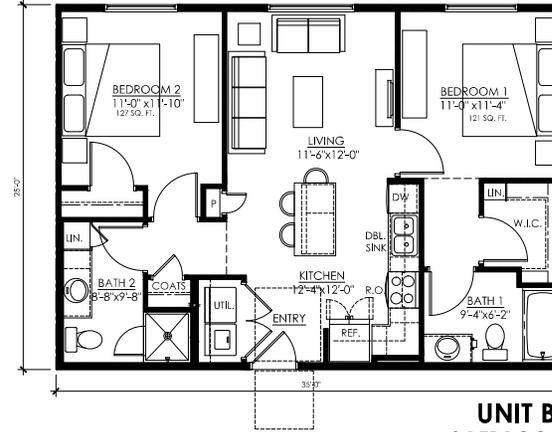
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 DEVELOPMENT PLAN
 REVIEW APPLICATION
 3rd SUBMITTAL

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 Rev. Date: Description:
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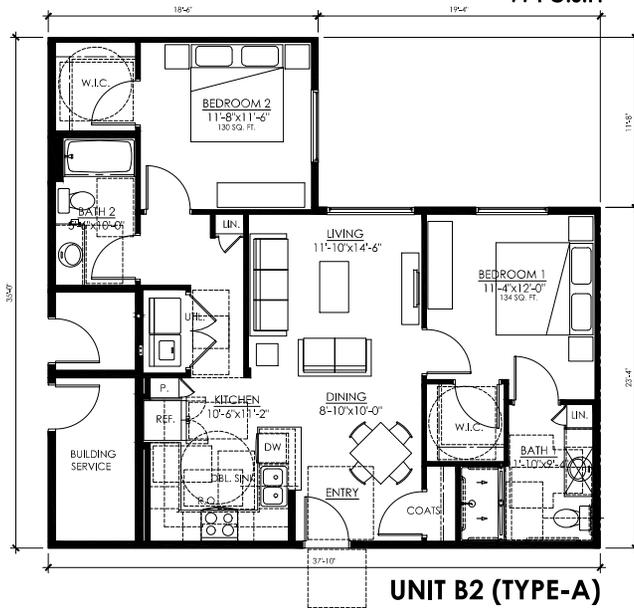
CASE #PL220349
 COPA SITE
 APARTMENTS
 CONCEPTUAL UNIT PLANS
A2.3.0



UNIT B2
2 BEDROOM
RFA = 919 N.S.F.
994 G.S.F.



UNIT B1
2 BEDROOM
RFA = 819 S.F.
875 G.S.F.



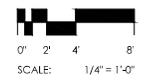
UNIT B2 (TYPE-A)
2 BEDROOM
RFA = 919 N.S.F.
994 G.S.F.

NET SF:
"RESIDENTIAL FLOOR AREA" (RFA) MEANS THE TOTAL NET SQUARE FOOTAGE OF THE FLOOR SPACE IN ALL UNITS (MEASURED FROM PAINT TO PAINT OF THE INTERIOR OF THE PERIMETER WALLS) INCLUDING CLOSETS WITHIN THE UNITS AND BALCONIES (TO THE EXTERIOR EDGE OF ANY RAILING) ATTACHED TO THE UNITS FOR SOLE USE OF THE TENANTS OCCUPYING THE UNITS.

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ADOH / GAP STANDARDS

RESIDENTIAL FLOOR AREA ("RFA")	MINIMUM RFA	MAXIMUM RFA
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2 BEDROOM	800 NET S.F.	973 NET S.F.
3 BEDROOM	1,050 NET S.F.	1,243 NET S.F.



UNIT PLANS

1/4"=1'-0"

PROJECT
NO. 22-2020-00
LA VICTORIA COMMONS - APARTMENTS
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT
LA VICTORIA COMMONS, LP
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



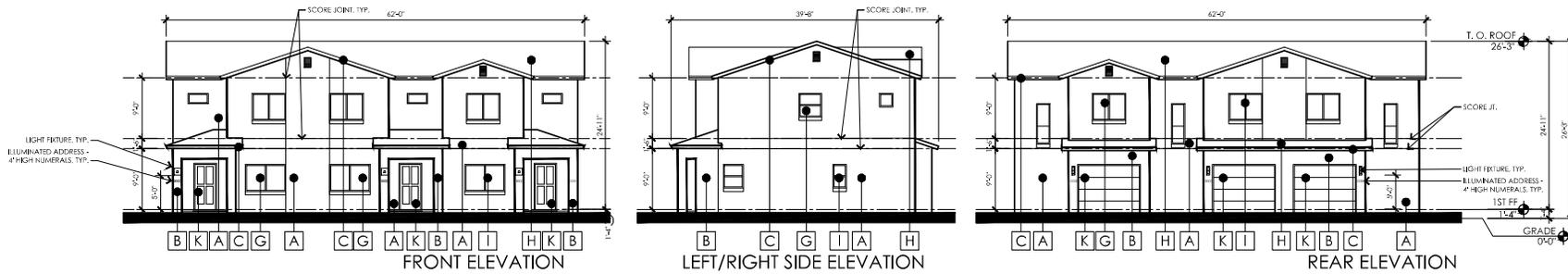
CONTACT
TODD + ASSOCIATES
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
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REVIEW APPLICATION
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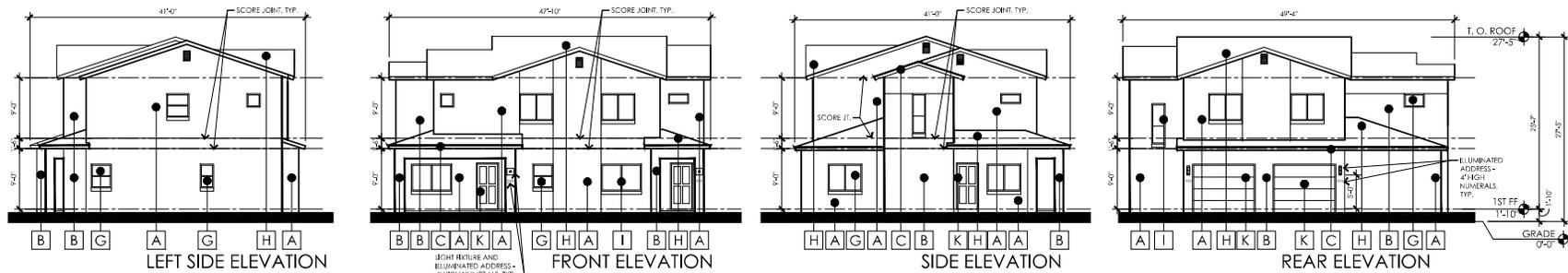
DATA
Proj. Mgr.:
Drawn By:
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CASE #PL220349

COPA SITE
APARTMENTS
CONCEPTUAL UNIT PLANS
A2.3.1

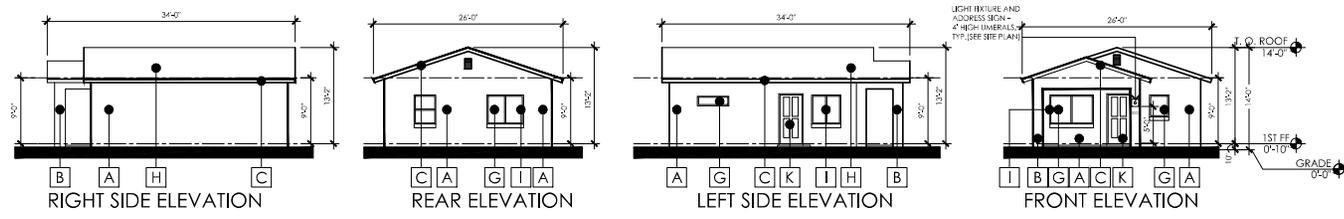


TRIPLEX / TOWNHOME STYLE BUILDINGS



DUPLEX / TOWNHOME STYLE BUILDINGS

LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Waven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Online LRV: 45
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
H Composition Shingle Roof	MFG.: GAF COLOR: Ash Brown LRV: n/a
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze
K Metal Garage Door/Unit Door	MFG.: Sherwin Williams COLOR: SW9104 - Waven Wicker LRV: 34



SINGLE FAMILY / TOWNHOME STYLE BUILDINGS

- ELEVATION NOTES**
- FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
 - BUILDING LIGHTING AND ADDRESSING ARE SHOWN ON THE ELEVATIONS
 - GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON MCARTHUR DR.

SCALE - 1/8" = 1'-0"

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - TOWNHOMES
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA
 CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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 Drawn By:
 Rev. Date: Description:

CASE #PL220349
 TOWNHOMES
 BLACKLINE
 CONCEPTUAL ELEV
A3.4.1

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - TOWNHOMES
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA
 CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
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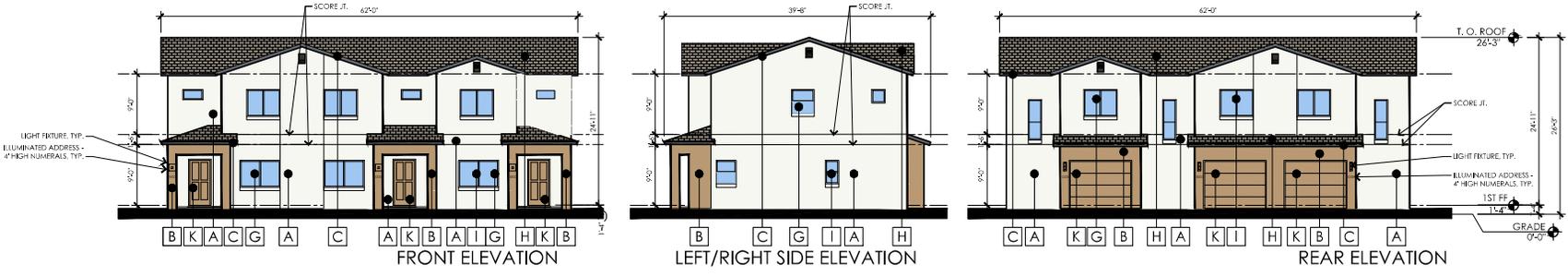


CONTACT **TODD + ASSOCIATES**
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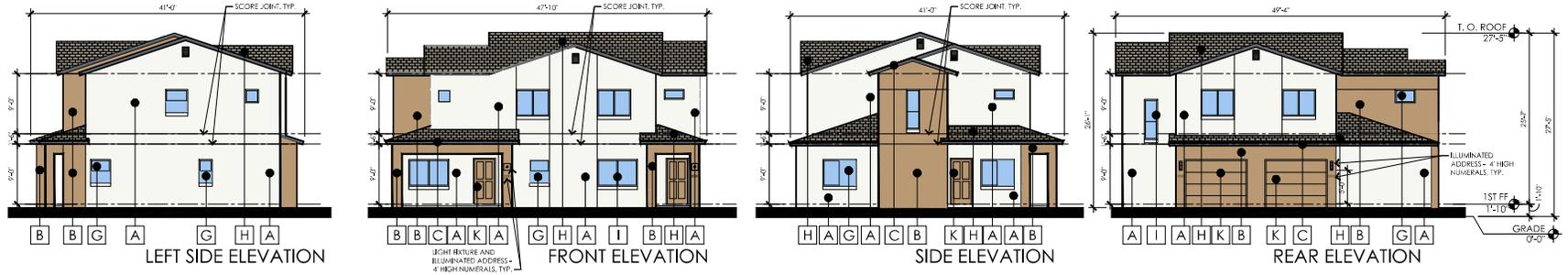
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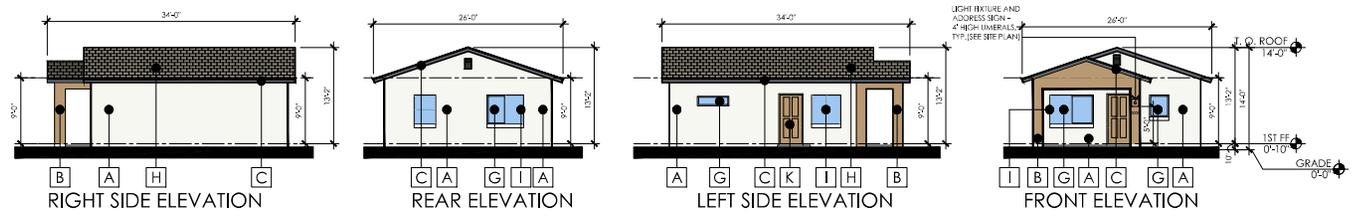
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 Drawn By:
 Rev. Date: Description:
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TRIPLEX / TOWNHOME STYLE BUILDINGS



DUPLEX / TOWNHOME STYLE BUILDINGS



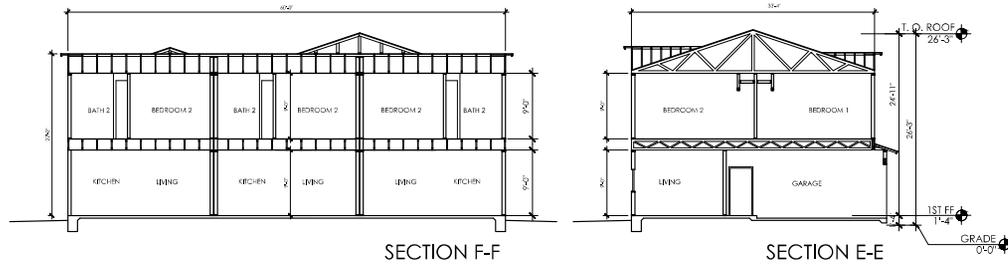
SINGLE FAMILY / TOWNHOME STYLE BUILDINGS

SCALE - 1/8" = 1'-0"

ELEVATION NOTES

- FINAL BUILDING HEIGHT WILL BE DETERMINED IN CONJUNCTION WITH THE GRADING AND DRAINAGE DESIGN.
- BUILDING LIGHTING AND ADDRESSING ARE SHOWN ON THE ELEVATIONS
- GRADE IS MEASURED FROM THE MIDPOINT OF THE TOP OF CURB ON MCARTHUR DR.

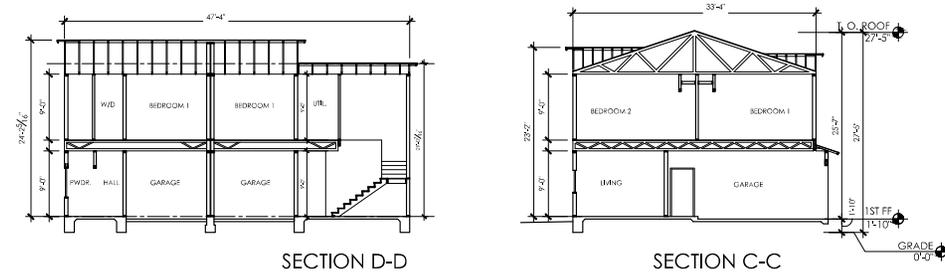
LOCATION	COLOR
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW7028 - Incredible White LRV: 74
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW6257 - Gibraltar LRV: 14
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW7072 - Online LRV: 45
G Window Glazing	MFG.: PPG COLOR: Clear Low-E Glass
H Composition Shingle Roof	MFG.: GAF COLOR: Ash Brown LRV: n/a
I Window Frames	MFG.: Arcadia COLOR: Medium Bronze
K Metal Garage Door/Unit Door	MFG.: Sherwin Williams COLOR: SW9104 - Woven Wicker LRV: 34



SECTION F-F

SECTION E-E

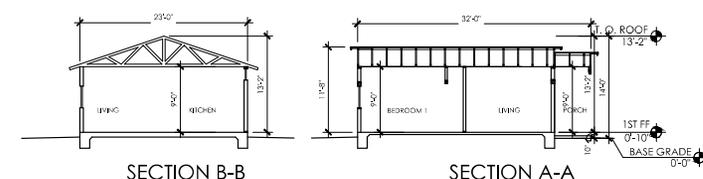
TOWNHOME TYPE-3 BUILDING SECTIONS



SECTION D-D

SECTION C-C

TOWNHOME TYPE-2 BUILDING SECTIONS



SECTION B-B

SECTION A-A

TOWNHOME TYPE-1 BUILDING SECTIONS

SCALE - 1/8" = 1'-0"

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - TOWNHOMES
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA
 CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
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 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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Proj Mgr.:				
Drawn By:				
Rev. Date:				

CASE #PL220349

TOWNHOMES
 TOWNHOME BUILDING
 SECTIONS

A3.5.1



VIEW FROM NORTH
RENDERING #4

PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS -
TOWNHOMES**
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT
**LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GPI)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT
TODD + ASSOCIATES
CREATIVE THINKING / CREATING DESIGN

ARCHITECTURE, PLANNING,
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		△		
		△		
		△		

CASE #PL220349
CONCEPTUAL
3D RENDERING #4
A4.2.1

N.T.S.



VIEW FROM NORTH
RENDERING #5

PROJECT NO. 22-2020-00
**LA VICTORIA
COMMONS -
TOWNHOMES**
2320 E. APACHE BLVD.
TEMPE, ARIZONA

CLIENT **LA VICTORIA
COMMONS, LP**
c/o COPA HEALTH
(SOLE MEMBER OF GP)
924 N. COUNTRY CLUB DRIVE
MESA, ARIZONA 85201



CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.
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602-952-8280 / TODDASSOC.COM
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PHASE SEPTEMBER 5, 2023
DEVELOPMENT PLAN
REVIEW APPLICATION
3rd SUBMITTAL

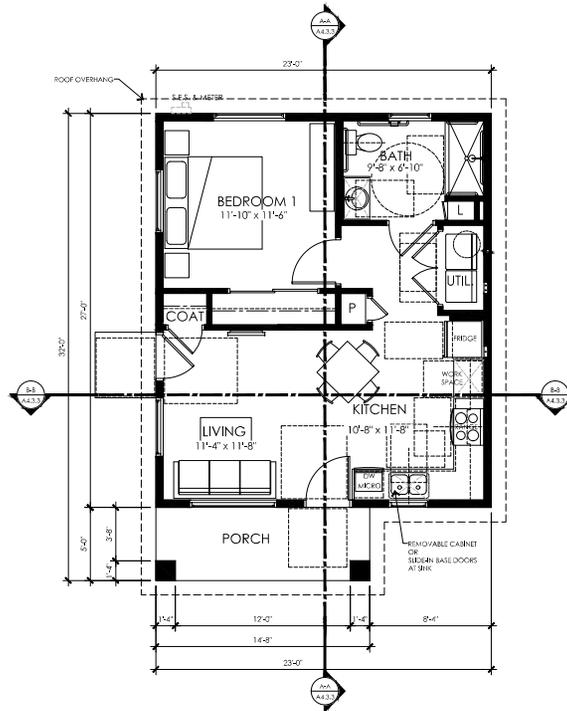
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Proj Mgr.:	Drawn By:	Rev.	Date:	Description:
		△	10-09-23	CIVIL COORDINATION
		△		
		△		
		△		

CASE #PL220349

CONCEPTUAL
RENDERING #5
A4.2.2

N.T.S.



**FLOOR PLAN
1BR 1 BA**

PROPOSED AREA

GROSS SF:	
AREA	621 SF**
NET SF:	
AREA	572 SF*

***NET SF:**
 NET SF MEANS THE TOTAL NET SQUARE FOOTAGE OF THE FLOOR SPACE IN ALL UNITS (MEASURED FROM PAINT TO PAINT OF THE INTERIOR OF THE PERIMETER WALLS) INCLUDING CLOSETS WITHIN THE UNITS, PATIOS, BALCONIES, AND GARAGES ARE NOT INCLUDED.

****GROSS SF:**
 **GROSS SF* MEANS THE TOTAL UNIT SQUARE FOOTAGE MEASURED TO THE EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS. IT DOES NOT INCLUDE ANY GARAGE, COVERED PATIOS AND NON-STRUCTURAL PROTRUSIONS INCLUDING EAVES, CORNICES, SHUTTERS, ATTACHED ELECTRICAL OR MECHANICAL SYSTEMS, AND DECORATIVE PROJECTIONS.



**BUILDING TYPE-1
TOWNHOMES - FLOOR PLAN**

1/4"=1'-0"

PROJECT
 NO. 22-2020-00
**LA VICTORIA
 COMMONS -
 TOWNHOMES**
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT
**LA VICTORIA
 COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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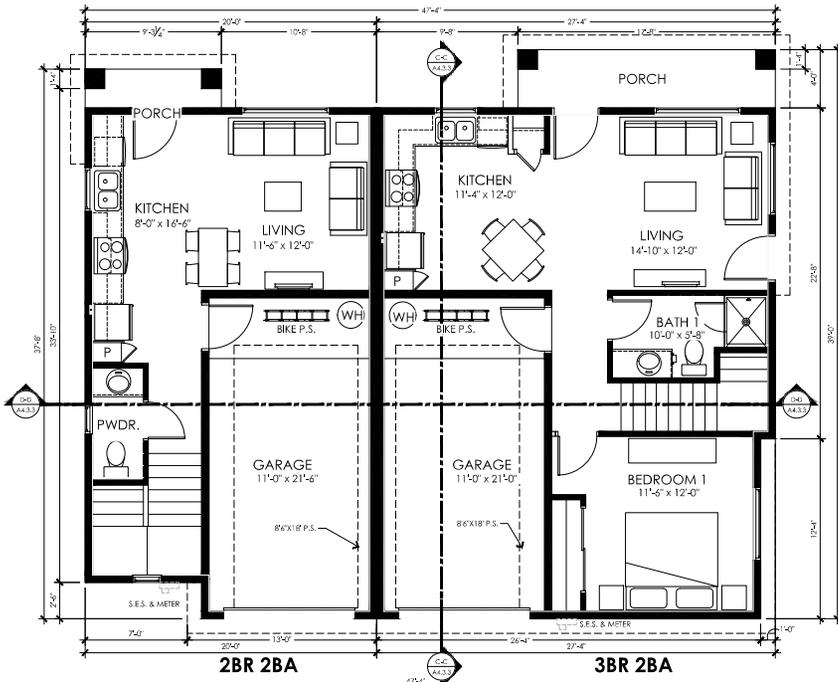
PHASE
 SEPTEMBER 5, 2023
 DEVELOPMENT PLAN
 REVIEW APPLICATION
 3rd SUBMITTAL

DATA

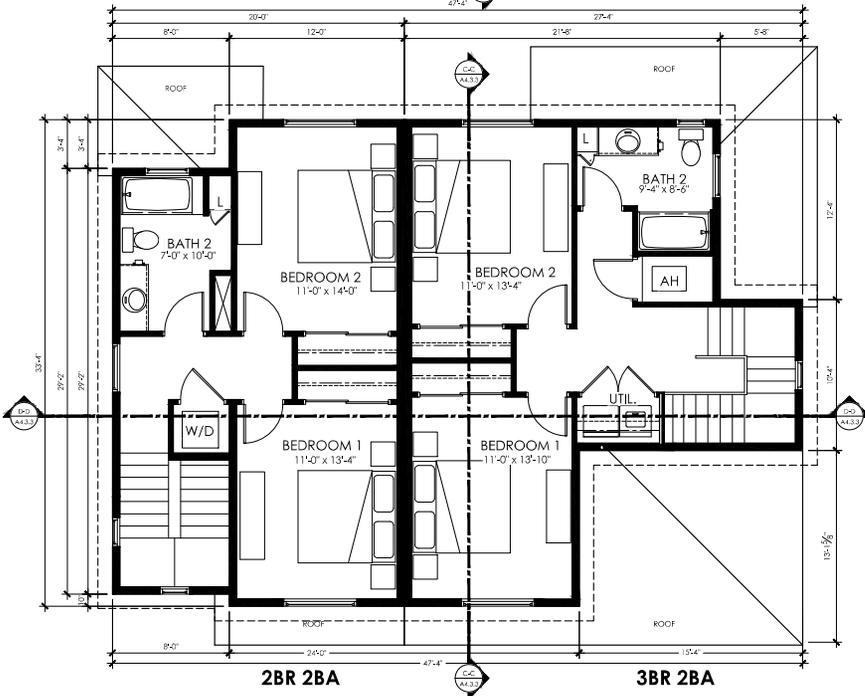
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CASE #PL220349

TOWNHOMES
**BUILDING TYPE-1
 CONCEPTUAL FLOOR PLAN**
A3.2.1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED AREA

GROSS SF W/ GARAGE:	
1ST FLOOR	1,624 SF***
2ND FLOOR	1,198 SF***
GARAGE	507 SF***
TOTAL	2,822 SF***

GROSS SF W/O GARAGE:	
1ST FLOOR	1,117 SF**
2ND FLOOR	1,198 SF**
TOTAL	2,315 SF**

NET SF:	
1ST FLOOR	1,004 SF*
2ND FLOOR	1,093 SF*
TOTAL	2,097 SF*

***NET SF:**
"NET SF" MEANS THE TOTAL NET SQUARE FOOTAGE OF THE FLOOR SPACE IN ALL UNITS (MEASURED FROM PAINT TO PAINT OF THE INTERIOR OF THE PERIMETER WALLS) INCLUDING CLOSETS WITHIN THE UNITS. PATIOS, BALCONIES, AND GARAGES ARE NOT INCLUDED.

****GROSS SF:**
"GROSS SF" MEANS THE TOTAL UNIT SQUARE FOOTAGE MEASURED TO THE EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS. IT DOES NOT INCLUDE ANY GARAGE, COVERED PATIOS AND NON-STRUCTURAL PROTRUSIONS INCLUDING EAVES, CORNICES, SHUTTERS, ATTACHED ELECTRICAL OR MECHANICAL SYSTEMS, AND DECORATIVE PROJECTIONS.

*****GROSS AREA W/GARAGE:**
"GROSS SF W/GARAGE" MEANS THE TOTAL UNIT SQUARE FOOTAGE MEASURED TO THE EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS, INCLUDING ANY ATTACHED GARAGE. IT DOES NOT INCLUDE COVERED PATIOS AND NON-STRUCTURAL PROTRUSIONS INCLUDING EAVES, CORNICES, SHUTTERS, ATTACHED ELECTRICAL OR MECHANICAL SYSTEMS, AND DECORATIVE PROJECTIONS.

PROJECT NO. 22-2020-00
LA VICTORIA COMMONS - TOWNHOMES
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GPI)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201

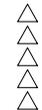


CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE
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PHASE SEPTEMBER 5, 2023
 DEVELOPMENT PLAN
 REVIEW APPLICATION
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DATA Proj Mgr.:
 Drawn By:
 Rev. Date: Description:



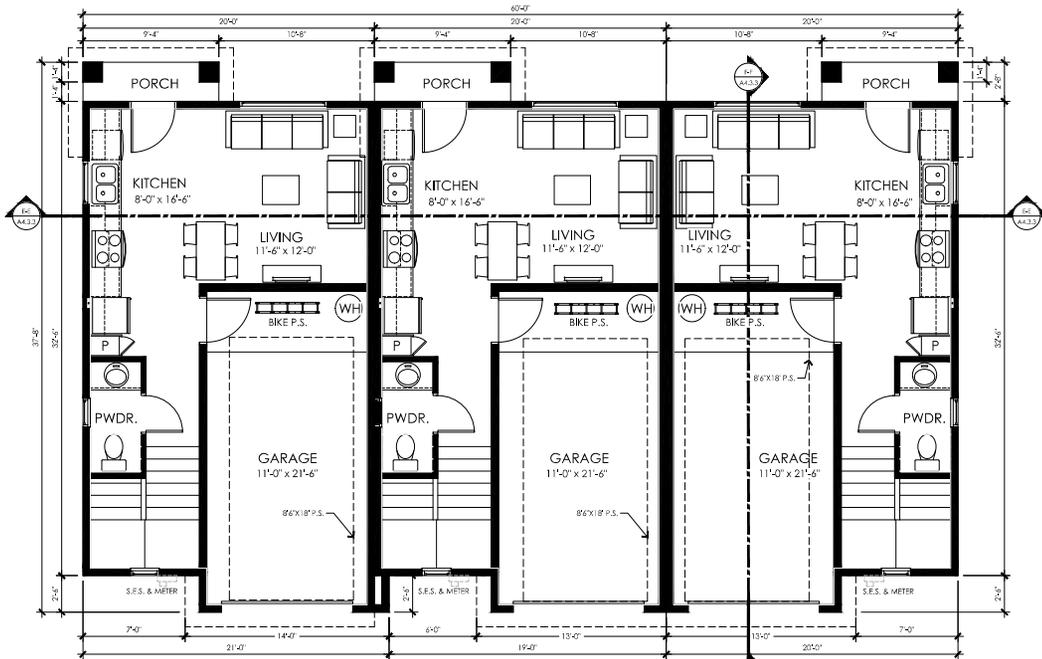
CASE #PL220349

TOWNHOMES
 BUILDING TYPE-2
 CONCEPTUAL FLOOR PLANS

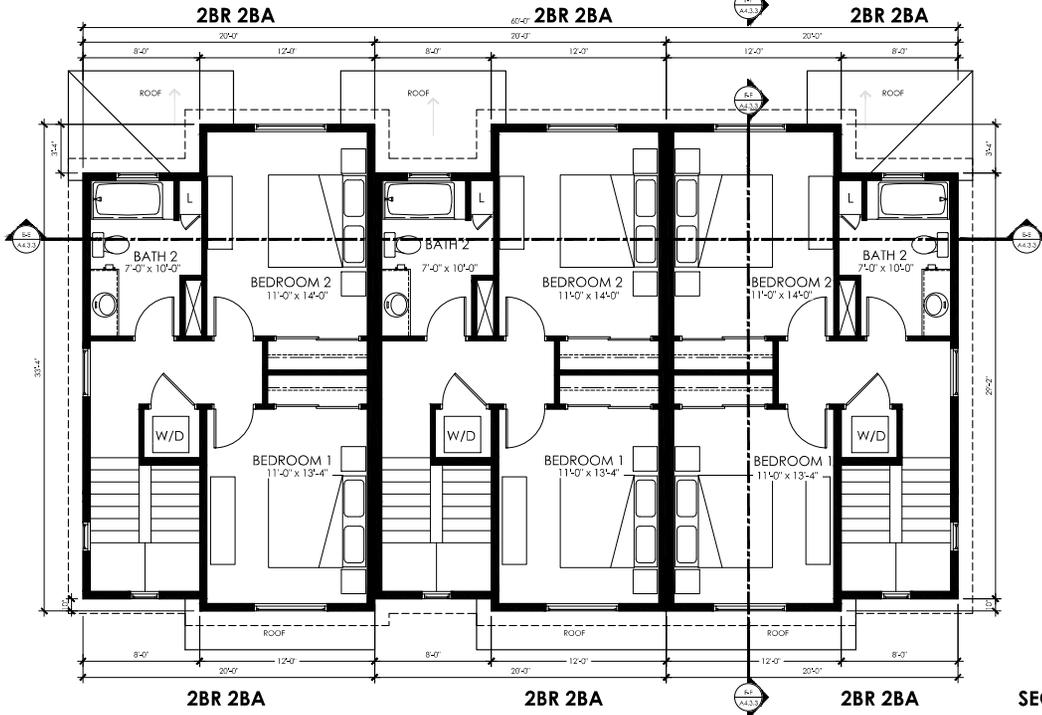
A3.2.2



1/4"=1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED AREA

GROSS SF W/GARAGE:	
1ST FLOOR	1,277 SF***
2ND FLOOR	1,710 SF***
GARAGE	763 SF***
TOTAL	3,750 SF***

GROSS SF:	
1ST FLOOR	2,040 SF**
2ND FLOOR	1,710 SF**
TOTAL	3,750 SF**

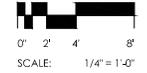
NET SF:	
1ST FLOOR	1,123 SF*
2ND FLOOR	1,549 SF*
TOTAL	2,670 SF*

***NET SF:**
 "NET SF" MEANS THE TOTAL NET SQUARE FOOTAGE OF THE FLOOR SPACE IN ALL UNITS. (MEASURED FROM PAINT TO PAINT OF THE INTERIOR OF THE PERIMETER WALLS) INCLUDING CLOSETS WITHIN THE UNITS. PATIOS, BALCONES, AND GARAGES ARE NOT INCLUDED.

****GROSS SF:**
 "GROSS SF" MEANS THE TOTAL UNIT SQUARE FOOTAGE MEASURED TO THE EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS, INCLUDING ANY ATTACHED GARAGE. IT DOES NOT INCLUDE COVERED PATIOS AND NON-STRUCTURAL PROTRUSIONS INCLUDING EAVES, CORNICES, SHUTTERS, ATTACHED ELECTRICAL OR MECHANICAL SYSTEMS, AND DECORATIVE PROJECTIONS.

*****GROSS AREA W/GARAGE:**
 "GROSS SF W/GARAGE" MEANS THE TOTAL UNIT SQUARE FOOTAGE MEASURED TO THE EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS, INCLUDING ANY ATTACHED GARAGE. IT DOES NOT INCLUDE COVERED PATIOS AND NON-STRUCTURAL PROTRUSIONS INCLUDING EAVES, CORNICES, SHUTTERS, ATTACHED ELECTRICAL OR MECHANICAL SYSTEMS, AND DECORATIVE PROJECTIONS.

**BUILDING TYPE-3
 TOWNHOMES - UNIT PLANS**



PROJECT NO. 22-2020-00
**LA VICTORIA
 COMMONS -
 TOWNHOMES**
 2320 E. APACHE BLVD.
 TEMPE, ARIZONA

CLIENT **LA VICTORIA
 COMMONS, LP**
 c/o COPA HEALTH
 (SOLE MEMBER OF GP)
 924 N. COUNTRY CLUB DRIVE
 MESA, ARIZONA 85201



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 DEVELOPMENT PLAN
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 3rd SUBMITAL

DATA Proj Mgr.:
 Drawn By:
 Rev. Date: Description:

CASE #PL220349

TOWNHOMES
 BUILDING TYPE-3
 CONCEPTUAL FLOOR PLANS

A3.2.3

EXTERIOR COLOR SCHEDULE



STUCCO COLOR A

A MFR: SHERWIN WILLIAMS
SW 7028 "INCREDIBLE WHITE"



STUCCO COLOR B

B MFR: SHERWIN WILLIAMS
SW9104 - "WOVEN WICKER"



STUCCO COLOR C

C MFR: SHERWIN WILLIAMS
SW 6257 "GIBRALTER"



STUCCO COLOR D

D MFR: SHERWIN WILLIAMS
SW 7072 "ONLINE"



AWNINGS

E MFR: SHERWIN WILLIAMS
SW7702 - "SPICED CIDER"



C.M.U. WALLS

F MFR: SUPERLITE - PAINTED STANDARD CMU
COLOR: PAINTED SW6257 - "GIBRALTER"



GLASS

G MFR: PPG
COLOR: CLEAR LOW-E GLASS



COMPOSITE ROOFING SHINGLES

H MFR: GAF
COLOR: ASH BROWN

NOTE: ALL PITCHED ROOFS TO INCLUDE GUTTERS AND DOWNSPOUTS. NOT SHOWN FOR CLARITY.



METAL GARAGE DOOR/ UNIT DOOR

K MFR: SHERWIN WILLIAMS
COLOR: SW9104 "WOVEN WICKER"



WINDOW FRAME

I MFR: ARCADIA
COLOR: MEDIUM BRONZE



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Materials Board

PL220349
LA VICTORIA COMMONS • Tempe, Arizona
Project Number: 22-2020-00 • June 26, 2023
City of Tempe - Design Review Permit Submittal



Parking Study
La Victoria Commons
Mixed-Use Development

4th Submittal

Tempe, AZ

For Submittal to:
City of Tempe

EPS Project Number: 22-0889

September 2023

1130 N Alma School Road, Suite 120
Mesa, AZ 85201
o: 480.503.2250



Parking Study

La Victoria Commons

Mixed-Use Development

4th Submittal

Tempe, AZ

For Submittal to:
City of Tempe

EPS Project Number: 22-0889

September 2023

Prepared by:

EPS Group, Inc.
1130 North Alma School Road, Suite 120
Mesa, AZ 85201



Expires:6/30/2026

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INTRODUCTION

A new mixed-use development is planned near the northeast corner of Price Road & Apache Boulevard in Tempe, Arizona. It is located north of the existing Price-101 & Apache Boulevard light rail station and east of the Price Road frontage road. It is approximately 2-miles southeast of the Arizona State University (ASU) Tempe Campus. EPS Group has been retained to prepare a parking study for this development.

The La Victoria Commons mixed-use development consists of residential townhomes and apartments, a clinic, and a cookie shop. The proposed project is anticipated to generate less than 100 peak hour trips. The location map is shown in **Figure 1**. The full site plan is provided in **Appendix A**.

SCOPE OF STUDY

The objectives of the study are the following:

- ❖ Determine the required number of parking spaces for the proposed development utilizing relevant City standard requirements.
- ❖ Determine the appropriate number of parking spaces utilizing ITE *Parking Generation*, 5th Edition.
- ❖ Conduct a parking analysis incorporating shared parking concepts.

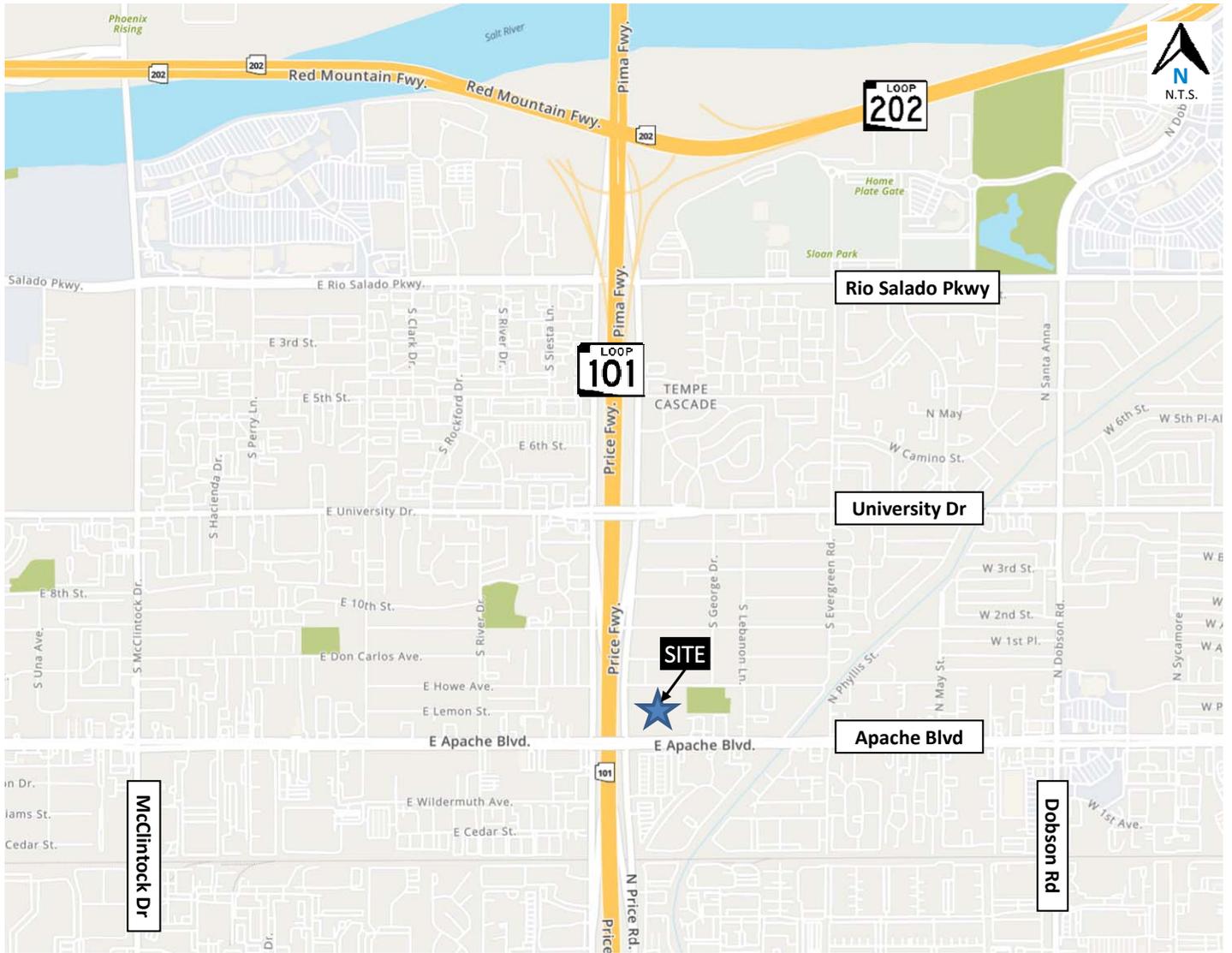


Figure 1 – Location Map

PROPOSED DEVELOPMENT & SURROUNDING LAND USE

The proposed site is currently vacant land. The surrounding area consists of single-family homes to the north, and a park and commercial buildings to the east. The site is bounded by McArthur Drive to the north and is east of the Price Road frontage road. The Loop 101 is immediately west of Price Road. It is also bounded by the Apache Boulevard westbound leg to the south with the Valley Metro Rail (light rail) immediately south.

There are several nearby transit options that can be utilized by the proposed development. These options include the light rail (also referred to as Valley Metro Rail), regional bus route (Valley Metro 30) north of the site along University Drive, the Orbit Mercury local circulator bus route on Victory Drive, George Drive, and Evergreen Road north of the site. **Figure 2** shows a map of the nearest transit options near the site. The base map was provided by Valley Metro.

Additionally, there are bike and pedestrian facilities surrounding the site which could reduce the dependency on vehicular trips. There is an existing continuous bike route on both sides of Apache Boulevard. There is sidewalk along both sides of McArthur Drive and Apache Boulevard, in addition to the east side of the Price Road frontage. There is an existing accessible sidewalk ramp immediately south of the site at the signalized Apache Boulevard crossing. This ramp leads directly to the Price-101 & Apache Boulevard light rail stop. There is also a marked pedestrian crosswalk at this intersection as well as marked crosswalks at the George Drive & McArthur Drive intersection east of the site.

The La Victoria Commons mixed-use site consists of 4 single-family homes, 15 units of duplex and triplex townhomes, 104 units of multi-family apartments, 2,722 square-foot clinic, and a 1,507 square-foot cookie shop. The townhomes will be 1-2 stories while the apartments will be 4-story above one level of podium parking. There is one (1) proposed full-access point to the site located along the frontage of McArthur Drive, and one (1) right-in, right-out only access point to the site located along the frontage of Apache Boulevard.

It should be noted that the clinic and restaurant uses are comprised of areas that are considered ancillary and would not contribute to parking demand. As can be seen in **Appendix A** the following break-down was provided for use in the subsequent parking calculations:

- Clinic – 2,617 square feet of reception, office, exam, laboratory, storage and conference area
- Restaurant – 1,450 square feet of eating area

The proposed development plans to provide 118 parking spaces. The site plan is shown in **Figure 3**.

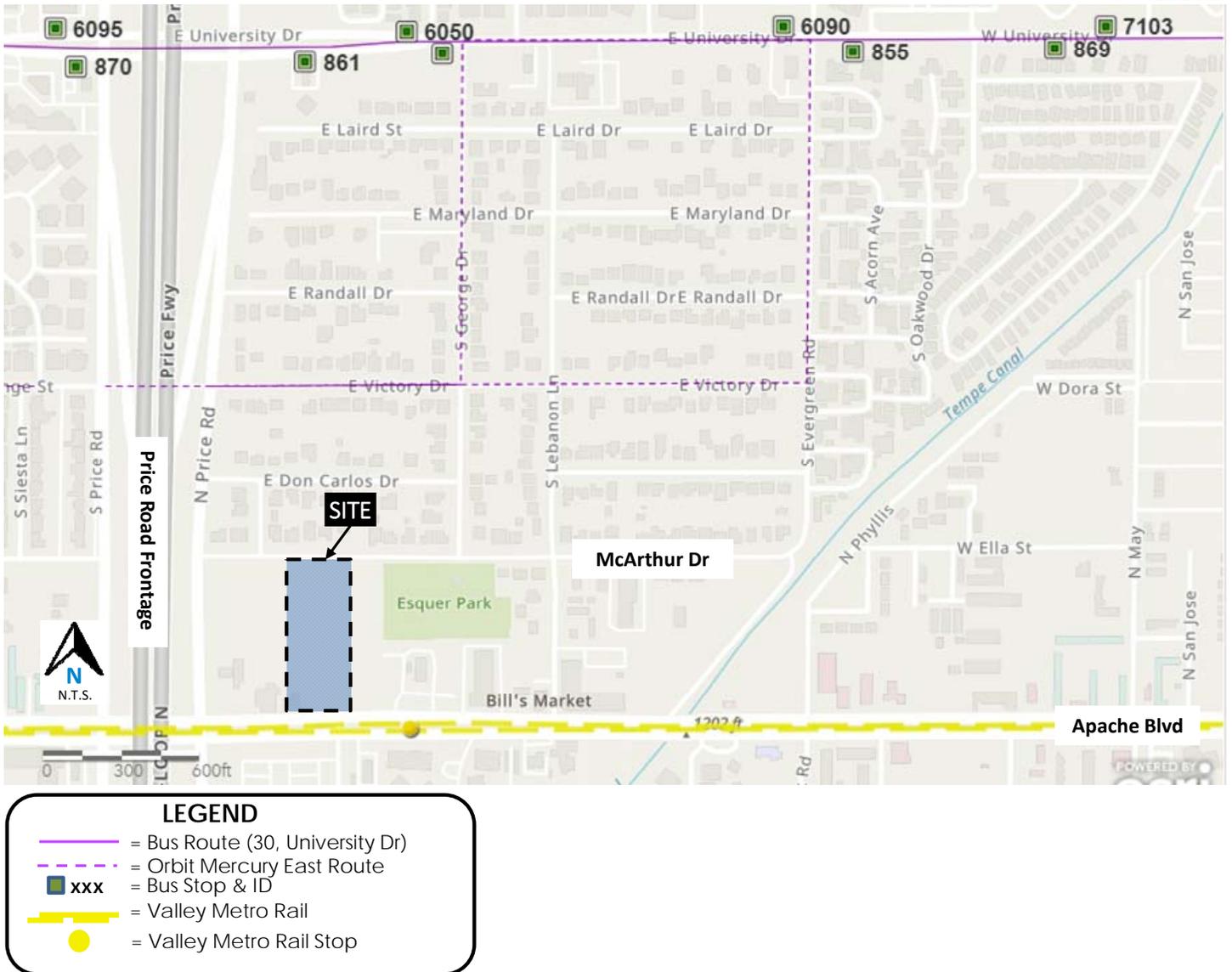


Figure 2 – Transit Map

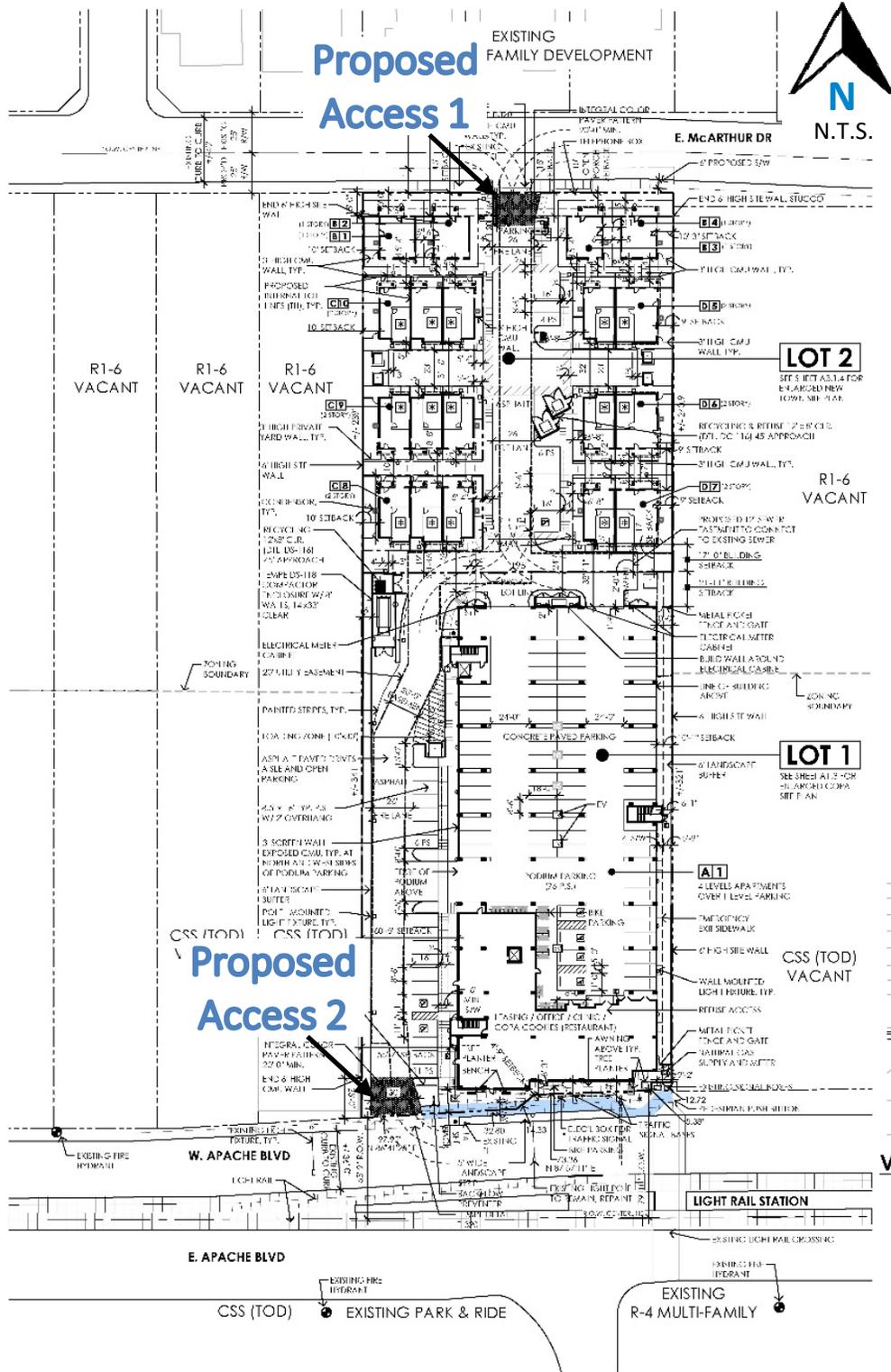


Figure 3 – Site Plan

PARKING ANALYSIS

CITY OF TEMPE VEHICLE REQUIRED PARKING

The current City of Tempe Zoning and Development Code (ZDC) contains the criteria regarding required parking for new developments. Chapter 6 of the ZDC, the chapter pertaining to parking requirements, is provided in **Appendix B**.

The proposed site location is within the Transportation Overlay District (TOD), which qualifies it for reduced parking requirements. The multi-family housing and restaurant are eligible for the reduced parking requirements. The remaining land uses utilize the City’s typical parking ratio requirements. Note that the single-family land use is used for the townhomes per the City’s approval. The following criteria are the reduced parking provided for developments within TOD, station areas:

- Multi-Family Use – 0.75 parking spaces per bedroom (round up to whole number) plus guest parking.
- Customer Service Offices – parking waived for 50 percent of floor area not to exceed 30,000 square feet of floor area.
- Restaurants, Bars, and Clubs – parking waived for 50 percent of floor area not to exceed 2,500 square feet of floor area.

It should be noted that the leasing office and clubroom areas are not required to provide additional parking spaces. **Table 1** summarizes the minimum parking space requirements for the proposed development based on the current criteria.

Table 1 – City of Tempe Current TOD Parking Space Requirements

Tempe Required - Current			
LAND USE	QUANTITY	PARKING REQUIREMENT	
		RATE	SPACES
Single-Family*	19 units	2 per unit	38.00
Multi-Family - 1 Bedroom	48 units = 48 bedrooms	0.75 per bedroom	36.00
Multi-Family - 2 Bedroom	32 units = 64 bedrooms	0.75 per bedroom	48.00
Multi-Family - 3 Bedroom	24 units = 72 bedrooms	0.75 per bedroom	54.00
Guest	104 units	0.2 per unit	20.80
Clinic	1308.5 sf (50% waived)	1 per 150 sf	8.72
Restaurant	725 sf (50% waived)	1 per 75 sf	9.67
TOTAL			215.19
REQUIRED TOTAL			215

**Land Use per City Approval*

Based on the above criteria, the proposed development would be required to provide 215 parking spaces. This is 97 parking spaces more than what the development is planning to provide.

The City had previously proposed revisions to the TOD criteria in 2019 as part of the Urban Code District text amendment in conjunction with the proposed Urban Core Master Plan. Although neither of these documents moved forward to be approved by the City Council, the proposed TOD parking standards contained in Part 5A – Special Districts, in Chapter 1 of the Urban Code District may be cited to justify a proposed parking reduction in a TOD area, especially in a TOD Station Area. A copy of the 2019 proposed TOD parking standards is provided in **Appendix C**. As outlined in the revised guidelines, the proposed development is located in what would have been designated “Urban Code District 4”. Per Table 5A-105Z of the 2019 proposed TOD parking standards, the following minimum criteria are provided for Urban Code District 4:

- Multi-Family (including guest parking) – 0.5 parking spaces per bedroom
- Commercial (all types: bar, clinic, club, entertainment, restaurant, retail, fitness center, theater, etc., excluding office) – first 5,000 s.f. waived, 1 space per 500 s.f. thereafter

Note that the single-family land use designation was utilized for the townhomes and the rate was previously approved by the City. **Table 2** summarizes the minimum parking space requirements for the proposed development based on the revised criteria.

Table 2 – City of Tempe Draft Updated Urban Code District Parking Space Requirement

Tempe Required - Revised			
LAND USE	QUANTITY	PARKING REQUIREMENT	
		RATE	SPACES
Single-Family**	19 units	1 per unit	19.00
Multi-Family - 1 Bedroom*	48 units = 48 bedrooms	0.5 per bedroom	24.00
Multi-Family - 2 Bedroom*	32 units = 64 bedrooms	0.5 per bedroom	32.00
Multi-Family - 3 Bedroom*	24 units = 72 bedrooms	0.5 per bedroom	36.00
Clinic	2617 sf (first 5,000 waived)	NA	0.00
Restaurant	1450 sf (first 5,000 waived)	NA	0.00
TOTAL			111.00
REQUIRED TOTAL			111

**Inclusive of guest parking*

***Land Use and Rate per City Approval*

Based on the City’s revised criteria, the proposed development would be required to provide a minimum of 111 parking spaces. The project’s proposed 118 parking spaces exceeds this requirement by 7 spaces.

ITE PARKING GENERATION

In 2019, the Institute of Transportation Engineers (ITE) published the fifth edition of *Parking Generation Manual*. This document provides parking supply and demand data for 121 separate land use categories. The data provides hourly counts of parked vehicles at land uses throughout North America that can be utilized to predict future parking demand at similar land uses. This resource contains accurate parking demand data, and each individual hour of the day contains a unique value. The following describes the land use codes (LUC) used for the development.

- ❖ LUC 220 - Multi-Family Housing (Low-Rise) was used for the proposed townhomes since they are two-stories or less.
- ❖ LUC 221 – Multifamily Housing (Mid-Rise) was used for the proposed apartments.
- ❖ LUC 720 – Medical-Dental Office was used for the proposed clinic. This LUC was used in lieu of LUC 630 (Clinic) due to an insufficient number of studies available for the analysis.
- ❖ LUC 932 – Restaurant was used for the proposed cookie shop. The proposed cookie shop does not have an exact LUC that could be used to generate the parking generation demand. Therefore, the parking demand generated by this land use are most equivalent to what is expected.

Either the Average Rate or Fitted Curved method was used based on the requirements in the ITE *Parking Generation Manual*. Additionally, when available, the Dense Multi-Use Urban location setting was used for the parking calculation as this setting most represents the surrounding area of the proposed project. Note that the single-family and townhomes land use designations utilized LUC 220 since no distinction is made specifically for these land use types in the current ITE manual.

Table 3 summarizes the results of the parking generation calculations. **Appendix D** contains the complete parking generation data.

Table 3 – ITE Parking Generation

ITE Parking Generation				
LAND USE	ITE LUC	QUANTITY	PARKING REQUIREMENT	
			RATE	SPACES
Townhomes (Multi-Family Housing Low-Rise)	220	37 bedrooms	0.43 per bedroom	15.91
Apartments (Multi-Family Housing Mid-Rise)	221	184 bedrooms	0.49 per bedroom	91.00
Clinic (Medical-Dental)*	720	2.6 sf (1,000s)	1.49 per 1,000 sf	3.90
Cookie Shop (High-Turnover Sit-Down Restaurant)	932	1.5sf (1,000s)	9.44 per 1,000 sf	13.69
				124.50
REQUIRED TOTAL				125

*LUC 720 was used in lieu of LUC 630 due to insufficient data points for the analysis

The estimated peak parking demand for the proposed development based on the ITE *Parking Generation Manual* is 125 parked vehicles. This is 7 parking spaces more than what the development is planning to provide.

SHARED PARKING ANALYSIS

Due to the planned mixture of residential and clinic/restaurant uses, there is an opportunity to share parking spaces as the anticipated demand fluctuates throughout the day. The City of Tempe Shared Parking Model was utilized to determine the anticipated hourly variation in parking needs for the proposed development during a typical weekday. **Table 4** and **Table 5** respectively summarize the calculated weekday and weekend hourly parking space requirements according to the City of Tempe Shared Parking Model. **Appendix E** to this report provides the shared parking model methodology and associated data contained in the ZDC.

Table 4 – City of Tempe Shared Parking Calculation (Weekday)

City of Tempe Shared Parking							
Day	WEEKDAY						
Land Use	Residential (Apartments)		Office (Medical Clinic)		Restaurant (Take-Out)		Total
Spaces	158.80		8.72		9.67		177.19
	Portion	Spaces	Portion	Spaces	Portion	Spaces	Spaces
12:00 AM - 4:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
5:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
6:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
7:00 AM	87%	138.16	10%	0.87	0%	0.00	139.03
8:00 AM	79%	125.45	60%	5.23	5%	0.48	131.17
9:00 AM	73%	115.92	100%	8.72	10%	0.97	125.61
10:00 AM	68%	107.98	100%	8.72	20%	1.93	118.64
11:00 AM	59%	93.69	100%	8.72	80%	7.73	110.15
12:00 PM	60%	95.28	80%	6.98	90%	8.70	110.96
1:00 PM	59%	93.69	100%	8.72	100%	9.67	112.08
2:00 PM	60%	95.28	100%	8.72	50%	4.83	108.84
3:00 PM	61%	96.87	100%	8.72	25%	2.42	108.01
4:00 PM	66%	104.81	100%	8.72	30%	2.90	116.43
5:00 PM	77%	122.28	80%	6.98	60%	5.80	135.05
6:00 PM	85%	134.98	10%	0.87	65%	6.28	142.14
7:00 PM	94%	149.27	5%	0.44	70%	6.77	156.47
8:00 PM	96%	152.45	0%	0.00	65%	6.28	158.73
9:00 PM	98%	155.62	0%	0.00	30%	2.90	158.52
10:00 PM	99%	157.21	0%	0.00	15%	1.45	158.66
11:00 PM	100%	158.80	0%	0.00	5%	0.48	159.28
12:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
MAXIMUM*							159.28
MAXIMUM REQUIRED**							198

*Not inclusive of single-family residential uses

**Inclusive of single-family residential uses

Table 5 – City of Tempe Shared Parking Calculation (Weekend)

City of Tempe Shared Parking							
Day	WEEKEND						
Land Use	Residential (Apartments)		Office (Medical Clinic)		Restaurant (Take-Out)		Total
Spaces	158.80		8.72		9.67		177.19
	Portion	Spaces	Portion	Spaces	Portion	Spaces	Spaces
12:00 AM - 4:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
5:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
6:00 AM	100%	158.80	0%	0.00	0%	0.00	158.80
7:00 AM	95%	150.86	0%	0.00	2%	0.19	151.05
8:00 AM	88%	139.74	20%	1.74	3%	0.29	141.78
9:00 AM	81%	128.63	80%	6.98	6%	0.58	136.19
10:00 AM	74%	117.51	90%	7.85	8%	0.77	126.14
11:00 AM	71%	112.75	90%	7.85	10%	0.97	121.57
12:00 PM	71%	112.75	60%	5.23	30%	2.90	120.88
1:00 PM	70%	111.16	20%	1.74	45%	4.35	117.25
2:00 PM	71%	112.75	10%	0.87	45%	4.35	117.97
3:00 PM	73%	115.92	10%	0.87	45%	4.35	121.15
4:00 PM	75%	119.10	10%	0.87	45%	4.35	124.32
5:00 PM	81%	128.63	50%	4.36	60%	5.80	138.79
6:00 PM	85%	134.98	0%	0.00	90%	8.70	143.68
7:00 PM	87%	138.16	0%	0.00	95%	9.18	147.34
8:00 PM	92%	146.10	0%	0.00	100%	9.67	155.76
9:00 PM	95%	150.86	0%	0.00	100%	9.67	160.53
10:00 PM	96%	152.45	0%	0.00	95%	9.18	161.63
11:00 PM	98%	155.62	0%	0.00	85%	8.22	163.84
12:00 AM	100%	158.80	0%	0.00	70%	6.77	165.57
MAXIMUM*							165.57
MAXIMUM REQUIRED**							204

*Not inclusive of single-family residential uses

**Inclusive of single-family residential uses

Based on the maximum of the City's weekday and weekend shared parking criteria, the proposed development would be required to provide 204 parking spaces (inclusive of the unadjusted 38 parking spaces required for the single-family uses), which is approximately 5% less than the required 215 parking spaces.

The ITE Time of Day Distribution for Parking Demand data was also utilized to estimate hourly parking demand variation. **Table 6** summarizes the calculated hourly parking space requirements according the ITE Time of Day Distribution.

Table 6 – ITE Shared Parking Calculations

ITE Shared Parking									
Day	WEEKDAY								
Land Use	Multi-Family Low-Rise (LUC 220)		Multi-Family Mid-Rise (LUC 221)		Clinic/Medical-Dental (LUC 720)		Restaurant (LUC 936)		Total
Spaces	15.91		91.00		3.90		13.69		124.50
	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Spaces
12:00 AM - 4:00 AM	86%	13.68	100%	91.00	0%	0.00	0%	0.00	104.68
5:00 AM	100%	15.91	94%	85.54	0%	0.00	0%	0.00	101.45
6:00 AM	94%	14.96	83%	75.53	0%	0.00	0%	0.00	90.49
7:00 AM	81%	12.89	71%	64.61	0%	0.00	0%	0.00	77.50
8:00 AM	58%	9.23	61%	55.51	61%	2.38	0%	0.00	67.12
9:00 AM	56%	8.91	55%	50.05	62%	2.42	0%	0.00	61.38
10:00 AM	53%	8.43	54%	49.14	96%	3.74	26%	3.56	64.87
11:00 AM	58%	9.23	53%	48.23	56%	2.18	43%	5.89	65.53
12:00 PM	56%	8.91	50%	45.50	29%	1.13	95%	13.00	68.54
1:00 PM	53%	8.43	49%	44.59	67%	2.61	95%	13.00	68.64
2:00 PM	47%	7.48	49%	44.59	100%	3.90	49%	6.71	62.67
3:00 PM	56%	8.91	50%	45.50	82%	3.20	39%	5.34	62.95
4:00 PM	53%	8.43	58%	52.78	79%	3.08	37%	5.06	69.36
5:00 PM	61%	9.71	64%	58.24	71%	2.77	62%	8.49	79.20
6:00 PM	81%	12.89	67%	60.97	0%	0.00	99%	13.55	87.41
7:00 PM	67%	10.66	70%	63.70	0%	0.00	100%	13.69	88.05
8:00 PM	61%	9.71	76%	69.16	0%	0.00	83%	11.36	90.23
9:00 PM	64%	10.18	83%	75.53	0%	0.00	51%	6.98	92.69
10:00 PM	75%	11.93	90%	81.90	0%	0.00	28%	3.83	97.67
11:00 PM	86%	13.68	93%	84.63	0%	0.00	0%	0.00	98.31
MAXIMUM									104.68
MAXIMUM REQUIRED									105

Based on ITE’s shared parking criteria, the proposed development would be required to provide 105 parking spaces, which is approximately a 16% reduction from the ITE calculated demand of 125 vehicles.

PRINCIPAL FINDINGS AND RECOMMENDATIONS

- ❖ Based on the standard City criteria, the proposed development would be required to provide 215 parking spaces, which is 97 parking spaces more than what the development is planning to provide (118). However, the City had previously proposed revisions to the criteria including the creation of new Urban Code Districts. Although neither of these documents moved forward to be approved by the City Council, the proposed TOD parking standards contained in Part 5A – Special Districts, in Chapter 1 of the Urban Code District may be cited to justify a proposed parking reduction in a TOD area, especially in a TOD Station Area. As outlined in the revised guidelines, the proposed development is located within Urban Code District 4 and would be required to provide 111 spaces. This is 7 spaces less than the development's proposed 118 parking spaces, which is a 6% surplus.
- ❖ Due to the planned mixture of residential and clinic/restaurant uses, there is an opportunity to share parking spaces as the anticipated demand fluctuates throughout the day. Based on the City and ITE's shared parking criteria, the proposed development can expect an approximate 5% to 16% reduction based on the ability to share parking.
- ❖ There are several nearby transit options that can be utilized by the proposed development. These options include the light rail (also referred to as Valley Metro Rail), regional bus route (Valley Metro 30) north of the site along University Drive, and the Orbit Mercury local circulator bus route on Victory Drive, George Drive, and Evergreen Road north of the site.
- ❖ There are bike and pedestrian facilities surrounding the site which could reduce the dependency on vehicular trips, including an existing continuous bike route on both sides of Apache Boulevard and sidewalk along both sides of McArthur Drive and Apache Boulevard (in addition to the east side of the Price Road frontage). There is also an existing accessible sidewalk ramp immediately south of the site at the signalized Apache Boulevard crossing. This ramp leads directly to the Price-101 & Apache Boulevard light rail stop. A marked pedestrian crosswalk is at this intersection, as well as marked crosswalks at the George Drive & McArthur Drive intersection east of the site.



Transportation Impact Study
La Victoria Commons
Mixed-Use Development

3rd Submittal

Tempe, AZ

For Submittal to:
City of Tempe

EPS Project Number: 22-0889

September 2023

1130 N Alma School Road, Suite 120
Mesa, AZ 85201
o: 480.503.2250

PRINCIPAL FINDINGS AND RECOMMENDATIONS

- ❖ The proposed site is anticipated to generate a maximum of 77 vehicles per hour during the average highest peak hour of adjacent street traffic. There are two (2) vehicular access points; one (1) on the frontage of McArthur Drive (full access) and one (1) on the frontage of Apache Boulevard (right-in, right-out only).
- ❖ A TRP is typically required by the City for a trip threshold of 75 and above. However, based on Section 4.2 of the City's Policy for Transportation Impact Studies, "retail and restaurant use, as a component of vertical mixed-use development shall not be counted in the trip generated totals." Excluding the trips contributed from the retail cookie shop yields a maximum peak hour volume of 63 vehicles in the PM peak. The development will provide a Level 1 TRP. Additionally, the development is planning to provide bike parking in three (3) locations. Two (2) covered bike parking locations at the north end of the site for the townhomes and one (1) location at the south end for the apartment / office / clinic / cookie shop.
- ❖ There are several nearby transit options that will likely be utilized by the proposed development. This includes a light rail station immediately south of the site at the signalized Apache Boulevard crossing. There is an existing accessible sidewalk ramp and marked crossing at this intersection. The number of vehicular trips may therefore be an overestimation due to these nearby transit options.
- ❖ There are local bus routes (Orbit Mercury) and a regional bus route (Valley Metro 30) north of the site. Furthermore, there are bike lanes along Apache Boulevard and sidewalks along each adjacent street, in addition to a Bikelt route north of the site. These options can reduce the dependency on the automobile as the primary means of transportation and therefore can also reduce the impacts to existing traffic volumes.

City of Tempe
Community Development Department
 31 E. 5th Street, Garden Level, Tempe, AZ 85281
 Ph. (480) 350-4311, Fax: (480) 350-8677
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AFFORDABLE HOUSING IMPACT STATEMENT (AHIS): PROJECT REVIEW

Date:

Project Name, Address and Brief Description

Apache-McArthur Mixed-Use. 2320 E. Apache Blvd. Mixed-use redevelopment using various funding sources, including LIHTC and other private, local, state, and federal funds. Includes a mix of affordable housing, both for-sale and for-rent, office space for Copa Health, a small clinic, and small Copa Cookies cafe, all located adjacent to the Price-101 Fwy/ Apache Blvd Light Rail station. A cooperative development between the City of Tempe as landowner, Copa Health, and Newtown CDC, initiated by a city-issued RFP.

Project Contact Name: Norm Duve
 Phone: 480.969.3800 ext 253
 E-mail: norm.duve@copahealth.org

Table 1: Housing Supply Reduction – Existing Units to be Removed or Demolished by the Project

Please fill out the following information for each housing unit taken out of use by the Project. **This includes any housing unit that may have already been demolished in advance of this Project filing.** Include as many rows as needed.

	Number of Units	Number of Bedrooms per Unit	Current Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)							
Multifamily (c)		Studio	N/A to Project				
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Table 2: Housing Supply Addition – New Units in Proposed Projects

Please fill out the following information for new housing units that will result from the Project.

	Number of Units	Number of Bedrooms per Unit	Proposed Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)							
Multifamily (c)		Studio					
Multifamily (c)	50	One	\$994	0	50	up to 60% AMI	60 years once CofO issued
Multifamily (c)	32	Two	\$1192	0	32	up to 60% AMI	60 years once CofO issued
Multifamily (c)	22	Three	\$1377	0	22	up to 60% AMI	60 years once CofO issued
Multifamily (c)		Four+	*rents above as of	2022 LIHTC	Rents		

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Note: List numbers of housing units intended to be removed or added at this time as asked in the table above. If none are listed, or if this form is not completed, the City will make the reasonable assumption that none are intended at the time of application. This information is for data collection purposes only.

Staff Contacts for Questions:

On Completing the Form: **Robbie Aaron**. Ph. 480-350-8096, E-mail: Robbie_Aaron@Tempe.Gov
 Affordable Housing-Related Questions: **Irma Hollamby Cain**. Ph. 480-858-2264, E-mail: Irma_Hollambycain@tempe.gov

 Updated on 09-14-2022

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AFFORDABLE HOUSING IMPACT STATEMENT (AHIS): PROJECT REVIEW

Project Name, Address and Brief Description

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Project Contact Name: Stephanie Brewer
 Phone: 480-517-1589
 E-mail: stephanie@newtowncdc.org

Table 1: Housing Supply Reduction – Existing Units to be Removed or Demolished by the Project

Please fill out the following information for each housing unit taken out of use by the Project. **This includes any housing unit that may have already been demolished in advance of this Project filing.** Include as many rows as needed.

	Number of Units	Number of Bedrooms per Unit	Current Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)							
Multifamily (c)		Studio	N/A to Project				
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Table 2: Housing Supply Addition – New Units in Completed Projects

Please fill out the following information for new housing units that will result from the Project.

	Number of Units	Number of Bedrooms per Unit	Current Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)	19	1, 2 & 3	\$260,000 - \$490,000	N/A	19	10 Units @ 80% AMI	60 years post CofO
Multifamily (c)		Studio				9 Units @ 120% AMI	
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Note: List numbers of housing units intended to be removed or added at this time as asked in the table above. If none are listed or if this form is not completed, the City will make the reasonable assumption that none are intended at the time of application. This information is for data collection purposes only.

Staff contacts for questions:

Robbie Aaron. Ph. 480 350 8096, E-mail: Robbie_Aaron@Tempe.Gov
 LeVon Lamy. Ph. 480 858 2264, E-mail: Levon_Lamy@Tempe.Gov

 Updated on 08-06-19